



ESTATES

Glynde Estates: Whole Estate Plan

August 2024



Foreword

Since the beginning of our family's ownership in the 12th century, the estate has provided spaces for people to live, work and relax; from a small cottage on its own, to whole terraces in a street, a workshop in a village, to farms across the South Downs.

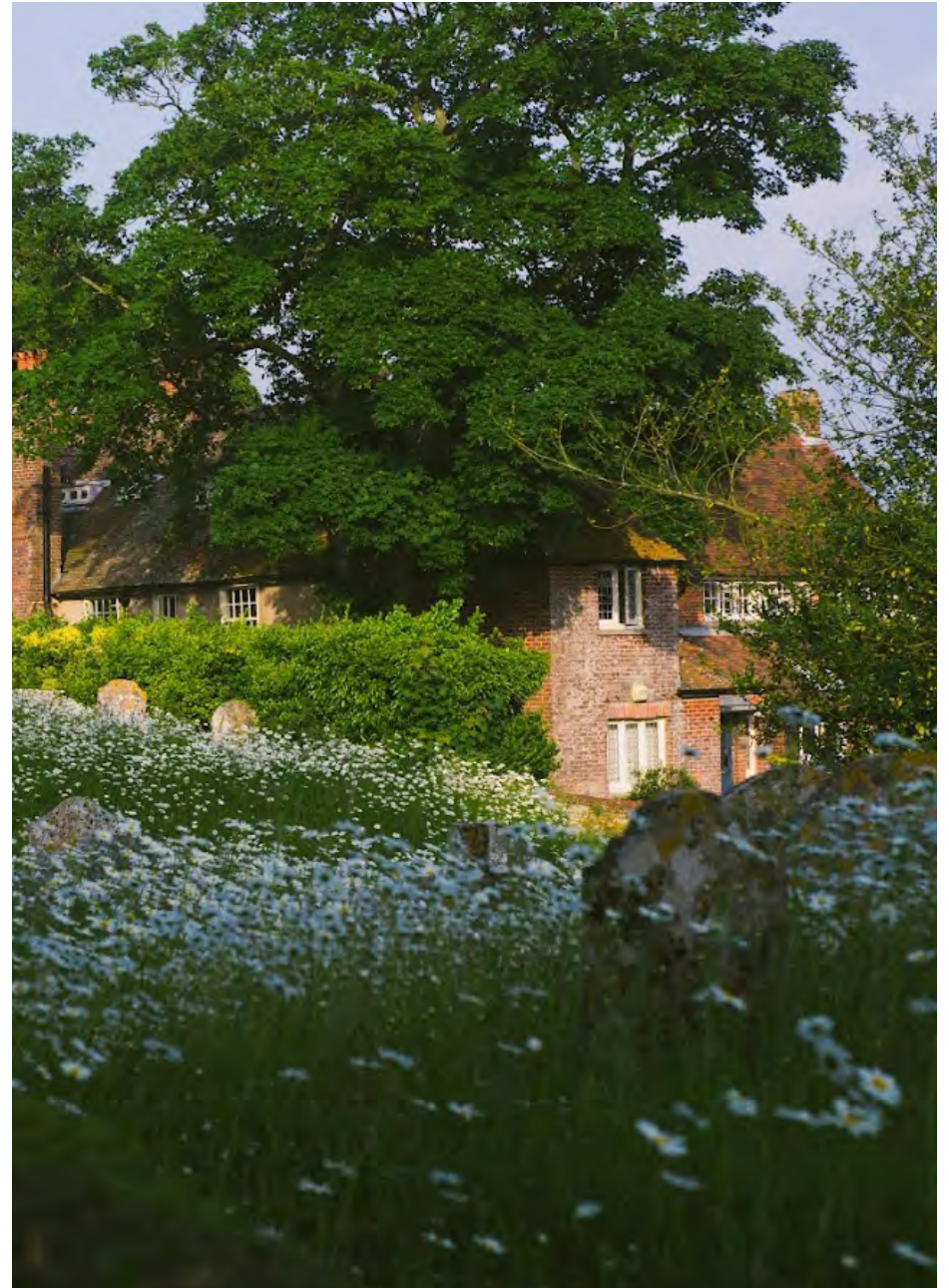
As current custodians of Glynde Estates, Caroline and I feel strongly that the purpose of the estate is to provide a way of life; a place to live, to bring up families, grow old, and to work in. However, we must increasingly look to achieve this whilst delivering better balance with the very real environmental problems we all face.

This Whole Estate Plan is the culmination of much work to better understand the history and heritage of the communities that live and work here, the visitors that come to enjoy the landscape, and importantly the impact of all of this on our farms and the natural environment. It seeks to try and provide a path to balance the need to conserve and improve the built environment, while also seeking to address the ever-increasing pressure on our natural environment.

Fortunately the estate can take a long view in the decisions we make. We and the estate team look forward to working closely with the South Downs National Park Authority, our farming community and other partners and stakeholders, in the years ahead to make the estate a better place for future generations to enjoy.

Francis and Caroline Hampden

Francis & Caroline Hampden





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Vision



Our vision is that by 2040 the landscape, heritage, natural and built capital the estate cares for, businesses Glynde Estates hosts and the communities it forms part of are as healthy, vital, engaged, connected and successful as they possibly can be.

We will know this has been achieved when:

- the volume of carbon which the estate's natural capital sequesters and stores has materially increased when measured against a 2024 baseline, whilst the consumption of carbon across the estate's activities has materially reduced,
- farming is increasingly regenerative, the diversity and quality of habitat, the health of soils and the abundance of biodiversity which the estate's natural capital hosts has materially increased when measured against a 2024 baseline,
- Glynde is home to a vibrant and diverse group of people and businesses, taking full advantage of the village's sustainable transport links, with housing, amenities, and facilities that enable people to live independently within the community throughout a long and fulfilled life,
- traditional buildings across the estate have been brought into sound condition, hosting viable uses where possible, some of which reflect the strong cultural capital of the estate, and
- the estate is equipped to welcome increased numbers of walkers and explorers, together with overnight visitors, providing opportunities for people to make use of Glynde's rail connections to gain understanding, to experience and enjoy the special qualities of the South Downs National Park.

Making this happen will require investment, effort, and focus. We have therefore developed a series of key Aims associated with the core themes of land and environment, community, heritage and economy.

View from Glynde village to Beddingham Hill



Our core objectives

Our four core objectives provide guiding principles for the future management of and investment in the Estate. They are based on a critical analysis of the Estate, its assets, condition, and current performance. They factor in the physical, historic, socio-economic and policy context in which the Estate sits and in which the Estate business operates.

The four objectives are designed to focus management and investment decisions on approaches and actions that will help move the Estate towards the Vision we have set for it. They inform and provide the rationale for our thinking on the projects and initiatives we believe are needed, and which this Whole Estate Plan introduces.

Our four core objectives are:

Viable living landscapes: we want Glynde Estates to be recognised as a well-managed, valued landscape, focused on sustainable farming, with a mosaic of habitats, which enables and promotes nature recovery, maintains a broad range of viable and healthy biodiversity, delivers valuable ecosystem services, and hosts thriving, resilient communities.

Community vitality: we want Glynde Estates to host and support a diverse mix of people, young and old, working and retired within our resident communities, making full use of our sustainable transport connections. We want the places they live in to help make their lives better.

Vibrant and relevant heritage: we want to see the cultural and built heritage associated with and cared for by the Estate enjoyed and understood by residents and visitors, and conserved and enhanced for future generations. We want these assets to remain relevant and wherever possible, play a positive role in the social and economic life of the community.

Sustainable economic futures: we want Glynde Estates, the businesses it hosts and influences to remain viable and valued. Both to their owners, the people that work in them, to the local economy, to the National Park and its communities. We want to play our part in enabling enterprise of all kinds that can deliver sustainable economic growth and increased social and economic wellbeing.



View of 1-3 Hampden Gardens, Glynde



Making it happen

We will deliver against these core objectives by introducing a regenerative transition to the management of our directly managed farmland and woods, by supporting our tenant farmers and working with them to help enable their own transition, by collaborating with our neighbours and relevant partners to enable nature recovery and increased climate resilience at landscape scale, and by maintaining our pro-active and enabling approach to the management and business of the estate, varying as necessary to respond to changing conditions and circumstances.

A “business as usual” approach will not be enough to make best use of the range of under-utilised and vulnerable assets across the estate. Nor will it address the challenges associated with Climate Change, or create the optimum conditions for people, businesses, and biodiversity to flourish. This will require something more.

A summary of our planned approach, the connections between the outcomes associated with our vision, our response and the projects we have designed to deliver our vision is shown overleaf.

Following on, are four sections presented thematically across our four core objectives. Each section provides an explanation of the relevant parts of the estate, its character, condition, and performance. Each section also includes analysis of opportunities and challenges facing the estate, and identifies the work and projects needed to ensure the conditions are in place to enable our Vision to be realised.



Word map

Towards our Vision; our proposed response to achieve the outcomes sought

Outcome Sought	Response	Projects	Measure
Viable Living Landscapes			
Material increase in the volume of carbon stored.	Change in land use (arable to grass), promotion of improved organic matter levels, increased woodland cover, increased areas of scrub and hedgerow, change in farming system – adopt regenerative farming practises.	Great Farm, Woods of the Future.	Estate carbon stocks monitored against Farm Carbon Calculator December 2023 baseline.
Material decrease in consumption of carbon.	<p>Continued improvement in the thermal efficiency of buildings. Some de-carbonisation of energy used.</p> <p>Decarbonising estate vehicle fleet. Introduction of native breeds of cattle and ponies for mixed species conservation grazing.</p> <p>Embrace renewable energy production (Industrial building roofs, new Estate Yard). Promote provision of EV charging points.</p> <p>Install renewable heating systems (air/ground source heating etc) and reduce the reliance on fossil based fuel boilers.</p>	De-carbonising the estate.	<p>Estate carbon consumption / GHG emissions vs 2023 Farm Carbon Calculator baseline.</p> <p>EPC rating across housing and commercial stock vs 2024 Estate produced baseline.</p> <p>Volume of renewable energy generation vs Estate produced 2024 baseline.</p> <p>No's of EV charging points vs Estate produced 2024 baseline.</p>
Improved health of soils.	Change in farming systems (reduced use of chemicals, minimum tillage) and land use (arable to grassland), cover cropping and legume rich grasses, introduction of mixed species conservation grazing.	Great Farm. Managing for nature.	Soil sampling vs 2024 Farm Carbon Toolkit baseline. UK Habitat Classification analysis of land use vs Cumulus Consulting 2024 baseline.

