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# Part 1: Background

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1 Introduction

1.1 Background

1.1.1 Design quality and heritage are intrinsically linked, because of the value we place on our historic environment and the fact that the historic environment is not only rich in terms of cultural value and architectural interest, but also portrays all of the characteristics we associate with high standards of design quality.

1.1.2 The Government’s objective for the planning system is to promote good design that ensures attractive, usable and durable places. This is a key element in achieving sustainable development. The Government attaches great importance to the design of the built environment in stating that: *good design is indivisible from good planning and should contribute positively to making places better for people*\(^1\).

1.1.3 The historic environment is defined as: *All aspects of the environment resulting from the interaction between people and places through time, including surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora*\(^2\).

1.1.4 The Government’s objective is that the historic environment and its heritage assets should be conserved and enjoyed for the quality of life they bring to this and future generations. Wealden has a very high quality environment due to its unspoilt natural landscape character and historic settlements.

1.1.5 Wealden has a rich historic environment which is an important asset to be safeguarded and enhanced, and the built heritage should be reflected in new development through the consideration of local distinctiveness. It is important that a high standard of design should be required in all new developments, whether it is an extension or an alteration to an existing building, changes of use of existing buildings, or new housing or business developments. New development should create a strong sense of place through drawing on the local context and local distinctiveness of an area by being well-designed functional, attractive and sustainable.

1.1.6 Design relates not only to new large housing or commercial developments, or individual new houses or buildings, but to alterations and extensions to existing buildings, which can respect the plan form, period, style, architectural characteristics and the type and standard of architectural detailing and finishes of the original building.

1.1.7 The evidence for the historic development of settlements throughout the landscapes within the District points to distinct types and periods of settlement. Many of the smaller historic village settlements within the District have retained their original plan forms and distinctive character– whether linear, along ridgelines within the High Weald; dispersed along route ways and nucleated around cross roads and former market places.

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1 National Planning Policy Framework (2012), Chapter 7
1.1.8 The Local Plan will ensure that the principles of the National Planning Policy Framework (NPPF) and National Planning Policy Guidance (NPPG) are implemented and that the local character and distinctiveness of different areas of the District are protected and reinforced. This will also contribute to place making as development proposals will need to respect the identity of a settlement and its surroundings.

1.1.9 Local Plan policies will also establish principles relating to ‘Heritage Assets’, both designated and non-designated, building on core objectives. These principles, where appropriate, will be supported by Supplementary Planning Documents, to help to understand the significance of assets and to assist in development proposals.

1.1.10 Design policy for the District will set out and establish benchmarks by which proposals for new development will be assessed, to provide a starting point for, and provoke, informed discussion.

### Snapshot of the Historic Environment within Wealden District

- The influence of human settlement and activity on the historic development of the District from Prehistoric through to Post Medieval Periods.
- Industrial, economic and agricultural uses and impacts
- Trading
- Transport
- Military History
- Influence of famous people and notable local figures throughout history.
- High Weald designated Area of Outstanding Natural Beauty (AONB) to the north
- Low Weald non-designated landscape area to the southeast
- Pevensey Levels Site of Special Scientific Interest (SSSSI) to the south
- Large number of historic settlements
- 2213 Listed Buildings
- 20 Historic Parks and Gardens
- 104 Scheduled Monuments
- 26 designated Conservation Areas
- Non-designated and locally designated heritage assets
- Areas of archaeological potential and interest, many identified as Archaeological Notification Areas (ANAs)
2 The Historic and Built Environment in Wealden

2.0.1 A key challenge to ensuring future policy reflects the needs of the built and historic environment within Wealden will be the understanding and appreciation of the context of the District as a whole area. Good design of the built environment interprets and builds upon historic character, natural environment and the aspirations of local communities.

2.0.2 It is important that what is special about Wealden is identified in order that there is a positive strategy for the conservation and enjoyment of the historic environment and to ensure that good design of new development can be achieved and contributes positively to making places better for people.

2.1 Timeline of historic settlement and activity in Wealden

2.1.1 Introduction

2.1.1.1 In order to properly consider a positive future strategy to sustain and enhance the historic environment, as required by the NPPF, Chapter 12, it is important to understand what is truly special and unique about the history of Wealden District and how human settlement and activity has shaped what we see today in the towns, villages and landscape.

2.1.1.2 The following historical timeline covers human settlement and activity from the prehistoric period to the 20th century, and also touches on the influence of social and cultural change, and individual people, on the historic environment in the District.

2.1.1.3 This is a first draft for the purposes of inclusion in the Issues and Options Consultation on the Local Plan Review, and is subject to change and addition prior to the proposed submission of the Local Plan. The information will form the basis for justifying a positive future heritage strategy relating to the historic environment, including local plan policy and the creation of a future Local Heritage List.

2.1.1.4 The timeline is split into specific sections to cover the following:

- The Weald
- Prehistoric activity and settlement
- Roman activity and settlement
- Saxon activity and settlement
- Medieval activity and settlement
- Post medieval activity and settlement
- Historic Farmsteads
- Major local industries
- Other trades and industries
- Transport
- Military history
- Famous and notable local figures
2.1.2 The Weald

2.1.2.1 Wealden District lies within the ‘Weald’, and includes two landscape areas: the High Weald, and the Low Weald. The name ‘Weald’ is derived from the Old English weald, meaning "forest". In the Anglo-Saxon period, the area had the name ‘Andredes weald’, meaning "the forest of Andred", the latter derived from Anderida, the Roman name of present-day Pevensey. The area is also referred to in Anglo-Saxon texts as Andredesleage, where the second element, leage, is another Old English word for "woodland".

2.1.2.2 Many important fossils have been found in the sandstones and clays of the Weald, including, for example, Baryonyx and Iguanodon teeth. The famous scientific hoax of Piltdown Man was claimed to have come from a gravel pit at Piltdown near Uckfield.

2.1.2.3 Archaeological evidence from the Prehistoric periods suggests that, following after the Mesolithic Period which was dominated by hunter-gatherer communities, sections of the population had begun to settle and farm the landscape during the Neolithic Period. This resulted in clearance of sections of the forest, especially the less dense woodland on the South Downs, and this clearance and expansion of farmland continued in earnest into the Bronze Age, with large sections of the Low Weald probably cleared of trees.

2.1.2.4 With the Iron Age Period came the first use of the Weald as an industrial area. Wealden sandstones contain ironstone, and with the additional presence of large amounts of timber for making charcoal for fuel, the area was the centre of the Wealden iron industry from then, through the Roman times, until the last forge was closed in 1813. The East Sussex Historic Environment Record (ESHER) records 87 positively identified Romano-British iron production sites in Wealden District, 3 of which are Scheduled Monuments.

2.1.2.5 The entire Weald was originally heavily forested. According to the ninth century Anglo-Saxon Chronicle, the Weald measured 120 miles (193 km) or longer by 30 miles (48 km) in the Saxon era, stretching from Lympne, near Romney Marsh in Kent, to the Forest of Bere or even the New Forest in Hampshire. The area was sparsely inhabited and inhospitable, being used mainly as a resource by people living on its fringes. The Weald was used for centuries, possibly since the Iron Age, for transhumance of animals along droveways in the summer months from the Low Weald into the High Weald.

2.1.2.6 While most of the Weald was used for transhumance by communities at the edge of the Weald, several parts of the forest on the higher ridges in the interior seem to have been used for hunting by the kings of Sussex. The pattern of droveways which occurs across the rest of the Weald is absent from these areas, such as within Ashdown Forest, however, there is potential evidence that later high medieval use of the forest has

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3 Transhumance is the action or practice of moving livestock from one grazing ground to another in a seasonal cycle, typically to lowlands in winter and highlands in summer.
obscured earlier use for transhumance, as recent LiDAR\(^{4}\) survey shows large numbers of what could be animal tracks/transhumance routes.

2.1.2.7 The forests of the Weald were often used as a place of refuge and sanctuary. The Anglo-Saxon Chronicle relates events during the Anglo-Saxon conquest of Sussex when the native Britons (whom the Anglo-Saxons called Welsh) were driven from the coastal towns into the recesses of the forest for sanctuary, viz; "A.D. 477. This year came Ælle to Britain, with his three sons, Cymen, and Wlencing, and Cissa, in three ships; landing at a place that is called Cymenshore. There they slew many of the Welsh; and some in flight they drove into the wood that is called Andred'sley." The same warband is then recorded capturing the Roman fortress at Pevensey and slaying all the inhabitants.

2.1.2.8 Until the Late Middle Ages the forest was a notorious hiding place for bandits, highwaymen and outlaws.

2.1.2.9 Settlements on the High Weald are widely scattered. Villages evolved from small settlements in the wood clearings know as felds and leah, thus place names like Mayfield and Uckfield. These early settlements, which were often connected by manorial ownership to other settlements on the Downs and Low Weald, were typically four to five miles apart; close enough to be an easy walk but not so close as to encourage unnecessary intrusion. Few of these settlements are mentioned in the Domesday Book, probably because they were subordinate to the main manorial estate. However, indications of wealth and status appears after the Norman conquest at places like Wadhurst whose population was of a sufficient size by the mid thirteenth century to be granted a royal charter permitting a market to be held.

2.1.2.10 During the early medieval period much of the Weald was used as summer grazing land, particularly for pannage by communities living in the surrounding areas. Many places within the Weald have retained names from this time, linking them either to owners, such as Chiddingly: “the woodland clearing of Citta’s people”, or the specific location in the landscape, such as those at Northeye, Rickney or Manxey denoting the former ‘eyes’ or ‘islands’ in the Pevensey marshes.

2.1.2.11 Permanent settlements certainly existed from an early date in the medieval period, but significant settlement in much of the Weald developed much later than in other parts of lowland Britain. It is likely that there were fluctuations in settlement, such as with the influx of migrant workers during the height of the late medieval iron industry when there were as many as one hundred furnaces and forges operating by the later 16th century, employing large numbers of people; and associated with the hop industry in the 19th and early 20th century, when large numbers of people travelled to the area in late summer to pick the hops.

2.1.2.12 The first major expansion of settlements in the Weald occurred with the arrival of the railways in the mid to late 19th century. This brought easily accessible transport to the masses, increased the opportunities for trade, brought in cheaper building materials,
and also led to the arrival of the first tourists to the area, such as to the new Spa town in Crowborough, which became known as ‘Scotland in Sussex’.

2.1.2.13 Further expansion of the settlements in the Weald has taken place in the mid and late 20th century and into the 21st century due to its easy access to London by road and rail, the attractiveness of the landscape, and its proximity to the sea.

2.1.2.14 The following information relates specifically to the historical development of Wealden District from the prehistoric era, through to the 20th century.

2.1.3 Prehistoric Activity and Settlement

2.1.3.1 Due to a low level of past archaeological excavation targeting prehistoric sites in the District, activity from this period is not fully understood. There is evidence from finds of flint tools of extensive early activity in the area, including with the Palaeolithic Period (c.500,000 to c.11,000 years ago) finds from the surviving glacial river terrace gravels.

2.1.3.2 The main access to the landscape would have been by rivers such as the Ouse and Cuckmere. It is also likely that some of the historic ridgeway routes leading across the Weald where formed in the Prehistoric periods such as the Newenden to Wadhurst ridgeway (now the B2087) and the Oldham (Ightham) to Cross in Hand trackway that partly follows the route of the current A267.

2.1.3.3 After the ice ages, the warmer period that we are in now saw dramatic rising sea levels and significant changes to the environment, with the development of forests and marshes. In this fertile landscape, rich in wild resources, Mesolithic ‘hunters and gatherers’ thrived and there are numerous recorded Mesolithic sites from rock shelters in the High Weald near Eridge, to camp sites adjacent to rivers and marshes, for example south-east of Hailsham.

2.1.3.4 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. On the Pevensey Levels, there is both an early prehistoric land surface buried by alluvium as a result of rising sea levels after the end of the last ice age as well as potential for evidence on the original ‘island’ or ‘eye’s in the march, as well as evidence of an extensive buried Neolithic and Bronze Age land surface surviving as peat deposits. Within the alluvium, buried peat deposits, and on the former islands, there is the potential for important organic remains such as timber trackways, platforms, boats and even “bog bodies.

2.1.3.5 The District also has sites which evidence the changes that took place around 4000BC during the transition from the Mesolithic way of life to the Neolithic, when monuments were constructed, farming developed and pottery and other technologies became more sophisticated. This is witnessed by the existence of long barrows (elongated earthwork burial mounds), for example those located just within the South Downs National
Park at Long Burgh Alfriston and flint mines such as those surviving by the Long Man at Windover Hill\(^5\).

2.1.3.6 The transition to the Early Bronze Age, when metals first began to be used, is represented by nationally important sites such as the late Neolithic / early Bronze Age settlement at Belle Tout near Birling Gap\(^6\) and the period as a whole by a range of burial sites (round barrows) and evidence for rural settlements and a farmed landscape across the parishes in the south of the district. The evidence for prehistoric farming is strongest on the Downs, but increasingly, evidence for prehistoric field systems, settlement and burials is being found in the Low Weald, and into the High Weald. Recent development around the towns of Maresfield, Uckfield and Hailsham, for example, has provided evidence for later prehistoric farming and settlement. On Ashdown Forest and in the north of the District there are recorded Bronze Age barrows and enclosures.

2.1.3.7 The first evidence of the industrial use of the area comes from the Iron Age, when iron ore extraction began in the Weald. Iron Age ironworking sites have been found, for example, at Sandyden (Mark Cross) and Frant, together with ironworking evidence at Saxonbury hillfort, which dates to the Late Iron Age. Also discovered is a Late Iron Age pottery assemblage believed to represent an occupation site in Eridge Park.

2.1.3.8 Two Iron Age hillforts are located within the wider High Weald landscape, at High Rocks to the north west of Frant, and Saxonbury to the south, as well as sites on Ashdown Forest. During this later Iron Age period, there is a noticeable shift in the location of hillfort construction from the South Downs to the High Weald (such as Garden Hill near Hartfield), probably representing a need to defend the rich iron ore deposits and processing sites, but also perhaps reflecting a new wealth and status being generated by these miners and smelters.

2.1.3.9 Significantly, some modern settlements in the District have evidence for almost continuous occupation from the early prehistoric periods through to the present day. One particular example is Selmeston, where an early settlement site from the Mesolithic period is located to the east of Selmeston Church. Excavations have revealed Mesolithic storage pits and abundant quantities of flint tools and burnt flint nodules used for cooking. There was also evidence of Neolithic occupation, and later occupation evidence from the Bronze Age, Iron Age, Romano British, Saxon and medieval Periods. The Street, running north-south through the village, is likely to be an ancient Drove road linking the South Downs with the High Weald to the north and is evidence of the seasonal agricultural use of the landscape.

2.1.3.10 This demonstrates the rich archaeological potential of the District, which is as yet relatively unexplored. Ongoing research is demonstrating that the District has a particularly important resource of Mesolithic sites, the understanding of which in the future will contribute to local, regional and national studies.

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\(^5\) Within that part of Wealden covered by the South Downs National Park Authority.
\(^6\) Within that part of Wealden covered by the South Downs National Park Authority.
2.1.4 Roman Activity and Settlement

2.1.4.1 Roman occupation within the District commenced in A.D.43, although the influence of Rome was probably seeping into the lives and culture of the native Britons well before the invasion, with East Sussex probably forming part of a pro-Roman tribe known as the ‘Atrebates’.

2.1.4.2 Abundant evidence for Roman occupation in Wealden District ranges from spot finds of pottery and coins, through to excavated remains of settlements and roads, and to the impressive remains of the late Roman fortress at Pevensey. The Romans formalised and improved the existing road network, constructing links from Pevensey along the Greensand Way to a Roman town at Barcombe on the River Ouse in the west and through into the High Weald and onto London, providing an important link to iron working areas of the District, such as at Blacklands in Forest Row. Lesser roads have also been recorded, such as at Selmeston, running along the base of the South Downs, from Arlington through to the Ouse Valley. It is thought the Roman Road turned towards the South Downs and ran south along The Street and then returned west along the present day route of the A27.

2.1.4.3 There have been numerous discoveries of Roman iron workings in the District, with a number around Wadhurst, Mayfield and Eridge Park in the High Weald. Further iron working sites and a tile kiln have been recorded near Hartfield around Garden Hill and close to the Lewes to London Roman Road. Many of the sites in the eastern section of the Weald were under the control of the Roman navy the Classis Britannia.

2.1.4.4 There is some evidence for Roman Villas and estates in Low Weald landscape, the most probable being at Ripe and Chalvington. Here, the current field boundaries and roads form a grid pattern similar to the formal Roman estates found in Italy. Known as a ‘centuriation’, the fields in this area have produced significant quantities of Roman artefacts and evidence of at least two villa buildings. It is very likely more villas existed, many of which may now be buried under modern villages, especially those at the foot of the South Downs. The discovery of a Roman bath house building with the Iron Age hillfort at Garden Hill, near Hartfield, indicates that the production and export of iron was also an income to match the status of the rich agricultural landowners building the villas.

2.1.4.5 The best known Roman site in the area is ‘Anderida’, the Roman name for Pevensey, and the associated Pevensey Castle. Pevensey is situated on a spur of sand and clay, about 10 metres (33 ft) above sea level and in Roman times this spur was a peninsula that projected into a tidal lagoon and marshes. A small river, the River Ashburnham, runs along the north side of the peninsula and would originally have discharged into the sea near Pevensey Bay, but is now largely silted up and replaced by a series of medieval water channels. The lagoon extended inland as far north as Hailsham and eastwards to Hooe. This large bay was gradually cut off from the sea by shingle, so that today’s marshes are all that remain behind the shingle beach. By the 4th century the south and east of the province of Britannia was under frequent attack from marauding barbarian tribes: including the Jutes and Saxons. To counter these attacks the Romans built a total of eleven forts between Essex and the Isle of Wight, now known as the Saxon Shore Forts.
2.1.4.6 The Roman fortress at Pevensey, built between AD250-280, was named Anderitum. The earliest stone remains on the site date from the Roman period, including the outer bailey wall of the medieval castle. Locally made Roman bricks were also used in the construction of the fort. The sea washed over what is now Pevensey Marshes, surrounding the fort on three sides, so that ships were able to sail right up to the walls. There is evidence that a port and settlement was located at Westham prior to the fortress being constructed.

2.1.5 Saxon Activity and Settlement

2.1.5.1 After the Roman army left Britain, the province was more vulnerable to raiding and later migration by Germanic tribes known as Saxons, Angles and Jutes. The traditional view was that in the early 5th century AD, Saxons, possibly led by a war lord called Ælle, began to colonise East Sussex, including taking control of the Roman fortress Anderitum (Pevensey), and by the 7th century the Kingdom of the South Saxons, later called ‘Sussex’ had formed.

2.1.5.2 A number of very early Saxon cemeteries have been discovered in southern section of Wealden District, such as at Selmeston and Winton Street, Alfriston(7), suggesting the focus for settlement was on the rich agricultural land of the South Downs. However, scientific analysis of human remains from Saxon cemetery sites such as St Annes Road, Eastbourne(8) is indicating a more complex story of integration between small numbers of migrants into an indigenous population which quickly adopted the culture of the incoming Germanic people.

2.1.5.3 The occupation of the Weald during this period is poorly understood, but hints of industrial activity and occupation have been found on Ashdown Forest and at Boreham Street. During the later Saxon period, many of the modern settlements in the District began to develop, some of whose populations began to construct the parish churches that survive today, such as the one at Arlington.

2.1.5.4 The District also contains many hamlets and farms, a number of which originated during the late Saxon and early Norman period. These developed on the high ground along the ridge top routes and would have originally been small clearings in the forest of the Weald or small farms and settlements on the higher ground on the edge of the floodplain to the south of the District. Many were satellite settlements to larger manorial centres on the richer agricultural land of the South Downs, and resourced material such as wood and wild game from the Weald and grazed livestock there in the summer months. Thus, many of the medieval estates had land on various geological and topographic regions, each of which produced a different resource or opportunity. The large estates were owned by the ruling classes and the church, and an example is that of the Archbishop of Canterbury’s extensive manor of South Malling, - around Lewes, Mayfield, Wadhurst and Malling in Kent.

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7 Within that part of Wealden covered by the South Downs National Park Authority.
8 Within the adjacent Eastbourne Borough Council area.
2.1.5.5 When William the Conqueror invaded Sussex in September 1066, he was able to land apparently unopposed at Pevensey and set up a base within the remains of the Roman fortress at Pevensey Castle; Harold Godwinson the new Saxon king having marched north to meet the Norwegian invaders.

2.1.5.6 After the conquest of Southern England, Robert de Mortain (William’s half-brother) was granted the Rape of Pevensey (an area of land roughly covering what is now Wealden District) and quickly used Anderida as the base for building his castle. It is likely that he also instigated the formation of a new town, called Pevensey, outside its eastern gate. St Mary’s Church at Westham outside the western end of the castle is claimed to be the earliest Norman church in the country.

2.1.5.7 Pevensey became an important port, known as one of the ‘Cinque Ports’ and quickly became one of the most important settlements in Wealden District. Land access to the town and castle continued to use the old Roman road network, with no apparent construction of major new routes happening until the post-medieval period.

2.1.6 Medieval Activity and Settlement

Landscape

2.1.6.1 The medieval landscape character of the High Weald (considered to be one of the best surviving coherent medieval landscapes in northern Europe) is distinctive through the dispersed historic settlement pattern of farmsteads, hamlets and late medieval villages, largely sited on ridges within the landscape, linked by ancient route ways (now often roads and rights of way) in the form of ridge top roads and a dense system of radiating drove ways, often narrow, deeply sunken and edged with trees and hedgerows and wildflower-rich verges and boundary banks.

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

2.1.6.3 Within the Low Weald, there is a strong sense of an anciently settled and farmed landscape, with farmsteads (often of medieval origin) set in landscapes originally enclosed in the medieval period and then successively reorganised. The historical pattern of field enclosure and assarting from woodland remains mostly intact.

2.1.6.4 The key characteristics of the historic built environment in the Low Weald, pertinent to Wealden, are isolated farmsteads often occupying ancient sites (some moated), and these, intermixed with villages, form the predominant settlement pattern. Many of the dispersed manorial farms and market settlements have developed into today’s villages and hamlets.

2.1.6.5 The current landscape of the Pevensey Levels was formed by the reclamation work started by local religious houses in the medieval period. The relative permanence

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9 Assarting is the act of clearing forested lands for use in agriculture or other purposes.
of the ditches and the continued pastoral use makes parts of this landscape a remarkable survival of a medieval field system in a lowland context and some drainage channels and sea defences are relatively unchanged since medieval times.

2.1.6.6 The key characteristics of the historic built environment of the Pevensey Levels are identified to be low density, dispersed settlements, comprising mainly a thin scattering of farmsteads on medieval sites, away from main centres of population, with settlement on the slightly higher ground surrounding the levels, such as around Hooe.

Churches, markets and fairs

2.1.6.7 Evidence of medieval settlements and trade in the District is represented by the many early churches, markets and fairs. The list of early churches in the District in the table below (13th century or earlier) represents settlement across the entire District. Other earlier churches also existed that have subsequently been rebuilt, such as the early chapel that is documented at Frant.

<table>
<thead>
<tr>
<th>Church</th>
<th>Date</th>
<th>Listing grade</th>
</tr>
</thead>
<tbody>
<tr>
<td>The Parish Church Of St Pancras, Arlington</td>
<td>Saxon</td>
<td>I</td>
</tr>
<tr>
<td>The Parish Church Of St Michael And All Angels, Little Horsted</td>
<td>Norman</td>
<td>II</td>
</tr>
<tr>
<td>The Parish Church Of St Andrew And St Mary, Fletching</td>
<td>Norman</td>
<td>I</td>
</tr>
<tr>
<td>The Parish Church Of St Peter And St Paul, Hellingly</td>
<td>Norman/Early English</td>
<td>I</td>
</tr>
<tr>
<td>The Parish Church Of St Bartholomew, Maresfield</td>
<td>11C (c.1080)</td>
<td>I</td>
</tr>
<tr>
<td>The Parish Church Of St Peter And St Paul, Wadhurst</td>
<td>12C</td>
<td>I</td>
</tr>
<tr>
<td>The Parish Church Of St Mary The Virgin, Willingdon</td>
<td>12C</td>
<td>I</td>
</tr>
<tr>
<td>The Parish Church Of All Saints, Church Road, Herstmonceux</td>
<td>12C</td>
<td>I</td>
</tr>
<tr>
<td>The Parish Church Of St Margaret, Isfield</td>
<td>12C</td>
<td>I</td>
</tr>
<tr>
<td>The Parish Church Of St Thomas A Becket, Framfield</td>
<td>13C</td>
<td>II</td>
</tr>
<tr>
<td>The Old Parish Church Of St Margaret, Buxted</td>
<td>13C</td>
<td>I</td>
</tr>
<tr>
<td>The Parish Church Of St Oswald, Hooe</td>
<td>13C</td>
<td>I</td>
</tr>
<tr>
<td>The Parish Church Of All Saints, Church Road, Laughton</td>
<td>13C</td>
<td>I</td>
</tr>
<tr>
<td>The Parish Church Of St Mary, Church Lane, Ninfield</td>
<td>13C</td>
<td>I</td>
</tr>
</tbody>
</table>
Markets and fairs were important trading events or institutions that met at regular intervals. Many of them were held at towns, but they were also held at a range of other settlements. In terms of function, however, it is often difficult to distinguish a small town from a non-urban settlement with a market or fair.

After the Norman Conquest, it is clear that the right to grant markets and fairs was considered to be a royal franchise, although this does not appear to have been comprehensively asserted until around 1200. In England royal grants of markets and fairs are known to have been made from soon after the Norman Conquest onwards. Generally, these grants from the king took the form of charters. Many markets and fairs certainly existed before the period of recorded grants: these were held by custom and are described as prescriptive.

By 1200 there was a network of markets and fairs in England that was dense and highly developed and from this time anyone who wanted to set up a market or fair had to secure a royal grant, which gives us documentary evidence of these early markets and fairs. The number of markets and fairs granted rose sharply in the thirteenth century, declined after the mid fourteenth century and remained low in the fifteenth century.

Usually a market was held once a week, on a set day. Before c.1200 many markets were held on Sunday. This was the day that people gathered together at churches to worship: Sunday markets appear to have developed out of these regular assemblies. Markets were held at a set place: obviously it was important that buyers and sellers knew where to turn up. Older Sunday markets were often held in and around churchyards, conveniently near the church. During the early thirteenth century there was a movement
against these Sunday markets and against trading in cemeteries. This may be part of the reason why many early marketplaces are located in front of the church, possibly gravitating here from the churchyard itself, and it is thought that the earliest site for a market in Wadhurst is in front of the church.

2.1.6.12 Throughout the District from the medieval period onwards there are evidence of local markets and fairs. Many of the markets have endured for centuries, although they have all but died out now. A number of market and fair charters were granted in the District in the 13th-15th centuries, the earliest being Pevensey market and fair, which were granted in 1207 by King John. A summary of the fairs and markets granted is provided below:

<table>
<thead>
<tr>
<th>Town/village</th>
<th>Market granted</th>
<th>Fair granted and annually held</th>
<th>Monarch</th>
</tr>
</thead>
<tbody>
<tr>
<td>Alfriston(10)</td>
<td>1406</td>
<td>1406, 1 May</td>
<td>Henry IV</td>
</tr>
<tr>
<td>Framfield</td>
<td>1314, 7 Jul</td>
<td></td>
<td>Edward II</td>
</tr>
<tr>
<td>Frant</td>
<td>1297</td>
<td>1297, 1 Nov</td>
<td>Edward I</td>
</tr>
<tr>
<td>Hailsham</td>
<td>1252</td>
<td></td>
<td>Henry III</td>
</tr>
<tr>
<td>Heathfield</td>
<td>1234</td>
<td>1316, 3 Apr</td>
<td>Henry III, Edward II</td>
</tr>
<tr>
<td>Maresfield</td>
<td>1332</td>
<td>1301, 24 Aug</td>
<td>Edward I, Edward III</td>
</tr>
<tr>
<td>Mayfield</td>
<td>1261</td>
<td>1261, 19 May</td>
<td>Henry III</td>
</tr>
<tr>
<td>Pevensey</td>
<td>1207</td>
<td>1207, 29 Aug</td>
<td>King John</td>
</tr>
<tr>
<td>Rotherfield</td>
<td>1318</td>
<td>Recorded 1376, 9 Oct</td>
<td>Edward II</td>
</tr>
<tr>
<td>Uckfield</td>
<td>1220</td>
<td>1378, 3 May</td>
<td>Henry III, Richard II</td>
</tr>
<tr>
<td>Wadhurst</td>
<td>1253</td>
<td>1253, 29 June</td>
<td>Henry III</td>
</tr>
<tr>
<td>Willingdon</td>
<td>1301</td>
<td>1301, 15 Aug</td>
<td>Edward I</td>
</tr>
</tbody>
</table>

2.1.6.13 Many of the market places can still be identified through place name evidence and wide spaces, often along the High Street and close to the church. Hailsham has held a market charter since 1252 when it was granted by Henry III and is now the only livestock sales in the county. This market continued until the 17th century when it ceased for a time until it was re-established in 1786. By the middle of the 19th century, Hailsham had become one of the largest markets in the country and drovers accompanied their cattle from as far afield as Wales. The market was held in the High Street and the focus of the town was Market Square. In 1862 the Hailsham Cattle Market Co. Ltd was formed to provide a new
cattle and livestock area and in 1868 new facilities were constructed in Market Street, where the market continues today.

2.1.6.14 A fair was held once a year and was almost always associated with a religious festival, generally a saint's day. The date of the fair was expressed in terms of that feast, although many fairs were held over several consecutive days. Like a market, a fair was normally held at a set place. Urban centres almost inevitably had at least one fair; many had several, held at intervals through the year. Fairs were sometimes held outside the physical limits of the town, where there was space for large gatherings of people and animals.

