

<b>CHAPTER 7 HISTORIC ENVIRONMENT</b>	
<b>POLICY HE1</b>	<b>Conservation, protection and enhancement of the historic environment</b>
Q36 a) Do you agree?	Yes.
b) Anything else that needs changing?	<p>We support the policy, and in particular Q36c) to address the cumulative impact of incremental change from development on the significance of heritage assets, Q36e) important views between settlements and across the landscape, as well as the step further in Q36f) to consider the impact of pollution from development on the historic environment.</p> <p>We do however wish to make a couple of points, for planners' consideration. Although we agree that good practice advice and guidance should be considered by Historic England as the experts in this field, local organisations should also be approached within the area particularly in the case of major applications. Local organisations could include local parish or town councils, and heritage societies such as Uckfield Heritage as they all hold important local knowledge and historical records on not just heritage assets but non-heritage assets and the wider historic environment. An example is when the Town Centre high street improvements were undertaken in 2016, there were hooks in the brickworks of the steps outside Carvills, which were for horses. These were removed and disposed of, and should have been retained as they formed part of the history of Uckfield High Street.</p> <p>Could HE1 (g) be expanded to reflect this.</p>
c) Have they missed anything?	<p>We are particularly interested in how HE1 c) would be enforced, or if specific conditions can be placed on development at the initial stage of outline planning permission. An example would be Ridgewood House, Lewes Road, Uckfield. Care has been taken by the applicant to understand the significance of Ridgewood House, and at present, an application for only nine properties has been approved for development on this site, but it is a large site, and we have concerns that in the future, this site will be expanded further; thus restricting important views from the house (HE1e) and potential incremental changes (HE1c).</p> <p>The need for local heritage organisations to feed into the process, particularly for major applications is vital.</p> <p>It was highlighted in the Downlands Farm Planning Inquiry, where evidence was given to explain that medieval landscape characteristics were present in this area of Uckfield, by V. Blandford MA Landscape Archaeologist 2022. V. Blandford highlighted that Budletts Common comprised of:</p> <ul style="list-style-type: none"> <li>- a 1530 medieval hall known as Blackhouse Farm;</li> <li>- a likely medieval hunting lodge then known as "Lodge Lands" from the 1585 medieval records (The Keep Brighton heritage records 1585, 1645, 1662, 1703);</li> <li>- historic interest three medieval enclosures;</li> <li>- historic interest remains of a moated lodge;</li> <li>- the Malling Budletts 'common' from 1585 largely remains intact at Budletts on the Uck 1/1 footpath, the 'common' part of St Bartholomew's Church in the past, of which a stump cut parish boundary tree remains on the common as the former parish boundary between Uckfield and Maresfield;</li> <li>- Ancient woodlands, ghyll habitats, rock outcrops and alder carr in Budletts Wood, all providing classification of a well-preserved High Weald character landscape important heritage assets and finite resources of Uckfield parish heritage.</li> </ul> <p>This in itself is a big landscape</p>

<b>POLICY HE2</b>	<b>Heritage assets</b>
Q37 a) Do you agree?	Yes.
b) Anything else that needs changing?	<p>We agree with this policy and support the reference to non-heritage assets as well as heritage assets.</p> <p>We would repeat the same comments made in response to policy HE1:</p> <p><i>Although we agree that good practice advice and guidance should be considered by Historic England as the experts in this field, local organisations should also be approached within the area particularly in the case of major applications. Local organisations could include local parish or town councils, and heritage societies such as Uckfield Heritage as they all hold important local knowledge and historical records on not just heritage assets but non-heritage assets and the wider historic environment. An example is when the Town Centre high street improvements were undertaken in 2016, there were hooks in the brickworks of the steps outside Carvills, which were for horses. These were removed and disposed of, and should have been retained as they formed part of the history of Uckfield High Street. Could HE1 (g) be expanded to reflect this.</i></p>
c) Have they missed anything?	<p>Is there any opportunity to make reference to the period during construction, or awaiting construction.</p> <p>In the case of the original Farmhouse on the Ridgewood Farm site, of Uckfield, although not a registered heritage asset, this was the original farmhouse, and to local residents, this is a key building on the site, relating to the history of the site.</p> <p>Due to the poor efforts of the land agent/owner to protect and secure the site, the building became accessible which led to anti-social behaviour and severe damage. This building could have been retained as a key feature in the redevelopment of this site.</p>
<b>POLICY HE3</b>	<b>Conservation areas</b>
Q38 a) Do you agree?	We agree with the policy, but have one question.
b) Anything else that needs changing?	<p>At what point will the conservation areas be reviewed? Will this or has this formed part of the Local Plan preparation process?</p> <p>Uckfield Town Council would like the conservation area(s) of the town to be reviewed, and uncertain how we can formally request this.</p> <p>Heritage street scenes should be referenced.</p>
c) Have they missed anything?	As above.
<b>POLICY HE4</b>	<b>Enabling development</b>
Q39 a) Do you agree?	No comment.
b) Anything else that needs changing?	
c) Have they missed anything?	
<b>POLICY HE5</b>	<b>Historic parks and gardens</b>
Q40 a) Do you agree?	We agree with this policy with two key sites in close proximity to Uckfield (Buxted Park and Horsted Place).
b) Anything else that needs changing?	Views (key vistas) from and across to historic parks and gardens are just as important as the heritage and non-designated heritage assets themselves. We are therefore supportive of HE5 1b) 'including significant views to and from the park or garden.'

	<p>Buffer areas or zones for the protection of multiple heritage/natural environments are vital – historic parks and gardens, as well as Grade II listed properties. The Planning Inspector for Land at Mockbeggars Farm was unaware that the land formed part of the Buxted Park estate, and associated Coaching Inn, even though it was referenced by Buxted Parish Council as an example.</p>
c) Have they missed anything?	<p>The views from and towards Horsted Place will need to be thoroughly considered in any proposals for the Owlsbury Farm site.</p>
<b>POLICY HE6</b>	<b>Archaeology</b>
Q41 a) Do you agree?	No.
b) Anything else that needs changing?	<p>We would agree with the contents of this draft policy but just wish to make a couple of points for the planners' considerations on points missing.</p> <p>Greater emphasis should be placed upon the protection of historic landscapes which are the setting for most of our archaeological and heritage features. The landscape and its particular characteristics often provide an explanation of the presence, function and location of a heritage asset and without that connective context, a greater part of the story of our important heritage is lost.</p> <p>We would be interested to hear of any example reasoning which would suggest supporting development on or directly adjacent to an important archaeological or heritage site, other than a visitor centre or other interpretative facility.</p> <p>Our present is directly derived from our history and our future must adequately reflect this.</p> <p>Without our distinct heritage and character, our community would be a poorer place.</p>
c) Have they missed anything?	<p>Local knowledge and experience in terms of heritage should carry more weight.</p> <p>Uckfield has evidence of medieval and Mesolithic landscape characteristics, and this is often missed in planning applications.</p> <p>Street naming for example should reflect local history, people and events. Despite providing details of local history, people and events, the names select after often, bland, unattractive and quite generic.</p> <p>For example Wealden DC's streetnaming policy, advises that a family name cannot be used if a member of the family is still living. However driving through Tonbridge only last week they have a road named 'Dame Kelly Holmes Way.'</p> <p>We are sad that sites known for key businesses or farming families, for example Siggs Yard off Lewes Road was not able to be named Siggs Yard, despite being known as that for years and years. The same situation was present with the Ridgewood Farm site and the previous farming family that owned the site. They are no longer in the area, so should not conflict.</p>