Outcome Sought	Response	Projects	Measure
Greater abundance of biodiversity.	Change in farming system (reduced use of chemicals) and land use. Habitat creation through land use change and pro-active interventions.	Great Farm. Managing for nature. Woods of the Future.	Indicator species surveys (farmland birds) and environmental records analysis vs 2024 Ecologist baseline. UK Habitat Classification analysis of land use vs Cumulus Consulting 2024 baseline.
Community Vitality			
Glynde hosting vibrant and diverse people.	Approach to letting. Creation of new housing suitable for first time households and young families living near to Glynde Station. Increased access to amenities / facilities in terms of community space.	New life from new homes, Village Vitality, Places for parking.	Make up of households and age of population 2031 census vs 2021 census. Housing stock change (units and bedrooms).
Housing, amenities, and facilities that enable independent living throughout a long and fulfilled life.	Restoration and updating of part of housing stock. Creation of new housing suitable for longer independent living near to Glynde Station. Increased access to amenities / facilities in terms of community space.	New life from new homes, Village Vitality, Places for parking.	Make up of households and age of population 2031 census vs 2021 census. Housing stock change (units and bedrooms).
Vibrant Relevant Heritage			
Traditional buildings in sound condition hosting viable uses, reflecting strong cultural capital and utilisation of embodied carbon.	Sustainable environmental stewardship through ongoing use of embodied carbon within traditional and heritage buildings. Repairs, restoration, retro-fit, conversion / re-purposing of under-utilised traditional buildings.	New future for old buildings.	Area by sq m in good condition vs 2024 baseline. Area by sq m in productive use vs 2024 baseline.
Historic housing stock helping to meet housing needs within heritage constraints.	Maintenance, restoration and appropriate energy & 'livability' performance enhancement of dwellings that are listed buildings.	Living in history.	% of listed housing stock in viable form and condition.

Outcome Sought	Response	Projects	Measure
Connecting people with their past in and around Glynde.	Information boards, village discovery trail and waymarked circular walk from Station to Mount Caburn.	Connecting people with their past.	Use of orientation by organised groups including school children.
Sustainable Economic Futures			
Glynde hosting vibrant and diverse businesses.	Approach to letting. Creation of new workspace suitable for 21st century economy.	21st century estate yard. Places to do business.	Nos. of people travelling to work in Glynde 2031 census vs 2021 census. Workspace stock (sq ft).
Equipped to welcome increased nos. of visitors and explorers.	Communication activity that promotes Glynde Station as an access point to the northern downs and Mount Caburn, information on out / back route from Glynde to Lewes utilising the rail connection. Promotional material at Lewes Station. Combined rail / festival tickets for Love Supreme.	Places to do business. Village vitality.	People counters on the route, surveys at the station. Insight from Village Shop operators. Sales of combined tickets for Love Supreme. Records from station shuttle from Love Supreme.
Equipped to welcome overnight visitors.	Provision of holiday accommodation (Glynebourne Farm buildings, Cow Yard at Trevor House), and / or provision of estate operated shuttle to / from station for guests.	New futures for old buildings. Places to do business. Village vitality.	Nos. of overnight visitor bed spaces vs 2024 baseline. Insight on travel behaviour from bookings and interaction with guests.

Timeline

The actions to deliver the responses set out above will come forward in line with Estate priorities. Timing will be influenced by the availability (and cost) of capital, market conditions and capacity of Estate resource. The Project Plan set out later in the document provides an insight as to timing using a Short, Medium, Long term classification.

Early actions will include the completion of the conversion of barns and new development at Balcombe Pit to workspace, the establishment of new habitats and implementation of regenerative farming, grassland management and mixes species grazing as part of the Stewardship scheme, the creation of a new Estate Yard at Lacys Yard and progress in de-carbonisation and masterplanning to support the creation of new homes and associated community enhancements in Glynde village.

View of Glynde Place





Introduction



This is the Whole Estate Plan for Glynde Estates. The plan sets a vision for the future and a series of objectives identified as a means of achieving those. These visions and objectives are founded on a full and detailed understanding of the estate businesses assets, the special characteristics of the areas in which they are located together with wider policy, political, economic and social influences.

This Whole Estate Plan has been produced in collaboration with the South Downs National Park Authority in response to their policy initiative set out in the Adopted Local Plan¹. It has provided a welcome opportunity to shape and share a vision for the future of the Estate, to explain what

the Estate values, the challenges it faces, its planned response and the actions and outcomes arising.

The plan making process has been thought provoking and provides a framework for the ongoing management of the estate business. Once endorsed [by the South Downs National Park Authority] the Plan will become a material planning consideration to be considered in their policy and decision-making processes.

The germination of this plan-making process took place during 2018 & 2019. The advent of the Covid 19 Pandemic which ran from early 2020 to mid 2022 created an enforced pause in the process. Work re-commenced on the Whole Estate Plan in late 2022, with public engagement taking place in May 2023 and a (second) formal visit from the South Downs National Park Authority members and officers in February of 2024.

View of Glynde Parkland

¹ See policy SD25 in the Adopted Local Plan

The Whole Estate Plan has been written by the owners and management team at Glynde Estates, supported by consultants Rural Solutions. The plan has benefitted during production from input from other key stakeholders including the wider team at Glynde Estates, households, farms and businesses who occupy land and property owned by the business, local people from the villages of Glynde, Beddingham and South Heighton, elected representatives from Lewes and East Sussex Councils, and colleagues from key partner organisations such as Natural England, Historic England and the Environment Agency.

Whilst the Brand families' land holding at Mayfield lies beyond the boundaries of the South Downs National Park, it forms an important part of the wider Glynde Estates business, so we have referred to it within this plan to better inform readers of the wider context. The plan's actions do not extend to Mayfield, being focused solely on the Glynde Estate.

Estate context showing proximity to A27 and Lewes



Community and stakeholder engagement

Stakeholder and community engagement took place during the spring and summer of 2023. Emerging themes, draft vision and objectives were shared with interested parties via a Drop In event held in Glynde Reading Room on 10th May. Notification and invitations to the event had previously been provided to the local community via direct mail and communication with Parish Councils.

An exercise in stakeholder mapping was undertaken and invitations sent to all estate tenants, a range of organisations and people with an interest in the Estate and its activities. In addition, a presentation was given to staff of Glynde Estates.

The Drop In event was well attended, with c. 95 people coming through the doors during the 6 hour duration. Feedback, both verbal and written, was collected and has informed the production of the Whole Estate Plan.



Stakeholder engagement event

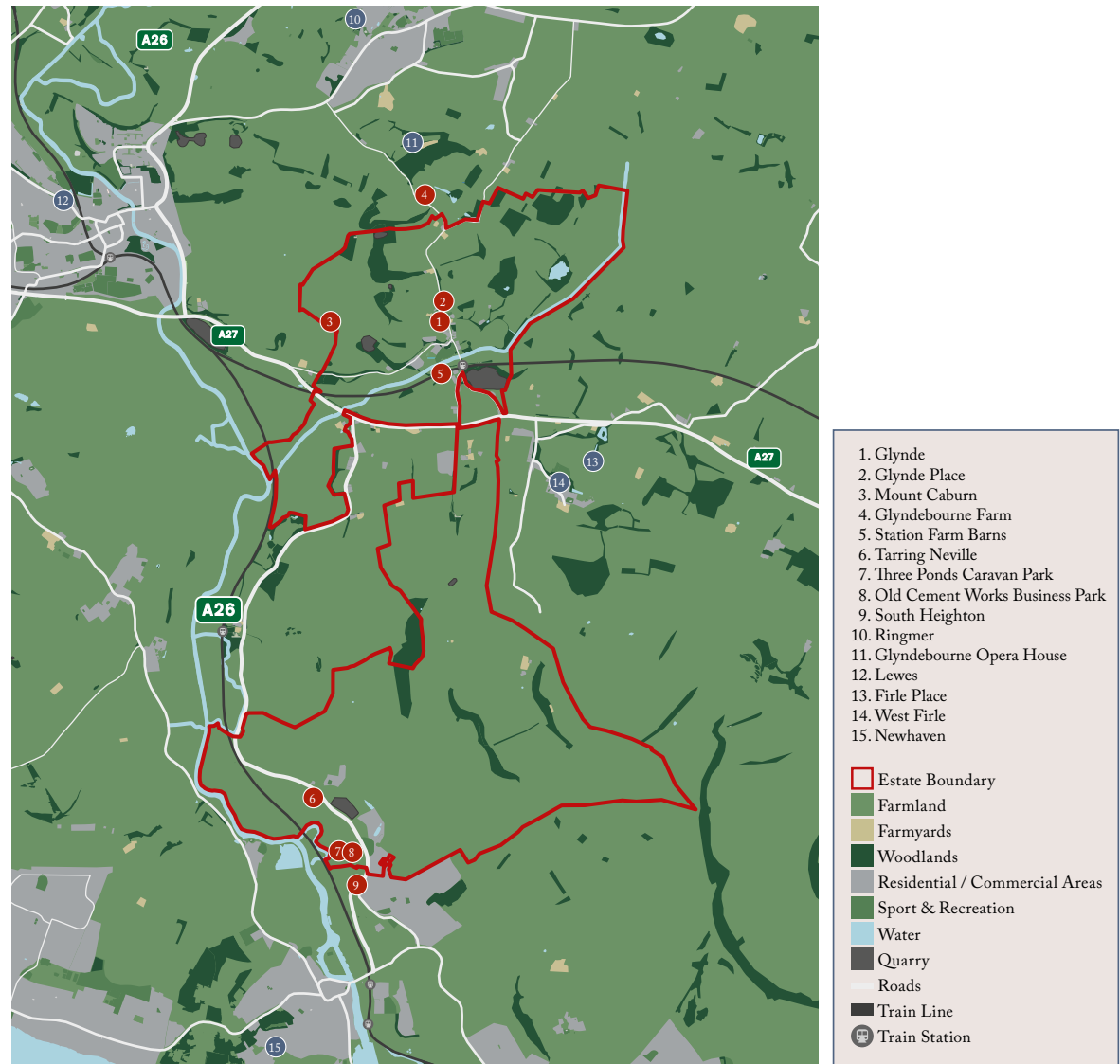
Glynde Estates

This short section of the plan provides a high-level summary of the form, shape and activities of Glynde Estates. More particularly it provides information on the businesses' asset base, explains its history, current ownership, management structure and sets out an appropriate timeline for the plan.

Glynde Estates is a property business in East Sussex that includes a land area of approximately 2,428 hectares. The makeup of its asset base focuses on two distinct holdings located some seventeen miles apart in different and distinct areas of high landscape and environmental value.