2.1.6.15 Most of the local fairs took place on an annual basis and some of these were related to the agricultural industry, such as the sheep fair at Selmeston, and others were held by the Lord of the Manor, such as that at Withyham. The Heffle Cuckoo Fair was originally held in Cade Street and dates back to 1315 when the Bishop of Chichester obtained a grant from Edward II for an annual fair and a weekly market to commemorate St Richard, a former Bishop of Chichester. It was a livestock trading show and produce market with all the accompanying fun fair events. The last of these traditional Cuckoo Fairs was held in Cade Street in 1914, although it now forms part of an annual craft fair and procession in Heathfield. The former fairs and associated fair-fields are part of the social and cultural heritage of the District and are also likely to be rich in archaeological deposits.

Manors

2.1.6.16 After the Norman Conquest, the 387 manors in Sussex that had been in Saxon hands were replaced by just 16 heads of manors or ‘tenants in chief’ who were the representative of the King. Only two of these lords were English, the remaining manors being given to Norman Lords by William the Conqueror.

2.1.6.17 Sussex was of great importance to the Normans, particularly due to the fact that Hastings and Pevensey were on the most direct route for Normandy. Because of this, the county was divided into five new baronies, called rapes, each with at least one town and a castle. This enabled the ruling group of Normans to control the manorial revenues and thus the greater part of the county’s wealth. William, the Conqueror gave these rapes to five of his most trusted Barons. Wealden lies within the Rape of Pevensey which was given to Robert, Count of Mortain, half brother to the King. The Rape of Pevensey had 19 hundreds, which had the principal function of the administration of law and the keeping of the peace. The manors were tenanted out to supporters who maintained the land and kept the peace through manorial courts.

2.1.6.18 Over the medieval period, manors changed hands or were amalgamated into larger land holdings. This is demonstrated clearly by Sir Thomas Sackville, made Lord Buckhurst by Elizabeth I, who acquired the Manor of Withyham c.1569 and by the end of the 16th century he held seventeen manors in total in northeast Sussex. The size of his holding led to the survey of his lands and compilation of the Buckhurst Terrier and accompanying maps.
2.1.6.19 Later in the medieval period, many of the large manors were split into smaller areas and a good example is the Manor of South Malling, which contained Buxted. The great manor of South Malling, which was granted to the archbishops of Canterbury before the Norman conquest and remained in their possession, until the 16th century, stretched from Lewes Bridge up to the Kent border at Lamberhurst. In the 16th century, the manor was then broken up into three new lordships – the manors of Ringmer, Framfield and Mayfield. Buxted formed part of the manor of Framfield. Two independent manorial islands existed within Buxted – a manor of Shodwell, controlling land in the region of High Hurstwood, and the manor of Buxted itself. This division of land would have had an impact on settlement growth and the way in which land was used along with associated human activity and will therefore, have impacted on the development and significance of the historic environment within the District.

2.1.6.20 The major landowners within the District have had a substantial role in the evolution of settlements and activity in the landscape from the medieval period right through to the Victorian period.

Ashdown Forest

2.1.6.21 Ashdown Forest was part of the Andredswald, described by Saint Bede the Venerable (c.672-735) as ‘thick and inaccessible; a place of retreat for large herds of deer and swine’. The area was not necessarily heavily wooded, and would have consisted of a mixture of heath, woodland and other habitats, and seasonal grazing may have taken place from quite early times.

2.1.6.22 Ashdown Forest as a distinct entity did not appear to exist before the Norman Conquest, nor is it mentioned in the Domesday Book of 1086, and the first recorded reference to it by name is in 1100-1130, when Henry I confirmed the right of monks to use a road across the forest.

2.1.6.23 The Forest area was part of lands awarded to Robert, Count of Mortain (half-brother to William the Conqueror), but with two important provisos, that the King could keep the deer and hunt whenever he desired, and that the inhabitants, later known as ‘Commoners’, could continue to use it in their customary way. The land was subject to ‘Forest Law’, which protected the animals that the King would hunt and the vegetation that provided the animals with food and cover. The Forest area was delineated in medieval times by a Pale - a wooden fence built on top of a soil bank, with a ditch on the Forest side of the fence, to create an effective restraint for deer. The Pale was breached by a number of gates, such as those at Colemans Hatch Gate, Newbridge Gate, Chuck Hatch Gate, Fishers Gate and Friar’s Gate. These names are still in use today and the line of the medieval pale can still be traced within the landscape and is an important archaeological feature.

2.1.6.24 The Forest changed hands many times, and entered into the ownership of the Queens of England at the time of Eleanor. The Forest transferred ownership again in 1372 to John of Gaunt, 1st Duke of Lancaster and son of Edward III, and became known as the Great Park of Lancaster. On his death, the ownership of the Forest reverted to Henry IV, son of John of Gaunt.
2.1.6.25  The Forest changed hands many times between this period and the later 17th century, when area was divided into common land in the vicinity of villages and farms, and areas for 'inclosure and improvement.' This would have affected the way in which local people would have been able to use large areas of the Forest.

2.1.6.26  By the 19th century, the Forest land not subject to common land was owned by the De La Warr/Sackville family, and transferred to East Sussex County Council in the 1980s.

Moated sites

2.1.6.27  There are a number of early moated sites in the District, providing archaeological evidence for medieval occupation, including that at East Hoathly, which has been interpreted as a moated farmstead; and that at Waldron, which appears to have been the site of a late medieval hunting lodge.

Early Buildings

2.1.6.28  Apart from the churches already mentioned and that were built of stone, the local medieval building material was almost exclusively timber, used in conjunction with lime, wattle and daub, and probably thatch as a roofing material, with later replacement by tiles. There were only few very high status late medieval brick buildings, such as Bolebroke Castle, near Hartfield.

2.1.6.29  There are, therefore, a significant number of timber-framed buildings in the District, some of which date from as early as the 13th century, but with the majority appearing to be 15th or 16th century and later. The term ‘Wealden House’ is often used as a generic description. The plan form, timber frame techniques and architectural detailing of these building can be used for dating purposes, along with other techniques such as dendrochronology, in order to help understand their national and/or local significance when considering development proposals.

2.1.7 Post Medieval Activity and Settlement

Manors

2.1.7.1  Although there had been an initial country house movement after the dissolution of the monasteries, in Wealden, the 17th, 18th and 19th centuries saw a boom in the building of large country dwellings in planned parks. Associated with the large dwellings were normally lodge houses or gate houses, estate cottages, and planned farmsteads. There are several good examples in the District, including Sheffield Park, Hammerwood Park, Heathfield Park, Eridge Park, and Shernfold Park.

2.1.7.2  In 1766, the land and house at what is known today as Heathfield Park was purchased by Lt-General George Augustus Eliot who in 1775 was sent to command the garrison of Gibraltar and on his return to England in 1787 was raised to the peerage as Lord Heathfield of Gibraltar. Eliot owned the house until his death in 1790 and it was...
renamed Heathfield Park after him in 1791 by his successor Francis Newbery. Newbery hired the eminent landscape designer Humphrey Repton to landscape the park and as part of the design he had an ornamental tower of 3 storeys erected to commemorate the successful defence of Gibraltar by General Lord Heathfield (Eliot), now known as the Gibraltar Tower and which remains a local landmark today.

### 2.1.7.3
Repton also designed landscapes in the District at Sheffield Park; Kidbrooke Park in Forest Row; Buckhurst Park in Withyham; and at Bayham Abbey which partly lies within Wealden, on the border of Sussex and Kent.

### 2.1.7.4
The movement for large new houses brought eminent architects into the District. In the late 18th century, an example is the building of Sheffield Park House, which was designed by Architect James Wyatt for the first Lord Sheffield. He also designed the gate lodges. Both Capability Brown and Humphrey Repton had a hand in designing the parkland. An early 19th century model farm was constructed to serve the large house and associated land.

### 2.1.7.5
In the late 19th century, the famous architect Edwin Lutyens, who often worked in tandem with the garden designer, Gertrude Jekyll, worked in the District, as evidenced by The Hooe in Willingdon, and Buckhurst Park at Withyham.

#### Philanthropic Movement

### 2.1.7.6
The influence of the large landowners often extended beyond their great houses and parkland and there are examples of the 19th century philanthropic movement in the District.

### 2.1.7.7
Charles Richard Blunt owned Heathfield Park in 1819 and was an enlightened owner. The wall he built around the Park in 1833-1836 was undertaken in part to provide local jobs and he also loaned the parish money to pay poor relief and helped fund sixty people from Heathfield and twenty six from Waldron to emigrate to the United States during 1830 and 1831. Blunt's record as a reformer won him a seat in Parliament for Sussex, which he held until he died in 1840. He also took a keen interest in the National School which opened in Old Heathfield in 1819.

### 2.1.7.8
In 1792, when the second Earl of Abergavenny (1755-1843) decided to make Eridge the family seat, a designed landscape park was laid out. He intended Eridge to be a model village and estate and rebuilt the cottages in a distinctive estate style, often with the letter ‘A’ incorporated prominently on the front elevation. His son and grandson continued this philanthropy, expanding the village in the distinctive style and providing a church for the settlement.

#### National schools

### 2.1.7.9
The dramatic social, political and economic transformation of the Industrial Revolution served to reveal the utter inadequacy of England’s educational provision for the masses. A number of reports highlighted the deficiencies and called for more and better schools. One such report looked at 12,000 parishes in 1816, and found that 3,500
had no school, 3,000 had endowed schools of varying quality, and 5,500 had unendowed schools of even more variable quality.

2.1.7.10 To fill the gaps, and to provide for England’s newly-industrialised and (partly) enfranchised society, various types of school began to be established to offer some basic education to the masses.

2.1.7.11 The type of school most commonly found in the District are those that began as National Schools, founded in the 19th century by the National Society for Promoting Religious Education. The aim of the National Society was to establish a National school in every parish of England and Wales. The schools were usually adjacent to the parish church, and named after it. These schools were founded in many hamlets, villages and towns in the District in this period and provided elementary education, in accordance with the teaching of the Church of England, to the children of the poor.

2.1.7.12 In the early period of these schools, attendance was not compulsory and a fee had to be paid to attend. However, the Forster Elementary Education Act 1870 required partially state-funded board schools to be set up to provide primary (elementary) education in areas where existing provision was inadequate. The schools remained fee-charging, but poor parents could be exempted. The Act meant that compulsory attendance at school ceased to be a matter for local option, as children had to attend between the ages of 5 and 10, with exceptions such as illness, if children worked, or lived too far from a school.

2.1.7.13 The National Society responded to the creation of the new board schools by raising £10 million and almost doubling the number of its schools to 12,000 in 15 years. The Elementary Education Act 1880 tightened up school attendance laws and made school compulsory between the aged of 5 and 10. The 1891 Elementary Education Act 1891 was the first to introduce law that elementary education was to be provided for free and in 1893 the school leaving age raised to 11.

2.1.7.14 Many of the National Schools were closed or handed over to the school boards in the late 19th–early 20th century. During the 20th century the remaining National Schools became voluntary aided or voluntary controlled primary schools, funded by the state but still able to promote the teachings of the Church of England. These schools can still be seen in most villages, towns and even the smaller hamlets, although some of these school buildings have ceased to be used as schools and have been converted to houses or other uses. The schools are an important part of the social and cultural history of the District, and are often designed to exacting standards and in distinctive styles, making them prominent buildings in the streetscene.

2.1.8 Farmsteads

2.1.8.1 Along with the significance of the development and evolution of settlements within the District, another particularly defining feature is the survival of historic farmsteads within the High and Low Weald landscapes and, to a certain extent, on the Pevensy Levels.
2.1.8.2 Historic England identifies that historic farmsteads and their buildings are a prominent contributor to regional distinctiveness and landscape. To promote better understanding of the character of farm buildings at a broad landscape and regional scale, a series of Regional Farmstead Character Statements have been written, outlining the development of farmsteads within each of the 159 National Character Areas (NCAs) in England. This information can be used to help identify designated and non-designated historic farmsteads in the District and better understand their historic development and significance, as well as any potential threats through change and redevelopment.

2.1.8.3 The three NCAs within the Wealden District Council area are the High Weald, the Low Weald and the Pevensey Levels and the following information provides specific details on the development, planform and significance of historic farmsteads in each of these particular landscape areas.

2.1.8.4 High Weald

Key Characteristics

- Very high densities of historic farmsteads.
- Many farmsteads retaining pre-1750 buildings set within a landscape predominantly of medieval origin, this close association being highly significant.
- Small farmsteads with loose courtyard plans or dispersed plans.
- Barns, often aisled to at least one side and with hipped roofs.
- Buildings for cattle including covered yards in the western High Weald.
- Oast houses, unconverted examples retaining internal fitments and farmsteads retaining a range of structures associated with the hop industry being rare and significant.

Farmstead Plan, Buildings and Dating

- A high density, by national standards, of pre-1750 and pre-1550 buildings.

Farmstead types

- The small farmsteads of the High Weald often only required a farmhouse and a combination barn which could house both cattle and the corn crop. These buildings could be set close to one another or the barn could stand in a nearby close.
- As with much of South East England, loose courtyard plans, typically with one or two detached working farm buildings standing around a yard area, are the most common plan form.
- Small L-plan steadings with a barn and a later cattle shed attached at right angles are also widespread.
Dispersed plans are a major characteristic of High Weald farmsteads. Such plans include clusters of buildings with little or no evidence for planning in their arrangement and plans where buildings are ranged alongside a wide route-way leading into the farmstead.

Many farmsteads have ‘multi-yard plans’ where there are a number of separate yards reflecting the careful management of stock. Such plans can be sub-divided into those where the yards are largely dispersed and detached from one another and those where the yards are mostly grouped together.

Larger regular courtyard plan farmsteads are mainly found in the western part of the High Weald where estates developed farmsteads in the 19th century, creating full courtyard plans, some E-plans and steadings with covered yards.

Linear plans and Attached L-plans with a barn attached to the farmhouse are rare but not entirely absent from the character area.

Building Types

- Medieval timber-framed houses, including Wealden houses, survive on a high proportion of farmsteads.
- Barns, typically of 3-5 bays, were often aisled to at least one side resulting in low eaves-lines, emphasising the mass of the roof over walling. The earlier barns of the area, dating from the 15th and 16th centuries tend to be unaisled. The majority of barns in the area are of 17th or 18th century date. Hipped roofs are characteristic. Many barns retain evidence – either in partitions or in evidence for lost partitions - for being combination buildings in that they housed both animals and crops.
- Granaries were rarely required on the smaller farms where grain could be stored in the farmhouse or in a loft in the barn. On larger farms the granary was often incorporated with the oast house or above a cart shed. Granaries pre-dating the 19th century are rare and significant.
- The importance of cattle on High Weald farms is reflected in shelter sheds and cow houses, although these are mostly of 19th century date. These may be found added to an earlier barn or detached and associated with individual yard areas. In the later 19th century some larger farms, particularly those in the western part of the area, provided large covered yards for cattle. Some yards would have been used for the working oxen that were widely used for ploughing.
- Stables are typically small buildings, usually brick-built, and mostly date from the 18th or 19th centuries.
- Oast houses are a highly characteristic building type, particularly on the northern side of the High Weald. There are very few oasts in the area west of Ashdown Forest. Most oast houses date from the late 18th and 19th century although there are some older examples built within earlier barns. Only a small number of unconverted oast houses survive. Farmsteads that retain unconverted oast houses, early to mid 20th century hop buildings and features such as hop-pickers huts are highly significant.
- Field barns were once a common feature, particularly in the southern part of the Weald east of Ashdown Forest. Over 2/3rds of these buildings have been lost from the landscape. The surviving field barns are an important remnant of a once
widespread building type. Most probably date from the 19th century but it is possible that some barns are earlier. Few are listed.

2.1.8.5 Low Weald

Key Characteristics

- Very high densities of historic farmsteads.
- Many farmsteads retaining pre-1750 buildings set within a landscape largely of medieval origin.
- Many small farmsteads with loose courtyard plans.
- Regular courtyard plans concentrated in the area immediately west of the High Weald.
- Dispersed Multi-Yard and Regular Multi-Yard plan farmsteads.
- Barns, often aisled to at least one side and with hipped roofs.
- Buildings for cattle including covered yards in the western High Weald.
- Oast houses concentrated along the northern arm of the Character Area, unconverted examples retaining internal fitments and farmsteads retaining a range of structures associated with the hop industry being rare and significant.

Farmstead Plan, Buildings and Dating

- Much of the Low Weald, together with the High Weald is remarkable in a national context for the high numbers of farmsteads that retain early, pre-1750 buildings.
- The north part of this character area in particular has a major concentration of pre-1550 barns.
- These farmsteads are set within a landscape of fields and woodland that largely took its present form in the medieval period.
- The close association of these early farmsteads and landscapes is highly significant.

Farmstead Types

- There is a mixture of farmstead plan types across the area.
- Small loose courtyard plans are the most common plan form encountered in the Low Weald.
- Small L-plan steadings with a barn and a later cattle shed attached at right angles are also widespread. Loose courtyards with an L-plan element are mostly concentrated in the west of the area.
- Regular U-plan courtyards, mostly of the mid-late 19th century, are a strong characteristic of the farmsteads of the western part of the character area where some
full regular courtyard, E- and F-plans and covered yards, are also often found. Beyond this part of the character area the larger regular plan types are rarely encountered.

- Dispersed plans are a characteristic of Low Weald farmsteads although not to the same extent as in the High Weald except for the in the northern part of the Character Area where there are similar densities to the adjacent part of the High Weald. Such plans include clusters of buildings with little or no evidence for planning in their arrangement and a limited number of plans where buildings are ranged alongside a routeway leading to the farmstead. The density of dispersed plans falls markedly towards the western part of the character area.

- ‘Multi-yard plans’ where there are a number of separate yards reflecting the careful management of stock are a major characteristic of the Wealden landscape, including the Low Weald. Such plans can be sub-divided into those where the yards are largely dispersed and detached from one another and those where the yards are mostly grouped together (Regular Multi-Yards). The distribution of Regular Multi-Yards is concentrated in the southeastern and northern sections of the Low Weald.

**Building Types**

- Medieval timber-framed houses, including Wealden houses, survive on a considerable number of farmsteads.

- Barns, typically of 3-5 bays, were often ailed to at least one side resulting in low eaves-lines, emphasising the mass of the roof over walling. The earlier barns of the area tend to be unaisled. Hipped roofs are characteristic. Many barns retain evidence for being combination buildings in that they housed both animals and crops. The concentration of pre-1550 barns in the north of the character is a particularly significant feature. The majority of barns in the area date from the 17th and 18th centuries.

- Granaries, either free-standing buildings on staddle stones or forming part of combination buildings such as granary/cart sheds are relatively uncommon. It is probable that grain was stored within the farmhouse or in a loft in the barn. A small number of granaries date from before 1700 but most are of 18th and 19th century date.

- Oast houses are a building type highly characteristic of the Low Weald, particularly on the northern side of the Weald where some large oast houses are found. Most date from the late 18th and 19th century although there are some examples of older oast houses built within earlier barns. Only a small number of unconverted oast houses survive. Farmsteads that retain unconverted oast houses, early to mid-20th century hop buildings and features such as hop-pickers huts are highly significant.

- The importance of cattle on Low Weald farms is reflected in shelter sheds and cow houses. These may be found added to an earlier barn or detached and associated with individual yard areas.

- Whilst oxen were often used for ploughing stables for working oxen have rarely been identified. Any surviving examples of stabling for oxen would be highly significant.
Pigs were a key feature of the farming economy and pigsties would have been common to most farmsteads. Small stone or brick-built pigsties, including 19th century examples, are becoming increasingly rare.

Field barns were once a common feature but many have been lost from the landscape. The surviving field barns are an important remnant of a once widespread building type.

2.1.8.6 Pevensey Levels

Key Characteristics

- Low density of farmsteads, mainly small loose courtyard or L- and U-plans.
- A number of farmsteads that originated as monastic grange farms.
- Farm buildings predominantly of 19th or 20th century date.
- A small number of farmsteads retaining buildings dating from pre-1800.

Farmstead Plan, Buildings and Dating

- This is an area with a low density of surviving farmsteads, very few of which retain buildings pre-dating 1800.
- Many of the sites of the lost farmsteads have been subsumed within the urban development of Eastbourne and Langney.

Farmstead Types

- As with much of South East England, loose courtyard plans, typically with one or two detached working farm buildings standing around a yard area are the most common plan form.
- Small L-plan and U-plan arrangements with a barn and a cattle shelter shed attached at right angles were found on some farmsteads and outfarms.
- There are few large regular courtyard plan farmsteads but there are a small number of regular 'multi-yard' plans which reflect the management of stock.
- A small number of dispersed plans with little or no evidence for planning in their arrangement are found in the area.

Building Types

- Barns are not a strong feature of the Pevensey Levels landscape given the predominance of cattle in the farming of the area.
- A few timber-framed and solid-walled barns are found in the area, especially on farmsteads at the fringes of the area.
- Cattle buildings consist of open fronted shelter sheds and enclosed single storey cow houses, typically of 19th century date.
- Outfarms and field barns were once a common feature but many have been lost from the landscape. Single buildings with an attached yard were typical but there were
also some small L- and U-plans. The surviving field barns are an important remnant of a once widespread building type.

- There are a small number of oast houses within the character area.

2.1.9 Major Local Industries

Wealden Iron Industry

2.1.9.1 There is a substantial archaeological, landscape and built legacy within the District relating to the Iron Industry within the Weald over the past 1000 years.

2.1.9.2 Iron has been smelted in Wealden landscape for over 2000 years due to the fact that the Wealden geology of sands and clays yielded the iron ore, as well as the stone and brick to build the furnaces. In addition, there was plenty of woodland to provide fuel and streams and valley to ensure water power for the bellows and hammers of the forges and furnaces.

2.1.9.3 There are two main periods of iron making in the Weald dating from the Roman, and later Tudor/Stuart times, but there is some evidence of Iron Age iron working sites.

2.1.9.4 In the Roman period, ironmaking was conducted using small clay bloomer furnaces.

2.1.9.5 The height of the iron industry in the area was predominantly in the 15th to 17th centuries when the Weald was the foundry of England. This influence dominates the present landscape in the form of hammer ponds, furnace sites and evidence of charcoal-burning. Charcoal was used to heat the iron ore to a high enough temperature to smelt the iron, as it burns at a higher and more constant temperature than wood. The hammer ponds were a series of water containment features, at a higher level than the furnace, and the water power was used to turn water wheels to work the bellows used to keep the burning charcoal at a high temperature and to power the tilt hammers.

2.1.9.6 In the reign of Henry III, the iron industry in the County of Sussex was required to provide the king with 30,000 horse shoes and 60,000 nails. By 1496, continental ironmasters from Pays de Bray, northern France, were employed to operate a water powered blast furnace in the area, establishing the first English blast furnace at Newbridge in the Ashdown Forest.

2.1.9.7 The local iron industry had a significant impact on the local Wealden economy and the local landscape, with demand for armaments generated from successive wars with European forces. At its peak there were 36 ironworks within 10km of Wadhurst alone, with local families owning and operating furnaces and forges predominantly in the late 16th and early 17th century.

2.1.9.8 One other result of the iron industry was wealth and the many of the large iron master’s houses constructed in this period remain within the District, along with iron graveslabs within the Parish Churches. The most notable is Wadhurst Church, which contains 31 iron graveslabs dating between 1617 and 1799.
2.1.9.9 The Wealden social composition of small farms with multiple-occupation work-forces also involved in the iron industry, allowed for a seasonal cycle of skilled workers.

2.1.9.10 The ironmaking industry within the Weald died out by the end of the 18th century with water shortages hindering production, increased foreign imports and increased national competition for more efficient coal powered ironworks.

2.1.9.11 There remains a rich local archaeology relating to the industry, including the hammer ponds, sites of furnaces, slag from the smelting process etc., the iron master’s houses and the influence the industry had on settlements through the requirement to employ so substantial a workforce within this period.

**Hop Industry**

2.1.9.12 Another local historic industry of note is hop growing, which was introduced first by Flemish settlers in the 16th century, before becoming more prominent in the 18th and 19th centuries. Hops were brought back from Flanders in 1533, and had become a major industry by the nineteenth century. Previous to this England had been reliant on hops from Europe, but once they had the expertise, the small enclosed fields of Kent and Sussex provided the opportunity to try out this new crop and grow it alongside the main livestock farming. The local supply of wood for poles, milder southern climate and suitable sandy slopes ensured that this region became the dominant supplier of hops.

2.1.9.13 Hops are the ingredient that adds bitterness to beer and hop growing became probably the biggest industry in East Sussex in Victorian times. Every September the plants were ready to be picked and casual workers from Kent, London, Sussex and East Anglia would come to the County to work in the hop gardens for 6 weeks. Once the hops were picked, they were dried out in oast houses and sold to the breweries.

2.1.9.14 The most visible remains of the industry are the oast houses dotted around the High and Low Weald landscape within the District. These oast houses were often added to the more historic medieval farmsteads as the farming industry changed to embrace hop growing and drying. Hop growing reached its peak in the 19th century, with many farms having a ‘hop garden’ and building their own roundel to dry hops for the local or London market.

2.1.9.15 Wealden has a significant number of oast houses surviving which comprise a barn building with at least one attached kiln. The remaining kilns are predominantly round, but there are also examples of square kilns in some locations. The pyramidal or conical kiln roofs with the white cowls on top are prominent in views across the landscape. Many of these buildings are now converted to residential use, but some few remain unconverted and are particularly important for recording the built form and associated ancillary fittings which may remain.

**Brick and tile works**
2.1.9.16 The local building vernacular provides evidence for the production of bricks and tiles in the local area. Many buildings from the post medieval period are brick with tile-hanging and tile roofs and there is a consistency in the materials used that suggests that were being sourced locally. In addition, many of the boundary treatments around the towns and villages such as Wadhurst, Frant and Hailsham, include brick walls, attesting to the local availability of the bricks, which would otherwise have been an expensive boundary treatment.

2.1.9.17 The local clay geology provided the raw materials for brick and tile production, whilst the availability of wood and industrial heritage of the area in iron furnace works naturally lends the area to brick and tile manufacture. The variety of local products relates to the properties of the different clay and brick earth/loams available in the area; softer clays being used for plain roof tiles, decorative tiles and terracotta mouldings, as well as pottery in some areas; and harder loams used to make bricks. Red bricks are characteristic of the area due to the iron oxide in the clays and loams, which also produces the black flecks on some of the local bricks where the iron oxide burns in small concentrations during firing, but paler and buff bricks are also made from local clays and loams with a higher chalk content, such as Gault clay bricks and where chalk has been added to lighten the bricks and/or fired in a reducing atmosphere.

2.1.9.18 The Romans were the first to produce brick and tile in the area, with bricks being locally produced for the construction of Anderida/Pevensey Fort. A Roman tile kiln has also been excavated near Hartfield and some of the early churches in the District also incorporate reused Roman brick and tile, for example Arlington Church.

2.1.9.19 The Saxons did not build in brick, using wood instead and the use of tiles was revived following the Norman Conquest when tile works were create by the monastic houses for their own use. These are documented at Battle Abbey, which also had a tile kiln at Snape near Wadhurst in the 14th century; at Michelham Priory, which was also producing bricks, as attested by small 14th century bricks in the walls of the building; and also at the Archbishops Palace at Mayfield, which was selling a small amount of excess tiles.

2.1.9.20 The first building to be built entirely of brick in the area is Herstmonceux Castle, built in the 1440s by Sir Roger Fiennes using his own kilns. Following this, New Place (now Whitefriars) was built in the 1470s and Old Buckurst was built by the Sackvilles at Withyham in the 1480s, incorporating brickwork. The surviving 15th century gatehouse at Bolebrook Castle is also brick built, as is the Dacre Chapel, added to Herstmonceux Church in the 15th century.

2.1.9.21 Bricks continued to be expensive and the preserve of the rich and were often used sparingly on otherwise timber-framed buildings. For example, a brick tower was built at Laughton Place in the 16th century adjacent to the timber-framed house. During the 17th century the wealthy Wealden ironmasters began lining their blast furnaces with bricks to withstand the intense heat and early maps often show brick related field names adjacent to iron working site. The prosperity of the ironmasters was largely responsible for the building of high-status large houses in the District from the later 16th century, often
incorporating brick. Halland House in East Hoathly and the new house of the Sackville family in Hartfield were built at this time.

2.1.9.22 Permanent brickyards began to be set up to supply bricks and tiles for house building rather than just the temporary kiln set up next to specific building projects. The popularity of bricks gradually increased throughout the 17th, 18th and early 19th century when many houses were rebuilt or substantially altered. The brick kiln and clay pits were often set up on the edge of Commons and the greatest concentration is on the Weald Clay belt from Hailsham in the south to Horsham in the north.

2.1.9.23 Population growth, resulting in a demand for housing and cheap labour for growing industries, saw increased production and use of bricks in the 19th century, further increased by the arrival of the railway to the area in the mid-19th century and abolition of the brick tax in 1850. This is especially evident in the towns and larger villages, such as Hailsham, Uckfield and Mayfield, where the familiar rows of Victorian brick terraces and villas grew up around the earlier core. Brick buildings and walls dating to the later 18th and 19th century are also evident in the smaller villages around the District.

2.1.9.24 The railways allowed the movement of bricks from the area to supply the markets in London to the north and Eastbourne, Brighton and Worthing to the south and further brickworks grew up along the railway lines to take advantage of these markets, for example Hailsham. The railways themselves also required vast quantities of bricks for tunnels, cuttings, viaducts, stations and other buildings.

2.1.9.25 By the late 19th century brickmaking had been mechanised and production was on a much larger scale, making machine made bricks at large brickworks. However handmade bricks were still being made in the smaller brickworks. Production of bricks declined in the area in the earlier 20th century with increased competition and price drops from over-production. Many of the smaller works closed, exacerbated by the opening of the large and mechanically efficient Sussex Brick and Estates Company, which produced 20 million bricks annually. However, many of the larger brickworks survived or reopened after WWI and enjoyed success from the demand for housing and shortage of building material after WWI and WWII. This continued until the increased use of breezeblocks and concrete in the 1950s.