The larger core holding (1,877 ha) revolves around Glynde Place, the surrounding village of Glynde and extends south to the edge of the Newhaven urban fringe. The secondary holding (550 ha) sits to the east of the village of Mayfield (near Crowborough) around the Rother valley.

Glynde Estates includes lowland farmland, chalk downland, parkland, estuarine flood plain, permanent pastures and circa 324 hectares of forestry and woodlands. The property comprises a portfolio of farmland and woodland managed by the estate together with let farms, houses and cottages, rural offices, storage barns/lockups, an industrial park, caravan park, worked out chalk quarries and a series of community facilities including playing fields, open air swimming pool, allotments, village store and Post Office, a village meeting room and social club.



Key points on the Estate

1,877
hectares

1,607 ha
of farmland

5 equipped farm holdings

three
Conservation Areas

10 km
of South
Downs Way

eleven
Scheduled
Monuments
including ancient hillforts
and cemeteries

Mount
Caburn



180
houses & cottages
18 of which are located on our Mayfield Estate

70
commercial
units

49 ha
in Lewes Downs (Mount Caburn)
National Nature Reserve

65 ha
in Lewes
Downs SSSI

58 ha
in Lewes
Downs SAC

54 ha
in Firle
Escarpment SSSI

3 Grade I listed buildings
40 Grade II listed buildings

Playing fields,
play areas, allotments

Glynde private water supply

Multiple Designations and Asset Types

Love Supreme Jazz Festival



Family and management

Glynde Estates is a family owned business held in trust led by Francis and Caroline Brand (Viscount & Viscountess Hampden) working alongside a professional led management, estate maintenance and property teams. The Brand family live in the historic Grade I listed Elizabethan mansion house Glynde Place with their three children, whilst their Managing Agent Nick Jones and his family live close by in the village of Glynde.

Continuity

The Estates are a long-term business. Records show that the Brand family's interest in the Mayfield lands came about in the 12th century, when an ancestor, Thomas Morely, purchased the manor of Hawksden to add to his lands at Glynde. Members of his descendant family have been involved in the stewardship of these land and property assets ever since.

This continuity of ownership and management is a particular feature of landed estates in the UK and one that makes them different from most businesses where timelines are often measured in years rather than generations.

Francis and Caroline have three children, and it is anticipated that, performance permitting, the business will continue long into the future under the family's custodianship.

Plan period

The inter-generational nature of Glynde Estates business means that any plan must be made for a period which reflects the need to take a 'long view' whilst also recognising and respecting the rights of the next generational custodian to determine and shape objectives and management approach.

The practicalities of running a diverse business require a rather shorter focus however, as does a Plan which includes projects, initiatives and targets which need to be specific, measurable, and aspirational yet realistic. And as all involved in business will know, any decent plan must include a timeframe against which progress towards targets can be measured.

The chosen plan timeframe is designed to cover the period from endorsement (which we anticipate being autumn 2024 to 2040). This works on several levels; it fits with the relative age of Francis, Caroline and their children, and the point at which the younger generation might be expected to have increased involvement. It also covers the period of the newly adopted South Downs National Park Local Plan which this Whole Estate Plan is closely aligned with, and aligns with the longer term timeline of the Government's 25 Year Environment Plan published in 2018.

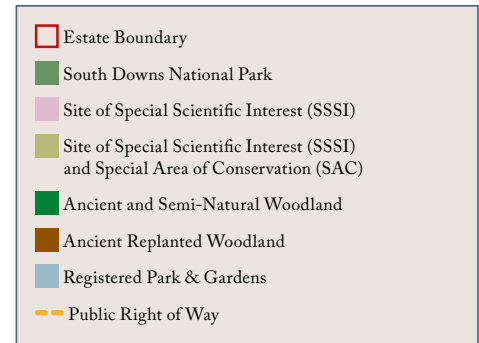
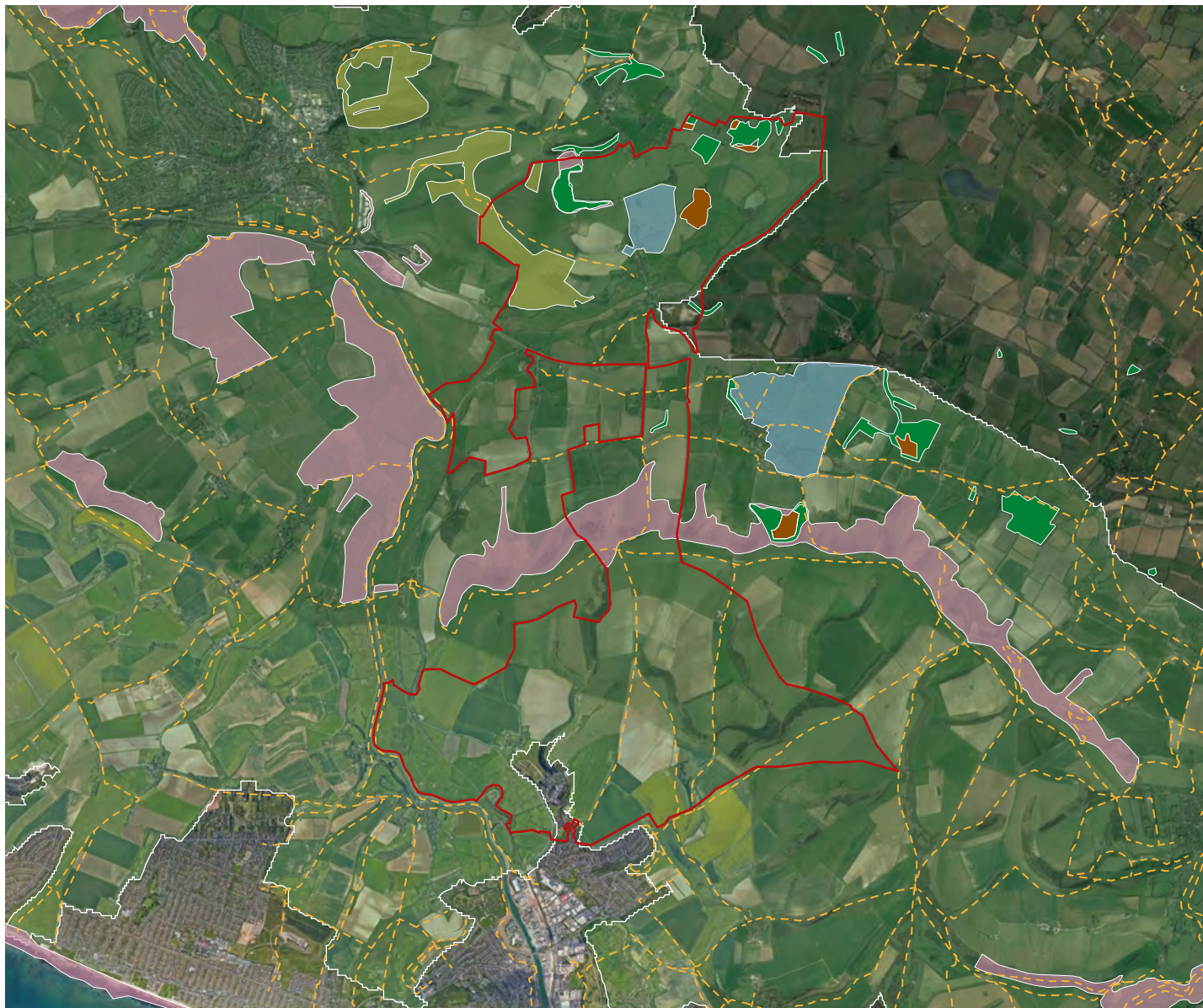


Contributing to the South Down National Park's Special Qualities



This chapter explores the contribution that Glynde Estates makes towards the Special Qualities of the South Downs National Park. It is presented through the ‘lens’ of the special qualities as defined by the National Park Authority.

View of Firls Beacon



Designations & access map

Natural Capital

228ha

of coastal & floodplain grazing marsh

178ha

of semi-improved grassland

216ha

of lowland calcareous grassland

10ha

of lowland meadows

1,768ha

in environmental stewardship schemes

57%

of Estate within Nitrate Vulnerable Zone (NVZ)

7

species of specialist farmland birds

(corn bunting, grey partridge, lapwing, linnet, skylark, starling and stock dove)

95ha

of deciduous woodland

29ha

of Ancient and Semi Natural Woodland



34ha

of wood pasture and parkland

22ha

freshwater habitats

15%

of Estate in Flood Zone

4.8km

of Glynde Reach

993ha

Groundwater Source Protection Zones (SPZ)

Biodiversity across the Estate, priority / rare species include:

Adonis blue, Dinghy skipper, Burnt orchid, Frog orchid, West European hedgehog, Red list birds; White tailed eagle, Cuckoo, Curlew, Corn bunting, Lapwing, Wart biter cricket, Adder, Eels

Diverse, inspirational landscapes and breath taking views

Glynde Estates owns and cares for land and property within valued landscapes of high environmental quality. The land and property at Mayfield is wholly situated within the High Weald National Landscape (formerly Area of Outstanding Natural Beauty) whilst the vast majority of the estate's assets at Glynde are within the South Downs National Park.

Land owned and managed by Glynde Estates makes a substantial contribution to the special qualities of the designated landscape in which it is situated. Glynde Estates includes the iconic landforms of Mount Caburn [north west of Glynde village] and Beddingham Hill, which is traversed by the South Downs Way. This landscape provides vantage points which offer breath taking panoramic views².

The Estate also includes part of the estuarine floodplain of the River Ouse, the tidal Glynde Reach and associated meadows, and land in the glacial valley formed between the two areas of chalk upland.

Rich variety of wildlife and habitats including rare and internationally important species

Glynde Estates land is subject to extensive environmental designation arising from its important habitats, wildlife and cultural history. Designations include Scheduled Ancient Monuments, Sites of Special Scientific Interest, a National Nature Reserve³ and Special Area of Conservation.

The Estate includes parts of two Sites of Special Scientific Interest on Estate land, Firle Escarpment (54.09 hectares) and Lewes Downs (65.32 hectares). The SSSI citation was made at Firle Escarpment (Beddingham

Hill and environs) due to the rarity of the extensive stretch of chalk grassland and the unusual and nationally rare plants that inhabit the area. At Lewes Downs SSSI the citation relates to the extremely rich south facing chalk grassland and scrub vegetation which provides valuable habitat for rare orchids, moths and butterflies.

The estate hosts areas of important habitat including Ancient and Semi Natural Woodland, Chalk Downland, significant areas of unimproved chalk grassland, water meadows, extensive hedgerows and natural copses, a lake, various ponds, dew ponds and water courses such as the Glynde Reach and tidal River Ouse at Glynde, and the River Rother at Mayfield.

49 hectares of estate land at Mount Caburn form the Lewes Downs (Mount Caburn) National Nature Reserve. The reserve comprises the chalk hill and valley with south-facing slopes, clothed in flower rich grassland with a scattered scrub. It is also part of the larger Lewes Downs Site of Special Scientific Interest (SSSI).

This site has the largest British population of burnt-tip orchid. Pyramidal orchids are also typical. Sweet briar is the rarest of wild roses found here. Marjoram, deep-blue round-headed rampion, tiny chalk milkwort and the bright yellow horseshoe vetch thrive on the sunny slopes.

The reserve hosts Adonis, chalkhill blue butterfly, silver-spotted skippers, day-flying moths, such as the metallic green scarce forester and the red and black six-spot burnet. The re-introduction of the wart-biter cricket in the mid-nineties has established a new population of this nationally rare species.

² The viewpoint at Mount Caburn is included as a representative viewpoint in the National Park Authorities' Viewshed analysis as a Landmark view.

³ Full details of the estates designated environmental assets can be found on Page 18.

The area also supports a large range of important birds including skylarks, meadow pipits, yellowhammers, corn bunting, kestrels, buzzards and peregrine falcon.

The lowland clay and silty soils over chalk of the Ouse Valley, shallow soils of the chalk downland, dry valleys to the south of Beddingham Hill, the coastal flood plain, grazing marsh and water meadows associated with the River Ouse and Glynde Reach extend the mosaic of habitat. Key species observed on the Estate include the West European Hedgehog, Noctule Bat, White Tailed Eagle, Cuckoo, Curlew, Corn Bunting, Lapwing, Adder, Dingy skipper, Wart biter cricket, Burnt orchid and Frog orchid⁴.

Tranquil and unspoilt places

The Glynde Estate is split by the A27 Trunk road and, in part, north south by the A26 Trunk road serving Newhaven. The Lewes to Brighton and Newhaven railways follow the line of the two roads. Despite the impact of these busy transport corridors the estate hosts many areas of tranquillity, both natural and created.

Glynde Place and its surrounding parkland retains a feeling of calm and beauty, enhanced by the extensive and sensitive renovation works recently undertaken by the Brand family.

Glynde village is a beautifully conserved 'estate village' with extensive public open spaces and a wide range of listed buildings demonstrating consistent architecture and links with the estate within its Conservation Area.

The peaks of Mount Caburn and Beddingham Hill provide quiet spaces to look out over an increasingly busy world whilst the walks across the Downs and up to Black Cap Hill offer recreation a sense of exploration and tranquillity with lofty trails, deep sinuous dry valleys, steep slopes, and far reaching views.



⁴ Table 8, page 48-49, and Figure 17, page 52. Glynde Estates Natural Capital Assessment and Strategy Cumulus October 2022



Environment shaped by farming and embracing new enterprise

The Glynde Estate includes some 1,700 hectares of farmland and hosts four key farming businesses. These Estate and family run farms grow a range of combinable crops, produce milk, and raise and fatten lambs and beef cattle.

In addition to production the farms carry out an important environmental stewardship function. Over 1,093 hectares of estate farmland [68%] is included within either Higher Level (1,003 hectares) or Mid Tier (90 hectares) formal management agreements.

The farming arrangements across the Estate at the time of writing are subject to material change. The Estate has previously re-created the 'Great Farm', a 445-hectare holding to the northern part of the Glynde landholding, in 2018. The creation of the Great Farm was a concerted effort to bring together several hitherto disjointed lettings into a single

viable unit. The objective being to promote continuity of stewardship and holistic management to an important core area that forms the pastoral backdrop for the many heritage assets associated with Glynde Place and the adjoining village.

The success of this approach, allied with the effluxion through time of various agreements and the retirement of some long-term farm tenants, has enabled the Estate to further consolidate land under direct management. The Estate now has circa 1,260 hectares under direct management and is included within five year Higher and Mid Tier Countryside Agreements from early 2024.

This land is to be managed by the Estate working with local farmers and graziers through a blended approach that will bring together skills and capital. The Estate has undertaken a selective search for new farming partners to help it deliver the outcomes agreed within the Stewardship

The Brooks

Agreements. These collaborations will include the introduction of native breed cattle and ponies to enable a new approach to mixed species conservation grazing.

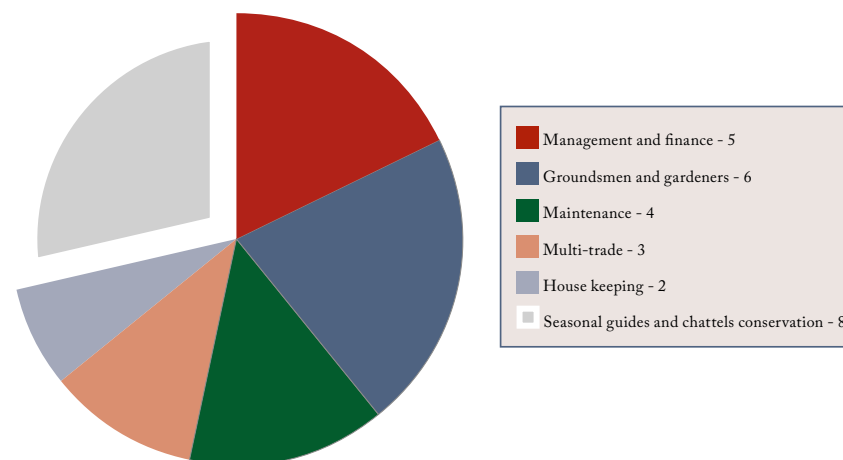
Glynde Estates hosts a wide range of economic activity beyond agriculture. It owns and manages c. 60,000 sq ft of light industrial and storage workspace and c. 5,750 sq ft of offices. These include workspace created within the former estate dairy, from conversion of redundant farm buildings in Glynde, and the Old Cement Works Industrial Estate at South Highton. It has recently secured planning permission for 4,800 sq ft of additional workspace from conversion and redevelopment of traditional barns on the edge of the Balcombe Chalk Pit in Glynde Village⁵.

The estate's various chalk quarries [including Balcombe Pit and Tarring Neville Chalkpit] have been an important source of this material for decades. A significant volume of workable chalk remains in situ at the Tarring Neville Quarry.

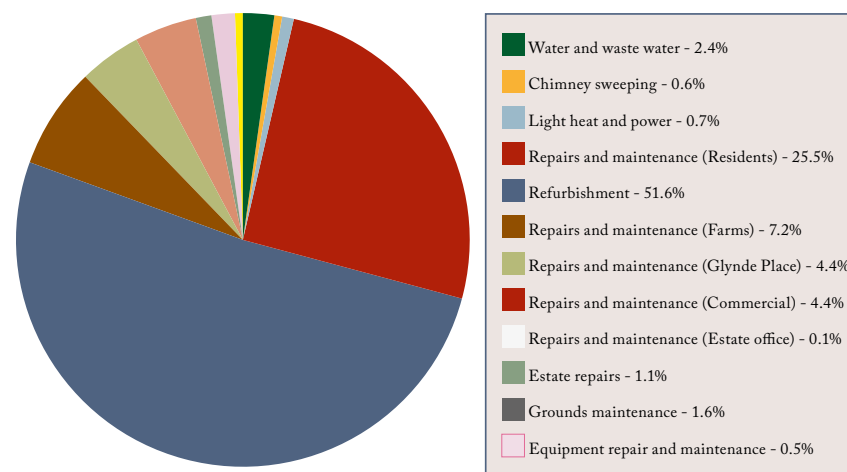
The estate supports the local tourism economy through its ownership of the Three Ponds Holiday Park [at South Highton] and its careful stewardship and maintenance of the 'quality of place' across its entire area.

Glynde Estates directly employs 20 full time staff and an additional 8 seasonal employees for the house opening and conservation project work. The Estate is typically spending £1.5m annually on repair, maintenance and renovation work. A significant element of this is spent on the direct purchase of materials and labour provided by trusted local subcontractors and suppliers.

Operating this way is important to the estate. It is practical as it ensures the specialist skills required remain available. It is also valuable in that it retains expenditure within the local economy, helping to generate demand for other businesses and services providers within the supply chain.



Staff roles



Maintenance and repairs

⁵ Lewes and Eastbourne Councils Planning reference LW/21/0734



Great opportunities for recreational activities and learning experiences

The estate provides land and space for recreation as diverse as cricket, swimming, paragliding, off road cycling, walking, shooting and dancing.

Glynde Place is an increasingly popular cultural venue. It hosts the annual Love Supreme Jazz Festival in its parkland as well as the Glynde Place Concert Series, which promotes the BBC Radio 3 New Generation Classical Artists.

Held in early July, the three day Love Supreme festival now attracts c. 44,000 visitors a year. The festival directly adds to the economy of both the village (via the shop/tearoom, pub and other organisations) and surrounding area (accommodation, taxis, etc).

Glynde Estates supports a large network of public rights of way and open access land, including 10km of the South Downs Way and long-distance footpaths offering routes from South Heighton and Denton to Lewes via Glynde [including access to the site of the Hill Fort on Mount Caburn]. The combination of quiet lanes, off road tracks and bridleways make it a popular destination for off road cyclists.



Top: Love Supreme; Bottom: Cricket at the Glynde and Beddingham Cricket Club



Mount Caburn is used as a launch point for hang gliding and paragliding. The estate provides access and leases a landing zone area to the local club.

Glynde's excellent connectivity (it benefits from a mainline train station with regular services to London, Brighton, Eastbourne, Lewes and Newhaven) makes it an attractive start, finish or dropping off point for exploratory journeys into the National Park and access to the South Downs Way.

Glynde Place is rich in history. It is open to the public during May and June each year and offers private tours on request.



Top: Swimming pool in Glynde Village;
Bottom Left: Playground in Glynde Village; Bottom Right: Paragliding at Mount Caburn



□ Glynde Village Conservation Area

● Grade I

● Grade II*

● Grade II

Listed buildings map



Well conserved historical features and a rich cultural heritage

Glynde Estates host a rich and diverse built and cultural heritage. The Estates' ownership includes property within four Conservation Areas at Glynde, Tarring Neville, South Heighton and Mayfield.

Glynde Estates owns and maintains a large portfolio of heritage assets⁶, c. 90 listed buildings in all including the Grade I Glynde Place and Stables and associated Registered Park and Garden [listed Grade II*]. The Grade II* listed St Mary the Virgin Church does not form a part of the estate's ownership but benefits from the sense of place and setting associated with Glynde Place.

In all c. 50% of the estate's residential stock is listed, 31 buildings alone within or associated with Glynde Village.