2.1.9.26 There are no remaining working brick or tile works within Wealden District, but there is a rich archaeological resource, with many locations shown on the earlier Ordnance Survey maps. Some associated ancillary buildings, such as worker’s cottages, remain in areas in the District.

Rope making

2.1.9.27 Rope making was a local industry in Hailsham from the beginning of the 19th century and gave Hailsham the title of ‘String Town’. It was started by Thomas Burfield in 1807 as a cottage industry and there were several Rope Walks around the town where rope was manufactured and then brought to Burfield’s premises in the High Street. As the industry grew, a bespoke factory was constructed on South Road, of which there are still some buildings remaining today. A former employee of Burfield started a rival rope
maker, Green Bros, in Summerheath Road, and for many years the two businesses provided the main employment in the town.

2.1.9.28 The hangman’s rope was reputedly made in Hailsham and during the two world wars, tents, camp beds and even canvas decoy hurricane planes were manufactured for the war effort at the rope works. Today, although the original Burfield rope making site is no longer in use for that purpose, rope making continues in the town at Marlow Ropes.

Salt making

2.1.9.29 There is evidence to suggest that salt making was an important occupation on the Pevensey Levels at the initial stages of the economic exploitation of the marsh in the Saxon period. The Domesday Book (1086) records that the edges of Pevensey Marsh reputedly supported 100 salt works at that time. It is highly likely that evidence remains on the edges of the Pevensey Levels for this important early industry.

2.1.10 Other Trades and Industries

Windmills

2.1.10.1 There appears to be evidence for the erection of around 50 windmills in the District from the 18th century to late 19th century, although some of these windmills are likely to be replacements of earlier mills on the same site that collapsed or burnt down. Only 6 windmills survive in their original locations and in an unconverted state, 3 of which are in working order. The remaining structures have either been lost completely or have been converted to domestic use in the past with significant change to their structures and appearance, resulting in significant loss of historic fabric, including sails and mill machinery. Of the 6 windmills that survive unconverted, 4 are earlier post mills and 2 are later tower mills.

2.1.10.2 The Post Mill was probably the first type of windmill to be built. The main body or ‘buck’ of the mill is built around a centre post on which it pivots so that the mill can turn into the wind and respond to the wind direction. The post is supported by cross trees, originally resting on a wooden trestle (Nutley is an example) and later the trestle was protected by a brick roundhouse under the buck (Windmill Hill being an example). This type of mill was common until the 19th century when the more powerful tower and smock mills replaced them, of which there are examples of both types in the District.

2.1.10.3 The masonry tower mill was introduced to provide large and more stable sources of power and in contrast to the post mill, only the cap is rotated rather than the whole body of the mill. These types of mills could be constructed taller with large sails and could be operated at lower wind speeds. The smock mill is a later development of the tower mill, where the tower is replaced by a wooden framework, called the "smock." The smock is commonly of octagonal plan, though examples with more, or fewer, sides exist. The lighter construction in comparison to tower mills made smock mills practical as drainage mills as these often had to be built in areas with unstable subsoil. One further mill survives that was previously located at Westham, but has been moved to the Weald
and Downland Open Air Museum in West Sussex. This was an example of a hollow post mill.

2.1.10.4 Wind power was obviously a significant asset in the District due to the topography and the proximity to the sea and prevailing south westerly winds. Their significance in relation to the industrial heritage and social history within the District is clearly substantial and the preservation and maintenance of the remaining un-converted mill buildings of particular importance. There is also a rich record of lost or converted mills which can provide additional evidence for the historic environment record in the District and offer opportunity for archaeological investigation through development\(^{(12)}\).

2.1.10.5 There is evidence for at least 33 watermills in the District, but only 13 mill buildings appear to survive relatively intact, of which two are in working order. The other 10 surviving watermills are either in an empty or derelict state, some with or without their machinery, or have been converted to dwellings.

2.1.10.6 The majority of the watermills appear to have been for flour production, but some were sawmills or later mills for producing animal feeds. It appears that the majority of parishes within the District had at least one watermill, and these were a mixture of sizes, with some having undershot wheels and some overshot. Where mill buildings no longer survive, there is potential for significant archaeology, relating not just to the remains of the building, but the water infrastructure, including the mill ponds and the leats with associated sluices for directing the water over or under the waterwheel. Where mill buildings survive, and have relatively intact machinery, there is the potential for a positive heritage strategy within the District to support their retention, and potential restoration.

Gas works

2.1.10.7 There are a number of gas works shown on the early Ordnance Survey maps of the District, but unfortunately, very few structures associated with this late 19th century industry remain and those that do are therefore particularly significant.

2.1.10.8 One local example of a former gasworks is at Heathfield, where natural gas was discovered by accident at the end of the 19th century. In its heyday, the Heathfield gasworks produced some 15 million cubic feet a day and provided the railway station with lighting until the 1930s. Unfortunately, the operation never proved commercially viable and no evidence remains for the industry today. It is interesting to note that a medallion was struck to commemorate the coronation of Edward VII and Queen Alexandra - one side portrayed the Royal heads, and the other side was the inscription 'Heathfield, Sussex, 1902. Natural gas first used for light and power'.

2.1.10.9 Another example was at Eridge, a gasometer was built in the Estate Yard in 1869, and gas manufactured there provided Eridge Castle with lighting until the coming of electricity in 1921. The yard is located to the north of Eridge Green on the road adjacent to the entrance to Eridge Park and is now used as small industrial units, but a chimney and possible buildings associated with the gas works still remain on the site.

Cottage industries

2.1.10.10 Within each settlement and Parish, cottage and service industries sprang up to serve the local population.

2.1.10.11 Some of the earliest local industries would have been blacksmiths and tanyards. Each village would have had a blacksmith for providing and repairing basic domestic and agricultural implements; for shoeing horses and repairing carts etc. The actual smithy building is often lost, but the accompanying blacksmiths accommodation
adjacent often survives. In the late 19th century and early 20th century, the site of the blacksmiths often became the car repair garage and petrol station, as at Selphaston. Tanning was also important in the District throughout the middle ages and into the 19th century. This industry was normally confined to the outskirts of settlements (due to smell) and adjacent to water courses. Tanyard Farm in Underhill, Maresfield, is an example.

2.1.10.12 The leather products from the tanning industry were then used within other cottages industries in the District, from glove-making, to tack and saddle making. Wadhurst was one of the leather industry's Wealden centres in the mid-16th century. The area was well suited to this process as the market and surrounding farms ensured a supply of hides and the oaks that were abundant in the Weald had a particularly high tannin content. Water was also available for the process, which required soft water for the tanning stages.

2.1.10.13 Another particularly important and specific local industry to Wealden for at least the last 200 years is trug making. Herstmonceux was an important local centre and trugs are still made in the vicinity today. The word ‘trug’ is derived from ‘trog’, an Anglo Saxon word meaning wooden vessel or boat shaped article. Trugs were originally used for measures or scoops for grain or liquid but are more generally used as a type of basket for containing articles, particularly useful for gardening. Trugs are made from sweet chestnut, which is used for their frame, and thin boards of cricket bat willow.

2.1.10.14 By the 19th century, the census’ can provide an idea of the variety of small cottage industries and services within settlements in the District. For example, the Kellys Directory entry of 1882 notes that Boreham Street had its own Post Office, a Public House, The Misses Ladies School, tailors, saddlers, miller, bootmaker, butcher, grocer and draper and a hair dresser (reference: Kelly’s Directory of Sussex, by E. R. Kelly, M.A., F.S.S., published by Kelly & Co, 51 Great Queen Street, London WC in 1882). At Withyham, the 1882 Kelly’s Directory of Sussex shows that within the wider Parish there were a variety of commercial tradespeople, including: blacksmiths; wheelwrights; shoe and boot makers; shop keepers and drapers; wine and spirit merchants; millers; a coal merchant, farms, surgeon and saddler. Within the village itself the 1881 census lists the most common occupation was farm labourer. The other occupations listed were: smith; draper, grocer and post master; Rector; coachman; gardener; innkeeper; and school teacher.

2.1.10.15 This demonstrates a snapshot of the significance of the rich social history relating to service industries within settlements, the remains of which may survive within buildings, particularly shop fronts and plan forms, or within ancillary buildings within the curtilages of domestic buildings.

2.1.10.16 Worthy of note as a local industry are the Harmer plaques found throughout the District. Jonathan Harmer was the son of a Heathfield stonemason, who used his skills as a potter to enhance his father’s gravestones. Jonathan created a method of attaching terracotta plaques to gravestones or tombs, which has enabled some of them to last for 200 years. The method he devised was to cut the outline of the terracotta into the stone, then cut about 3/4 inch deeper into the stone creating a cavity. The terracotta plaque of the same or slightly thicker depth was made, then the plaque was glued into the cavity using a mortar. He took over the family firm in 1799, and from then until around
1840 he added these unusual terracotta bas-reliefs to a large number of local grave stones. The plaques came in seven main varieties including baskets of fruit and flowers, urns with horn handles, cherubs and figure groups representing Faith, Hope and Charity. They were made in various colours, too, the red versions originating from a local claypit at Heathfield Park and the paler creams and buffs from further afield.

2.1.10.17 There are many many examples of his work in the Wealden area, including: Cade Street (6), Chiddingly (1), East Hoathly (2), Old Heathfield (1), Hailsham (1), Hellingly (3), Herstmonceux (8), Mayfield (5), Wadhurst (1), Waldron (2), Warbleton (2). His work can also be found in other parts of East Sussex, and into Kent.

2.1.11 Transport

Drove roads and ridgeways

2.1.11.1 The earliest routes were the drove roads for animals from the Downs into the Weald and the ridgeway routes, and more details are provided earlier in this document. Evidence for these routes remain within the District landscape and in some cases are still in use for modern transport.

Navigable rivers

2.1.11.2 There were originally several navigable routes along rivers in the District. These included the River Cuck, up to Arlington and various navigable streams and rivers within the Pevensey Levels area. There is evidence for a Romano-British port on the River Cuckmere to the west of Arlington; and at Boreham Street, just to the south of the village, along Boreham Lane is an area known as Puddledock. This denotes the area of a wharf on the river going out to sea two miles south of the confluence of the Nunningham Stream and the Ash Bourne. This part of the river was navigable by large, seagoing vessels, permitting the movement and trade of iron, corn, timber and ironwork. (reference: Wartling Past & Present, Wartling Parish Local History Group 2009) Ships could dock here until 1645 and the wharf was still visible until as recently as 1930.

2.1.11.3 It is likely that further evidence may be discovered for navigable water routes in the District, particularly due to the proximity of areas of the District to the coast.

Railways and their influence on settlements and activity in the District

2.1.11.4 The railways arrived in the District from the mid-19th century, with the earliest line being that between Polegate and Hailsham, opened in 1849, particularly to serve the livestock market in the town, as well as passengers. The line was later extended through to Eridge in 1880 and was called the ‘Cuckoo Line’. There were also lines between Tunbridge Wells and East Grinstead, and between Lewes and Eridge.

2.1.11.5 The remaining operational railway line is from Uckfield north, through Buxted, Crowborough and Eridge and on to London (opened in 1868), but the link between Uckfield and Lewes no longer exists. The other railway lines in the District fell under Dr Beechings axe in the 1960s, and the Cuckoo Line is now a national cycle trail and footpath called...
the ‘Cuckoo Trail, and the line between Tunbridge Wells and East Grinstead is similarly used and named the ‘Forest Way’.

2.1.11.6 However, infrastructure from these disused lines still remains including in most areas the line of the track bed, which in two instances are now national cycle ways. Other infrastructure including railway bridges, some signal boxes, and railways stations survive and their architecture is often specific to location and the particular railway line, and therefore can be particularly locally distinctive. A good example is the railway station at Mayfield which has particularly decorative architectural detailing.

2.1.11.7 With the advent of the railways and easier travel, alternative industries sprang up in the late Victorian period in the District. One example was widespread industry in chicken-fattening. Trains would bring in chickens for fattening from all over and take them away when they were ready. The chickens were fattened in their gardens, and would be put on a cramping machine to fatten them up with a mixture of sour milk, ground oats and rendered down fat. Men would do the plucking and the women did the stubbing (pinching out the beginnings of new feathers). As this activity expanded, it spawned a range of related activities such as corn and seed merchants, carriers and suppliers of equipment and machinery, as well as the increase in the production of cereals and hops. This industry started in the 1860s and finished around 1960 when broilers were introduced. (Reference: Heathfield.net) There remains evidence around the District for the built infrastructure serving the associated industries.

2.1.11.8 The railways also transformed settlements in the District, leading to a building boom. Particular examples are Heathfield, which was transformed from a tiny settlement called ‘Tower Street’ to a large village; the construction of New Town in Uckfield; the building of large Victorian and Edwardian villas in Mayfield; and a significant expansion of Hailsham. The domestic building industry of this period benefited from the new money arriving in the towns from the arrival of the railways, the easier access to building materials, and even tourism in the north of the District, with visitors bringing money into the economy of the emerging spa town of Crowborough. There are significant areas of built form remaining from this period within the settlements particularly affected by the railways that demonstrate important architectural detailing. These buildings are particularly at risk from complete loss through redevelopment, or erosion of detail through loss of architectural features, which, through cumulative change, will erode the character and appearance of these parts of the settlements and lead to a loss of interpretation of their evolution.

Roads

2.1.11.9 The Wealden roads were notoriously bad, no doubt exacerbated by the movement of heavy materials associated with industry, and the roads throughout the District began to be improved and some became turnpikes from the mid-18th century. These were roads owned by land owners and a toll had to be paid to pass through individual sections of road, towards maintenance and upkeep. A number of tollhouses, now private houses, still survive along the former toll roads in the towns and villages around the District, although there is evidence from the Tithe Maps and early Ordnance Survey maps that many of these buildings have now been lost through later road widening schemes. There is likely to be archaeological evidence remaining for these lost buildings.
Also associated with the turnpikes were the 18th and 19th century coaching inns, of which a number survive in the District, including: The Chequers at Maresfield; the former Shelley Arms, Nutley; and The Maiden’s Head, Uckfield.

2.1.12 Military History

Roman fort of Anderida and the Norman fortification of Pevensey Castle

2.1.12.1 The earliest military history in the District relates to Pevensey and the influence of the Romans and Normans, as discussed earlier. Interestingly, the military importance of the castle was also acknowledged in the 20th century when in 1942 small additions were made to Pevensey Castle for the defence of Britain, when it became a lookout over the channel for German aircraft during World War II.

Canons and Gunpowder

2.1.12.2 In the medieval period, the Iron Industry in the Weald provided cannon and ammunition for wars, and later also gunpowder, as evidenced by the powdermill at Maresfield.

Napoleonic War

2.1.12.3 There is evidence of the influence of the Napoleonic War in the early 19th century in the District, including the Martello Towers, Baracks and Army Camps.

2.1.12.4 The Martello Towers are small defensive forts first built in the South East of England during the Napoleonic War between 1805 and 1808. The round structures followed a standard plan, though varied in size. A typical South East Martello would be about 45 ft* (13.7m) in diameter at base and up to 40ft* (12m) tall. The masonry walls were built of brick and rendered with lime mortar externally, and were up to 13ft thick. Inside there were two main floors, the lower floor housing supplies and a powder store, and the first floor the men’s quarters and officer's quarters. A single Martello housed between 15 and 25 men; a garrison of up to 24 men and 1 officer. The internal floor area of both floors was 1300 sq ft. Towers 60-63 were constructed in the Pevensey Bay area and three remain, now converted to dwellings.

2.1.12.5 There is evidence for an army barracks from this period in Hailsham. Constructed in 1803, the barracks were built to quarter troops intended to man the Martello towers which defended the Pevensey area from the French. The Barracks were closed after the defeat of Napoleon at Waterloo in 1815. The officer's houses remain as evidence, along with the Grenadier Inn.

2.1.12.6 During the Napoleonic Wars an army camp was established at Waterdown near Frant village, extending to the crossroads of the Eridge-Tunbridge Wells and Frant-Groombridge roads. In 1793, 18 soldiers from the camp were buried in Frant Churchyard after contracting smallpox.

2.1.12.7 In addition to the militia, which was compulsory service, various East Sussex landowners raised volunteer regiments during the Napoleonic Wars, paid for out of their
own pockets. The North Pevensey Legion was raised by the Earl of Sheffield of Sheffield Park, which had a company based in Frant led by Sir John Macpherson and another at Eridge led by George Nevill.

**World War I and II**

2.1.12.8 The influence of the First and Second World Wars on the historic environment in the District is substantial and includes locations of military camps; airfields; pill boxes and tank traps; a radar station; as well as the evidence for bomb craters in the landscape and the impact of bombs on the built environment, leading to substantial rebuilding in settlements. Due to its location on the south coast, the District was also important in the World War II defences of the country. Part of the GHQ Stop line network passes through the District and the stop lines were intended to halt the German advance should the invasion of Britain have taken place. The stop lines comprised pill boxes and continuous anti-tank obstacles, both of which are still evident throughout the Wealden landscape.

2.1.12.9 The Pevensey Levels were the location for one of the larger radar defence stations in World War 2. In the mid-1930s, the Air Ministry established a programme of building radar stations around the British coast to provide warning of air attack on Great Britain and this network of radar stations was called Chain Home. Pevensey faced south for attack across France from Germany and was in the right position for the Battle of Britain.

2.1.12.10 As first built, RAF Pevensey covered a considerable area of the Pevensey Levels, now Pylon Farm, but the transmitters and receivers were housed in sandbagged wooden huts with 90’ guyed wooden masts and a mobile generator. Later, the operations blocks were given a much higher level of protection against attack and were constructed of brick, built on the surface but surrounded with a traverse and topped with a six foot thick shingle filled concrete sandwich roof. Shortly after completion the blast from a German bomb dislodged several tons of shingle, some of it falling into the receiver building. RAF Pevensey was one of the original 20 Air Ministry Experimental Stations.

2.1.12.11 As originally planned there should have been four 360 foot steel transmitter towers spaced 180ft apart and four 240ft wooden receiver towers in a rhombic pattern set at a distance from the transmitters. RAF Pevensey was short lived and by December 1945 the station was described as ‘caretaking’. As the station was not required for the post war rotor radar programme RAF Pevensey was offered for sale by public auction in November 1958. The inventory of buildings and equipment offered for sale included: brick sectional timber and handcraft buildings, 350 foot steel towers and water towers. The contents of the buildings included diesel engines, electrical equipment and all fittings, steel and timber doors and windows, air ventilation systems, fuel and water tanks, sewage pumps, electric motors, tubular wall heaters, RSJ’s, baths, sinks and power cables.

2.1.12.12 Today, very little above ground evidence remains for RAF Pevensey and the area will be a rich future archaeological source for the activity during World War 2.
Military camps

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

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

2.1.12.15 Heathfield Park was requisitioned and turned over to the Army, with the Gibraltar Tower being used as a look-out post and had a firing range close by. From the summer of 1941 Canadian troops took over the responsibility for the defence of the area. From early in 1944 Sussex was one of the areas where troops were concentrated for the launch of the invasion to re-conquer the continent. At the end of April the Heathfield Park become the HQ for the Guards Armoured Division and 5,000 men of the Worcesters were also billeted there.

2.1.12.16 During World War II the house and garden at Sheffield Park became the headquarters for a Canadian armoured division, and Nissen huts were sited in the garden and woods.

Military and Auxiliary Hospitals during World War I

2.1.12.17 Home hospitals were formed under the Joint War Committee of the British Red Cross Society and the Order of St. John of Jerusalem to care for troops injured during WWI. Before the conflict even began, suitable properties were identified that could be used as temporary hospitals if war broke out. On the outbreak of war both the Joint War Committee and the War Office were inundated with offers of accommodation. It was the Committee’s job to sort through these 5,000 offers to find suitable buildings. They included anything from town halls and elementary schools to large and small private houses. Large numbers of public and private buildings (often large houses) were turned over for use as small hospitals, most of which operated as annexes to nearby larger hospitals (the majority of the larger military hospitals in the county were in Brighton). They were staffed by members of the local Voluntary Aid Detachment (VAD), who were trained in first aid and home nursing and local volunteers, and local examples in the District included: Shernfold Park, Frant; Hill House, Wadhurst; Claytons, Mayfield; and the Red Cross Hospital, Hailsham and Beech Green Hospital, Withyham.\(^{14}\)

War memorials

\(^{14}\) http://www.redcross.org.uk/~media/BritishRedCross/Documents/Who%20are%20we%20are/History%20and%20archives/List%20of%20auxiliary%20hospitals%20in%20the%20UK%20during%20the%20First%20World%20War.pdf
2.1.12.18 There are a large number of war memorials in the District relating to different conflicts predominantly within the 19th and 20th centuries. The memorials do not just take the form of the large monuments erected in settlements to commemorate those lost in the first and second world wars, but to smaller church monuments, village halls, village greens, and personal memorials such as gates and plaques on other types of buildings and structures. The memorials relate to people with strong historical association to the places in which they lived and are therefore, a significant cultural and social historical record.

Air Fields

2.1.12.19 There are several older air fields in the District, which are significant to the early history of aviation and that of the Second World War, and are therefore of particular historic importance locally.

2.1.12.20 An early airfield is that at Bellhurst in the Parish of Wartling. In the grounds of the house was the landing strip for the Eastbourne Aviation Company. Founded by Bernard Fowler in 1909, the company had a flying school and built planes at St Anthony’s Mount, Eastbourne with the seaplane factory at The Crumbles, Eastbourne.

2.1.12.21 The Deanland airfield was planned as an Advanced Landing Ground in order to provide support for the D-Day Landings on 6th June 1944. Construction was started in the Spring of 1943, and the first aircraft to take to the air on D-Day flew from Deanland, providing top-cover over the Omaha and Gold beach-heads.

2.1.13 Famous People and Notable Local Figures

Introduction

2.1.13.1 There are a number of notable people and historical figures of both national and local importance, that are linked with the District and whom have had an impact on the significance of the historic environment, and social and cultural history. The following is intended as a snapshot to demonstrate the influence on the historic environment and social history of different types of individuals from Royalty, landowners, craftsmen, artists, writers and designers, and is by no means considered to be a definitive list.

Historical Figures

2.1.13.2 Both Henry VIII and Elizabeth I were visitors to the District. Henry VIII is purported to have visited Bolebroke Castle outside of Hartfield with Anne Boleyn, and Elizabeth I visited Eridge Castle and the Archbishop’s Old Palace at Mayfield.

2.1.13.3 The persecution of the Protestants in the reign of Mary I touched upon people living in the District. Six people from Mayfield were martyred, four of whom were burned at the stake in the village, the other two died in Lewes; and one person from Warbleton, who was also executed at Lewes. Memorials to the martyrs in the two villages form part of the local historical significance of the area.
2.1.13.4 In the 15th century, Jack Cade, the leader of the 15th century rebellion that bears his name, died in a garden at Cade Street, being shot with an arrow by the Sheriff of Kent. Jack’s body was taken to London and his head fixed to a pike on London Bridge. A pillar at Cade Street commemorates the event.

2.1.13.5 There are also connections in the District to the first permanent English colony in North America. Robert Hunt, vicar of Heathfield from 1602 to 1606, sailed as chaplain with the 1607 expedition to settle the colony of Jamestown, Virginia, 13 years before the Pilgrim Fathers set sail in the Mayflower, and so became the first Christian minister to preach in America.

2.1.13.6 Another notable former resident is Lieutenant-Colonel John By of Shernfold Park, in Frant. In August 1802 John By went to Canada, where he was involved in repairs to the Cascades bateaux canal on the St Lawrence and superintended the construction of four Martello towers for the defence of Quebec. In 1826 he designed and constructed a military canal between the Ottawa River and Lake Ontario, safe from attack by the Americans. The town which grew up around his headquarters, originally named Bytown, was renamed Ottawa after the union of Upper and Lower Canada. The Rideau Canal is now a UNESCO World Heritage Site.

2.1.13.7 An important local figure in the late 18th century was Thomas Turner who lived at East Hoathly. Turner wrote a diary which is a unique chronicle of the village life of a shopkeeper in that period.

Landowners

2.1.13.8 Due to the large manorial estates within the District, many notable families have had an influence over the historic environment throughout the centuries, including the Sackvilles of Buckhurst, related to the Tudor/Elizabethan Royal Family; the Earls and Marquesses of Abergavenny of Eridge and Kidbrooke Park; The Pelham Family of Laughton; the Dacre-Fiennes of Herstmonceux; the Gage Family of Firle; and the Duke of Devonshire and Lord Burlington; who owned large tracts of land in the south of the District.

Crafts people

2.1.13.9 The iron industry has had a substantial impact on the historic environment in the District and the ironmasters were local prominent figures of the late and post medieval period and owned large properties. In Wadhurst Parish, for example, the ironmasters included John Barham, Nicholas Fowle and John Legas, along with their families and descendants. The Barhams and Fowles were already established landowners in the Wadhurst area before the iron boom, whereas John Legas moved to the area from the North and started out as a clerk at a furnace he later owned. John Barham and his descendants owned local forges and furnaces from 1561 until the mid-17th century; Nicholas Fowles operated a local furnace and forge in the mid-16th century; and John Legas and his partner William Harrison operated forges and furnaces in the early-mid 18th century.
2.1.13.10 Many of these local prominent figures involved in the iron industry have left their mark on the settlements in the District and outlying area through the houses that survive and the worker’s houses built to support the industry. In many of the local churches, there are memorialis to the Ironmasters by way of unusual iron grave slabs.

2.1.13.11 Listed among notable residents in the District is the cartographer Richard Budgen. In 1723 Richard Budgen published 24 maps as loose sheets that had been engraved by John Senex of Shropshire entitled “An Actual Survey of the County of Sussex divided into Rapes Hundreds and Deanries. In which the exact longitude and attitude of all the remarkable places are determined from observation. Also an accurate delineation by and measurement of the sea-coast, roads and the rivers so far as navigable”.

2.1.13.12 In the 19th century, George Smart, a local tailor in Frant, was popular with those visiting from Tunbridge Wells spa town. He exhibited cloth decorated with animals, birds and grotesque figures, and some of his fabric pictures still survive and show local scenes in the background, such as the houses surrounding Frant Common and the church.

Writers

2.1.13.13 The District has been associated with writers, particularly in the 19th and early 20th centuries, including: Sir Arthur Conan Doyle who lived in Crowborough, and A.A. Milne.

2.1.13.14 In 1925, A.A. Milne purchased Cotchford Farm, Hartfield, which was to become his home and that of Christopher Robin Milne. Milne is most famous for his two Pooh books about a boy named Christopher Robin, named after his son, and various characters inspired by his son’s stuffed animals, most notably the bear named Winnie-the-Pooh. The fictional Hundred Acre Wood of the Pooh stories derives from Five Hundred Acre Wood in Ashdown Forest where the Pooh stories were set. Popular tourist locations at Ashdown Forest include: Galleon’s Lap, The Enchanted Place, the Heffalump Trap and Lone Pine, Eeyore’s Sad and Gloomy Place, and the wooden Pooh Bridge where Pooh and Piglet invented Poohsticks.

Artists and photographers

2.1.13.15 Two particularly famous artists are linked to the District. Joseph Mallord William Turner is known to have painted in Sussex, and produced paintings of the Vale of Heathfield and Wadhurst. Pablo Picasso was also a visitor to Farley Farm in Muddles Green, Chiddingly in the early 20th century and examples of his work are within the house today. The house and gardens are full of surrealist paintings and sculptures.

2.1.13.16 There are also two photographers of note who lived and worked in the District.

2.1.13.17 Edwin Isaac Baker, who lived in Hailsham in the second half of the 19th century, set up a photographic studio at his bookstore premises in the High Street and was a prolific photographer, who took a large amount of photographs of Hailsham and the local area. His photographic record is a valuable resource in understanding the significance of the historic environment in this area.
Lee Miller was born in 1907, in the USA and lived at Farley Farm from 1949 until her death in 1977. She is perhaps best known for her photographs during the end of the Second World War. In 1944 Miller joined up with Time Life photographer David E. Scherman, following the US forces to Europe twenty days after the D Day landings. As a photojournalist and official war correspondent with the US Army, Miller documented key moments of the war such as the Liberation of Paris and the meeting of US and Russian troops on the river Elbe. Miller’s photographs of the Buchenwald concentration camp brought the horrors of the holocaust to the American public when they were published in US Vogue in June 1945. While in Germany Miller was billeted in Hitler’s secret apartment in Munich and famously took a bath in his bathtub. She also photographed his house Wachenfeld at Berchtesgaden ablaze on the eve of Germany’s surrender.

2.2 National Character Areas

2.2.1 Introduction

2.2.1.1 Wealden has a very high quality environment reflected in its designated High Weald Area of Outstanding Natural Beauty (AONB) landscape and historical settlements, as well as forming part of the backdrop to the South Downs National Park. The distinctive character of the District also includes the non-designated Low Weald landscape area. Therefore, it is appropriate to understand the defining characteristics of the landscapes of Wealden District and how this has influenced the historic and built environment.

2.2.1.2 As part of Natural England’s responsibilities as set out in the Natural Environment White Paper, Biodiversity 2020 and the European Landscape Convention, Natural England is revising profiles for England’s 159 National Character Areas (NCAs). These are areas that share similar landscape characteristics, and which follow natural lines in the landscape rather than administrative boundaries.

2.2.1.3 There are three NCAs within the National Character Area Framework that are located within the Wealden District Council area. These are the High Weald, the Low Weald and the Pevensey Levels. Each of the NCAs have separate profiles, which include a description of the historic development and typical built environment for each identified area. The NCA profiles are working documents, which are being refreshed and updated periodically.

2.2.1.4 A synopsis of the historic and built environment for each of the three NCAs within Wealden District, along with identified pressure for change and opportunities, is provided in Appendix 1 and is a good basis to start understanding what is special about Wealden. The historic and built environment of each NCA is briefly summarised in the bullet points below.

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15 http://www.farleyfarmhouse.co.uk/Default.aspx
19 Natural England, 2014
2.2.2 High Weald

**Summary of High Weald NCA (122)**

- Ridged and faulted sandstone core of the Kent and Sussex Weald.
- One of the best surviving medieval landscapes in northern Europe.
- AONB covers entire High Weald element within the north of Wealden District.
- Occupied since at least the Mesolithic period, with archaeological evidence for continuous occupation thereafter.
- Norman development represented by castles, churches and medieval buildings.
- Medieval landscape survives in remains of ancient routes, field patterns, evidence of Wealden iron industry, historic parks and gardens, historic buildings including hamlets, villages and farmsteads, maritime history such as shipbuilding and, woodland clearance and “assarting”.
- One of the highest concentrations of surviving early farmsteads anywhere in Europe.
- Large Estates, grand houses and parklands generated by wealth from Wealden iron industry and London merchants.
- Oast houses provide evidence of past associations with the hop industry.
- Strong local vernacular using local materials of red tile, decorative tile hanging, brick, local sandstone and timber, including many traditional timber-framed buildings.

2.2.3 Low Weald

**Summary of Low Weald NCA (121)**

- Within Wealden, this is the landscape area located to the west of the Pevensey Levels, south of the High Weald and north of the South Downs.
- Evidence of Mesolithic settlements, as well as Late Neolithic and Bronze Age woodland clearance and a number of Roman roads.
- Strong sense of an anciently settled and farmed landscape, with medieval farmsteads set in landscapes originally enclosed in the medieval period.
- Historic pattern of field enclosure, woodland clearance and "assarting" remains mostly intact.
- Evidence of industrial history of charcoal burning for iron and glass production, evidence of Wealden iron industry, and ponds from past industrial processes.
- Archaeological sites and heritage assets often lie under woodland.
- Isolated farmsteads often occupying ancient sites (some moated), and market settlements that have developed into villages and hamlets.
Oast houses provide evidence of past associations with the hop industry. Strong local vernacular using local materials of red tile, decorative tile hanging, brick, timber and weatherboarding, including many traditional timber-framed buildings and prevalence of agricultural buildings. Also use of flint towards the South Downs and sandstone locally.

2.2.4 Pevensey Levels

Summary of Pevensey Levels NCA (124)

- Low lying area located between Eastbourne and Bexhill, within the southeast corner of Wealden District.
- Area was a shallow bay in the Roman period with small islands within the bay where the earliest settlements were located.
- Area of high potential for buried prehistoric land surfaces and wetland archaeology.
- Occupation and land reclamation continued in the Saxon period.
- Current landscape formed by reclamation work started by local religious houses in the Middle Ages.
- Remarkable survival of a medieval field system with ditches and continued pastoral use in a lowland context, as well as historic flood defences.
- Some drainage channels and sea defences relatively unchanged since medieval times.
- Important historic defensive structures, such as the Roman “Saxon Shore Fort” of Pevensey Castle and the Martello Towers on the coastline.
- Salt-making was an important industry from at least the Saxon period and remnants of this industry are found on low mounds within the Levels.
- Low density dispersed settlements, comprising mainly a thin scattering of farmsteads on medieval sites.
- Settlement on the slightly higher ground surrounding the levels, above the flat marsh area.
- Area frequently inundated by the sea causing extensive flooding and leading to deserted villages and moated farmsteads.
- Local vernacular with a prevalence of local flint, brick, tile hanging and weatherboarding.

2.3 The High Weald Area of Outstanding Natural Beauty (AONB) Management Plan 2014-2019

2.3.1 The AONB Management Plan complements but does not duplicate the development plans of constituent local planning authorities. It does not itself propose policy to address development issues. Instead it sets out a ‘criteria-based’ framework (the
objectives and indicators of success for conserving and enhancing natural beauty) against which the impact of development on the purpose of designation can be assessed.

2.3.2 The Management Plan contains several objectives relevant to the built and historic environment that can be used to inform the development of planning policy for the Local Plan. These are set out below. Further information is contained in Appendix 2.

### AONB Management Plan: built and historic environment objectives

**S2 Objective:** To protect the historic pattern of settlement.

*Rationale:* To protect the distinctive character of towns, villages, hamlets and farmsteads and to maintain the hinterlands and other relationships (including separation) between such settlements that contribute to local identity.

**S3 Objective:** To enhance the architectural quality of the High Weald.

*Rationale:* Materials as a means of protecting the environment and adding to this distinctiveness.

**FH4 Objective:** To protect the archaeology and historic assets of field and heath.

*Rationale:* To protect the historic environment of the AONB other than the pattern of fields: i.e. the individual archaeological features.

### 2.4 Heritage Assets within Wealden

#### 2.4.1 Introduction

There are around 2213 listed buildings in Wealden, 20 registered Historic Parks and Gardens, and 104 Scheduled Monuments within Wealden District. In addition, there are currently 26 designated conservation areas (several of which have not been appraised for around 40 years), as well as other sites of local archaeological interest.

#### 2.4.2 Listed Buildings

Listing recognises a building’s special architectural and historic interest, and is a material consideration of the planning system. All buildings constructed before 1700 which survive in anything like their original condition are listed, as are most of those built between 1700 and 1840. Very few buildings have been listed from the period after 1945 and a building has normally to be over 30 years old to be eligible for listing.

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20 Including that part of Wealden falling within the South Downs National Park
2.4.3 Conservation Areas

2.4.3.1 Conservation Areas are those places within villages, towns and cities which are especially valued for their historic character and associations. What makes them special is the combination of buildings, streets, spaces and archaeology.

2.4.3.2 There are currently 26 conservation areas designated in the part of Wealden for which the Council is the Local Planning Authority. These are listed in Appendix 3.

2.4.4 Scheduled Monuments

2.4.4.1 A scheduled monument is an archaeological site considered to be of national importance by the government and protected by the Ancient Monuments and Archaeological Areas Act 1979.

2.4.4.2 There are 104 Scheduled Ancient Monuments within Wealden and these range from remains of the Iron Industry within the landscape (furnaces and bloomeries); to medieval settlements; earthworks; roman roads; and standing remains, such as Herstmonceux Castle and Brambletye House.

2.4.5 Parks and Gardens

2.4.5.1 The government maintains a register of parks and gardens designated as being of national importance that are included in the Register of Historic Parks and Gardens and considered to be of special historic interest in England. These designed landscapes cover many types and make a special contribution to the landscape of our countryside and towns.

2.4.5.2 Within Wealden, there are 20 Registered Parks and Gardens, of which one is listed Grade I (Sheffield Park); eleven are listed Grade II*; and 8 listed Grade II. See Appendix 4.

2.4.6 Areas of Archaeological Potential

2.4.6.1 A large number of areas of archaeological potential have been identified by East Sussex County Council throughout the District based on data held within the East Sussex Historic Environment Record (ESHER). These areas have been mapped as Archaeological Notification Areas (ANAs), which identify archaeologically sensitive areas where planning applications are likely to affect archaeology either within or outside these areas. ANAs are defined on the basis of recorded sites and monuments (or heritage assets) with historical and archaeological interest, but areas outside the ANAs which have not been subject to specific research may also have historical and archaeological interest.

2.4.6.2 Any proposed development within the ANAs will trigger consultation with the East Sussex County Council Archaeology Section to allow consideration of potential harm to known recorded heritage assets. This helps to meet the aims of the National Planning Policy Framework paragraph 128.

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22 Including that part falling within the South Downs National Park
2.4.6.3 However, the NPPF also requires the LPAs to use up to date evidence to predict the likelihood that currently unidentified heritage sites of historic and archaeological interest will be discovered in future. Paragraph 128 of the NPPF states that:

**NPPF, paragraph 128:**

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.

2.4.6.4 The East Sussex HER presently records a total of around 11,500 designated and non-designated heritage assets within Wealden District. Of this total, some 2373 (20%) are designated, but around 2373 (80%) are non-designated. It is likely that some of the non-designated heritage assets of archaeological significance are likely to be of national or regional importance.

2.4.7 Non Designated or Locally Designated Heritage Assets

2.4.7.1 The East Sussex HER presently records a total of around 11,500 designated and non-designated heritage assets within Wealden District. Of this total, some 2373 (20%) are designated, but around 2373 (80%) are non-designated. It is likely that some of the non-designated heritage assets are likely to be of national or regional importance.

2.4.7.2 The NPPF, NPPG and Historic England support the identification of local heritage assets to help recognise local distinctiveness and character to ensure these values are taken into account when changes affecting the historic environment are proposed. Local heritage assets can range from buildings, designed landscapes, archaeology and elements of the natural environment, which are identified in conjunction with local communities as being of specific importance.

2.4.7.3 There are currently two locally listed buildings within Wealden: the Roebuck at Laughton, and the Gatehouse at Maresfield Park, Maresfield.

2.4.8 Historic Environment Record

2.4.8.1 The East Sussex Historic Environment Record (ESHER) plays a crucial role in ensuring access to information relating to designated and non-designated heritage assets, allowing the significance of a designated or non-designated heritage asset to be understood. They are unique repositories of information relating to landscapes, building, sites and artefacts relating to the historic environment. Despite the fact that they are non-statutory, the NPPF at paragraph 128 emphasises the importance of Historic Environment Records in providing the core of information needed for plan-making and individual planning decisions.
2.5 Historic Farmsteads

2.5.1 Historic England identifies that historic farmsteads and their buildings are a prominent contributor to regional distinctiveness and landscape. A series of Regional Farmstead Character Statements have been written, outlining the development of farmsteads within each of the 159 National Character Areas (NCAs) in England and promoting better and more accessible understanding of the character of farm buildings at a broad landscape and regional scale.

2.5.2 This information can be used to help identify designated and non-designated historic farmsteads in the District and better understand their historic development and significance, as well as any potential threats.

2.5.3 The three NCAs within the Wealden District Council area are the High Weald, the Low Weald and the Pevensey Levels. A summary of the key farmstead characteristics for each of these areas is provided in Appendix 5.
3 Design - Policy and Guidance

3.1 National Planning Policy Framework (NPPF)

3.1.1 The National Planning Policy Framework (NPPF) has 12 core principles that should underpin both plan-making and decision-taking in the planning system. One of the principles is to always seek to secure high quality design and a good standard of amenity for existing and future occupants of land and buildings.

3.1.2 Paragraphs 56 to 68 of the NPPF set out how local planning authorities should develop robust and comprehensive policies that set out the quality that will be expected for the area. It includes the statement at paragraph 56 that: *good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.*

3.1.3 The NPPF requires Local Plans to consider inclusive design for all development, but that policies should not stifle development by being over prescriptive, whilst reinforcing local distinctiveness (Paragraph 60). Policies should address the connections between people and places, including the integration of new development into the natural, built and historic environment, but support innovative design, where appropriate (Paragraph 61).

3.1.4 The NPPF also provides specific criteria for design policy to ensure that design policies in Local Plans are robust and comprehensive and based on an understanding of the characteristics of the area and the objectives for the future:

**Paragraph 58**

Local and neighbourhood plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area. Such policies should be based on stated objectives for the future of the area and an understanding and evaluation of its defining characteristics. Planning policies and decisions should aim to ensure that developments:

- will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

- establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;

- optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks;
respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;

• create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and

• are visually attractive as a result of good architecture and appropriate landscaping.

3.1.5 National Planning Policy Framework (NPPF) paragraphs 69-77 discuss the importance of high quality, well designed environments to promote health and wellbeing. For example, access to green space and views encourages good mental and physical health, as does making sure that in new development, such as a new community, people are not isolated. The planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities.

3.1.6 The NPPF in Chapter 12 confirms that designation of a Conservation Area, listed building, or scheduled ancient monument should not preclude the possibility of new development either adjacent or within the setting of the heritage asset, but that it should make a positive contribution to local character and distinctiveness. New development should be of the highest standard in order to maintain and enhance the quality of the area or building, and be sensitive to its character and appearance. In considering applications for new development in such areas, the council can seek, through design policy, to ensure that the form, scale, design and materials of new buildings are complementary to the historic context and have an acceptable impact on the significance of a designated heritage asset.

3.1.7 Other impacts of development, such as light pollution, noise pollution, air and ground pollution and ground conditions, are also important considerations. Paragraphs 120-125 of the NPPF particularly consider these aspects.

3.2 National Planning Policy Guidance (NPPG)

3.2.1 The NPPG builds on the requirements of the NPPF and provides detail on what is expected to be incorporated within Local Plan policy in section 26, Design, of the NPPG.

Paragraph 26-002

Good design should:

• ensure that development can deliver a wide range of planning objectives;

• enhance the quality buildings and spaces, by considering amongst other things form and function, efficiency and effectiveness and their impact on well being;

• address the need for different uses sympathetically.
3.2.2 The NPPG confirms that Local Plans should set a clear design framework and that the promotion of good design should be sought at all stages in the planning process, including during policy formulation (paragraph 26-09). It requires Local Planning Authorities (LPAs) to secure design quality through the policies adopted in their Local Plans through robust and comprehensive polices setting out the quality of development that will be expected for the area. In order to do this affectively, it confirms that LPAs will need to evaluate and understand the defining characteristics of the area as part of its evidence base, in order to identify appropriate design opportunities and policies, aimed at securing high quality design for places, buildings and spaces (paragraph 26-003).

3.2.3 Through good plan and policy formulation, a Local Plan is an essential tool for achieving high quality places. A key part of any plan is understanding and appreciating the context of an area, so that proposals can then be developed to respect it. Good design interprets and builds on historic character, natural environment and the aspirations of local communities (paragraph 26-030). The importance of promoting local character through planning is emphasised, stating that development should seek to promote character in townscape and landscape by responding to and reinforcing locally distinctive patterns of development, local man-made and natural heritage and culture, while not preventing or discouraging appropriate innovation (Paragraph 26-029).

3.2.4 The NPPG requires that LPAs to assess the design quality of planning proposals against their Local Plan policies, national policies and other material considerations, and states that by establishing sound, clear and easy to follow design policies and processes for use by both developers and local communities, LPAs can make design a more transparent and accessible part of the planning process (Paragraph 26-004 & 005).

3.2.5 The NPPG states that design impacts on how people interact with places and can affect a range of economic, social and environmental objectives beyond the requirement for good design in its own right. Planning policies and decisions should seek to ensure the physical environment supports these objectives. The following issues should be considered:

**Paragraph 26-006**

- local character (including landscape setting)
- safe, connected and efficient streets
- a network of greenspaces (including parks) and public places.
- crime prevention
- security measures
access and inclusion
efficient use of natural resources
cohesive & vibrant neighbourhoods.

3.2.6 The NPPG confirms that local distinctiveness is what makes a place special and valued:

**Paragraph 26-020**

Distinctiveness relies on physical aspects such as:

- The local pattern of street blocks and plots;
- Building forms;
- Details and materials;
- Style and vernacular;
- Landform and gardens, parks, trees and plants; and
- Wildlife habitats and micro-climates.

3.2.7 It clarifies, however, that distinctiveness is not solely related to the built environment, but that it also reflects an area’s function, history, culture and its potential need to change (paragraph 26-020).

3.2.8 To achieve this, the NPPG, throughout Section 26, confirms that development should:

- integrate, respect and complement the local distinctiveness of the area in which the development is located in terms of layout, appearance and detail, scale, materials and building styles and landscaping, whilst recognising the heritage significance of the area, both built form and within the landscape;
- not detract from the dominance of, or interrupt important views of, significant built form or features, including natural landscape features, historic landscape features and key views and vistas, and respect local landscape setting;
- be functional, supporting a mix of uses and facilitating ease of movement, providing connectivity between spaces and a positive relationship between public and private spaces;
- create attractive streets that support the character and use of the area, whilst promoting accessible and permeable road networks, and providing car-parking and service areas appropriate to the context of the area;
- have functional attractive and sustainable buildings that are adaptable to the changing needs of occupants, with full social integration, as well as meeting service needs.
• address crime prevention and promote security, whilst creating an inclusive, adaptable and resilient environment and cohesive and vibrant neighbourhoods;
• make efficient use of the land whilst respecting the character of the surrounding area and neighbouring uses, as well as efficient use of natural resources through using design to reduce resource requirements.

3.2.9 The NPPG confirms that in responding to local distinctiveness of an area, LPAs should consider the use of spaces between buildings, including boundary treatments which may be considered particularly important to create a quality well designed place on prominent rural or edge of settlement locations and to help design out crime. A review of the detail of the interfaces between buildings and the public realm will also ensure that there is an inherent quality that will last beyond completion of construction of any particular building. In effect, design of new development needs to address area wide, as well as site specific issues, but also ensure that there is clear definition between public and private space.

3.2.10 Layout of development should also create attractive streets incorporate and protect existing on site and/or adjacent features of landscape, ecological, heritage or amenity value and enhance such features and is also an important aspect of design and the understanding of the context of development. Layout of development also needs to:

• accommodate the efficient delivery of goods and supplies;
• give priority to pedestrian and cycle movements;
• create safe and secure layouts, minimising conflicts between traffic and cyclists or pedestrians, avoiding street clutter.

3.2.11 The NPPG in Section 26 also confirms that the following key design parameters should be considered through the formulation of local design policy by:

• The consideration of use of high standards of building materials, finishes and landscaping, including the provision of street furniture and public art where appropriate;
• maximising opportunities for sustainable construction techniques, use of renewable energy sources and ensuring buildings and spaces are orientated to gain maximum benefit from sunlight and passive solar energy, unless this conflicts with the character of the surrounding townscape, landscape or topography where it is of high quality;
• the consideration at the earliest stages of the servicing needs of dwellings and other types of development discreetly designed and accessible storage space is provided, with particular emphasis on preventing unsightly bin storage; and
• ensuring that affordable housing will not be distinguishable from private housing by its design, nor banished to the least attractive part of the site to help promote cohesive and vibrant neighbourhoods.
3.2.12 Turning to the impacts of development, the NPPG covers a number of areas that merit consideration for specific Local Plan policy, including impact on overshadowing and loss of privacy; light pollution, air quality, odour and dust, noise, and advertisements.

3.2.13 The NPPG states that the size of individual buildings and their elements should be carefully considered, as their design will affect, for example, the overshadowing and overlooking of others (paragraph 26-026). This reinforces the basic amenities of daylight and privacy expected within developments.

3.2.14 In relation to the consideration of lighting within the design of development, paragraph 31-002 provides more detailed information in relation to when light pollution is relevant to planning and what factors should be considered when assessing whether a development proposal might have implications for light pollution. Of interest locally, the South Downs National Park Authority is currently measuring and mapping the quality of the sky within their area to see whether the South Downs has the potential to become a Dark Sky Reserve, which has international status, and the value of the ‘dark skies’ is noted within the Statement of Significance in the High Weald Management Plan\(^{(23)}\). Therefore, there is potential with Wealden for development incorporating lighting not only to have a localised impact on amenity, but also a wider landscape impact.

3.2.15 Action to manage and improve air quality is largely driven by EU legislation. The NPPG confirms at paragraphs 32-001 and 002 that it is important that the potential impact of new development on air quality is taken into account in planning where the national assessment indicates that relevant limits have been exceeded or are near the limit. It also notes that air quality can also affect biodiversity and may therefore impact on our international obligations under the Habitats Directive, a particular issue in the north of the District in relation to Ashdown Forest.

3.2.16 The NPPG notes in paragraph 32-001 that odour and dust can also be a planning concern, for example, because of the effect on local amenity. Local Plan policy can help a consistent approach to the consideration of the impact of localised affects of odour and dust on development, or from development.

3.2.17 The NPPG confirms that consideration relating to noise are relevant to planning when new developments may create additional noise and when new developments would be sensitive to the prevailing acoustic environment and that there may also be opportunities to consider improvements to the acoustic environment (paragraph 30-001). Section 30 provides substantial guidance on the types, frequency and influence of noise on new development and from existing development and the considerations required through the planning system, including reference to the potential conflict of existing businesses generating noise with new development adjacent.

3.2.18 The NPPG considers the impacts of land contamination in Section 33 and states that:
Paragraph 33-001

failing to deal adequately with contamination could cause harm to human health, property and the wider environment. It could also limit or preclude new development; and undermine compliance with European Directives such as the Water Framework Directive.

3.2.19 It confirms at paragraph 33-003 that LPAs should consider the implications of contamination for a new development to the extent that it is not addressed by other regimes to ensure a site is suitable for its new use and to prevent unacceptable risk from pollution. It also confirms that the role of Local Plans is to ensure that only appropriate development is allocated for land subject of contamination and that there should be a clear policy approach to remediation having regard to the possible impact of land contamination on neighbouring areas (e.g. by polluting surface water or groundwater) and in relation to the role of developers and requirements for information and assessments (paragraph 33-005).

3.2.20 Advertisements can also be an associated impact of development. The NPPG confirms that a local plan does not have to contain advertisement policies and that if such policies are considered necessary to protect the unique character of a particular area, these should be evidence-based (paragraph 18b-029). However, advertisements can have a significant impact on the character and distinctiveness of the historic environment and can be harmful to the significance of heritage assets and their setting, through design, size and lighting. Therefore, Local Plan policy can be beneficial in ensuring that advertisements do not have an adverse impact on the historic environment in Wealden.

3.3 Other National Guidance Documents

3.3.1 There are a number of guidance documents that have been produced by different bodies over the years that contain guidance on different aspects of good design practice and delivering quality urban design. There include, but are not limited to:

- Planning for Places: Delivering Good Design Through Core Strategies (CABE, 2009)
- A Design Wayfinder (CABE, 2012)
- Urban Design Compendium: Volume 1 and 2 (English Partnerships; updated HCA, 2013)
- Building for Life 12 (CABE, 2012)
- Safer Places (DCLG, 2004)
- Secured By Design (Association of Chief Police Officers)

3.3.2 Planning for Places: Delivering Good Design Through Core Strategies (24) has three key messages for local authorities to embed design quality in their Local Plan:

CABE (2009), Planning for Places: Delivering Good Design through Core Strategies.
1. Tell the story:
A good core strategy needs to tell the story of the place, explain how it works and highlight its qualities and distinguishing features. Telling the story helps everyone understand how the qualities of the place have shaped the strategy and its priorities for future quality.

2. Set the agenda:
Use the core strategy to say what is wanted for the area, express aspirations and be proactive and positive about the future of the place and say how this will be achieved. Set out what is expected in terms of design quality and where necessary provide links to the relevant development plan documents or supplementary planning documents.

3. Say it clearly:

3.3.3 Make the core strategy relevant and understandable to a wide audience. Use maps and diagrams to inform the text and communicate the strategy and show what quality of place means.

3.4 Wealden Core Strategy Local Plan 2012
3.4.1 The adopted Wealden Core Strategy Local Plan requires that high quality design should be sought for all types of development irrespective of location (be it in an urban, rural, designated or non-designated area) within the District.

**Policy SPO13**

We will encourage the development of high quality, safe and attractive living environments for communities in both towns and villages, while promoting local distinctiveness through good design in all new development. We want future built development to create spaces and places which are sustainable, distinctive and durable – places where people will want to live. These will be expected to make a real contribution to addressing climate change issues and addressing the needs of our ageing population.

3.5 Wealden Local Plan 1998

3.5.1 The Wealden Local Plan was adopted in 1998 and has a specific saved design policy which covers multiple issues relating to design.

**Policy EN27**

Proposals for development will be permitted when the following layout and design criteria are met:-
(1) the scale, form, site coverage, density and design of the development and the use of materials and landscaping should respect the character of adjoining development and, where appropriate, promote local distinctiveness. The design, materials and landscaping should be of an appropriate high standard;

(2) the proposed development should not create an unacceptable adverse impact on the privacy and amenities of adjoining developments and the neighbourhood by reason of scale, height, form, noise and traffic movements;

(3) the proposed development should ensure a satisfactory environment for the future occupants, including adequate provision for daylight, sunlight, privacy, garden space and/or appropriately landscaped amenity areas;

(4) the proposed development should not constitute an unacceptable back-land or 'tandem' form of development;

(5) regard has been paid to crime prevention measures whenever possible and appropriate”.

3.5.2 In addition, there are other saved policies within the 1998 Local Plan which also relate to design issues:

- EN28 – Design of development for people with disabilities
- EN29 – Light pollution
- DC19 – Extensions to dwellings in the countryside
- HG6 – Crime prevention in new housing developments
- HG10 – Extensions to dwellings in development boundaries
- TR3(2) – Traffic Impact of new development
- TR16 – Car parking standards

3.5.3 There are also several bespoke saved design policies relating to particular locations within the District and seek to retain the particular character of urban areas, for example, the low density or orientation of housing to a particular feature:

- CR2 – Crowborough Warren housing policy area
- VB5.2 – Pound Green housing area, Buxted
- VB12.1 – Park Road housing area, Forest Row
- VB14 – Florence Lane housing policy area, Groombridge
3 Design - Policy and Guidance

3.5.4 The policies in the Wealden Local Plan 1998 were based on national legislation and policy, and wider design guidance for that particular time period. The saved policies generally reflect the aims of the newer national policy contained in the NPPF.

3.5.5 All saved policies within the Wealden Local Plan 1998 will be superseded by the emerging Local Plan, to which this Background Paper relates.

3.6 Wealden Design Guide

3.6.1 The Wealden Design Guide (WDG) was published in November 2008 and is linked to saved Policy EN27 of the adopted Wealden Local Plan 1998. The purpose of the WDG is to encourage a higher standard of design of development for the District. The guide has fourteen chapters covering issues including:

- Character zones and local distinctiveness
- Residential alterations and extensions
- Landscape, trees and wildlife
- The re-use and conversion of rural buildings
- Sustainability
- Alterations and extensions to listed building
- Character appraisal of sites and their settings
- Shopfronts and signage
- Design and Access Statements
- Telecommunications equipment.
- New residential development
- Designing the public realm
- New non-residential buildings

3.6.2 The design guide has proven to be a useful tool within the development management process and has also been given significant weight at appeal. However, changes in legislation, technology, permitted development rights, as well as the publication of the NPPF and NPPG have occurred in the six years since its publication.

3.6.3 It is clear that the NPPF and NPPG require a comprehensive design policy, and not a brief policy. This comprehensive policy will be supported by a robust evidence base.
that could help to inform a future replacement design guide (or guides) as a Supplementary Planning Document(s) (SPD) in support of the adopted policy.

3.6.4 The NPPF and NPPG makes it clear that supplementary planning documents should be prepared only where necessary and where justified, in line with paragraph 153 of the NPPF and that they should build upon and provide more detailed advice or guidance on the policies in the Local Plan. They should not add unnecessarily to the financial burdens on development.
3 Design - Policy and Guidance
4 Historic Environment - Legislation, Policy and Guidance

4.1 Designation of Heritage Assets

4.1.1 The key pieces of legislation, under which heritage assets are designated, are outlined below:

**Key Historic Environment Legislation**

**Historic Buildings and Ancient Monuments Act 1953**

Registered Historic Parks and Gardens are designated by Historic England for their special historic interest under this Act.

**The Civic Amenities Act 1967**

The Act introduced the concept of conservation areas for the first time and their definition as ‘areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance’ (Section 1(5) of the Civic Amenities Act, 1967). This has since been superseded by the Planning (Listed Buildings and Conservation Areas) Act 1990.

**Ancient Monuments and Archaeological Areas Act 1979**

The Secretary of State designates scheduled monuments under this Act. Designation is made in recognition of the national importance of scheduled monuments.

**The Town and Country Planning Act 1990**

This Act recognised for the first time the individual importance of conservation areas, which became subject of a separate Act, to also include Listed Buildings.

**Planning (Listed Buildings and Conservation Areas) Act 1990**

The Secretary of State designates listed buildings for their special architectural or historic interest under this Act.

There are three levels of listing:

- **Grade I** - buildings which are of exceptional interest, sometimes considered to be internationally important; only 2.5% of listed buildings are Grade I
- **Grade II*** - buildings which are particularly important buildings of more than special interest; 5.5% of listed buildings are Grade II*
Grade II – buildings which are nationally important and of special interest; 92% of all listed buildings are in this class and it is the most likely grade of listing for a home owner.

Conservation areas are also designated, primarily by local authorities, under this Act.

In addition to the primary Act, the Planning (Listed Buildings and Conservation Areas) Regulations 1990 were introduced to provide for the detailed implementation of the Act.

**Enterprise and Regulatory Reform Act 2013**

The heritage measures in the Act implement commitments to legislation made in the Government’s response to the Penfold Review of Non-Planning Consents in November 2011. The measures introduced by the Act included:

- Making it clearer when a building is listed specifically what is and is not protected;
- Making it easier to apply for a certificate of immunity from listing;
- Enabling owners and local planning authorities to enter into voluntary partnership agreements to help them manage listed buildings more effectively;
- Removal of the requirement for Conservation Area Consent, while retaining the offence of demolishing an unlisted building in a conservation area without permission; and
- Introduction of automatic granting of listed building consent for certain categories of work or buildings through a system of national and local class consents.

### 4.2 Statutory Duties and Consent Regimes

#### 4.2.1 Introduction

4.2.1.1 The legislation outlined above also requires specific statutory duties to be exercised or specific statutory tests to be applied in assessing the impact of a development upon certain heritage assets. Under this legislation, assets may also be subject to a separate specific heritage-related consent regime.

#### 4.2.2 Scheduled Monuments

4.2.2.1 In addition to any planning approval that may be required, scheduled monument consent is required under the Ancient Monuments and Archaeological Areas Act 1979 for most works and other activities that physically affect a scheduled monument either above or below ground level. This consent must be obtained from the Secretary of State for Culture, Media and Sport through Historic England.

4.2.2.2 There are 104 Scheduled Monuments on Wealden District, including those located within the South Downs National Park.
4.2.3 Listed Buildings

4.2.3.1 The Planning (Listed Buildings and Conservation Areas) Act 1990 requires decision makers to 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’ (26).

4.2.3.2 Proposed works to listed buildings can require both planning approval and a separate specific listed building consent. This consent is usually obtained from the local planning authority.