In addition to listed buildings, the estate includes several Scheduled Monuments including the sites of pre-historic Hill Forts at Ranscombe and Mount Caburn, various associated barrows, causewayed enclosures and tumuli.

The area has a strong cultural history associated with a living and creatively inspiring landscape. It is characterised by number of prehistoric and later earthworks, including causewayed enclosures, long barrows and round barrows, providing a strong sense of historical continuity associated with human activity and settlement from pre-history to present day. Iron Age sites occupy commanding positions at the southern edge of the downs at Ranscombe Camp and at Mount Caburn.

In more recent periods the Estate has strong links to the creative arts,

⁶ A full list of heritage assets can be found in the Asset Register in Appendix A.

hosting members of the infamous Bloomsbury set of artists, poets and writers. It also has a strong history associated with education, including for a period the National School for Gardening, and with agricultural and industrial innovation.

Distinctive towns and villages and communities with real pride in their area

Glynde Estates owns land and property associated with five settlements, four of which are in the South Downs National Park namely Glynde, Beddingham, Tarring Neville and South Heighton. The fifth, Mayfield lies within the High Weald National Landscape.

At South Heighton, Glynde Estates' ownership extends from the north, through part of the village and adjoins the existing urban fringe of Newhaven at Denton.

It includes important properties within the village, such as South Heighton Farm, and land within and adjacent to the village settlement boundary, including "The Hollow" recreation ground which includes playing fields, a children's play area and selection of outdoor "green gym" equipment. The site is also home to the popular and well supported Denton and South Heighton (DASH) football club.

In Glynde and Beddingham the estate's freehold ownership is extensive. It owns, manages, and maintains the vast majority of houses, community facilities and public space within and adjoining the village, including in Glynde the Stores/Post Office & Tearooms, Reading Room, Social Club, recreation ground, and community swimming pool, Cricket Club [fields], the Trevor Arms Pub and the former chalk quarry at Balcombe Pit.

In addition to land and property the estate manages and maintains a

private water system in Glynde village providing potable supplies to over 100 dwelling houses, a number of business premises and various field troughs for watering livestock.

On average 35 million litres of water are pumped, treated and distributed each year. The system also feeds into more recently installed infrastructure throughout Glynde Place Park for use by events run there.

The supply is drawn up by modern electrically powered pumps from the chalk sub-aquifer through an artesian well housed in the Old Dairy complex on Lacy's Hill to a holding reservoir located at the foot of Mount Caburn that in turn gravity feeds the supply network.

The estate also helps to deliver telecommunication connectivity, through antenna and equipment hosted on its two 45 metre masts on Beddingham Hill.



Glynde private water system



Ecosystem Services

This chapter considers the Ecosystem Services that the Estate delivers. In addition to contributing to the Special Qualities of the South Downs National Park the environment, landscape, ecosystem and habitats within Glynde Estates provide a range of benefits to people and society.

These can be collectively described as Ecosystem Services, the range of which is portrayed in the diagram.

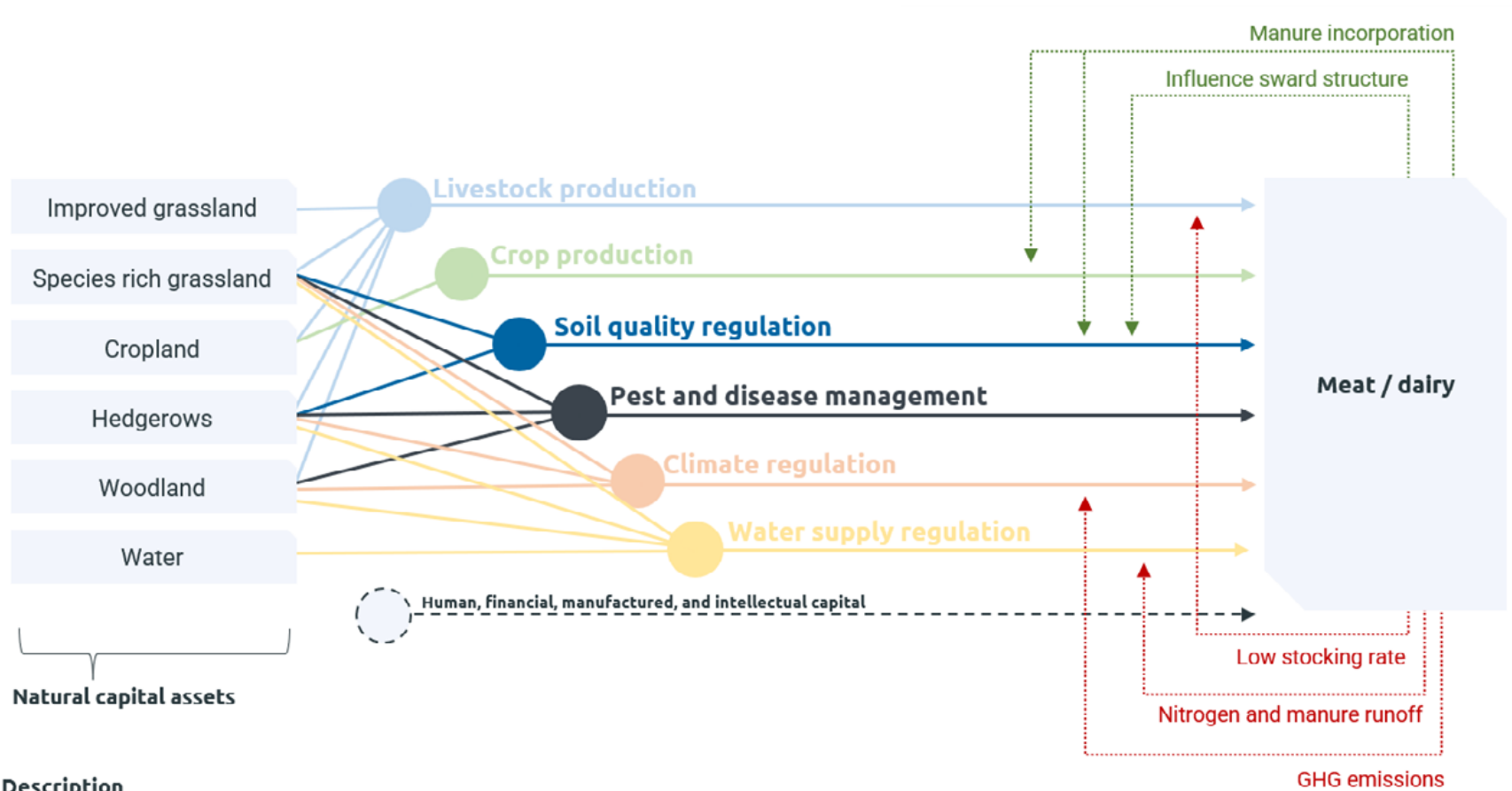
Government policy states that the planning system should enhance the local environment by recognising the benefits of ecosystem services. Therefore, the South Downs National Park Authority has aimed to take an ecosystems approach into the South Downs Local Plan. Glynde Estates takes an integrated and positive approach to stewardship of its natural as well as social and economic capital and so incorporates an ecosystem services approach into much of its decision making and day to day management.




The Estate commissioned a Natural Capital Assessment and Strategy from consultants Cumulus which was completed in October 2022. This report provides a detailed analysis of natural capital and ecosystem service dependencies and impacts, in section five of the report.

An insight into how the estate manages and enhances each ecosystem service is provided overleaf.



Ecosystem Services in the South Downs National Park (SDNPA, 2018)



Key	Description
	The varying colour circles and lines show the different ecosystem services flowing from the natural capital assets that the enterprise depends upon.
	The dotted red lines show negative impacts that the enterprise is having upon the supply a certain ecosystem services.
	The dotted green lines show positive impacts that the enterprise is having upon the supply a certain ecosystem services.

Dependencies and Impacts of livestock production (Natural Capital Assessment and Strategy, Cumulus, 2022)



Supporting services

These are the services that underpin the production of other ecosystem services such as soil formation, water cycling and photosynthesis.

Soil formation

The growing medium for crops is healthy soils (and the nutrients within). Glynde Estates aims to conserve and enhance its soils to sustain crops and grass for farming. The estate's recreation and subsequent building of the Great Farm was in part driven by an aspiration to restore and underpin future soil quality by the introduction of a programme of sensitive mixed grazing using native breed cattle and ponies. The new stewardship agreements include a range of land use and management to promote improved soil health.

The estate supports its tenants in choosing the appropriate grazing regime for land type and quality. An example is the very light grazing regimes and choice of grass mixes used on the sensitive downland areas, those associated with thin basic soil with poor nutrient density and the heavy wet clays of the lowland areas.

Primary production

Agriculture is the primary focus of the estates' land use with c 1,700 hectares of managed farmland. Other estate activities support farming as the main point of primary production. Most of the farmland is managed under Environmental Stewardship agreements, which helps farmers maintain the ecosystem services the land provides.

Nutrient cycling

The Estate hosts a mix of livestock and arable farming, enabling natural fertilisers (manure) to be used as a soil conditioner and nutrient for future crops. This approach minimises the use of artificial fertiliser and maintains healthy soils with organic matter. The Estates' directly managed farmland

will be extensively grazed using native breed cattle and operated with very few inputs. The introduction of riverine buffers and planting will further reduce nutrient leaching.

Water cycling

The majority of the Estate's farms and homes are directly reliant upon the natural water cycle due to the aquifer fed water supply system. This private is sustainably managed by the Estate. The water is used for farming and livestock as well as potable supplies for homes and businesses. The potential impact of land use and management on the quality of water in the underground aquifers is consequently always at the forefront of our minds.