4.2.4 Conservation Areas

4.2.4.1 Section 69 of the Act imposes a duty on Local Planning Authorities (LPAs) to designate as conservation areas any ‘areas of special architectural or historic interest, the character of appearance of which it is desirable to preserve or enhance’. This designation gives LPAs the opportunity to adopt specific conservation policies for the preservation and enhancement of particular historic areas and to have some control over demolition of non-listed buildings and structures that help to define the CA’s special interest.

4.2.4.2 Section 69 of the Act also states: ‘It shall be the duty of a local planning authority from time to time to review the past exercise of functions under this section and to determine whether any parts of any further parts of their area should be designated as conservation areas; and, if they so determine, they shall designate those parts accordingly’. (s.69(2)).

4.2.4.3 Section 71 of the Act further requires the ‘formulation and publication of proposals for preservation and enhancement of conservation areas’. (s.71). This normally takes the form of an initial appraisal document that summarises the special historic character of the area and contains a map delineating the boundary of the area and marking any special historic features it is desirable to retain, such as walls and open spaces. This document is often followed by a management plan, outlining future proposals for the continuing preservation and enhancement of elements within the CA. The appraisals and management plans are usually incorporated into the local planning process.

4.2.4.4 Section 72 of the Act requires that ‘special attention be paid to the desirability of preserving or enhancing the character or appearance of that area; in the exercise of planning functions.’ Therefore, a LPA must consider this when determining any planning application on a building or land within a CA.

4.2.4.5 There are currently 26 designated conservation areas in Wealden District, excluding those located within the South Downs National Park.

4.2.4.6 Within conservation areas, tighter planning controls exist over certain works and activities that often requiring planning consent, such as:

- the demolition of buildings;
the felling of or works to trees; and

certain minor works or developments.

4.2.4.7 However, a number of permitted development rights to alter and extend buildings remain. Article 4 Directions are issued by a Council in circumstances where specific control over development is required, primarily where the defined character of an area would be threatened by permitted development rights to extend and alter buildings. Article 4 Directions are are commonly, but not solely, applied to conservation areas to control the incremental change that occurs through small scale development which does not normally require planning permission by removing these permitted development rights. The powers to serve a Direction are within Article 4 of the Town and Country Planning (General Permitted Development) Order, 1995 (GPDO) and their application would require small scale changes to identified individual buildings within conservation areas to be the subject of planning consent and consideration under Section 72 of the Act.

4.2.5 Historic Parks and Gardens

4.2.5.1 Historic parks and gardens are designated under the Historic Buildings and Ancient Monuments Act 1953 as designed landscapes of national interest. These sites are listed on a national register established under the National Heritage Act (1983).

4.2.5.2 Although no additional statutory protection is given to a site on the register of historic parks and gardens, they are protected under national policy as a designated heritage asset.

4.2.5.3 There are 20 Registered Historic Parks and Gardens in the District. These are listed in Appendix 4.

4.2.6 Non Designated Heritage Assets

4.2.6.1 Heritage assets that are not designated under statute receive no statutory protection. However, they may receive a degree of protection under national or local policy as ‘non-designated heritage assets’, as set out in Section 4.3 below.

4.2.6.2 Non Designated Heritage Assets are identified by the LPA, often through a Local Heritage List, and have a degree of significance due to their heritage interest and can include:

- Buildings and monuments;
- Sites, monuments and buildings with archaeological interest;
- Parks and Gardens and landscapes;
- Areas of local value and character, including open spaces.

4.2.6.3 Where buildings are identified through a Local Heritage List, there are no automatic additional controls relating to permitted development for alteration and change. Therefore, similarly to Conservation Areas (see part 4.2.4), it is possible to consider the
use of an Article 4 Direction to restrict permitted development rights and manage incremental change to buildings in order to reduce harm to their identified heritage significance. The application of an Article 4 Direction would require planning consent for alterations and change that would normally be considered to be permitted development.

4.2.6.4 Article 4 Direction can also be used to control permitted development on identified sites of human burials that are not designated to ensure that any groundworks are appropriate and monitored as necessary.

4.3 National and Local Planning Policy and Guidance

4.3.1 National Planning Policy Framework (NPPF)

4.3.1.1 National policy in relation to the historic environment is contained within the National Planning Policy Framework (NPPF).

The Environmental Role of Planning

4.3.1.2 Paragraph 7 of the NPPF states that ‘there are three dimensions to sustainable development: economic, social and environmental’ and part of the environmental role is seen as ‘contributing to protecting and enhancing our natural, built and historic environment’.

Core Planning Principles

4.3.1.3 The National Planning Policy Framework (NPPF) makes it clear that protecting and enhancing the historic environment is a core principle:

**Paragraph 17, bullet point 10:**

[Planning should] conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations.

Conserving and Enhancing the Historic Environment

4.3.1.4 Section 12 of the NPPF relates to “conserving and enhancing the historic environment” and the initial aim is for LPAs to set out a positive strategy in relation to the historic environment:

**Paragraph 126**

Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. In doing so, they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner
appropriate to their significance. In developing this strategy, local planning authorities should take into account:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- the desirability of new development making a positive contribution to local character and distinctiveness; and
- opportunities to draw on the contribution made by the historic environment to the character of a place.

4.3.1.5 The NPPF uses the all-embracing term ‘Heritage Asset’ to describe a significant building, monument, place, area or landscape having a degree of significance meriting consideration in planning decisions, because of its heritage interest. ‘Heritage Asset’ includes designated heritage assets and non-designated assets identified by the LPA (including local listing).

4.3.1.6 Section 12 of the NPPF also sets out the national policy framework for determining planning applications that may affect both designated and non-designated heritage assets. The national policy approach seeks to conserve heritage assets in a manner appropriate to their significance and sets out how decisions should be made in paragraphs 131 through 138:

- Where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset;
- Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset; and
- Where a development proposal will affect the significance of a non-designated heritage asset.

4.3.1.7 In reaching such decisions, councils are required to weigh public benefits against harm and Section 12 of the NPPF provides more detail on how the significance of heritage assets should be assessed; and how the positive, neutral or negative impacts of a proposal should be considered. It also contains further guidance on how councils should develop their positive strategy for the conservation and enjoyment of the historic environment.

4.3.1.8 Further, the NPPF requires within the Plan Making chapter, that the Local Plan should include strategic policies to deliver the conservation and enhancement of the historic environment. In addition, it also requires that LPAs should have up-to-date
evidence about the historic environment in their area. They should either maintain or have access to a historic environment record\(^{(28)}\).

**4.3.1.9** The NPPF requires that LPAs, when considering designation of Conservation Areas, ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest\(^{(29)}\). In addition, it also makes it clear that LPAs should also look for opportunities for new development within conservation areas and within the setting of heritage assets to enhance or better reveal their significance\(^{(30)}\).

**4.3.1.10** The NPPF identifies two categories of non-designated sites of archaeological interest (in addition to designated sites); those that are demonstrably of equivalent significance to scheduled monuments and so considered subject to the same policies as those for designated heritage assets; and other non-designated heritage assets (NPPF paragraph 139).

**4.3.1.11** In relation to heritage assets and climate change, the NPPF core principles contain two principles relating directly to heritage conservation and environmental sustainability (NPPF paragraph 17). The heritage principle states that any development should ‘...conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations.’; whilst the energy conservation principle states that any development should ‘...support the transition to a low carbon future... (and) encourage the reuse of existing resources, including conversion of existing buildings and encourage the use of renewable resources.’ The NPPF does not give supremacy to either of these two principles, but instead provides a framework for assessing heritage significance and weighing the degree of harm to it against the public benefit of reducing energy consumption. Every effort should be made to minimise harm or conflict through careful design as recommended in the NPPF (paragraph 129). This means that the scale, type and location of work to improve energy efficiency should be appropriate to the heritage significance of the heritage asset and/or setting of a heritage asset in question.

**4.3.2 National Planning Policy Guidance**

**4.3.2.1** The NPPG is the guidance that runs alongside the NPPF and has a section on Conserving and Enhancing the Historic Environment.

**4.3.2.2** The NPPG confirms that protecting and enhancing the historic environment is an important component of the National Planning Policy Framework’s drive to achieve sustainable development and that the appropriate conservation of heritage assets forms one of the ‘Core Planning Principles’ that underpin the planning system\(^{(31)}\).

**4.3.2.3** The NPPG confirms what is meant by the conservation and enhancement of the historic environment and clarifies that:

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28 NPPF, paragraph 169
29 NPPF, paragraph 127
30 NPPF, paragraph 137
31 Paragraph 001
Heritage assets are an irreplaceable resource and effective conservation delivers wider social, cultural, economic and environmental benefits; Conservation is an active process of maintenance and managing change. It requires a flexible and thoughtful approach to get the best out of assets as diverse as listed buildings in every day use, to as yet undiscovered, undesignated buried remains of archaeological interest; In the case of buildings, generally the risks of neglect and decay of heritage assets are best addressed through ensuring that they remain in active use that is consistent with their conservation. Ensuring such heritage assets remain used and valued is likely to require sympathetic changes to be made from time to time. In the case of archaeological sites, many have no active use, and so for those kinds of sites, periodic changes may not be necessary; Where changes are proposed, the National Planning Policy Framework sets out a clear framework for both plan-making and decision-taking to ensure that heritage assets are conserved, and where appropriate enhanced, in a manner that is consistent with their significance and thereby achieving sustainable development; Part of the public value of heritage assets is the contribution that they can make to understanding and interpreting our past. So, where the complete or partial loss of a heritage asset is justified, the aim then is to capture and record the evidence of the asset’s significance which is to be lost, interpret its contribution to the understanding of our past, and make that publicly available.

The NPPG also clarifies what is meant by a positive strategy for conservation and enjoyment of the historic environment as required by paragraph 126 of the NPPF and that it should recognise that:

- conservation is not a passive exercise;
- LPAs should identify specific opportunities within their area for the conservation and enhancement of heritage assets;
- this could include, where appropriate, the delivery of development within their settings that will make a positive contribution to, or better reveal the significance of, the heritage asset.

The NPPG confirms that the delivery of a positive strategy may require the development of specific policies, for example, in relation to use of buildings and design of new development and infrastructure and that LPAs should consider the relationship and impact of other policies on the delivery of the strategy for conservation. This is a
good example of where design policy and infrastructure policy can also have a positive impact on heritage strategy in the District.

4.3.2.6 With regard to conservation areas, the NPPG confirms that:

**Paragraph 18a-025**

Local planning authorities must review their conservation areas from time to time (Section 69(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990). A conservation area appraisal can be used to help local planning authorities develop a management plan and appropriate policies for the Local Plan. A good appraisal will consider what features make a positive or negative contribution to the significance of the conservation area, thereby identifying opportunities for beneficial change or the need for planning protection.

4.3.2.7 There are 26 existing conservation areas in Wealden District (excluding those which now fall within the South Downs National Park) and the Council has already started a programme of reappraisal to run in parallel with the Local Plan review, in accordance with the Act, and the updated appraisal documents will contain a thorough character appraisal, identifying character areas, common building materials, landscape features, negative impacts, and provide a basis on which to properly consider the impact of future development within designated areas or their setting, and aid in the preparation of appropriate policy and future management options.

4.3.2.8 With regard to non-designated heritage assets, the NPPG acknowledges that, whilst there is no requirement to identify such assets, LPAs are encouraged to consider making clear and up to date information on their identified non-designated heritage assets, both in terms of the criteria used to identify assets and information about the location of existing assets, accessible to the public. In this context, the inclusion of information about non-designated assets in Local Plans can be helpful, as can the identification of areas of potential for the discovery of non-designated heritage assets with archaeological interest\(^{(33)}\).

4.3.2.9 The NPPG also notes that it is helpful if Local Plans note areas of potential for the discovery of non-designated heritage assets with archaeological interest. The historic environment record will be a useful indicator of archaeological potential in the area. In judging if non-designated sites of archaeological interest are demonstrably of equivalent significance to scheduled monuments, and therefore considered subject to the same policies as those for designated heritage assets, local planning authorities should refer to Department for Culture, Media and Sports criteria for scheduling monuments\(^{(34)}\).

**Paragraph 18a - 040**
The National Planning Policy Framework identifies two categories of non-designated site of archaeological interest:

(1) Those that are demonstrably of equivalent significance to scheduled monuments and are therefore considered subject to the same policies as those for designated heritage assets (National Planning Policy Framework Paragraph 139)...

(2) Other non-designated heritage assets of archaeological interest. By comparison this is a much larger category of lesser heritage significance, although still subject to the conservation objective. On occasion the understanding of a site may change following assessment and evaluation prior to a planning decision and move it from this category to the first. Where an asset is thought to have archaeological interest, the potential knowledge which may be unlocked by investigation may be harmed even by minor disturbance, because the context in which archaeological evidence is found is crucial to furthering understanding. Decision-taking regarding such assets requires a proportionate response by local planning authorities. Where an initial assessment indicates that the site on which development is proposed includes or has potential to include heritage assets with archaeological interest, applicants should be required to submit an appropriate desk-based assessment and, where necessary, a field evaluation. However, it is estimated following an initial assessment of archaeological interest only a small proportion – around 3 per cent – of all planning applications justify a requirement for detailed assessment.

4.3.2.10 The mapping of the ANAs to help identify areas of archaeological potential is an initial step towards the fulfilment of the requirements of the NPPF and NPPG, but Local Plan policy to reinforce the national requirements, taking into account local significance and the types of archaeological potential within the District is also part of a positive heritage strategy.

4.3.2.11 Turning to the impact of renewable energy and climate change, the NPPG, states that:

**Paragraph 5-007**

.. great care should be taken to ensure heritage assets are conserved in a manner appropriate to their significance, including the impact of proposals on views important to their setting.

**Paragraph 5-013**

...great care should be taken to ensure heritage assets are conserved in a manner appropriate to their significance, including the impact of proposals on views important to their setting. As the significance of a heritage asset derives not only from its physical presence, but also from its setting, careful consideration should be given to the impact of large scale solar farms on such assets. Depending on their scale, design and
prominence, a large scale solar farm within the setting of a heritage asset may cause substantial harm to the significance of the asset.

**Paragraph 5-019**

As the significance of a heritage asset derives not only from its physical presence, but also from its setting, careful consideration should be given to the impact of wind turbines on such assets. Depending on their scale, design and prominence a wind turbine within the setting of a heritage asset may cause substantial harm to the significance of the asset.

### 4.3.2.12

Therefore, as part of a positive heritage strategy, it would be appropriate therefore to consider a policy relating to such impact on designated and non designated heritage assets, to consider both the impacts of small scale residential micro generation and larger scale renewable energy developments, in relation to harm to the significance of heritage assets and their wider setting.

#### 4.3.3 Wealden Core Strategy Local Plan 2012

**4.3.3.1** Policy SPO2 of the WCSLP highlights the need to protect the historic environment, stating that: “We will ensure that the intrinsic quality of the historic environment is protected and that Wealden’s environmental, heritage and cultural assets are used appropriately to encourage suitable tourism development and support inward investment.”

**4.3.3.2** Policy WCS14: Presumption in Favour of Sustainable Development – links back to the requirements of the NPPF.

#### 4.3.4 Wealden Local Plan 1998

**4.3.4.1** At present, the existing saved policy (EN19) relates to the impact of development on conservation areas. All other policies which related to separate areas of the historic environment such as archaeology and listed buildings were not saved and there has been a reliance on the NPPF (and previously PPS5 and its accompanying guidance document).

**4.3.4.2** Saved policy EN19 will be replaced upon the adoption of a new Wealden Local Plan.

#### 4.3.5 Wealden Design Guide

**4.3.5.1** The Wealden Design Guide (WDG) was published in November 2008 and is linked to saved Policy EN27 of the adopted Wealden Local Plan 1998. The purpose of the WDG is to encourage a higher standard of design of development for the District. The guide has fourteen chapters, of which Chapter 12 relates specifically to the historic environment in relation to listed buildings. However other chapters within the guide also touch upon aspects of the historic environment including through consideration of sustainability, re-use and conversion of rural buildings, shop fronts and signage.
4.4 Historic England

4.4.1 Introduction

4.4.1.1 Historic England(35) is the Government's lead advisory body for the historic environment and has a statutory role in the planning system. Central to their role is the advice they give to LPAs, government departments, developers and owners on development proposals affecting the historic environment. This may be in the form of written advice or as a consultee in relation to both the formulation of Local Plan Policy or in relation to the consideration of applications affecting heritage assets.

4.4.2 The National Heritage Protection Plan

4.4.2.1 The National Heritage Protection Plan (NHPP) sets out how Historic England(36), together with partners in the heritage sector, will prioritise and deliver heritage protection from 2011 to 2015.

4.4.2.2 The objective of the NHPP is to make the best use of resources so that England's vulnerable historic environment is safeguarded in the most cost-effective way at a time of massive social, environmental, economic and technological change.

4.4.2.3 The NHPP seeks to ensure that England’s historic environment:

- is not needlessly at risk of damage, erosion or loss;
- is experienced, understood and enjoyed by local communities;
- contributes to sustainable and distinctive places to live and work; and
- helps deliver positive and sustainable economic growth.

4.4.2.4 Throughout the NHPP, the word ‘protection’ is used in a broad sense to include the wider conservation and management of the historic environment to protect its significance. This includes the repair, maintenance, adaptation, reuse and interpretation of heritage assets; identification, assessment and recording of the historic environment; decision making through the planning system or other mechanism; and statutory protection and grant aid.

4.4.2.5 The plan identifies that the constructive conservation of the historic environment makes an important contribution to growth and achieving it with the involvement and support of local communities is an essential step in delivering sustainable places of quality and character.

4.4.2.6 Amongst the measures and activities identified are:

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35 Formerly known as English Heritage. In 2015, English Heritage was split into two. The charitable body that is the custodian of historic properties retained the name English Heritage, and the body that advises on the historic environment in the planning system became Historic England.

36 formerly called English Heritage.
Establishing threats to the historic environment, and developing responses to those threats;

Recognition and identification of heritage assets in areas of the country where this is poor, especially in relation to underground archaeology.

Assessing character and significance of heritage, including historic settlements; and rural historic buildings and their settings;

Protection and understanding of significance, including upgrading and modernisation of the designation base, a restricted and responsive designation programme, and supporting local communities in protecting significant heritage assets, all of which will help successful conservation in both plan making and decision making.

4.4.2.7 Local Plan Policy can help to deliver constructive conservation of the historic environment through acknowledging the measures and activities identified above and promoting a positive strategy for the conservation and enjoyment of the built environment.

4.4.3 Historic England Advice

4.4.3.1 Historic England has published a large number of guidance/advice notes relating to the historic environment, of which a number are relevant within the plan making process. A number of these were published under the name ‘English Heritage’ but are still relevant and many early guidance/advice notes have been updated to accord with the requirements of the NPPF.
Historic Environment Good Practice Advice in Planning Notes

4.4.3.2 Historic England have recently produced a series of three good practice advice notes on Historic Environment Good Practice Advice in Planning, specifically to help LPAs in implementing historic environment policy in the NPPF and the related guidance given in the NPPG through the Local Plan process.

4.4.3.3 Advice Note 1: ‘The Historic Environment in Local Plans’ provides guidance on implementing a strategic approach to the requirements for a positive strategy in the terms of NPPF paragraphs 9 and 12 by recognising and reinforcing the historic significance of places. The advice also makes it clear that historic environment policy should not be a stand-alone part of a policy approach, repeating NPPF objectives, but that a sound conservation strategy should be more strategic, involving policies for local housing, retail and transport, for example, which may need to be tailored to achieve the positive improvements in the historic environment that the NPPF expects (NPPF, Paragraph 8).

4.4.3.4 Consequently, the advice suggests that the Local Plan might need to consider the inter-relationship of the objectives for the historic environment with the following:

- **Building a strong, competitive economy** – How might the plan conserve and enhance the quality of the historic environment in order to encourage tourism, help create successful places for businesses to locate and attract inward investment? What opportunities are there for heritage-led regeneration?

- **Ensuring the vitality of town centres** – What role can the historic environment play in increasing the vitality and attractiveness of town and village centres?

- **Supporting a prosperous rural economy** – What opportunities does the reuse or adaptation of traditional buildings provide for supporting the rural economy or providing homes for local people? What potential is there for new heritage-led tourism initiatives?

- **Promoting sustainable transport** – How might new roads and other transport infrastructure be delivered in a manner which also conserves the historic environment of the area? Could the introduction of sustainable transport initiatives offer related opportunities for heritage through improving street/traffic management or public realm enhancement at the same time?
- **Delivering a wide choice of high quality homes** – How might the plan encourage adaptive reuse of historic buildings? How might new residential developments best be integrated into historic areas?

- **Requiring good design** – How might the defining characteristics of each part of the plan area be reinforced in the approach to design

- **Meeting the challenge of climate change, flooding and coastal change** – How might flood prevention measures be provided which also safeguard the heritage assets in the area? How might the strategy for renewable energy developments and associated infrastructure reduce the potential harm to the historic environment?

- **Conserving and enhancing the natural environment** – How might the plan best identify, protect and enhance important historic landscapes? What contribution might the strategy for improving the Green Infrastructure network also make to the enhancement of the area’s heritage assets?

In formulating the positive strategy for the Local Plan, Historic England Advice Note 1 also sets out that it is often necessary to consider the following factors:

- How the historic environment can assist the delivery of the positive strategy and the economic, social and environmental objectives for the plan area (NPPF, Paragraphs 126 and 132 and Sections 66 and 72 of the Planning (Listed Buildings & Conservation Areas) Act 1990)

- How the plan will address particular issues identified during the development of the evidence base, including heritage at risk and the reuse of buildings.

- The location, design and use of future development and how it can contribute to local identity and distinctiveness.

- The interrelationship between conservation of heritage assets and green infrastructure, landscape, regeneration, economic development, transport works, infrastructure planning, tourism, social and cultural assets, town centres and climate change mitigation/adaptation (NPPF, Paragraph 126).

- The means by which new development in and around World Heritage Sites and other designated heritage assets might enhance or better reveal their Outstanding Universal Value and significance (NPPF, Paragraph 137).
4 Historic Environment - Legislation, Policy and Guidance

4.4.3.5 The other two advice notes relate to decision taking and consideration of setting of heritage assets:

- Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking, provides advice on assessing the significance of heritage assets, using appropriate expertise, historic environment records, recording and furthering understanding, neglect and unauthorised works, and marketing and design and distinctiveness.

- Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets, provides advice on the relationship of setting to curtilage, character and context; the extent of setting; views and setting; setting and the significance of heritage assets; and a staged approach to proportionate decision taking.

Historic Environment Good Practice Advice in Planning: 1, March 2015
**Conservation Areas**

4.4.3.6 With regard to Conservation Areas, the following Historic England guidance is relevant in relation to understanding and identifying the character of a place; assessment of character, and best practice:

- Understanding Place: An Introduction 2010 (Revised 2012)
- Understanding Place: Historic Area Assessments in a Planning and Development Context 2010 (Revised 2012)
- Understanding Place: Historic Area Assessment: Principles and Practice 2010 (Revised 2012)
- Understanding Place: Conservation Area Designation, Appraisal and Management 2010 (Revised 2012)
- Valuing Places: Good Practice in Conservation Areas

4.4.3.7 Historic Area Assessment is a way of defining the character of a place, explaining how it has acquired its present form and evaluating its significance. It is therefore a valuable aid to decision-making in the fields of planning and conservation, focusing attention on what matters and why if distinctive local character is to be maintained and enhanced. It is particularly useful for assessing existing or potential conservation areas, or local areas of character for the purposes of a Local Heritage List.

**Local Heritage Listing**

4.4.3.8 Historic England has also published a good practice guide to local heritage listing. The Guide is the first comprehensive guide to local heritage listing in England. It draws on good practice from across the country in developing a new local heritage list, or making improvements to an existing one and includes a number of case studies illustrating key aspects of the process. Importantly, the Guide is a starting point, in order to respond to local needs However, English Heritage confirms that decisions on the way assets are identified and the system used for managing the local heritage list are matters for LPAs and their communities.

**Extensive Urban Surveys**

4.4.3.9 The Extensive Urban Surveys (EUS) project is part of a national programme of surveys of the archaeology, topography and historic buildings of England’s historic towns and cities, supported by English Heritage. The programme was launched in 1992.
The initial purpose of the programme was to help local authorities in England to implement Planning Policy Guidance Note 16, Archaeology and Planning in historic towns and cities. Now, the programme is also contributing to wider aims, such as the planning of regeneration and conservation initiatives. The extensive surveys cover all the smaller historic towns of England on a county-by-county basis. A number of the historic settlements within Wealden have now been surveyed and this information will be useful within the plan making process and for the re-appraisal of conservation areas.

Areas surveyed to date are:

- Crowborough
- Hailsham
- Heathfield
- Mayfield
- Pevensey
- Rotherfield
- Uckfield
- Wadhurst

The Heritage at Risk (HAR) Register is maintained by Historic England as a way of understanding the overall state of England’s historic sites and identifies those sites that are most at risk of being lost as a result of neglect, decay or inappropriate development.

The HAR Register includes:

- Grade I and II* listed buildings (Grade II in London only);
- places of worship,
- archaeological sites;
- conservation areas;
- registered parks and gardens;
- registered battlefields; and
- protected shipwrecks.
4.4.4.3 The number of buildings or structures country wide on the HAR Register has decreased continually since 1999 and 57.5% of the original entries have been removed, which is extremely positive. However, new sites have been added to the Register every year, so that the overall number of buildings at risk has only fallen by 282 from 1,428 to 1,146. This means that 4.1% of listed buildings and structures are in poor enough condition to be included on the Register.

4.4.4.4 A recent pilot project has been undertaken to survey Grade II listed buildings in certain areas of the country. Of over 4,500 grade II listed buildings surveyed, around 4.2% were assessed as at risk. The key problem areas were doors, windows, walls, gutters, and other rainwater goods. However nearly 5% of buildings surveyed were stable and not expected to deteriorate in the near future.

4.4.4.5 Historic England have identified that one of the greatest threats to historic landscapes, such as Registered Parks and Gardens\(^{39}\) and Registered Battlefields\(^{40}\) are proposals for development, however, these sites do not have any additional statutory controls to protect them. However, under the NPPF their historic and architectural significance has to be taken into consideration as part of the planning process and therefore these heritage assets now carry the same weight as listed buildings. This should mean that substantial harm or loss can only be justified in exceptional cases. Historic England notes that they are nevertheless fragile and without proper care, they can easily be damaged beyond repair or lost forever.

4.4.4.6 Within Wealden District, the HAR Register for 2014 identifies eight heritage sites at risk, of which two fall within the South Downs National Park boundary. The remaining six within Wealden are:

- Parish Church of All Saints, Waldron: (Grade I) Although some urgent works have been completed, the church is still in poor condition.

- Parish Church of St Nicholas, Pevensey: (Grade I) There is evidence of extensive water ingress, particularly at the junction of nave and chancel over the north aisle where roof tiles are damaged and/or missing.

- Argos Hill Windmill: (Grade II*) - fundraising for restoration.

- Bayham Abbey, Lamberberhurst (partly in Frant Parish): (Registered Park and Garden, grade II) – action required to conserve Humphry Repton planned landscape.

- Kidbrook Park, Forest Row: (Registered Park and Garden, grade II) – vulnerable to further change.

- High Rocks Camp, Frant: (Scheduled Monument) – degradation through ploughing.

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There are 20 Registered Historic Parks and Gardens in the District: See Appendix 4
No Registered Battlefields are located within Wealden District
4.4.4.7 There has been an increase in the number of assets at risk within Wealden from 7 in 2013, to 8 in 2014, with the Parish Church of St Nicholas, Pevensey, added to the list.

4.4.4.8 The HAR Register can form part of a positive strategy for the conservation of heritage assets in the District through a rolling process of identification of the most important buildings and sites at risk. The Council can work with Historic England to try and make sure funding and advice is directed to those most at risk.

4.4.5 Historic Landscape Characterisation

4.4.5.1 In May 2003 West Sussex County Council in partnership with East Sussex County Council, and English Heritage, (supported by Brighton and Hove Unitary Authority, the then South Downs Conservation Board and the High Weald AONB Unit) commissioned a Historic Landscape Characterisation of the historic county of Sussex.

4.4.5.2 Historic Landscape Characterisation is based on an observational approach to looking at the surface of the present landscape and characterising the predominant historic character within that.

4.4.5.3 The Sussex HLC provides an understanding of the historical and cultural origins of today’s landscape and the processes of land use change which have shaped it and identifies the mapped remains of land use at the landscape scale [e.g. field boundary scale, field shapes, boundary types but not earthwork types], that demonstrate the many human activities that have formed the current landscape. It provides an interpretation of the historic landscape of Sussex in the early part of the 21st century based on map sources and selected archive data covering the previous two and half centuries. Typically, the HLC will be consulted and considered early on in deliberations over change, and will normally act as stimulus, context and framework for the consideration of other material that is usually confined to particular assets or places, such as the sites and buildings recorded and interpreted within HERs.
5 Design - Issues and Options

5.1 Design of Development

5.1.1 The National Planning Policy Framework, requires new development to establish a strong sense of place by:

- using streetscapes and buildings to create attractive, comfortable and inclusive places to live, work and visit;
- responding to local character and history and reflecting the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;
- being visually attractive as a result of good architecture and appropriate landscaping;
- creating safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion.

5.1.2 This is reinforced by the National Planning Practice Guidance which identifies that it is necessary to evaluate and understand the defining characteristics of the area, both urban and rural, as part of its evidence base, in order to identify appropriate design opportunities and to promote or reinforce local distinctiveness. Inclusive design, acknowledging diversity and difference and promoting access and inclusion is also important.

5.1.3 The pattern of development varies across Wealden District. In the more urban areas there will often be a discernible pattern of development of modern estates which have surrounded the historic core. In the rural villages there is a strong historic pattern with fewer modern changes on the periphery. Much of the identity of an area is derived from a combination of distinctive local building types (scale, massing and form); materials and detailing; the typology and layout of settlements, including public open spaces; the relationship between buildings; and the influence of natural features both within settlements and within their landscape setting.