Biodiversity

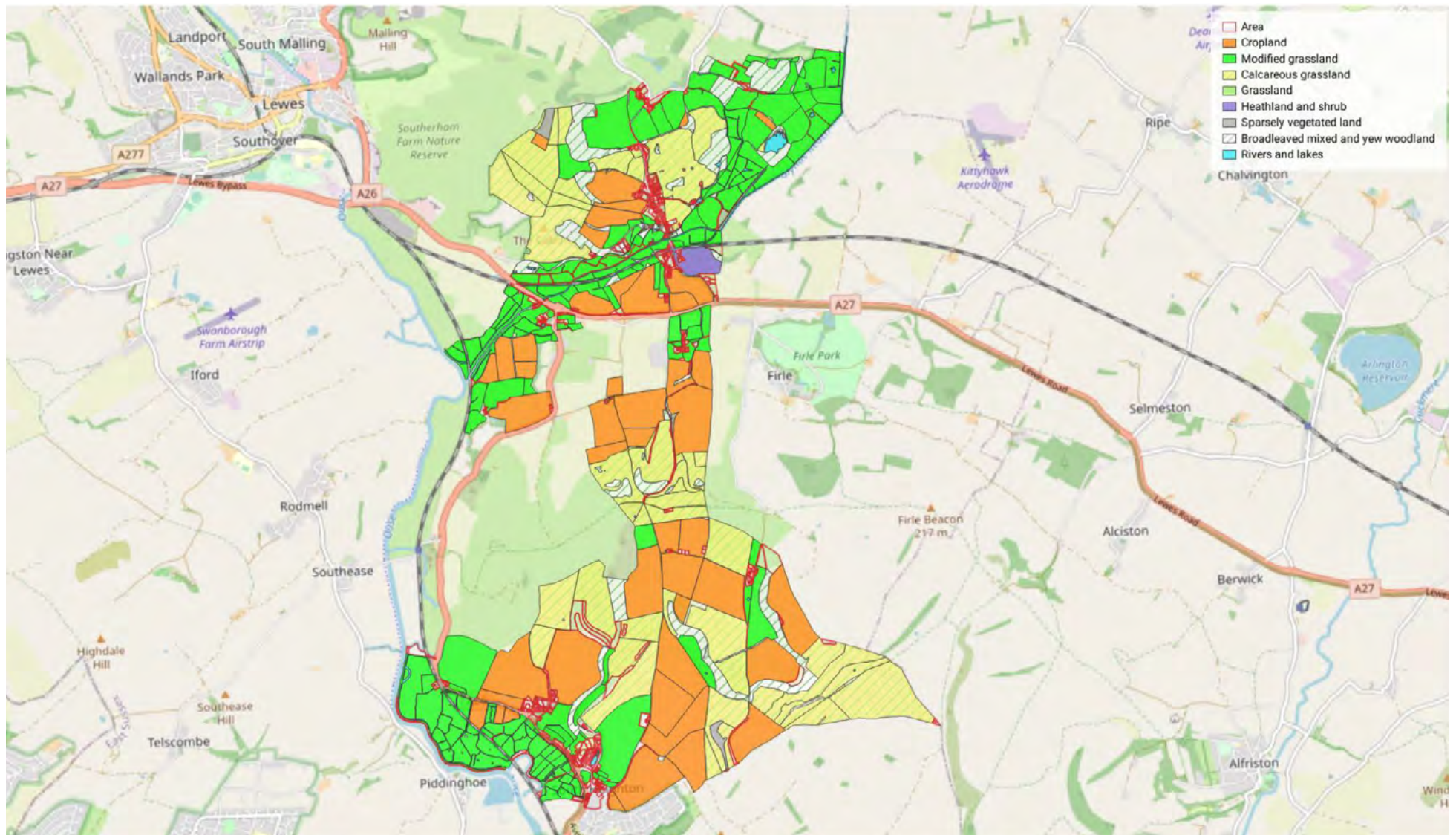
Glynde Estates is home to a diverse landscape with a mosaic of habitats. The Estate includes a series of blocks of Ancient Woodland, of semi natural deciduous woodland, chalk downland and dry valleys, calcareous unimproved grassland, coastal and floodplain grazing marsh, water meadows and hedgerows⁷.

Extensive important habitats and wildlife are found within the estate. As a result, multiple areas of the estate have been designated SSSI's and Special Areas of Conservation⁸. Furthermore, the various estuary, rivers and streams around Glynde and Tarring Neville create several wetland habitats which support different species.

The Estate has embraced change in agricultural support schemes to create an environmental land management system that will preserve, enhance and extend the various habitats, including the use of arable weeds to support farmland birds.

⁷ See Habitats map on Page 36

⁸ See Designations and access map on Page 21



Land cover and habitat types (Source Page 17 Glynde Estates Natural Capital Assessment and Strategy October 2022)

Key species observed on the Estate include the West European Hedgehog, Noctule Bat, White Tailed Eagle, Cuckoo, Curlew, Corn Bunting, Lapwing, Adder, Dingy skipper, Wart biter cricket, Burnt orchid and Frog Orchid⁹.

New Countryside Stewardship schemes across farm and woodland from 2024 will bring a heightened focus on nature focused land use and management.

Provisioning services

These are products gained from ecosystems including food, fresh water and raw materials such as fuel.

Water supply

Glynde Estates, where possible, attempts to minimise its impact on the environment and prevent water pollution. It does this through choices on land use and cropping (including continuous plant cover of cultivated land), increased avoidance of artificial fertilisers and care over the timing of the application of slurry and farmyard manures arising from the dairy and beef enterprises that it hosts.

The Estate understands the concern over farming operations and risks to water supply and contamination. The new Countryside Stewardship scheme being developed for the land under the Estates direct control includes actions to improve water quality through planting of buffer zones adjacent to water courses and minimising use of inputs such as artificial urea and phosphates.

Food Production

The soils across the Estate are of marginal productive quality in the main. Save for an area of alluvial silty soils over chalk on the lower ground to

the west of Beddingham the land is all classified as either Grades 3 or 4¹⁰.

Food production remains a primary focus for the estate with four farming businesses at Glynde. The farm businesses on the Estate grow combinable arable crops, rear beef cattle, lambs, and produce milk.

The choice to create and now grow the 'The Great Farm' was aimed at shifting towards a regenerative farming approach whilst also improving the viability. This, along with being part of environmental stewardship schemes, has resulted in a holistic way of management in keeping with the natural environment. The estate acknowledges that there is scope for improving the balance between food production and making space for nature regenerative across the Estate more widely and will look to work with tenants to make best use of ELMs and possibly Landscape Recovery programmes.

Timber

Glynde Estates includes around 320 hectares of woodland and forestry. Only a small amount of timber is commercially extracted; this is either sold into the open market for woodchip or converted into firewood logs for sale to the estates residential tenants and some local neighbours.

Energy

The Estate is a net consumer of energy, and buys energy from renewable sources where possible.

The energy performance of historic buildings, especially houses, is an ongoing challenge however, and the Estate is keen to work with the

⁹ Table 8, pages 48–49, and Figure 17, page 52. Glynde Estates Natural Capital Assessment and Strategy Cumulus October 2022

¹⁰ See Agricultural Land Classification Map, Figure 4 Natural Capital Assessment and Strategy

National Park Authority, Historic England and other stakeholders to develop an appropriate approach to enhancing the energy efficiency of its heritage building stock. Anticipated changes to future farming practices will reduce the number and type of machinery interventions that will help reduce overall consumption of fossil fuels.

Genetic diversity

Glynde Estates has a very diverse landscape including coastal grazing marsh, lowland meadows, woodlands, clay farmland, open chalk downland and dry valleys, ensuring a varied genetic diversity.

The estate recognises the importance of conserving the many rare species found within the landscapes, including those hosted in the Mount Caburn National Nature Reserve. The estate is also proud to be the birthplace of the Southdown sheep breed, the oldest of the terminal sire breeds within the UK.

Regulating services

These are the benefits obtained from the regulation of ecosystem processes, such as climate regulation, air quality regulation and water purification.

Air quality regulation

The pasture, meadows, coastal grazing marsh land and woodland on the Estate acts as a buffer against carbon emissions by capturing carbon dioxide. This reduces the effects of air pollution from the A27 and A26 and surrounding urban areas, such as Lewes and Newhaven.

The estate is always looking at ways to minimise pollution and aims to work alongside the community and Parish Council to mitigate issues associated with traffic and parking in certain villages.

Climate regulation and carbon storage

The pasture, meadows, hedgerow networks, scrub and woodland on the Estate increase the ability to store Carbon and to sequester it from the atmosphere. This helps to regulate the Earth's climate and mitigate the effects of Climate Change and will directly support the objectives of the Ouse Valley Climate Action.

New planting and natural regeneration planned within the new Countryside Stewardship agreement will add to the volume of Carbon the Estate can store and sequester over time.

Water flow, storage, and flood regulation

The estate hosts various water courses such as the estuarine Rive Ouse and its tributary, Glynde Reach.

Roughly 15% of the Estate is within a Flood Zone, the area associated with the immediate environs of the Glynde Reach and the wider floodplain of the River Ouse. The area affected is shown on Figure 12 of the Natural Capital Assessment and Strategy Report. The estate seeks to manage and mitigate the risk of flooding by maintaining an extensive farming system, where appropriate enabling water meadows and grazing marsh to act as flood alleviation space.

Erosion regulation

The estate understands the importance of reducing the impacts on soil erosion since it will affect the soil quality (another ecosystem service), and therefore farming.

Soil quality

Soil is an important asset for Glynde Estates, due to the importance of agriculture and food production. Attempts to reduce the impact on soil quality include the use of minimum tillage cultivation techniques,

establishing 'riverine buffers' with new planting alongside water courses, maintaining longer swards and increasing the diversity of swards, limiting artificial fertiliser and the use of agri-chemicals.

The estate will also be seeking to work with farming tenants to continue sustaining the cover of grass and crops and to maintain the unimproved chalk grassland.

Water quality

The geology of the Estate makes it prone to risks to water quality from nutrient leaching associated with the untimely and excessive application of farmyard manures, slurry, artificial fertilisers and agri-chemicals.

Parts of the Estate lie (52% in all) within a Groundwater Source Protection Zone designated due to the impact of land management on drinking water sources; 25 hectares at Tarring Neville lies within SPZ1, the 'inner zone' and 194 hectares with SPZ2, the 'outer zone' and 774 hectares within SPZ3, the 'total catchment' area.

19 hectares on the southernmost edge of the Estate is within a Drinking Water Safeguarding Zone. These areas are identified catchment areas where additional pollution control measures are required to reduce water contamination risks.

57% of the Estate is within a Nitrate Vulnerable Zone. Management of land in this area is subject to specific regulations.

The areas within each designation are shown on Figure 13 within the Natural Capital Assessment and Strategy Report.

The estate takes care that farming systems do not impact the quality of the water within the rivers by adhering to regulation and legislation

including the Water Framework Directive. Its reliance on spring water to serve farm, commercial and residential property makes this a pre-requisite and leads to regular sampling.

The new Countryside Stewardship scheme for the Estate's directly managed land is substantively designed to reduce nutrient leaching and improve water quality. Interventions include a shift from arable to species rich grasslands, low input mixed species grazing and the introduction of riverine buffers and planting.

Disease and pest regulation

The estate makes every effort to control pests within the areas of the estate and mitigates the spread of diseases by careful use of contractors, eliminating the use of pesticides on in hand farmland and proactive woodland management.

Pollination

The diverse nature of plants means that there are many bees and insects able to pollinate crops to fulfil yield potential. More recently Glynde Estates have partnered with an award winning local beekeeper to bring hives of local honey bees onto the land to further promote pollination in the locality. The hives are moved regularly to ensure variety and maintain balance with native wild pollinators.