5.1.4 The density and mix of types of development within settlements is often key to this historic plan form. The spaces around buildings and the shape and size of plots within which the built form is located all form part of the distinctive character of a place. Taking this further, the location of built form within a plot is also significant to the local distinctiveness and character of a settlement and can create hard or soft frontages within a street scene. This may change throughout a settlement, with hard frontages within the central part, with buildings to the immediate rear of the pavement or road, in contrast to softer frontages on the urban/rural edge, with hedged or tree lined boundaries to front garden areas and the built form set back. However, distinctiveness is not solely about the built environment, but is also reflected in an area’s function, history, culture and its potential need for change.

5.1.5 The Extensive Urban Surveys undertaken by Historic England cover a number of settlements in the District. These surveys, along with the character appraisals from the reappraisal of Conservation Areas throughout the District and appraisal of potential new Conservation Areas, will help with the identification of specific local design
characteristics and historical context to ensure that new development within or on the edge of these areas responds to the historic significance and character of these particular locations.

5.1.1 Design of Development Issues and Options

### Issue 1

Design

It is important that a high standard of design should be required in all new developments, whether it is an extension or an alteration to an existing building, change of use of existing buildings, or large new housing or business development. New development should create a strong sense of place through drawing on the local context, being complimentary to the locality and thereby the local distinctiveness of an area, and be well-designed, functional, attractive and sustainable.

To achieve this development should:

- integrate, respect and complement the local distinctiveness of the area in which the development is located in terms of layout, appearance and detail, scale, materials and building styles and landscaping, whilst recognising the heritage significance of the area, both built form, setting, and within the landscape;
- not detract from the dominance of, or interrupt important views of, key landmark buildings or features, including natural landscape features, historic landscape features and key views and vistas, and respect local landscape setting;
- be functional, supporting a mix of uses and facilitating ease of movement, providing connectivity between spaces and a positive relationship between public and private spaces;
- create attractive streets that support the character and use of the area, whilst promoting accessible and permeable road networks, and providing car-parking and service areas appropriate to the context of the area;
- have functional attractive and sustainable buildings that are adaptable to the changing needs of occupants, with full social integration, as well as meeting service needs.
- address crime prevention and promote security, whilst creating an inclusive, adaptable and resilient environment and cohesive and vibrant neighbourhoods;
- make efficient use of the land whilst respecting the character of the surrounding area and neighbouring uses, as well as efficient use of natural resources through using design to reduce resource requirements.

5.1.1.1 In terms of options, there are a number of reasonable alternatives that could help to address the identified issues. These include:
### Option 1

#### Design Options

1. Permit development that is of a high quality in terms of design and local distinctiveness, which helps to provide a sense of place, and promote community cohesiveness and social well-being.

2. Require the plan form of all new development should relate to its immediate surroundings, building on the foundations of the historic form and layout of the settlement, having regard to context, urban structure, urban grain and the immediate landscape setting.

3. Be more flexible with the plan form of new development to encourage higher density design, in both our towns and villages.

4. In areas of additional sensitivity, such as near heritage assets, require developments to demonstrate particular design consideration has been given to ensuring proposals enhance the locality, that the setting of heritage assets (including Conservation Areas) is maintained, and that any negative impacts are mitigated.

5. Have a presumption in favour of the retention, re-use and interpretation of heritage assets (designated and non-designated) in new developments, and require reference to the heritage assets in the design and layout of development to help reinforce cultural and social identity of an area.

6. Require new buildings to be of a similar scale to other buildings in the surrounding area, unless they are necessary to reflect a development’s function or to create a landmark in an appropriate location. In such cases larger scale buildings may be appropriate provided that important views, especially of landmark features, from public places, including transport corridors and rights of way, are retained.

7. Require development to be undertaken using materials and styles that complement those found in the local area to maintain and strengthen the local distinctiveness.

8. Require the height, mass, form, scale, orientation, siting, setbacks, access, overshadowing, articulation, detailing, roof form, materials and landscaping of new development to relate to neighbouring buildings as well as the wider locality.
9. Require materials to be appropriate to their sense of place, and locally sourced where possible; with consideration given to the use of recycled building materials from any existing building which is to be replaced.

10. Require extensions or alterations to be subsidiary to the original building and not dominate in scale.

11. Require the design of the public realm to facilitate social interaction, walking/cycling, health and wellbeing, and inclusive communities; particularly in areas of high pedestrian activity through the integration of new development with the existing public realm.

12. Require the design of new development to create unique and attractive streets, without unnecessary clutter, where traffic and other activities are successfully integrated, promoting accessible and permeable road networks, and providing car-parking and service areas appropriate to the context of the area, without rigid adherence to highway engineering standards, subject to achievement of high levels of safety.

13. Require layout of new development to provide sufficient quality and quantity of public and private space, with usable, private and regularly shaped private/communal amenity space readily and directly accessible to dwellings, designed to receive sunlight for at least part of the day and avoiding overlooking and loss of privacy.

14. Require development (buildings, open space and the public realm) to be designed for easy access and to be inclusive, as well as safe, secure and accessible and to reduce the fear of and opportunities for crime and to ensure there is a clear definition between public and private space to support privacy and security.

15. Require the layout and design of buildings to be durable and adaptable to meet the changing needs of occupant

16. Require the layout of new development to help to reduce energy and water use and mitigate against flooding, pollution and overheating. This includes the use of passive solar design, and design solutions to avoid overheating and the need for air conditioning.

17. Encourage original and innovative designs to enliven areas and that promote high levels of sustainability.

18. Require within new development accessible and adaptable inclusive public spaces, with functional and attractive landscaping and a range of facilities, along with the integration of public art that reflects local character and heritage to help
create interesting and exciting places for people to use and vibrant neighbourhoods.

19. Require new development to meet the service needs of dwellings without impacting on the character and attractiveness of the area, by providing, for example, adequate space for the internal/external storage of bins for the disposal of recycling and refuse, space for storage of bikes, adequate access to meter boxes and space for drying clothes.

5.1.2 Preferred Options for testing

**Box 1**

**Design**

Create a consistent and positive policy framework within which good design can be secured; through which new development can make a positive contribution to local character and distinctiveness; and through which vibrant and safe neighbourhoods are created by:

- Ensuring new development relates to its immediate surroundings, having regard to context, urban structure, urban grain, the immediate landscape setting, and the context and setting of heritage assets (designated and non-designated); and that it relates to neighbouring buildings as well as the wider locality.
- Reinforcing cultural and social identity and the local distinctiveness of an area;
- Considering the sustainable use of materials and ensuring building styles complement those found in the local area to maintain and strengthen local distinctiveness.
- Considering outstanding or innovative design through the use of materials and techniques to enliven areas and promote high levels of sustainability.
- Considering design of extensions and alterations to existing buildings to ensure that local distinctiveness is reinforced.
- Ensuring that the design of the public realm facilitates social interaction, walking/cycling, health and wellbeing, and inclusive communities through the integration of new development with the existing public realm and by the creation of unique and attractive streets appropriate to the context of the area.
- Ensuring sufficient quality and quantity of accessible, adaptable and inclusive public and private amenity space is provided.
- Considering the integration of public art that reflects local character and heritage to help create interesting and exciting places for people to use.
- Ensuring that the layout of development is designed for easy access and to be socially inclusive, as well as safe, secure and accessible and to reduce the fear
of and opportunities for crime and to ensure there is a clear definition between public and private space to support privacy and security.

- Ensuring that the layout and design of buildings is durable and adaptable to meet the changing needs of occupants; as well as meeting the service needs of dwellings without impacting on the character and attractiveness of the area.
- Ensuring that the layout of new development helps to reduce energy and water use and mitigate against flooding, pollution and overheating.

Table 1

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<thead>
<tr>
<th>Advantages</th>
<th>Disadvantages</th>
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<tbody>
<tr>
<td>Heritage can inform and inspire place-making. Recognising and understanding how the plan form and pattern of land use of the built environment provide character and definition to each part of a locality will help to ensure local distinctiveness is promoted and reinforced and that development complements local features and patterns with regard to orientation and character of the immediate area. This will also help to ensure that development within the setting of heritage assets enhance or better reveal their significance.</td>
<td>Could lead to very prescriptive design requirements that could stifle appropriate innovation in the built environment.</td>
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<tr>
<td>If the character of the area is relatively low density development, this could conflict with the need to make efficient and effective use of land. The challenge will be taking account of the characteristics of the site and the local context to deliver an appropriate development which relates effectively to the immediate setting and to the wider character of the area.</td>
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<tr>
<td>Higher density of development can lead to poorly designed, cramped forms of development and layouts at odds with the locally distinctive character of the area. It is also more difficult to accommodate accessibility issues, appropriate amounts of car parking and other residential and green infrastructure requirements. It could also impact on the quantity and density of development and impact on the requirement to meet local need</td>
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(44) NPPF, para 137
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<th>Advantages</th>
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<tr>
<td>This option would ensure that all new buildings would be carefully designed to respect and enhance their surroundings. Buildings that are out of scale can detract from the character and amenity of an area. The scale, including its height and massing (the combined effect of its footprint, volume and shape), of a building determines its impact on views, skylines and its relationship with surrounding buildings and spaces.</td>
<td>and the wider objectively assessed needs of the District.</td>
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<tr>
<td>The detailed design of buildings and use of materials provides many local areas with character and identity. When designing new schemes developers would need to consider: architectural or building styles; decorative elements; colours, materials and textures; and how the building relates to neighbouring developments. Developments are generally more attractive if they have a degree of visual interest. The range of styles and materials used should be limited to avoid a disjointed appearance. Visual interest can be provided through detailing, provided this does not detract from the character of an area. This would ensure that policy does not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles, even if there is an identified incompatibility with an existing townscape which can be mitigated by good design. It may provide opportunities to support outstanding or innovative designs which could help raise the standard of design more generally in an area.</td>
<td>It is important that innovative designs do not detract from the visual unity of areas that already have a successful, compatible mix of styles and materials. Modern design of development may not promote or reinforce local distinctiveness and appropriately integrate into the natural, built or historic environment. In particular, modern design could cause material harm to designated heritage assets or their setting which may not be outweighed by the proposals economic, social and environmental benefits. Limiting the size of domestic extensions and alterations could create an over prescriptive policy.</td>
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<tr>
<td>Extensions or alterations can have a cumulative impact on the character of the area and can overwhelm an existing building to the extent that its original character and symmetry is significantly eroded. Such an option would help to minimise adverse impact.</td>
<td>Public realm, safety and energy efficiency requirements in relation to layout of development could restrict the density of development that can be achieved, and therefore, impact on the effective and efficient use of land to meet identified housing needs in the District.</td>
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<td>Consideration of the public realm from the inception of the development process is more likely to achieve development which acknowledges diversity and difference and create, safe, inclusive and accessible development, which is adaptable to the future needs of users and residents.</td>
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<tr>
<td>Advantages</td>
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<tr>
<td>The positive integration between people and places helps establish a sense</td>
<td>The promotion of efficient use of natural resources through the layout and design of places can</td>
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<td>of ownership of the area. Layout of developments that provide a clear</td>
<td>help reduce resource requirements in terms of energy demands, maximise the use of the sun's energy</td>
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<td>distinction between public and private space and will help to promote</td>
<td>for heating and cooling, and reducing the potential for overheating and the need for air</td>
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<td>community safety and reduce opportunities for criminal activity. Designing</td>
<td>conditioning.</td>
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<td>out crime is a significant aspect of layout and incorporation of measures</td>
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<td>to reduce any actual or perceived opportunities for crime or antisocial</td>
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<td>behaviour within new developments.</td>
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5.2 Impacts of Development

5.2.1 The location of development and impacts on amenity are key considerations for all forms of development to ensure that high quality environments are delivered and protected.

5.2.2 The National Planning Policy Framework requires that planning should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings. (45)

5.2.3 Although the vitality of neighbourhoods can be enhanced by creating a variety, choice and mix of uses to attract people to live, work, and play in the same area, the mix of uses will only be successful when they are compatible with one another and interact positively, avoiding opportunities for conflict. This could be through the construction of new built form in conjunction with existing residential properties, or it could relate to construction of new housing in close proximity to commercial or statutory uses which could have an adverse impact on the residential amenities of future occupants. This could also lead to conflict between uses and the potential loss of economic development in the area, impacting upon existing lawful uses, thereby not constituting sustainable development as required by the NPPF.

5.2.4 There is an expectation that new development will not have an adverse impact on amenity. Considerations of amenity normally cover the following criteria:

- privacy/overlooking;

45 NPPF, Para 17
5.2.5 The physical interrelationship with other properties can have an impact on privacy, overlooking and outlook and access to daylight and sunlight. The National Planning Policy Guidance states that there should be a clear definition between public and private space to support privacy and security, but also that new development should ensure that adjacent buildings relate to each other and complement one another. Providing good daylighting and sunlighting within development is a balance between safeguarding sunlight and daylight within existing buildings nearby, the sunlighting of gardens and amenity areas, and the effect of landscaping - existing and proposed - on daylight and sunlight to properties. The British Research Establishment (BRE) report: ‘Site layout planning for daylight and sunlight: a guide to good practice’ is a useful tool to assess the impact of a new development on daylight and sunlight.

5.2.6 Light spillage, air quality and other forms of pollution, including noise and disturbance and the compatibility of adjoining buildings and uses, including safety and security, vibration, odour and increased levels of activity, are all potential impacts of development. The National Planning Policy Framework states that by encouraging good design, planning policies and decisions should limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation. The National Planning Practice Guidance provides more detailed information in relation to when light pollution is relevant to planning and what factors should be considered when assessing whether a development proposal might have implications for light pollution.

5.2.7 The National Planning Policy Framework, requires that policies and decisions should aim to avoid noise from giving rise to significant adverse impacts on health and quality of life as a result of new development. Where possible, optimising the distance between the source and noise-sensitive receptors and/or incorporating good design to minimise noise transmission through the use of screening by natural or purpose built barriers, or other buildings will help to minimise the impacts of noise. It also states that development will often create some noise and existing businesses wanting to develop in continuance of their business shouldn't have unreasonable restrictions put on them because of changes to nearby land uses since they were established.

5.2.8 Proposed development which is incompatible with adjacent existing uses due to negative impacts for example from industrial uses, or odour from wastewater treatment works, may not be acceptable. Development in such areas could mean that the amenity of future occupants of the proposed development would be infringed or conversely it could prejudice the continuation of lawful operations of existing uses, unless the impacts can be adequately mitigated as part of the development.
5.2.9 The National Planning Policy Framework requires development to be appropriate for its location to prevent the effects of pollution on health, the natural environment or general amenity. Sites where there is uncertainty about the safety or practicability of development might include development on or adjacent to landfill sites. There are five former landfill sites within the District and should such sites, or similar, be proposed for redevelopment, there could be the requirement for remediation and mitigation to make a site suitable for its intended use. Assessment of proposed development on gassing landfill sites would need to take into consideration the potential migration of the gas to adjacent areas and the impact on their safety.

5.2.10 Outdoor advertising is essential to commercial activity and well-designed advertisements can make a positive contribution to the environment. However, poorly designed or insensitively positioned/illuminated, advertisements have the opposite effect. The National Planning Practice Guidance states that in assessing amenity, the local planning authority should always consider the local characteristics of the neighbourhood: for example, if the locality where the advertisement is to be displayed has important scenic, historic, architectural or cultural features, the local planning authority should consider whether it is in scale and in keeping with these features. Wealden has a significant historic environment and Local Plan policy would help to balance the potential for harm to the significance of heritage assets (designated and non-designated) and their setting against economic benefit.

5.2.1 Impacts of Development Issues and Options

**Issue 2**

**Location of Development**

The location of development and impacts on the environment and amenity are key considerations for all forms of development. Development should be located where it will not have a negative impact on the existing natural, historic and built environment and amenity of an area and conversely, should be located and designed to avoid unacceptable impacts on the future amenity of residents, both individually or cumulatively.

**Option 2**

**Location of Development Options**

1. Development should conserve, restore and enhance the environment wherever possible, including air and water quality, land, soil, habitats/biodiversity and geodiversity;
1. Development should not result in unacceptable impacts, individually or cumulatively, on the District’s environment or public health when considering amenity factors;

2. Development should not cause significant harm to the residential amenities of adjoining occupiers, and would provide adequate residential amenities for future occupiers of the development, when assessed in terms of daylight, sunlight and privacy;

3. Proposals which are incompatible with existing neighbouring uses, as a result of likely unacceptable impacts on amenity factors of new development, taking into account suitable mitigation, should not normally be permitted.

4. Development should not impede the continuation of lawfully existing uses where there is a reasonable prospect of the site continuing to be used for such purposes.

5. The nature and intensity of proposed uses should be compatible with neighbouring uses and would not cause significant harm to the amenities or character of the area in terms of noise, vibration, smell, safety or health impacts, or excessive traffic generation;

6. A criterion based policy could be used to help inform lighting schemes for new development to avoid adverse impact in relation to the above considerations in relation to amenity, dark landscapes and nature conservation. For example, details could include:
   - position,
   - height,
   - directionality,
   - lighting levels and glare;
   - luminance and type of light;
   - times of lighting.

7. Development on former landfill sites in the District should not be permitted unless the generation of landfill gas has ceased or declined to a level such that it can be demonstrated that there would not be a risk to the safety of future users of the proposed development from gases, or increased risk to neighbouring uses and users as a result of gas migration. Planning applications on or in the immediate vicinity of landfill sites should be accompanied by a full technical analysis of the site and its surroundings, in accordance with Environment Agency requirements, to establish that landfill gas will not represent a hazard on development of the site.

8. Signage and advertisements should be of a scale, quantity and design, including illumination, that is sympathetic to the building and locality particularly when considering impact to the significance of heritage assets (designated or non-designated) or their setting.
5.2.2 Preferred Options for testing

Box 2

Location of Development

Create a consistent and positive policy framework within which to assess the impact of development on amenity by:

- Consideration of the potential impacts of development on the conservation, restoration and enhancement of the environment wherever possible, including impacts on air quality and water quality, land, soil, habitats/biodiversity and geodiversity and provision of mitigation measures where appropriate;
- Avoiding unacceptable impacts, individually or cumulatively, on the District’s environment or public health when considering amenity factors;
- Avoiding significant harm to the residential amenities of adjoining occupiers, through provision of adequate residential amenities for future occupiers of development, when assessed in terms of daylight, sunlight and privacy;
- Considering the compatibility of development with existing lawful neighbouring uses, and whether suitable mitigation can be provided, particularly where this could impact on the continuation of lawfully existing uses where there is a reasonable prospect of the site continuing to be used for such purposes.
- Considering the compatibility of new development with neighbouring uses to avoid significant harm to the amenities or character of the area in terms of noise, vibration, smell, safety or health impacts, or excessive traffic generation.
- Having criteria to help inform lighting schemes for new development to avoid adverse impact in relation to amenity, dark landscapes and nature conservation.
- Only allowing development on former landfill sites in the District where the generation of landfill gas has ceased or declined to a level such that it can be demonstrated that there would not be a risk to the safety of future users of the proposed development from gases, or increased risk to neighbouring uses and users as a result of gas migration; and by requiring a full technical analysis of the site and its surroundings, in accordance with Environment Agency requirements, to establish that landfill gas will not represent a hazard on development of the site.
- Ensuring that signage and advertisements are of a scale, quantity and design, including illumination, that is sympathetic to the building and locality, particularly where it relates to impact on the significance of a heritage asset (designated or non-designated) or to its setting.
Table 2

<table>
<thead>
<tr>
<th>Advantages</th>
<th>Disadvantages</th>
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<tr>
<td>This will ensure that the impacts of development on the environment, residential amenity, and on existing lawful uses is considered with a consistent approach across all types of development to ensure a good standard of amenity for all existing and future occupants of land and buildings. Wealden District is a rural area with relatively low light pollution and control over artificial light in new development will help to maintain this character. In addition, the South Downs NP is exploring the potential for designation as an International Dark Skies Reserve (IDSR) and a policy will help to prevent inappropriate additional artificial lighting which could have an impact on the setting of the National Park.</td>
<td>A policy with strict criteria could have an onerous influence on the way in which new development can be designed, thereby leading to standardised layouts without local character and distinctiveness. Resisting lighting schemes or requiring specific types of lighting could compromise safety and security of developments and associated highways and footpaths, or compromise use of some types of development.</td>
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</table>
6 Historic Environment - Issues and Options

6.1 Historic Environment

6.1.1 The National Planning Policy Framework defines the historic environment as being all aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.\(^{(46)}\) It requires LPA's to set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other assets. In doing so, they should recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance.

6.1.2 The National Planning Policy Framework provides specific guidance on assessing the impact of proposed development on the significance of a heritage asset and sets out a clear framework for both plan-making and decision-taking to ensure that heritage assets are conserved, and where appropriate enhanced, in a manner that is consistent with their significance and thereby achieving sustainable development. The National Planning Policy Framework makes it clear that specific opportunities should be identified for the conservation and enhancement of heritage assets.

6.1.3 There are around 2213 listed buildings, 20 registered Historic Parks and Gardens, and 104 Scheduled Monuments within Wealden District\(^{(47)(48)}\). In addition, there are currently 26 designated conservation areas (several of which have not been appraised for around 40 years), as well as other sites of local archaeological interest.

6.1.4 The East Sussex Historic Environment Record (ESHER) presently records a total of around 11,500 designated and non-designated heritage assets within Wealden District. Of this total, some 2373 (20%) are designated, but around 2373 (80%) are non-designated. It is likely that some of the non-designated heritage assets are of national or regional importance.

6.1.5 The Government's objective is that the historic environment and its heritage assets should be conserved and enjoyed for the quality of life they bring to this and future generations. In order to understand the value of heritage within the District, the Local Plan needs to be based on up-to-date evidence about the wider historic environment, as it is necessary to understand its value to society (significance) and the contribution it makes to the local area.

6.1.6 Wealden's historic environment has a distinct character influenced by the landscape; settlement patterns; locally available materials; and historic economic and agricultural uses such as the iron and hop industries.

6.1.7 The landscape character is split into three distinct National Character Areas (NCAs): High Weald, Low Weald and Pevensey Levels. The landscape has influenced

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\(^{(46)}\) National Planning Policy Framework, Annex 2: Glossary
\(^{(47)}\) Including that part of Wealden falling within the South Downs National Park
\(^{(48)}\) National Heritage List for England (2015), Historic England
the pattern and settlement and those within the District are generally historic, with their roots dating to the medieval period, or before. The coming of the railways in the mid 19th century was also a significant influence and generated a development boom which is particularly noticeable in places such as, for example, Uckfield, Heathfield and Hailsham.

6.1.8 The use of materials throughout the District was originally primarily influenced by the landscape character and geology and, therefore, there are distinct characters to the built historic environment around the District, which are further explored through the NCAs. The coming of the railways in the mid 19th century, however, expanded the types of materials available, and was a big influence on the character of built development from this period forwards.

6.1.9 The influence of agriculture and industry has also characterised the historic environment within the District, both built form and landscape. Wealden was a significant centre to the Iron Industry in the medieval period, and remnants of this is evident through the landscape and in the surviving large iron master's houses. Agriculture has also had a particular impact on the historic environment, not just through the use and division of land, but the fact that there is one of the highest concentrations of surviving early farmsteads anywhere in Europe within this part of the country. In the 18th and 19th century, the hop industry was also significant in this area, with the scattered distinctive oast buildings within the High and Low Weald areas a particular historic feature in the landscape of the District.

6.1.10 Updated conservation area appraisals will also form part of the future evidence base to help to identify significance, local distinctiveness and specific issues where a positive strategy towards conservation will help to sustain and enhance the historic environment in the District through locally specific policy.

6.1.11 The influence of historic settlement and associated activity Wealden and how this has shaped the District's historic environment is explored further in Chapter 2 of this Background Paper.

### 6.1.1 Historic Environment Issues and Options

#### Issue 3

**Historic Environment**

The NPPF requires Local Planning Authorities to set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats and to ensure that Wealden's historic environment contributes towards wider social, cultural, economic and environmental benefits of the District.

Particular issues relating to the general historic environment for Wealden are:
The need to understand the architectural, historic or archaeological significance of designated or non-designated heritage assets and or their settings in order to be able to identify the impact of proposed development on the special character of the asset and provision of a clear justification for the proposed development;

The recording and wider interpretation of the historic environment within and through development affecting heritage assets (designated and non-designated), including through development within the setting of heritage assets;

The cumulative impact of incremental small scale change on the historic environment;

The need to work with partners to revise and update the historic environment evidence base for the District (for designated and non-designated heritage assets) through a combination of targeted research and development-led research and to ensure that information identified through the planning process is appropriately recorded and added to the evidence base.

The survival of a large number of historic farmsteads in the District is indicative of the differing landscape characters and historic evolution of the landscape of the District and their significance and rarity is under threat through conversion and redevelopment.

There are a number of buildings in the District on the Heritage at Risk Register.

The impact of the loss of historic or appropriate detailed shop fronts on heritage assets (fabric and setting), and on the attractiveness of the High Streets in the District's towns and larger villages. Shop fronts are an important element of the street scene, within towns and the larger villages. Well-designed shop fronts can make a positive contribution to an area. However, poorly designed shop fronts detract from the attractiveness of an area.

The need to support new uses for heritage assets and new heritage tourism opportunities where appropriate.

### Option 3

**Historic Environment Options**

1. The requirement for development proposals that would affect any designated or non-designated heritage asset and/or their setting to:

   1. describe and assess the significance of the asset and/or its setting to determine its architectural, historic or archaeological interest using up to date evidence on the historic environment, including that held by the East Sussex Historic Environment Record (ESHER);
identify the impact of the proposed works on the special character of the asset; and
provide a clear justification and mitigation strategy for the works to help offset impact on the identified significance, especially if works would harm the asset or its setting, so that the harm can be weighed against public benefits.

The level of detail required should be proportionate to the asset’s importance and sufficient to understand the potential impact of the proposal on its significance and/or setting, with a minimum consultation with the ESHER. All research results to be deposited with the ESHER to ensure the evidence base is continually updated.

2. The consideration and management of the cumulative impact of incremental small scale change on heritage assets (both designated and non-designated and on their setting) through appropriate policy, to ensure a positive contribution to local character and distinctiveness.

3. The use of planning obligations to secure the enhancement of the significance of any heritage asset, where development might impact on that significance (including impact on setting).

4. Identifying non-designated heritage assets that warrant formal designation and working with Historic England and other partners to update the existing list of designated heritage assets through a combination of targeted research and development-led research.

5. Taking steps, where possible, to reduce the number of heritage assets in Wealden on Historic England’s Heritage at Risk Register, through working with applicants and relevant stakeholders.

6. Encouraging sympathetic maintenance and restoration of listed buildings and retention and maintenance of historic shop fronts, through provision of additional guidance, to ensure there is a positive contribution to local character and distinctiveness, and a positive contribution to sustainable communities, including economic vitality.

7. Identifying historic farmsteads and considering local or statutory listing of buildings to sustain and enhance their historic significance and their contribution to the landscape character of the District.

8. Encouraging new uses for heritage assets, where appropriate, that help to sustain and enhance their significance and that of their setting, where there is a positive contribution to sustainable communities, including economic vitality and to facilitate tourism opportunities.
6.1.2 Preferred Options for testing

Box 3

Preferred Option for Testing

Historic Environment

Create a consistent and positive policy framework within which the significance of heritage assets (designated and non-designated and their settings) can be sustained and enhanced; through which new development can make a positive contribution to local character and distinctiveness; and through which heritage assets can make a positive contribution to sustainable communities, including their economic vitality by:

- Ensuring that the significance of heritage assets (designated and non-designated) and their settings is properly understood through use of up to date evidence on the historic environment to prevent harm or loss of significance when considering applications for planning permission and listed building consent, including the recording, management and interpretation of heritage assets, and ensuring that the results of development-led research are used to continually update the ESHER.
- Ensuring the cumulative impact of incremental small scale change to heritage assets (both designated and non-designated and on their setting) does not harm significance, and lead to loss of local character and local distinctiveness;
- The use of planning obligations to secure the enhancement of the significance of any heritage asset (designated and non-designated), where development might impact on that significance (including impact on setting), to include future interpretation and management where appropriate;
- Taking steps, where possible, to reduce the number of heritage assets in Wealden on Historic England’s Heritage at Risk Register.
- Encouraging sympathetic maintenance, repair and restoration of heritage assets (designated and non-designated) and historic shop fronts to enhance their significance.
- The identification of non-designated heritage assets that may warrant formal designation (buildings, archaeology and landscapes) and working with Historic England and other partners to update the existing list of designated heritage assets through a combination of targeted research and development-led research.
- Identifying historic farmsteads and using appropriate measures to sustain and enhance their historic significance and to ensure they continue to contribute positively to the historic landscape character of the District.
- Encouraging new uses for heritage assets, where appropriate, that help to sustain and enhance their significance and conservation, and that of their setting, where there is a positive contribution to sustainable communities, including economic vitality and tourism opportunities.
### Table 3

<table>
<thead>
<tr>
<th>Advantages</th>
<th>Disadvantages</th>
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<tbody>
<tr>
<td>This would ensure that the impact of development on the significance of heritage assets (designated and non-designated) and their setting is properly understood as required by the NPPF.</td>
<td>Planning obligations can be amended or altered, particularly through viability arguments, and this could lead to unacceptable development taking place that could lead to substantial harm to the significance of a heritage asset.</td>
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<tr>
<td>The cumulative impact of change can have significant harm to heritage assets, and control via policy would ensure a positive strategy to sustain and enhance the historic environment in the District.</td>
<td>Requiring maintenance, repair and restoration of heritage assets, including the enhancement of the historic environment has cost implications that may be outside of the Council's control and the sources for grant funding are severely limited.</td>
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<tr>
<td>The use of planning obligations would provide a vehicle to help to mitigate the impact on the significance of heritage assets and allow what may otherwise be inappropriate development to take place.</td>
<td>The Council cannot require Historic England to undertake the work to ensure that the Statutory List for the District is as comprehensive as possible.</td>
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<td>Taking steps where possible to reduce the number of heritage assets in the District on the HAR Register would promote a positive heritage strategy. This could be achieved through the course of the decision making process, or by working with local communities and other relevant stakeholders. The LPA may be able to work collaboratively with owners, developers and statutory bodies to try and find means to prevent the loss or further deterioration of the asset and find viable uses; source grant funding; and agree appropriate future management.</td>
<td>The current permitted development rights have a presumption in favour of conversion of agricultural buildings, regardless of their heritage importance if non-designated, and policy to control the impact of development on the farmsteads in the District could be seen to be contrary to this.</td>
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<tr>
<td>The historic environment is often the basis for the attractiveness of areas. Encouraging the maintenance, repair and restoration of heritage assets, including particular features such as shop fronts, would ensure a positive strategy to sustain and enhance the historic environment in the District. The Conservation Area appraisals will help to identify specific town and village centre locations where restoration and enhancement of shopfronts will be particularly important and effective in enhancing the attractiveness of a place and therefore helping economic vitality.</td>
<td>New uses for heritage assets could cause substantial harm to their significance, or to that of their setting.</td>
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<td>An updated statutory list for the District with more comprehensive information for each designated heritage asset will ensure that the significance of an asset can be properly understood as required by the</td>
<td></td>
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<tr>
<td>Advantages</td>
<td>Disadvantages</td>
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<td>NPPF. This could be achieved through working with Historic England to develop research frameworks, which may be a combination of targeted research and development-led research. In addition, recognition of the significance of currently non-designated heritage assets which are of sufficient importance to meet the criteria for statutory designation will ensure that great weight can be given to the asset's conservation.</td>
<td></td>
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<tr>
<td>The significance of the survival of medieval farmsteads within the District is particularly important and a positive strategy for the retention, restoration and enhancement of these particular heritage assets would ensure that they are sustained and enhanced, particularly as they are vulnerable to redevelopment.</td>
<td></td>
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<tr>
<td>Finding new uses for heritage assets where there is not harm to their significance or to their setting can help to sustain and enhance their significance, and also contribute to the economy and tourism industry in the District.</td>
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6.2 Archaeology

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

6.2.2 The National Planning Policy Framework identifies two categories of non-designated sites of archaeological interest (in addition to designated sites); those that are demonstrably of equivalent significance to scheduled monuments and so considered subject to the same policies as those for designated heritage assets; and other non-designated heritage assets.