Significant areas of the estate are positively managed under Environmental Stewardship ensuring that suitable habitat is provided through hedgerow management, maintenance of buffer strips, use of diverse seed mixtures and species rich grassland.

Cultural services

These are non-material benefits gained from ecosystems such as recreation, tourism and wellbeing.

Inspiration / Spiritual values

The attractive landscape and surroundings within Glynde Estates provides many opportunities for spiritual enrichment and for residents and visitors to improve their health and wellbeing, such as the land and property around Mayfield which is within High Weald National Landscape.

Tranquillity

A special quality of Glynde is its tranquillity, a main quality of the South Downs National Park itself. A desk-based analysis by CPRE (2006) and SDNPA data portrayed that Glynde Estates scored high on tranquillity, especially in the Glynde area which had a score of c90 or higher. The estate acknowledges the importance of maintaining and improving the tranquillity in the area, with the further provision of new gates and stiles to prevent unauthorised vehicles in certain areas such as the hidden dry valleys.

Cultural Heritage Values

Glynde has a rich cultural heritage. Its quality of place has attracted artists and writers and hosted great scientific and cultural innovations. Notable mentions include the artistic life of Peggy Angus, John Ellman's contribution to the Southdown Sheep breed, England's first Telpherage, Glynde Creamery, the Italianate church of Saint Mary the Virgin commissioned by the Dr Richard Trevor, Bishop of Durham and the much celebrated Glynde College for Lady Gardeners.

Recreation and Tourism

The landscape within the estate is extensively used for recreation by local communities and visitors. The estate provides space for activities including cricket, swimming, paragliding, stoolball, shooting and dancing and is a popular location for off-road cycling. It actively maintains the Public Rights of Way network to promote an accessible landscape.

Glynde Estates also recognises the importance of tourism. It contributes to the provision of tourist accommodation in the area via the award-winning Three Ponds Holiday Park, at South Heighton. The estate hosts the annual Love Supreme Jazz Festival in July, bringing in many visitors to the area.

Conclusion

Glynde Estates make a material contribution to the delivery of all forms and types of Ecosystem Services. This contribution comes from a combination of legacy and active management. The multi-faceted nature of the estate, changing nature of the environment and competing demands from different uses means there is always room for improvement and a constant need to balance management priorities.

Taking stock

The chapters that follow consider the key themes arising from the estate's Vision and Objectives. They build on the analysis relating to Special Qualities and Ecosystem Services and consider the context in which the estate operates. They consider the current performance and condition of the estate, and identify strengths, challenges and opportunities, and set out where actions and investment is needed to deliver enhancement and help achieve the overarching vision.



Viable Living Landscapes

We want Glynde Estates to be recognised as a well-managed, valued landscape, focused on viable nature friendly farming that aligns with a rich mosaic of habitats. Our management will seek to increase the abundance and diversity of natural habitats, which enables and promotes nature recovery, maintains a broad range of viable and healthy biodiversity, delivers valuable ecosystem services, pro-actively seek to increase the health of our soils and by default, their ability to store carbon, and thriving, resilient communities.

Context

As a responsible landowner Glynde Estates recognises, celebrates, and seeks to maintain and enhance the special qualities of the landscape, qualities that previous generations of the Brand family have done much to help form. As a business it needs to make good use of the landscape and to ensure it supports thriving communities and local economies.

The Glynde Estate is set within an area characterised as Open Downland. It forms part of the distinctive narrow spine of open chalk upland landscape on the south facing dip slope of the South Downs recognised as Kipling's classic 'blunt, bow-headed, whale-backed Downs' (Sussex, 1902).

Estate land forms the western edge of the Ouse to Eastbourne Open Downs classification and makes a strong contribution to its key characteristics of large irregular fields interspersed with extensive branching dry valley systems, ancient hedgerows and tracks and scattered farmsteads.

The dominant land use across the estate is farming. The estates farmland is shared across the in hand farm and three core tenanted holdings supporting local farming families. The farm enterprises include dairy, sheep, beef, and arable cropping. Land and soil types vary from clay in the valley bottom to chalk on the scarp slopes, tops, and dry valleys of the Downs.

The estate's farms and property at Tarring Neville are a classic example of former dependant hamlets [associated with both the Ouse estuary and farming] which have subsequently shrunk. The isolated barns and sheepfolds at America Farm and Toy Farm are examples of scattered farms and outlying barns.

The chalk downland landscape promotes tranquillity and dark skies [it is included within the Intrinsic Rural Darkness Zone in the National Park's Dark Skies Technical Advice Note] given the comparative remoteness of its hidden dry valleys, absence of settlement and openness.

At the same time, it is a hugely accessible landscape. The South Downs Way runs across the northern ridge from east to west. Additional tracks and footpaths run north to south, providing connections to the ridge from Lewes, Glynde, Firle and South Heighton.

Mount Caburn is an ancient landscape which makes an important contribution to the special qualities of the South Downs National Park. The 'Caburn' itself is the best preserved and most important Bronze Age hill fort in Sussex (English Heritage Monument Number 405932).

Whilst its proximity to Lewes, and footpath links to Glynde [and Glynde Station] make Mount Caburn very accessible it retains an important sense of remoteness and isolation resulting from the lack of roads within the landscape. Access to ancient landscapes provides an opportunity to understand people's relationships with land over time.

Opportunities to analyse evidence such as pollen records offer a deep time lens through which we can see changes associated with landscape change over time, and how future changes are a continuation of the story to restore, conserve and enrich.

Beyond the chalk downland, the Estate comprises coastal marsh grazing associated with the Ouse estuary and its tributaries, an area of agriculturally productive silty soils over chalk to the south the A27 and west of Beddingham and a larger area of heavy, wet clay based soils to the north better suited to pasture and woodland. The Estate's parcels of Ancient Woodland are dispersed in this area to the northeast and northwest of Glynde village.

Challenges

The estate manages the landscape in partnership with others. These partners include its farm tenants, graziers, contract farming partners and other agencies such as Natural England, Historic England and the Environment Agency. It also shares the landscape with those that use it for recreation and leisure, both residents and visitors.

The landscape comprises far more than a view or a backdrop. The geology, soil, and water bodies that make up the landscape it comprises are a multi-faceted resource which the estate and its farming tenants need if they are to generate funds to reinvest in maintaining and enhancing it.

They also represent an important stock of natural capital that, if effectively managed, can deliver a wide range of public benefits to local people and communities via ecosystem services, help drive nature recovery and respond to the challenges associated with Climate Change.

Chief of these natural capital assets is the soil that sustains crops and grass, stores and sequesters carbon, but also important is the water used to meet the needs of homes, farms, and businesses, the woodlands and wetlands that support biodiversity and play a key role in the carbon and water cycles.

Changes in farm payments following the UK's withdrawal from the Common Agricultural Policy post Brexit will place significant pressure on mixed farm businesses, with forecasters expecting small mixed farms reliant on basic cereal production, lowland sheep flocks and small dairy herds to become increasingly unviable.

Pressure on farm incomes will inevitably lead to a focus on increased productivity and intensification which will in turn generate pressure on soil quality, the maintenance and management of hedgerows and field margins. It is also likely to increase the use of inorganic fertiliser and pesticides, at least in the short term. Whilst the Estate can mitigate this pressure by engagement in large scale Agri-Environment Schemes it cannot remove it from the tenanted farms, nor can they require farm tenants to engage in new Environmental Land Management schemes.

The impact of planetary warming on weather cycles is likely to bring increased challenges associated with unseasonal temperatures and rainfall, as well as exposure to damaging natural events. Farming businesses of all kinds will need to develop strategies to increase their resilience. New farming systems will also have an important role to play in increasing the 'sponge like qualities' of land, reducing storm runoff and slowing the movement of water into the Glynde Reach to reduce the risk of flooding in the village centre and inundation of properties at the foot of scarp slopes.

Wider opportunities from emerging markets for “Nature based Solutions” are likely to have a role to play to improve both the resilience of farm businesses, drive nature recovery and help to protect communities from the impact of extreme weather events. Whilst considering the potential of nature-based solutions for farms and Estate, it will be important to be mindful of the need to de-carbonise as well as offset.

Pressure on the landscape and its special qualities will also be generated by increasing demand for access, fuelled in part by growth in Lewes and Newhaven, but mainly by the continuing popularity of the National Parks as leisure destinations and the ongoing actions to promote amenities such as the South Downs Way.

Major infrastructure works associated with planned improvements to the A27 road corridor at Drusillas Roundabout and Wilmington may lead to increased traffic volumes and bring additional challenges to tranquillity and landscape quality. Any more significant proposals, such as those floated for a new route for the A27 to the north of the existing corridor would clearly bring about material change to the landscape context of the estate.

Our response

Whilst the estate cannot manage the entirety of the landscape within these landscape character zones it can and will continue to manage that part it owns and controls to maintain and where possible enhance the contribution it makes to the qualities and landscape character of the area.

We will continue to produce food within increasingly sustainable farming systems. We will embrace opportunities provided by the Government’s new Environmental Land Management Scheme, as well as those from emerging publicly and privately financed markets for Nature based Solutions where it provides opportunities to enable nature recovery within a prudent structure.

We will promote and implement regenerative farming practises to protect and enhance our valuable soil resources. We will promote and adopt farming practices that prevent soil erosion and nutrient leaching into the water catchment, which increase the water holding capacity of the soil and limit surface runoff.

To this end we have invested in a Carbon Balance Assessment from Farm Carbon Toolkit and an extensive and detailed Natural Capital Assessment and Strategy. We recognise that these assessments are not an exact science, however they provide important insight and have been an important catalyst to the adoption of an increased nature and climate focused approach to land use and management. These two studies have also provided a useful baseline against which to plan actions and measure change.

The Estate has subsequently designed and entered into new Higher and Mid Tier Countryside Stewardship Agreements across 1,700 hectares. A new Higher Tier Countryside Stewardship Agreement commenced in January 2024 over an area of 1,008 hectares. The agreement primarily seeks to:

- promote the management of wet grasslands for wintering and breeding waders and wildfowl, rewetting, creation of scrapes, low level grazing and excluding mechanical activity during nesting.
- provide new farmland habitats through the use of flower rich margins and plots, nectar flower mixes and winter bird food crops,
- promote management of permanent grassland for target features,
- embrace the use of legume rich grass swards and fallow mixes, and
- provide capital grants to support the planting of new hedges and improve stock fencing to aid better grazing practices.