6.2.3 The National Planning Practice Guidance states that where an initial assessment indicates that a site includes or has the potential to include heritage assets with archaeological interest, applicants should be required to submit an appropriate desk-based assessment and, where necessary, a field evaluation. The National Planning Practice Guidance also states that it is helpful if Local Plans note areas of potential for the discovery of non-designated heritage assets with archaeological interest.

6.2.4 There is a common misconception that archaeology relates to below ground remains only, but buildings are also archaeology as they hold evidence of past human
activity and are a primary source of evidence about the substance and evolution of places and the people and cultures that made them. Archaeological recording of standing buildings is standard practice in order to help to understand significance, particularly where development is likely to impact upon a heritage asset through alteration or demolition, and to investigate the most appropriate routes for mitigation of harm where this can be achieved.

6.2.5 In order to implement the objectives of the National Planning Policy Framework, it is necessary to create a policy framework setting out how heritage assets of archaeological interest will be managed within the District including the approach to development within Archaeological Notification Areas (ANAs) mapped in the District. It will also provide clarity on how applications affecting archaeological remains will be determined where they are of less than national importance and therefore not equivalent to a designated he

6.2.1 Archaeology Issues and Options

Issue 4

Archaeology

Wealden District Council is an area with high archaeological potential, but does not currently have a consistent and positive policy framework within which to assess and manage changes that may affect designated and non-designated assets with archaeological interest, or for, where necessary, their interpretation, long term management, and for archival storage of finds to ensure public accessibility.

6.2.1.1 In terms of options, there are a number of reasonable alternatives that could help to address the identified issues. These include:

Option 4

Archaeology Options

1. Promote the identification, recording, interpretation, protection and enhancement of archaeological sites, monuments and historic landscape features.
2. Set out a positive and consistent approach to assess the impact of development on archaeological features and their setting, including the approach to development within Archaeological Notification Areas (ANAs) mapped in the District; and providing clarity on how applications affecting archaeological remains will be determined where they are of less than national importance.
3. Support the preservation in situ of archaeological features.
4. Where archaeological remains cannot be preserved in situ, appropriate provision of investigation and recording will be required and arrangements made for
post-excavation assessment, analysis and publication of the results, and deposition of the archive in a suitable, accessible repository.

5. Require the archaeological implications of proposals to be understood (including for standing buildings and designated and non-designated heritage assets), through proportionate research, investigation and interpretation, and understanding of significance.

6. Promote the enhancement of the recreational, educational and tourist potential of archaeological features through appropriate management and interpretation.

6.2.2 Preferred Options for testing

Box 4

Preferred Option for Testing

Archaeology

Promote the identification, recording, interpretation, protection and enhancement of archaeological sites, monuments and historic landscape features, and set out a positive and consistent approach to assess the impact of development on archaeological features and their setting, including the approach to development within Archaeological Notification Areas (ANAs) mapped in the District; and providing clarity on how applications affecting archaeological remains will be determined where they are of less than national importance;

Support the preservation in situ of archaeological features and, where this is not possible, have appropriate provision of investigation and recording and arrangements made for post-excavation assessment, analysis and publication of the results, and deposition of the archive in a suitable, accessible repository.

Require the archaeological implications of proposals to be understood (including for standing buildings and designated and non-designated heritage assets), through proportionate research, investigation and interpretation, and understanding of significance and have policy to promote the enhancement of the recreational, educational and tourist potential of archaeological features through appropriate management and interpretation.

Table 4

<table>
<thead>
<tr>
<th>Advantages</th>
<th>Disadvantages</th>
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<tbody>
<tr>
<td>There is a need to find a balance between relying solely on national policy and guidance and developing more</td>
<td>A separate policy relating to archaeology could be</td>
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Advantages | Disadvantages
--- | ---
District-specific policy. The use of a District specific policy would ensure a positive strategy in relation to the consideration of the impact of development on the identified importance of archaeology (both designated and non-designated heritage assets) within the District, including both below ground and standing remains and also help to dispel the misunderstanding that archaeology relates to purely below ground remains.

There is a current lack of archival storage for archaeological finds within the District and new development could contribute towards the provision of a suitable, accessible repository.

The management and interpretation of archaeological features impacted upon by development would ensure that information about the significance of the historic environment is publicly accessible, and would also promote the recreational, educational and tourism potential of such features, bringing a benefit to the wellbeing and economy of the District.

confusing as the NPPF does not differentiate between types of heritage assets when requiring the impact of development on significance and harm, to either an asset or its setting, to be properly considered.

6.3 Conservation Areas

6.3.1 Section 69 of the Planning (Listed Building and Conservation Areas) Act 1990 imposes a duty on Local Planning Authorities (LPAs) to designate any ‘areas of special architectural or historic interest, the character of appearance of which it is desirable to preserve or enhance’. This designation gives us the opportunity to adopt specific conservation policies for the preservation and enhancement of particular historic areas and to have some control over demolition of non-listed buildings and structures that help to define the Conservation Area’s special interest.

6.3.2 Section 69 of the Act also states: ‘It shall be the duty of a local planning authority from time to time to review the past exercise of functions under this section and to determine whether any parts of any further parts of their area should be designated as conservation areas; and, if they so determine, they shall designate those parts accordingly’ (s.69(2)).

6.3.3 Wealden District Council does not currently have up-to-date reviews of conservation areas within the District, with the 26 existing conservation areas reviewed on an ad-hoc basis over the last 40 years. Section 72 of the Act requires that ‘special attention be paid to the desirability of preserving or enhancing the character or appearance of that area; in the exercise of planning functions.’ Therefore, this must be considered when determining any planning application on a building or land within a conservation area.
6.3.4  The National Planning Policy Framework requires that Local Planning Authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment. Such a strategy should recognise that conservation is not a passive exercise and, in developing strategy, specific opportunities should be identified within the area for the conservation and enhancement of heritage assets, to ensure that designation of a Conservation Area is justified because of its special architectural or historic interest.

6.3.5  The National Planning Practice Guidance states that conservation is not a passive exercise and that specific opportunities should be identified for the conservation and enhancement of heritage assets. It identifies that a conservation area appraisal can be used to help develop management plan and appropriate policies for the Local Plan.

6.3.6  In order to meet legislative requirements and comply with the National Planning Policy Framework, we have used criteria agreed with Historic England to review existing and potential new conservation areas within the District. The Conservation Areas - Local Issues and Options 2015 paper, has been created that recommends updated boundaries for existing conservation areas and identifies recommended new conservation areas not previously designated. This can be viewed as part of the Issues and Options consultation and commented on separately.

6.3.1 Conservation Area Issues and Options

<table>
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<td><strong>Conservation Areas</strong></td>
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There is a need to ensure that all the current conservation areas are re-appraised to update boundaries as necessary, and a duty to consider whether any other areas in the District should be designated. There is also the need to ensure appropriate management of designated conservation areas in future to prevent erosion of the identified character and significance of these areas; along with the need to prevent the cumulative impact of incremental change to the historic environment and loss of local distinctiveness and character, including loss of non-designated heritage assets.

6.3.1.1  In terms of options, there are a number of reasonable alternatives that could help to address the identified issues, and these include:

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</table>

1. Consideration of Article 4 Directions to manage future change in conservation areas.
2. Consideration of policy to manage cumulative impact of incremental change to the identified significance of buildings, structures and boundary treatments, within conservation areas and within their setting, to ensure that there is no harm to local distinctiveness and character through erosion of detail and character.

3. Presumption in favour of the retention of non-designated heritage assets in conservation areas to ensure that the identified character, appearance and significance of the designated area is sustained and enhanced.

### 6.3.2 Preferred Options for testing

**Box 5**

**Preferred Option for Testing**

**Conservation Areas**

Create a consistent and positive policy framework within which to assess the impact of development on newly reviewed and updated Conservation Areas and their setting within Wealden District and to enable the enhancement of the significance of designated areas. Adopt new conservation area boundaries and newly designated conservation areas with updated appraisals and consider future management of conservation areas through Article 4 Direction.

### Table 5

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<thead>
<tr>
<th>Advantages</th>
<th>Disadvantages</th>
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<tr>
<td>This would allow the impact of development, and particularly the cumulative impact of the erosion of detail to buildings and boundary treatments within conservation areas to be properly managed, and allow for a positive strategy for the enhancement of significance of the built form and, associated features and details, within designated areas. The loss of non-designated assets within conservation areas can have a significant impact on the character and appearance of the designated area and a policy could allow for a positive strategy to manage future change. Revised and updated conservation area boundaries, and the designation of new areas would also confirm...</td>
<td>Consideration of cumulative changes to the historic environment would potentially limit development that would otherwise normally be considered to be acceptable outside of designated conservation areas. Control over more minor changes within conservation areas that would normally be considered as permitted development could overly limit the changes allowed to properties and be very prescriptive.</td>
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</table>
### Disadvantages of Designated or Locally Designated Heritage Assets

<table>
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<th>Advantages</th>
<th>Disadvantages</th>
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<tbody>
<tr>
<td>a positive heritage strategy that meets the requirements of National Legislation, as well as the requirements of the NPPF and NPPG.</td>
<td>Use of Article 4 Direction would also promote a positive strategy for sustaining significance through the control and management of change within designated areas.</td>
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</table>

#### 6.4 Non-Designated or Locally Designated Heritage Assets

**6.4.1** The National Planning Policy Framework requires that the Local Plan should set a positive strategy for the conservation and enjoyment of the historic environment. Non-designated heritage assets are buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting consideration in planning decisions but which are not formally designated heritage assets. The East Sussex Historic Environment Record (ESHER) presently records a total of around 11,500 designated and non-designated heritage assets within Wealden District. Of this total, some 2373 (20%) are designated, but around 2373 (80%) are non-designated. It is likely that some of the non-designated heritage assets are of national or regional importance.

**6.4.2** With regard to non-designated heritage assets, the National Practice Guidance acknowledges that, whilst there is no requirement to identify such assets, we are encouraged to consider making clear and up to date information on the identified non-designated heritage assets, both in terms of the criteria used to identify assets and information about the location of existing assets, accessible to the public. In this context, the inclusion of information and policy about non-designated assets in Local Plans can be helpful, as can the identification of areas of potential for the discovery of non-designated heritage assets with archaeological interest, which has been provided through the identified Archaeological Notification Areas (ANAs) in the District.

**6.4.3** The National Planning Policy Framework (49), National Planning Practice Guidance (50) and Historic England (51) support the identification of local heritage assets as part of a positive heritage strategy to help recognise local distinctiveness and character to ensure these values are taken into account when changes affecting the historic environment are proposed. Local listing criteria incorporated into Local Plans can be a positive way for the local planning authority to identify non-designated heritage assets against consistent criteria so as to improve the predictability of the potential for sustainable development. A policy related to non-designated heritage assets would enable a positive strategy to be provided to protect assets whether on a local list or not, and allow for future assets to be identified. The National Planning Practice Guidance also requires that when considering

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49  NPPF paragraph 126
50  NPPG section 18a
51  English Heritage 2012 Good Practice Guide for Local Heritage Listing
development proposals, Local Planning Authorities should establish if any potential non-designated heritage asset meets the definition in the National Planning Policy Framework at an early stage in the process, and, ideally, that in the case of buildings, their significance should be judged against published criteria. Such criteria could be used to generate a Local Heritage List.

6.4.4 Selection Criteria in relation to a Local Heritage List, and for use in identifying non-designated heritage assets through the development management process, will be compiled with reference to best practice guidance produced by Historic England. The criteria will be discussed and agreed with Historic England to ensure that it meets with best practice.

6.4.5 Once agreed criteria are adopted for use, they can be used to enable the local community and other interested parties to nominate non-designated heritage assets that they believe are of local importance and meet the criteria for local heritage listing. A form will be created that can be used to submit information to the Council. The criteria would require that for an asset to be nominated, it should have interest for its history, architecture, artistic or archaeological properties or clear potential to do so. Nominated assets will then need to be judged against ‘inclusive’ criteria, to determine whether they have achieved a minimum requirement.

6.4.6 The criteria and form can also be used by Development Management Officers to determine whether any part of a site to which an application for planning permission applies, or land in its vicinity, should be considered as a heritage asset before a decision is made on that application to provide consistency and a positive strategy for the conservation of the Historic Environment in the District.

6.4.7 The Local Heritage List should not be fixed in time, but would need to have the ability to be updated on a continuous basis to reflect non-designated heritage assets nominated in future by the public or identified through the planning system.

6.4.1 Non-designated or Locally Designated Heritage Assets Issues and Options

**Issue 6**

**Non-Designated or Locally Designated Heritage Assets**

Wealden District Council does not currently have policy relating to non-designated heritage assets or up-to-date information on the identification of non-designated heritage assets within Wealden District. This does not provide a consistent and positive framework within which to assess changes affecting the historic environment.

A policy relating to non-designated heritage assets would provide recognition of the importance of locally significant heritage assets within the District, and a consistent method for their identification, as well as providing a level of management in planning
where national designation may not be appropriate. Such policy would also help to guide strategic planning and to provide a positive strategy for the integration of non statutory heritage assets into new developments.

6.4.1.1 In terms of options, there are a number of reasonable alternatives that could help to address the identified issues. These include:

**Option 6**

**Non-Designated or Locally Designated Heritage Assets Options**

1. Set out the criteria for identifying non-designated heritage assets within the Local Plan.
2. Use criteria agreed with Historic England to identify non-designated heritage assets within the District that will be used to create a Local Heritage List.
3. Set out a positive and consistent approach to assess the impact of development on non-designated heritage assets within the Local Plan.
4. Support the retention of locally designated heritage assets, including buildings, structures, features and gardens of local interest.
5. Consider the use of Article 4 Directions to manage change to non-designated heritage assets identified on a Local Heritage List.

**6.4.2 Preferred Options for testing**

**Box 6**

**Preferred Option for Testing**

**Non-Designated or Locally Designated Heritage Assets**

Create a consistent and positive policy framework within which to assess the impact of development on non-designated heritage assets within Wealden District, with a presumption in favour of retention within development; and to use criteria agreed with Historic England to create a consistent approach to the identification of non-designated heritage assets within the District for inclusion on a continually evolving Local Heritage List, whether through nomination by the public or identification through the development management process. Consider future management of non-designated heritage assets on a Local Heritage List through Article 4 Direction.
Table 6

<table>
<thead>
<tr>
<th>Advantages</th>
<th>Disadvantages</th>
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<tbody>
<tr>
<td>An adopted criteria would ensure a consistent methodology for identifying non-designated heritage assets within the District and would provide a basis for nomination by the general public, as well as identification through the development management process, to help to inform the consideration of development proposals and be part of a positive heritage strategy.</td>
<td>There is no requirement to have a Local Heritage List to identify non-designated heritage assets, however, the NPPG suggests that it can form part of a positive heritage strategy.</td>
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<tr>
<td>A continually evolving Local Heritage List would ensure that it does not become a 'snapshot in time', and would ensure that assets which meet the adopted criteria can be added at any time and therefore, formerly identified for the purposes of development management.</td>
<td>A continually evolving list would require a formal approach to the consideration of assets nominated or identified after an initial list is compiled.</td>
</tr>
<tr>
<td>Future management of a Local Heritage List through the use of Article 4 Direction would ensure that incremental changes that may normally fall to be considered as permitted development are appropriately controlled and managed, so as not to erode or lead to the loss of the identified significance of the non-designated heritage asset.</td>
<td>Control over more minor changes to identified locally non-designated heritage assets that would normally fall to be considered as permitted development could overly limit the changes allowed to properties and be very prescriptive.</td>
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6.5 Historic Parks and Gardens

6.5.1 Historic parks and gardens are a significant part of the historic environment of Wealden and are an important historic landscape feature that also make a positive visual contribution to the District. Historic parks and gardens are designated under the Historic Buildings and Ancient Monuments Act 1953 as designed landscapes of national interest. These sites are listed on a national register established under the National Heritage Act (1983).

6.5.2 Historic England have identified that one of the greatest threats to historic landscapes, such as Registered Parks and Gardens\(^{53}\) are proposals for development. Although no additional statutory protection is given to a site on the register of historic parks and gardens, they are protected under national policy as a designated heritage asset in the National Planning Policy Framework and their historic and architectural significance has to be taken into consideration as part of the planning process. Therefore

\(^{53}\) There are 20 Registered Historic Parks and Gardens in the District.
these heritage assets now carry the same weight as listed buildings. This should mean that substantial harm or loss can only be justified in exceptional cases. Historic England notes that they are nevertheless fragile and without proper care, they can easily be damaged beyond repair or lost forever.

6.5.3 Historic England also estimates that only two-thirds of the sites that potentially deserve inclusion are on the Register of Parks and Gardens of Historic Interest in England (54) and so there may be other historic parks and gardens in the District that would warrant protection because they are demonstrably of equal significance to those designated, some of which may already be identified within the Historic Landscape Characterisation Study (HLC) of the District. These non-designated sites could be considered under the criteria for local listing.

6.5.1 Historic Parks and Gardens Issues and Options

**Issue 7**

**Historic Parks and Gardens**

Designated historic parks and gardens are a significant part of the historic environment of Wealden District and are recognised as designated heritage asset in the National Planning Policy Framework, meaning their historic and architectural significance has to be taken into consideration as part of the planning process. Important non-designated historic parks and gardens may also survive in the District. A positive policy framework is required within which to assess and manage changes that may affect designated and non-designated historic parks and gardens.

6.5.1.1 In terms of options, there are a number of reasonable alternatives that could help to address the identified issues. These include:

**Option 7**

**Historic Parks and Gardens Options**

1. Set out a positive and consistent approach to assess the impact of development on designated historic parks and gardens.
2. Set out a positive, consistent and proportionate approach to assess the impact of development on non-designated historic parks and gardens.
3. Require an assessment of the implications of proposals within historic parks and gardens or their setting, through proportionate research, interpretation, and
understanding of significance, including impacts on planned design, on trees, landscaping and architectural features.

4. Promote the use of management plans to promote good land management practice for historic parks and gardens (designated and non-designated), taking into account the planned design of the asset.

6.5.2 Preferred Options for testing

Box 7

Preferred Option for Testing

Historic Parks and Gardens

Have a policy in the Local Plan setting out a positive and consistent approach to assess the impact of development on designated and non-designated historic parks and gardens, requiring an assessment of the implications of proposals within historic parks and gardens or their setting, through proportionate research, interpretation, and understanding of significance, including impacts on planned design, trees, landscaping and architectural features, along with a policy to promote the use of management plans for historic parks and gardens.

Table 7

<table>
<thead>
<tr>
<th>Advantages</th>
<th>Disadvantages</th>
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<tr>
<td>This would ensure that harm to significance of designated and non-designated historic parks and gardens is consistently considered through the planning process and that appropriate future management of the significance of the heritage asset is promoted.</td>
<td>Such policy requirements could be considered to be overly onerous on applicants.</td>
</tr>
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6.6 Energy Efficiency and Responding to Climate Change in the Historic Environment

6.6.1 The National Planning Policy Framework requires that Local Plans should a positive and clear strategy for the conservation and enjoyment of the historic environment and contain strategic policies to deliver the conservation and enhancement of the historic environment. This includes considering the impact of energy efficiency and climate change proposals that may affect the significance of a heritage asset.

6.6.2 The National Planning Policy Framework core principles contain two principles relating directly to heritage conservation and environmental sustainability. The heritage principle states that any development should ‘...conserve heritage assets in a manner
appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations.; whilst the energy conservation principle states that any development should ‘...support the transition to a low carbon future... (and) encourage the reuse of existing resources, including conversion of existing buildings and encourage the use of renewable resources.’ The National Planning Policy Framework does not give supremacy to either of these two principles, but instead provides a framework for assessing heritage significance and weighing the degree of harm to it against the public benefit of reducing energy consumption. Every effort should be made to minimise harm or conflict through careful design as recommended in the National Planning Policy Framework. This means that the scale, type and location of work to improve energy efficiency should be appropriate to the heritage significance of the heritage asset and/or setting of a heritage asset in question.

6.6.3 The National Planning Practice Guidance require that great care should be taken to ensure heritage assets are conserved in a manner appropriate to their significance, including the impact of proposals on views important to their setting. It confirms that the significance of a heritage asset derives not only from its physical presence, but also from its setting. Careful consideration should be given to the impact of large scale solar farms and to the impact of wind turbines on such heritage assets and their setting. Depending on their scale, design and prominence, a large scale solar farm or wind turbine within the setting of a heritage asset may cause substantial harm to the significance of the asset.

6.6.4 Historic England provide guidance on energy efficiency and older buildings, micro-generation in the historic environment and historic buildings and on Part L of the Building Regulations to address some of the considerations, issues and challenges of adapting older buildings and impacts upon the historic environment. The impact of energy efficiency measures on the significance of a heritage asset and the wider setting can be visual and/or physical. It is important therefore to consider the design, scale, siting, prominence and materials of any infrastructure carefully so as to minimise this impact and consider the direct and indirect impact on historic fabric and to the setting of heritage assets. In line with Government policy, the potential public benefit of energy efficiency works needs to be balanced with preserving heritage significance and any potential loss of heritage significance needs to be understood and assessed within a policy framework.

6.6.1 Energy Efficiency and Responding to Climate Change in the Historic Environment Issues and Options

Issue 8

Energy Efficiency and Climate Change in the Historic Environment

Whilst energy efficiency and responding to climate change is supported, it requires careful consideration in order to manage impacts within the historic environment and to ensure that the significance of a heritage asset or its setting is not harmed. A positive policy framework is required within which to assess and manage energy efficiency and climate change measures that may affect the historic environment.
6.6.1.1 In terms of options, there are a number of reasonable alternatives that could help to address the identified issues. These include:

**Option 8**

**Energy Efficiency and Climate Change in the Historic Environment Options**

1. Set out a positive and consistent approach to assess the impact of energy efficiency improvements, micro-generation and climate change measures in the historic environment, including to designated and non-designated heritage assets and their setting.

2. Require an assessment of the implications of such proposals, through proportionate research, interpretation, and understanding of the significance of any heritage asset(s) affected so that any potential loss of significance to the asset or its setting can be assessed and weighed against potential public benefit.

### 6.6.2 Preferred Option for testing

**Box 8**

**Preferred Option for Testing**

**Energy Efficiency and Climate Change in the Historic Environment**

Have policy in the Local Plan setting out a positive and consistent approach to assess the impact of energy efficiency improvements, micro-generation and climate change measures in the historic environment, including designated and non-designated heritage assets and their setting. Require an assessment of the implications of such proposals, through proportionate research, interpretation, and understanding of the significance of any heritage asset(s) and their setting affected so that any potential loss of significance/harm to setting can be assessed and weighed against potential public benefit.

### Table 8

<table>
<thead>
<tr>
<th>Advantages</th>
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<tr>
<td>This would ensure that energy efficiency improvements, micro-generation</td>
<td>Such policy requirements could be considered to be overly onerous on applicants and not in the public interest when considering the benefits of energy efficiency improvements, micro-generation and climate change.</td>
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<td>and climate change issues can be consistently balanced against harm to the</td>
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<td>historic environment, including to designated or non-designated heritage</td>
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<td>assets and their setting, through a</td>
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*Design and Heritage Background Paper*
<table>
<thead>
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<th>Advantages</th>
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<tr>
<td>proper understanding of the significance of the heritage asset and setting.</td>
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Appendix 1 NCA Profiles in Wealden

1.1 NCA Profile 122: High Weald

1.1.1 NCA Profile 122: High Weald

1.1 The High Weald encompasses the ridged and faulted sandstone core of the Kent and Sussex Weald and is an area of countryside representing one of the best surviving medieval landscapes in northern Europe. The AONB covers around 78% of the NCA and covers the entirety of the High Weald element within Wealden District.

1.2 The High Weald has been occupied since at least the Mesolithic period, but few pre-Roman sites exist. However, there are many upstanding, earthwork and buried heritage assets including hill forts, medieval settlement sites, Mesolithic remains, earthworks, abbeys, castles, iron bloomeries, furnaces and working sites, Roman sites, Roman roads, parklands, medieval moated sites, as well as other examples of underground archaeology.

1.3 There is substantial evidence of the Norman development of the area in the form of castles, churches and medieval buildings. However, the history of the landscape is most evident in the medieval pattern of fields, Wealden iron industry, wealth of historic parks and gardens, historic buildings including farmsteads, connections with maritime history such as shipbuilding and woodland and settlement linked to the practice of cultivating small parcels of land for rent or “assarting”. Agriculture has also been important, including hop production with oast houses notable and a large number of pre-1750 farm buildings survive. The High Weald has one of the highest concentrations of surviving early farmsteads anywhere in Europe.

1.4 The medieval character of this landscape (considered to be one of the best surviving coherent medieval landscapes in northern Europe) is distinctive through the dispersed historic settlement pattern of farmsteads, hamlets and late medieval villages, largely sited on ridges within the landscape, linked by ancient route ways (now often roads and rights of way) in the form of ridge top roads and a dense system of radiating drove ways, often narrow, deeply sunken and edged with trees and hedgerows and wildflower-rich verges and boundary banks.

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

1.6 Iron was the major industry in the High Weald, first developed in the Iron Age and Roman periods but predominantly in the 15th to 17th centuries when the Weald was the foundry of England and the influence dominates the present landscape in the form of hammer ponds, furnace sites and evidence of charcoal-burning. The wealth generated by the iron industry and latterly London merchants resulted in large estates, grand houses and parklands including Hammerwood Park, and Eridge Park, the latter which has one
of the oldest deer parks in the area; as well as the designed landscapes of Humphrey Repton’s Bayham Abbey and Heathfield Park.

1.7 Vernacular buildings have a strong local character influenced by a variation in locally available, building materials. Distinctive red tile, brick, local sandstone and timber building materials, often including hung tiles and weatherboarding, are characteristic of the historic settlements, farms and cottages. Oast houses and timber framed barns are a particularly notable and characteristic element of the High Weald landscape. Dominance of traditional timber framed buildings with steep roofs often hipped or half-hipped and an extraordinarily high survival rate of farm buildings dating from 17th century or earlier. The rich and varied colours of locally derived building materials reflect the diversity of geology underpinning the area and add significant interest to the landscape generally. There is a large number of listed buildings many representing the agricultural and industrial vernacular and the gentry buildings resulting from the wealth generated from activity within the landscape.

1.1.2 Pressure for Change

1.8 The NCA identifies that there is a continuing high demand for housing in south-east England and rural areas in particular, resulting in strong pressure for development on the edge of or adjacent to the High Weald AONB boundary and pressure to bring forward land for housing in and around larger villages, threatening the dispersed settlement character of the landscape and the sustainable development of smaller settlements.

1.1.3 Opportunities

1.9 The NCA identifies a number of opportunities relating to the historic and built environment in the High Weald:

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

- Protect from damage and appropriately manage the area’s rich and distinctive historic environment including parks and wood pastures, ancient route ways, archaeology, settlement patterns and field systems, and significant industrial heritage linked to the iron industry. Securing appropriate management of important sites.

- Manage existing and future developments to ensure that sense of place is maintained by making reference to local vernacular building styles and materials, and settlement patterns and distributions. Ensure that proposed growth is sustainable and protects and enhances the character of the area with new building sympathetic to local styles.

- Ensure that new development respects local settlement patterns and building materials to avoid the loss of historic evidence through insensitive development or management. Maintain the dispersed settlement pattern by managing the setting of villages together with the integrity of their vernacular styling.
- Maintain the historic division of field patterns.
- Ensure that the repair, restoration or conversion of vernacular buildings is carried out with due regard to their historic environment, using local materials and techniques to maintain local distinctiveness, construction techniques and traditions.
- Promote information on the historical development of towns, villages, hamlets, farmsteads and their hinterlands and historic parks and gardens including historic maps and accessible online information.
- Promote improved design quality supported by the adoption of High Weald AONB specific design guidance on built form, architectural detail, composition and layout of space and local materials.

1.2 NCA Profile 121: Low Weald

1.2.1 NCA Profile 121: Low Weald

1.10 The Low Weald covers a large part of the south east, from Kent to Surrey, and within Wealden, it is the landscape area located to the west of the Pevensey Levels, south of the High Weald and north of the South Downs.

1.11 There is evidence of occupation of the Low Weald since the Mesolithic period with settlement sites located across the Low Weald. Late Neolithic and bronze-age woodland clearance has also been detected. The area is crossed by a number of Roman roads.

1.12 Within the Low Weald, there is a strong sense of an anciently settled and farmed landscape, with farmsteads (often of medieval origin) set in landscapes originally enclosed in the medieval period and then successively reorganised. The historical pattern of field enclosure and assarting from woodland remains mostly intact. There is also much evidence for the Low Weald’s industrial history of charcoal burning for iron and glass production and ponds are a feature of the landscape, often due to past industrial processes. Archaeological sites and heritage assets often lie under woodland and it is likely there are some still to be discovered. The area’s historic sites, particularly the association with the Wealden Iron Industry, are perhaps less well appreciated than in neighbouring High Weald. Oast houses provide evidence of past associations with the hop industry and are characteristic of the area and the Low Weald has the highest survival rate of listed, traditional farm buildings in the south east and a high density of pre-1700 timber-framed buildings.

1.13 The key characteristics of the historic built environment in the Low Weald, pertinent to Wealden, are isolated farmsteads often occupying ancient sites (some moated), and these, intermixed with villages, form the predominant settlement pattern. Many of the dispersed manorial farms and market settlements have developed into today’s villages and hamlets, often with ‘Street’ or ‘Green’ names suggesting secondary settlement. Even today, the Low Weald retains much of its rural character with many small-scale villages surviving within a network of rural roads and densely wooded areas.
Traditional buildings reflect the availability of local materials and are timber-framed or, from the late 18th century onwards, built with local bricks and tiles of varying hues of dark red to orange, often with some tile hanging and use of weatherboarding. Agricultural buildings are a particularly prevalent feature within the landscape. The use of locally sourced building materials in farmsteads, principally weatherboarding on barns (black-stained since the early twentieth century), tile hung first floors and red-orange locally derived bricks, reinforce the relationship between the underlying geology and the historical occupation settlement and agricultural uses of the area. There is also use of flint towards the South Downs and sandstone locally. Oast houses are prominent features within the eastern part of the Low Weald area, and although significant numbers have now been converted to other uses, their form remains a distinctive feature.

1.2.2 Pressure for Change

While the Low Weald may be subject to a lower level of development pressure than some NCAs in south-east England, it is nevertheless within an area where demand for new building land is constant, particularly as most of it lies outside the adjacent protected landscapes and within commuting distance of London. Development pressure is focused mainly on the towns and the area on the boundary with the High Weald. New roads and road improvement schemes are also important issues which affect all habitats.

Across the NCA, of which Wealden has only a part, there is a high rate of barn conversions on a unit area basis. About 51 percent of listed historic farm buildings remain unconverted. About 90 per cent are intact structurally.

Bracken and scrub are unchecked in many areas and are causing damage to geological exposures, prehistoric earthworks and other archaeological sites. Rural lanes have been damaged through inappropriate use by heavy vehicles.

By 1995 it is estimated that 56 percent of the area’s extensive historic parkland (5 percent of the NCA in 1918) had been lost. About 13 percent of the remaining parkland is covered by a Historic Parkland Grant, and about 21 percent is included within an agri-environmental scheme. Small grants have been made available to keep traditional buildings sound and usable making a vital contribution to both land management and landscape character.

1.2.3 Opportunities

The NCA identifies a number of opportunities relating to the historic and built environment in the Low Weald:

- Using an understanding of the area’s distinctive traditional architecture to inspire new development, including encouragement where appropriate of the use of traditional building materials, including local red brick, flint, clay, but seeking to conserve areas with high levels of tranquillity and the settlement pattern of small, scattered villages and hamlets of this predominantly rural area.
- Conservation and enhancement of the area’s distinctive traditional farmsteads through sustainable and sensitive new uses. There is a high density of historic farmsteads which retain a significant percentage of their original character and form, including the dispersed plans which are highly characteristic of the Weald and its oasts, barns and other buildings.

- Enhancement of the setting and interpretation of heritage assets such as historic buildings and archaeological sites, particularly those related to the Wealden iron industry and nationally important industrial heritage, as well as identifying smaller historic designed landscapes and seeking to preserve and enhance them where appropriate.

1.3 NCA Profile 124: Pevensey Levels

1.3.1 NCA Profile 124: Pevensey Levels

1.20 The Pevensey Levels is the low lying area located between Eastbourne and Bexhill, within the southeast corner of Wealden District. Much of the area was under water until relatively recently and the area was a shallow bay in the Roman period. Within the bay were small islands where the earliest settlements were founded. Occupation and land reclamation continued in the Saxon period, with the location of settlement being reflected in the use of the place-name ‘eye’ an old English word meaning ‘island’. The current landscape of the Levels was formed by the reclamation work started by local religious houses in the Middle Ages. The relative permanence of the ditches and the continued pastoral use makes parts of this landscape a remarkable survival of a medieval field system in a lowland context and some drainage channels and sea defences are relatively unchanged since medieval times. From at least Saxon times, and recorded within the Domesday Book, the area was important for salt-making and the low mounds on the otherwise flat landscape of the Levels are usually remnants of this industry.

1.21 The key characteristics of the historic built environment within the area are identified to be low density, dispersed settlements, comprising mainly a thin scattering of farmsteads on medieval sites, away from main centres of population. There are few pre-1750 farmstead buildings. There are no nucleated settlements in the flat marsh area, although there is a greater density of settlement on the slightly higher ground surrounding the levels, such as around Hooe. The local vernacular uses a prevalence of local flint, brick, tile hanging and weatherboarding.

1.22 The area is strategically important and there are important historic defensive structures, such as the Roman “Saxon Shore Fort” of Pevensey Castle and the Martello Towers on the coastline. Three towers survive within the boundaries of the District – Nos. 60-62 demonstrate their role as a defensive chain and the intention to deny safe landing places to attackers. Their settings therefore are critical in understanding the historical context of these buildings. Flood defences and drainage also form a prominent part of the landscape including the 14th century Crooked Ditch and its embankment. Despite these defences the area was frequently inundated by the sea causing extensive flooding and leading to deserted villages and moated farmsteads. On the Levels, archaeological
features are often within arable land on higher ground and are vulnerable to deep ploughing practices.

1.3.2 Pressure for Change

1.23 Because of its low lying nature, the NCA is especially vulnerable to the effects of climate change, particularly coastal flooding. Sea defences are paramount and require ongoing maintenance. These may need reviewing as sea levels rise to ensure effective defences are in place, especially with the increasing risk posed by winter storms.

1.24 Conversely, drier, hotter summers, exacerbated by increased demand for water, could lead to a lowering of water levels and result in a reduction of wet pastures and drainage ditches, ultimately resulting in the loss of wetland habitats of international importance. The NCA remains important for wildlife, particularly invertebrates, but numbers of wildfowl have already decreased owing, at least in part, to drying of the land.

1.25 Expansion of urban development on the fringes of the Levels has impinged on the open character of the landscape in some places, with associated pollution often damaging the fragile ecology of the area. New roads and improvement schemes form visual divisions in the landscape, along with new agricultural buildings and associated features. Power lines are particularly prominent.

1.26 Eastbourne is the main settlement within this small NCA and 5,022 new homes are planned between 2006 and 2027. There are also plans to optimise the area’s potential to provide employment space and associated housing in sustainable and strategically accessible locations along the A22 corridor, potentially affecting the NCA’s western edge. Significant development is also planned for Hailsham and Bexhill, just beyond the NCA. Improvement of road links and further urban development may increase traffic through the NCA.

1.3.3 Opportunities

1.27 The NCA identifies a number of opportunities relating to the historic and built environment in the Pevensey Levels:

- Conservation of the historic landscape features such as evidence of early reclamation, early sea defences such as the 14th century “Crooked Ditch” and mounds left by the salt-making industry and the preservation of the settings of the surviving Martello towers.

- Encouragement of the repair of traditional buildings in suitable materials, and using an understanding of local architecture, its forms and materials (predominantly brick and flint, with occasional weatherboarding or hung tiles) to inspire sustainable new development in order to help to maintain a sense of local distinctiveness.
Appendix 2 High Weald AONB Management Plan

2.1 The High Weald AONB Management Plan outlines that the AONB landscape is characterised by dispersed historic settlements of farmsteads and hamlets, and late medieval villages founded on trade and non-agricultural rural industries. One vision within the management plan is that the distinctive and historic pattern of settlement of the High Weald is protected in a way that positively contributes to the natural environment and improves the connections between settlements and the countryside, whilst ensuring that settlements retain their distinctiveness; and that individual historic buildings, conservation areas and buried archaeological remains are conserved and enhanced, as appropriate.

2.2 It is suggested that this vision can be realised by, amongst other ways, through:

- Promotion of the traditional pattern of High Weald villages;
- Maximising environmental design and construction quality including, where appropriate, by the use of traditional and local construction materials, and enhancement of the historic environment.
- Recording and assessment of non-designated heritage assets carried out consistently across the High Weald, working with experts and community initiatives where possible, and contributing to a wider understanding of features such as historic parks and gardens; veteran trees; abandoned settlements; commons; military features; wharves and harbours.

2.3 Threats identified to the AONB are from:

- Increased development pressure for housing within and adjacent to the AONB;
- The erosion of character as a consequence of development (including large new and replacement properties, building modifications and boundary treatments) which fails to respect AONB character in terms of scale, form, design or materials, and is unrelated to local needs;
- The need to have regard to historic settlement form together with sustainability considerations in the planning process, in order to inform development options and enhance design quality;
- Origin, function and archaeology of ancient route ways remaining under-researched and poorly understood leaving irreplaceable historic assets vulnerable to unintentional damage;
- Damage to route way character from increasing use of large agricultural machinery, footpath diversions; and
- The suburbanising effects of highway improvement schemes; access road realignments and inappropriate gates and boundary materials.
### Appendix 3 Conservation Areas in Wealden

#### 3.1 There are currently 26 Conservation Areas in Wealden District, as listed below.

**Table 9 Conservation Areas in Wealden**

<table>
<thead>
<tr>
<th>Cade Street</th>
<th>Maresfield</th>
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</thead>
<tbody>
<tr>
<td>Chiddingly</td>
<td>Mayfield</td>
</tr>
<tr>
<td>Cousely Wood</td>
<td>Old Heathfield</td>
</tr>
<tr>
<td>Crowborough</td>
<td>Pevensey &amp; Westham</td>
</tr>
<tr>
<td>Danehill</td>
<td>Ripe</td>
</tr>
<tr>
<td>East Hoathly</td>
<td>Rotherfield</td>
</tr>
<tr>
<td>Fletching</td>
<td>Rushlake Green</td>
</tr>
<tr>
<td>Forest Row</td>
<td>Selmeston</td>
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<td>Framfield</td>
<td>Uckfield</td>
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<td>Frant</td>
<td>Wadhurst</td>
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<tr>
<td>Hailsham</td>
<td>Waldron</td>
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<tr>
<td>Hartfield</td>
<td>Willingdon, Church Street</td>
</tr>
<tr>
<td>Hellingly</td>
<td>Withyham</td>
</tr>
</tbody>
</table>
Appendix 4 Registered Parks and Gardens in Wealden District

**Grade I**
- Sheffield Park

**Grade II***
- Buckhurst Park
- Charleston Manor*
- Herstmonceux Castle and Place
- Penns in the Rocks
- The Hooe
- Eridge Park
- Rotherfield Hall
- Buxted Park
- Wych Cross Place
- Groombridge Place
- Glen Andred Garden

**Grade II**
- Horsted Place
- Heathfield Park
- Bayham Abbey
- Kidbrooke Park
- Hammerwood Park
- Frant Court
- Wootton Manor*
- Wadhurst Castle
* - located within the South Downs National Park

Appendix 4 Registered Parks and Gardens in Wealden District
Appendix 5 Key Farmstead Characteristics in Wealden

5.1 Historic England identifies that historic farmsteads and their buildings are a prominent contributor to regional distinctiveness and landscape. A series of Regional Farmstead Character Statements have been written, outlining the development of farmsteads within each of the 159 National Character Areas (NCAs) in England and promoting better and more accessible understanding of the character of farm buildings at a broad landscape and regional scale.

5.2 The three NCAs within the Wealden District Council area are the High Weald, the Low Weald and the Pevensey Levels. The key farmstead characteristics for each of these areas is provided below.

5.1 NCA Profile 122: High Weald

Table 10 Summary of 122 High Weald NCA farmstead characteristics.

The High Weald is at the core of the Wealden anticline comprising a central area of sandstone dissected by numerous rivers, the headwaters of which have cut steep sided ghylls now often densely wooded. It is a highly distinctive area with a mosaic of small hedged fields and sunken lanes which together with the wooded relief and comparative inaccessibility, provides a sense of remoteness rare within lowland England. The wooded character is reflected in the extensive woodland cover of 27%. The urban area is 7.6% of the Character Area. The majority (78%) is within the High Weald AONB.

The key farmstead characteristics are:

- Very high densities of historic farmsteads.
- Many farmsteads retaining pre-1750 buildings set within a landscape predominantly of medieval origin, this close association being highly significant.
- Small farmsteads with loose courtyard plans or dispersed plans.
- Barns, often aised to at least one side and with hipped roofs.
- Buildings for cattle including covered yards in the western High Weald.
- Oast houses, unconverted examples retaining internal fitments and farmsteads retaining a range of structures associated with the hop industry being rare and significant.

Historical Development

- Much of the High Weald was a heavily forested area used as summer pastures or 'dens' by communities in the surrounding areas during the 7th and 8th centuries, linked by routeways which are often narrow and deeply sunken. These pastures began to be converted to permanent occupation from the 10th century, and from the later 11th century there appears to have been a growth in the number of new farms created out of the woodland through assarting.
- By the late 13th century the Wealden landscape comprised a scattering of gentry properties intermingled with a mass of small peasant holdings of up to 30 acres –
Although many new assarts of the period were as small as 3–5 acres – practising subsistence-level mixed farming.

- During the 14th century there was some depopulation, with holdings abandoned or merged and some farmers accumulating holdings of a reasonable size. The extent of arable declined at this period. Some colonisation of the woodland continued in the 15th and 16th centuries, at which time there was a considerable growth in population.
- The arrival of the railways in the mid 19th century made a significant impact on the agriculture of the Weald, opening up the London market for hops, fruit and poultry. Hop gardens and orchards, widespread on the northern side of the High Weald, insulated this area from the worst of the late 19th century agricultural depression, whilst poultry rearing and fattening often provided a better income than any other form of farming.
- In the mid-19th century there was a major increase in the conversion of pasture to arable. This conversion was short-lived, and by the end of the century the amount of arable in the High Weald had declined to levels below that seen before the conversion began.

**Landscape and Settlement**

- A predominantly dispersed settlement pattern of isolated farmsteads and hamlets set in anciently-enclosed landscapes:
- Very high density of farmsteads in the landscape, the product of woodland clearance which also resulted in the characteristic pattern of small, irregular fields. These farmsteads were connected by a network of lanes and paths, many surviving as public rights of way that often pass through or close by the historic farmsteads.
- Amalgamation of holdings from 14th century may have also resulted in the creation of some larger fields through boundary removal, especially along the edges of the flood plain of the Rother and within many of the landscape parks of the area.
- Heathland areas such as Ashdown Forest remained largely unenclosed with small encroachments, including small blocks of regular enclosures, occurring around the fringes of the heathland. In the St Leonard’s Forest area enclosure in the 19th century created regular medium-sized fields.

**Farmstead Plan, Buildings and Dating**

- A high density, by national standards, of pre-1750 and pre-1550 buildings.

**Farmstead types**

- The small farmsteads of the High Weald often only required a farmhouse and a combination barn which could house both cattle and the corn crop. These buildings could be set close to one another or the barn could stand in a nearby close.
- As with much of South East England, loose courtyard plans, typically with one or two detached working farm buildings standing around a yard area, are the most common plan form.
Small L-plan steadings with a barn and a later cattle shed attached at right angles are also widespread.

Dispersed plans are a major characteristic of High Weald farmsteads. Such plans include clusters of buildings with little or no evidence for planning in their arrangement and plans where buildings are ranged alongside a wide route-way leading into the farmstead.

Many farmsteads have ‘multi-yard plans’ where there are a number of separate yards reflecting the careful management of stock. Such plans can be sub-divided into those where the yards are largely dispersed and detached from one another and those where the yards are mostly grouped together.

Larger regular courtyard plan farmsteads are mainly found in the western part of the High Weald where estates developed farmsteads in the 19th century, creating full courtyard plans, some E-plans and steadings with covered yards.

Linear plans and Attached L-plans with a barn attached to the farmhouse are rare but not entirely absent from the character area.

**Building Types**

- Medieval timber-framed houses, including Wealden houses, survive on a high proportion of farmsteads.
- Barns, typically of 3-5 bays, were often ailed to at least one side resulting in low eaves-lines, emphasising the mass of the roof over walling. The earlier barns of the area, dating from the 15th and 16th centuries tend to be unaisled. The majority of barns in the area are of 17th or 18th century date. Hipped roofs are characteristic. Many barns retain evidence – either in partitions or in evidence for lost partitions - for being combination buildings in that they housed both animals and crops.
- Granaries were rarely required on the smaller farms where grain could be stored in the farmhouse or in a loft in the barn. On larger farms the granary was often incorporated with the oast house or above a cart shed. Granaries pre-dating the 19th century are rare and significant.
- The importance of cattle on High Weald farms is reflected in shelter sheds and cow houses, although these are mostly of 19th century date. These may be found added to an earlier barn or detached and associated with individual yard areas. In the later 19th century some larger farms, particularly those in the western part of the area, provided large covered yards for cattle. Some yards would have been used for the working oxen that were widely used for ploughing.
- Stables are typically small buildings, usually brick-built, and mostly date from the 18th or 19th centuries.
- Oast houses are a highly characteristic building type, particularly on the northern side of the High Weald. There are very few oasts in the area west of Ashdown Forest. Most oast houses date from the late 18th and 19th century although there are some older examples built within earlier barns. Only a small number of unconverted oast houses survive. Farmsteads that retain unconverted oast houses, early to mid 20th century hop buildings and features such as hop-pickers huts are highly significant.
- Field barns were once a common feature, particularly in the southern part of the Weald east of Ashdown Forest. Over 2/3rds of these buildings have been lost from
the landscape. The surviving field barns are an important remnant of a once widespread building type. Most probably date from the 19th century but it is possible that some barns are earlier. Few are listed.

Building Materials

- Locally made plain clay tiles are the most commonly used roofing material. Tiles largely replaced straw thatch in the late medieval period and now thatch is rarely seen in the High Weald.
- In the west of the area the sandstone is capable of being split into slates used for roofing (Horsham slates).
- Timber-framing was typically used for medieval houses and barns with the barns being clad in weatherboarding.
- Bricks made from the local clays contribute to the distinctive character of the Weald. Local sandstones were also used for building.
- Many farmhouses are clad in painted weatherboard or plain clay tile.

5.2 NCA Profile 121: Low Weald

Table 11 Summary NCA 121 Low Weald farmstead characteristics.

The Low Weald is a broad clay vale adjoining the Greensand of the High Weald extending through Sussex, Surrey and Kent. It forms a low-lying, rural well-wooded landscape in contrast to the adjacent landscapes of the High Weald and South Downs. The Character Area contains around 13% woodland and 7% is classified as urban.

The key farmstead characteristics are:

- Very high densities of historic farmsteads.
- Many farmsteads retaining pre-1750 buildings set within a landscape largely of medieval origin.
- Many small farmsteads with loose courtyard plans.
- Regular courtyard plans concentrated in the area immediately west of the High Weald.
- Dispersed Multi-Yard and Regular Multi-Yard plan farmsteads.
- Barns, often aisled to at least one side and with hipped roofs.
- Buildings for cattle including covered yards in the western High Weald.
- Oast houses concentrated along the northern arm of the Character Area, unconverted examples retaining internal fitments and farmsteads retaining a range of structures associated with the hop industry being rare and significant.

Historical Development

- Agriculture on the heavy clay soils of the Low Weald was largely pastoral with the emphasis on fatstock with some dairying but arable farming was also carried out. The extent of arable has fluctuated considerably over time – much arable was abandoned in the later 14th and 15th centuries.
Mixed farming was found on the lighter soils on slightly higher ground, including arable and fruit growing on the better quality drift deposits of brick earths in Kent and the Bargate outcrop in Surrey.

By the 19th century arable had increased to its greatest extent but levels fell from the late 19th century with pastoral farming once again dominating.

Landscape and Settlement

Small hamlets and dispersed, ancient farmsteads and farmstead clusters form the predominant element of the settlement pattern. There are some small villages, often no more than linear groups along roadsides whilst others are centred on greens or commons.

There is a high density of dispersed farmsteads within the character area.

Fields are generally small and irregular, largely created through assarting of woodland up to the 14th century, and are divided by a dense network of hedges and shaws that are often remnants of ancient woodland. Within this general pattern of irregular enclosure is an area of co-axial field systems to the south-west of Horsham which is claimed to be of Roman origin.

Fields are slightly larger and more regular on the higher ground and areas of lighter soils including the better quality drift deposits of brick earths in Kent and the Bargate outcrop in Surrey, where there is a lower density of farmsteads and of pre-1750 fabric/farmstead sites.

The arrival of the railways in the mid-19th century made a significant impact on the agriculture of the Weald, opening up the London market for hops, fruit and poultry. Hop gardens and orchards, widespread on the northern side of the Low Weald, insulated this area from the worst of the late 19th century agricultural depression.

Farmstead Plan, Buildings and Dating

Much of the Low Weald, together with the High Weald is remarkable in a national context for the high numbers of farmsteads that retain early, pre-1750 buildings.

The north part of this character area in particular has a major concentration of pre-1550 barns.

These farmsteads are set within a landscape of fields and woodland that largely took its present form in the medieval period.

The close association of these early farmsteads and landscapes is highly significant.

Farmstead Types
• There is a mixture of farmstead plan types across the area.

• Small loose courtyard plans are the most common plan form encountered in the Low Weald.

• Small L-plan steadings with a barn and a later cattle shed attached at right angles are also widespread. Loose courtyards with an L-plan element are mostly concentrated in the west of the area.

• Regular U-plan courtyards, mostly of the mid-late 19th century, are a strong characteristic of the farmsteads of the western part of the character area where some full regular courtyard, E- and F-plans and covered yards, are also often found. Beyond this part of the character area the larger regular plan types are rarely encountered.

• Dispersed plans are a characteristic of Low Weald farmsteads although not to the same extent as in the High Weald except for the in the northern part of the Character Area where there are similar densities to the adjacent part of the High Weald. Such plans include clusters of buildings with little or no evidence for planning in their arrangement and a limited number of plans where buildings are ranged alongside a routeway leading to the farmstead. The density of dispersed plans falls markedly towards the western part of the character area.

• ‘Multi-yard plans’ where there are a number of separate yards reflecting the careful management of stock are a major characteristic of the Wealden landscape, including the Low Weald. Such plans can be sub-divided into those where the yards are largely dispersed and detached from one another and those where the yards are mostly grouped together (Regular Multi-Yards). The distribution of Regular Multi-Yards is concentrated in the southeastern and northern sections of the Low Weald.

Building Types

• Medieval timber-framed houses, including Wealden houses, survive on a considerable number of farmsteads.

• Barns, typically of 3-5 bays, were often aisled to at least one side resulting in low eaves-lines, emphasising the mass of the roof over walling. The earlier barns of the area tend to be unaisled. Hipped roofs are characteristic. Many barns retain evidence for being combination buildings in that they housed both animals and crops. The concentration of pre-1550 barns in the north of the character is a particularly significant feature. The majority of barns in the area date from the 17th and 18th centuries.

• Granaries, either free-standing buildings on staddle stones or forming part of combination buildings such as granary/cart sheds are relatively uncommon. It is probable that grain was stored within the farmhouse or in a loft in the barn. A small number of granaries date from before 1700 but most are of 18th and 19th century date.
Oast houses are a building type highly characteristic of the Low Weald, particularly on the northern side of the Weald where some large oast houses are found. Most date from the late 18th and 19th century although there are some examples of older oast houses built within earlier barns. Only a small number of unconverted oast houses survive. Farmsteads that retain unconverted oast houses, early to mid-20th century hop buildings and features such as hop-pickers huts are highly significant.

The importance of cattle on Low Weald farms is reflected in shelter sheds and cow houses. These may be found added to an earlier barn or detached and associated with individual yard areas.

Whilst oxen were often used for ploughing stables for working oxen have rarely been identified. Any surviving examples of stabling for oxen would be highly significant.

Pigs were a key feature of the farming economy and pigsties would have been common to most farmsteads. Small stone or brick-built pigsties, including 19th century examples, are becoming increasingly rare.

Field barns were once a common feature but many have been lost from the landscape. The surviving field barns are an important remnant of a once widespread building type.

**Building Materials**

- Locally made plain clay tiles are the characteristic roofing material with some limited use of Horsham stone slates. Straw thatch was once widespread, but now it is now rarely encountered.

- Timber-framing was typically used for medieval houses and barns with the barns being clad in weatherboarding. Timber-framing continued in use for some farm buildings into the 19th century often combined with local sandstones derived from the bordering areas of the High Weald or the Wealden Greensand for the plinth. Sandstone rubble was also used for building.

- Bricks made from the local clays contribute to the distinctive character of the Weald.

- Many farmhouses are clad in painted weatherboard or plain clay tile.

**5.3 NCA Profile 124: Pevensey Levels**

**Table 12 Summary of NCA 124 Pevensey Levels farmstead characteristics.**

The Pevensey Levels are the largest tract of wetland in East Sussex, lying between Bexhill and Eastbourne. The land consists of low-lying reclaimed wetland, mainly under pasture with some arable. It is an open landscape, with only 0.5% woodland cover. 21% is defined as urban and 37% is SSSI.
Key farmstead characteristics are:

- Low density of farmsteads, mainly small loose courtyard or L- and U-plans.
- A number of farmsteads that originated as monastic grange farms.
- Farm buildings predominantly of 19th or 20th century date.
- A small number of farmsteads retaining buildings dating from pre-1800.

Historical Development

- Reclamation of the marshes from the Saxon period was principally aimed at creating grazing land, mainly for the cattle of communities surrounding the Levels. Although the loamy soils offer high quality agricultural land, there has not been the increase in arable over former pastures that has been seen in Romney Marsh. Arable is generally limited to small areas of higher ground.
- Protection from the sea was offered by some natural protection, and the construction of sea defences in the 13th century and the Crooked Ditch in the 14th century.
- Inundation by the sea from the 14th century caused extensive flooding and the abandonment of much of the area leaving several deserted villages and abandoned moated sites.
- Further attempts to keep the sea at bay were made in the 16th century. Concrete defences were constructed in the early 19th century and mid-20th century.

Landscape and Settlement

- Low density of farmsteads in an open landscape.
- Settlement in this area was predominantly dispersed with a few small nucleated villages some of which were deserted in the 14th -15th centuries. These deserted sites include both village sites and moated farmsteads.
- This is an area of relatively few farmsteads. Farmsteads are predominantly found on the western side of the area and on the very fringes of the Levels. Within the heart of the area farmsteads of medieval origin are usually located on small areas of slightly higher ground.
- Few of the fields of the Levels are hedged – most are bounded by drainage ditches resulting in a very open landscape. Hedges and fences are mainly seen alongside roads and tracks. The fields of the area are predominantly small and many are highly irregular, which may reflect the piecemeal reclamation (or ‘inning’) of the area although it is known that some monastic institutions such as Battle Abbey were also involved in the reclamation. The relative permanence of the ditches and the continued pastoral use of much of the area means that this landscape is a remarkable survival of a medieval field system in a lowland context.

Farmstead Plan, Buildings and Dating
This is an area with a low density of surviving farmsteads, very few of which retain buildings pre-dating 1800. Many of the sites of the lost farmsteads have been subsumed within the urban development of Eastbourne and Langney.

**Farmstead Types**

- As with much of South East England, loose courtyard plans, typically with one or two detached working farm buildings standing around a yard area are the most common plan form.
- Small L-plan and U-plan arrangements with a barn and a cattle shelter shed attached at right angles were found on some farmsteads and outfarms.
- There are few large regular courtyard plan farmsteads but there are a small number of regular ‘multi-yard’ plans which reflect the management of stock.
- A small number of dispersed plans with little or no evidence for planning in their arrangement are found in the area.

**Building Types**

- Barns are not a strong feature of the Pevensey Levels landscape given the predominance of cattle in the farming of the area.
- A few timber-framed and solid-walled barns are found in the area, especially on farmsteads at the fringes of the area.
- Cattle buildings consist of open fronted shelter sheds and enclosed single storey cow houses, typically of 19th century date.
- Outfarms and field barns were once a common feature but many have been lost from the landscape. Single buildings with an attached yard were typical but there were also some small L- and U-plans. The surviving field barns are an important remnant of a once widespread building type.
- There are a small number of oast houses within the character area.

**Building Materials**

- Plain clay tile is the typical roofing material for farmhouses and farm buildings.
- Timber-framing was typically used for early houses and farm buildings with the farm buildings being clad in weatherboarding.
- Cobbles and brick are the characteristic materials seen in surviving farm buildings.