The agreement includes a commitment to restore c 107 hectares towards species rich grassland, to create 8 hectares of wet grassland for wintering waders and wildfowl and to revert 36 hectares from arable and drilled crops to low input herbal leys.

Another 89 hectares has been entered into a Mid Tier Countryside Stewardship Agreement reverting land previously cropped with arable and forage maize into legume rich grasses to improve soil organic matter and mitigate soil and nutrient run off.

250 hectares of chalk downland is to be brought into a new contract farming agreement that will focus on the growing of highly nutritious cereal and legume crops. The contract will be focused on the use of regenerative practices that actively enhance soil organic matter, carbon sequestration and mitigate run off and leaching of soil and nutrients into nearby water courses.

New hedges will be created to enhance wildlife connectivity with existing features, new areas of flower rich margins and winter bird food introduced to create stepping stones and corridors. A significant fencing programme will enable the introduction of livestock for mixed species grazing.

The Estate has set up a new collaborative approach to the management of this land. It set up an agreement with a regenerative arable farmer and alongside this is working with a series of experience graziers and grassland managers to create a blend of sensitive mixed species grazing, hay production and where appropriate, topping and spreading of green hay.

Plans are in place to establish a herd of native Sussex cattle to deliver positive conservation grazing across sensitive grassland areas and special sites.

Manures will aid improvement of soil organic matter levels and facilitate invertebrate and microbiological life above ground and within in soils. These cattle will move around the Estate, including spending a limited amount of time on the wet grassland to create puddles and provide dung that will stimulate more diversified plant growth and insect activity.

All new habitat areas and new areas of grass (from arable reversion) will be established during 2024. New grassland management and grazing systems will also be introduced this year. Capital works will be spread over three years from 2024 to 2026.

An annual monitoring framework has been designed and agreed with Cumulus Consulting, to be administered by the Estate in association with local soil scientists and ecologists. This will inform the development of a Net Zero strategy and provide important insight into the success of our work to drive nature recovery. The Estate will be pleased to work with the National Park Authority officers and share the outcomes of this annual monitoring should the Authority be interested.

The estate recently completed a project at Stump Bottom above South Heighton to create a new 'exclosure' to protect c. 25 hectares of rare chalk grassland and to enable targeted grazing to improve the special flora and fauna at the site. The project was supported by the Farming in Protected Landscape (FiPL) grant fund.

A new Higher Tier Countryside Stewardship (Woodland Management) Agreement has recently commenced that covers 317 hectares of estate woodlands at Glynde. The Agreement is focused on delivering operations that protect and enhance the natural environment, increase biodiversity, improve habitat, and bring the woodlands into formal management.

In addition to taking a regenerative approach on land we now directly manage, the Estate will continue to work with its farm tenants to perpetuate the uniform cover of grass and crops and the visually transparent boundary system and to respect and maintain the unimproved chalk grassland. It will also look for opportunities to collaborate with neighbouring landowners to extend the impact of interventions and actions to promote nature recovery and address the impacts of Climate Change. The Estate is actively exploring the opportunity to join the Weald to Waves initiative and to become a member of Wildlife Farms and Estates. We will be interested in any opportunities that might emerge to contribute to the Ouse Valley Climate Action project.

There is also a wish to play a greater role in the management of The Mount Caburn SSSI and National Nature Reserve and collaborate more extensively with Natural England and Historic England to better integrate the site into a co-ordinated landscape scale management plan. The current arrangement is detached from our wider stewardship aspirations.

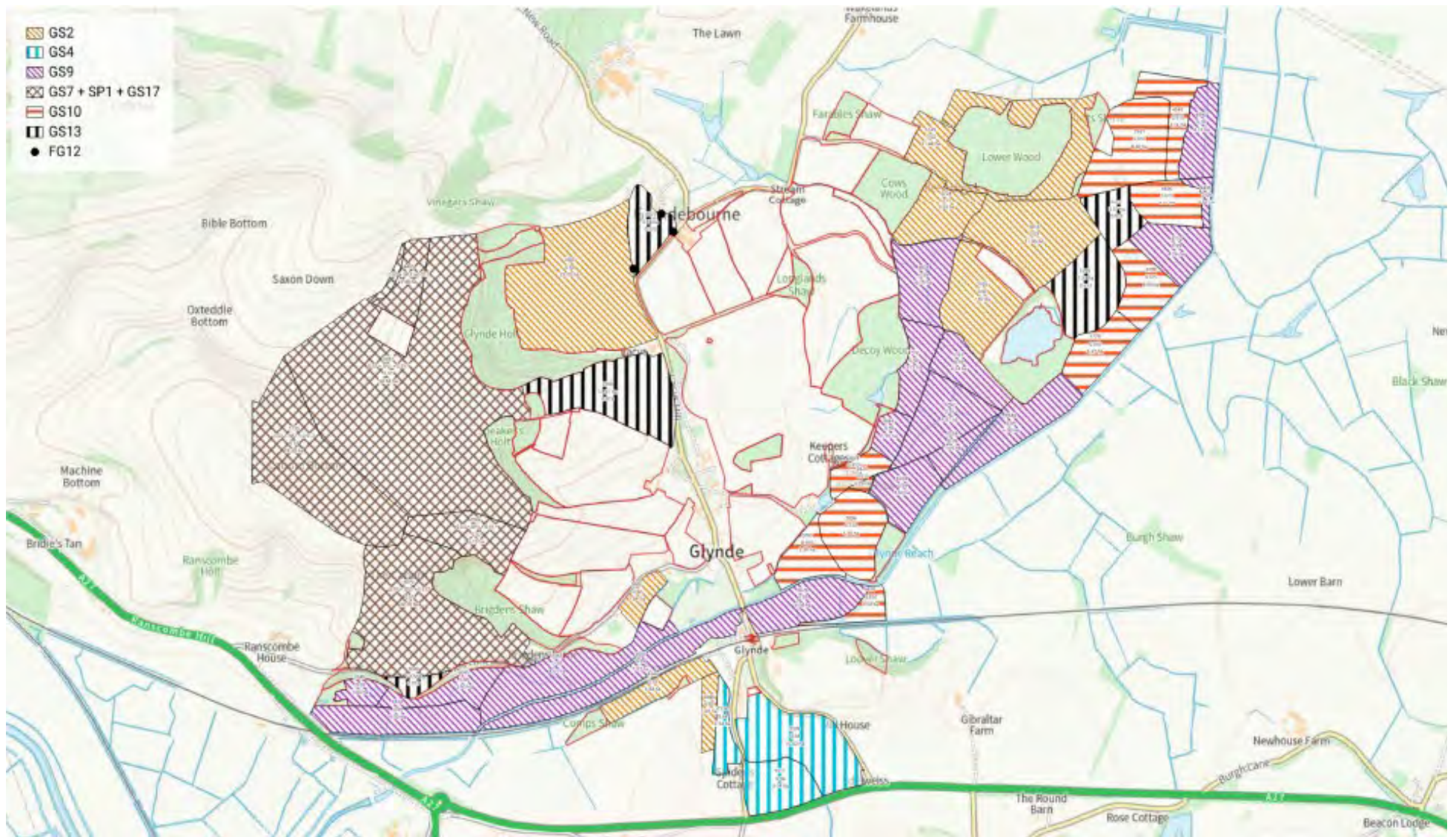
Our goal is to deliver a grazing and management regime on Mount Caburn that exemplifies best practise. Whilst Natural England and HE have statutory obligations (SSSI/SAM) to police these areas we wish to deliver positive outcomes with the ultimate aspiration that others come to visit us see what best practise looks like. We are already working closely with those at NE to progress scrub removal, install new stock fencing, dealing with dead and dying Ash and most recently the introduction of Exmoor ponies to deliver better conservation grazing and in particular address invasive torr grass.

The estate will work to reduce the impact on tranquillity of the unauthorised use of tracks and byeways by motorised vehicles and maintain the tranquillity of the hidden dry valleys by active maintenance of gates and stiles. Opportunities to contribute to the 'Miles without Stiles' initiative will be considered and implemented where achievable.

In addition to the ongoing commitments to land use and management set out above we intend to bring forward a master plan for the re-use and enhancement of the Glynde Home Farm site / area. This masterplan will take full account of the landscape sensitivity of the site within views from Mount Caburn¹¹.

We also intend to look for sensitive future uses that can help to retain the structures of the isolated barns and sheepfolds within the landscape at America Farm and Toy Farm on the open downs to the south of Beddingham Hill.

¹¹ See comment under Sustainable Economic Futures



Countryside Stewardship map for Great Farm



Our projects

Viable living landscapes: we want Glynde Estates to be recognised as a well-managed, valued landscape, focused on sustainable farming, with a mosaic of habitats, which enables and promotes nature recovery, maintains a broad range of viable and healthy biodiversity, delivers valuable ecosystem services, and hosts thriving, resilient communities.

Home Farm

A masterplan led approach to bring forward a sensitive use of this area, and identify suitable future uses for the heritage buildings and walled gardens to improve setting and mitigate visual impacts from viewpoints on Mount Caburn and associated higher ground.

Downland Barns

Identify the optimum approach to conserve and enhance the isolated barns and sheepfolds at America and Toy Farms on Beddingham Hill.

Managing Nature

Explore the potential to play a more active role in the management and enhancement of The Mount Caburn National Nature Reserve.

De-carbonising the estate

Develop a de-carbonising strategy for the estate across Scope 1 & 2 emissions, responding to the Farm Carbon Balance report provided by Farm Carbon Toolkit in December 2023.

Woods of the Future

Implement the new Countryside Stewardship Scheme across 317 hectares of woodland whilst continuing to deliver on the Forestry Commission's previously approved 10 year woodland management plan to improve the condition of the Estates woodlands for future generations Increase the wooded area by 3% to provide additional wildlife habitat and sequester more carbon to help avert the climate change crisis.

Great Farm

Implementation of a regenerative approach to land use and management supported by the new Countryside Stewardship Schemes across c. 1,100 hectares. Monitoring progress and change across soil organic matter and carbon, the incidence and abundance of key indicator species against a 2024 baseline.

Enjoying the Countryside

Explore the potential to create new walking links to the banks of the River Ouse. Explore potential for an off road cycle route from Glynde to Lewes via Mount Caburn.



Community Vitality



We want Glynde Estates to host and support a diverse mix of people, young and old, working and retired, making full use of our sustainable transport connections. We want the place they live in to help make their lives better.

The owners and managers of Glynde Estates have a very strong interest in people. They passionately believe that their part of East Sussex should be as good a place to live, raise a family, work, and enjoy a well-earned retirement as possible. The communities which the estate affects and influences are very important to them.

The Glynde local area hosts a small but socially vibrant population. The two parishes of Glynde and Beddingham combined are home to some 460 people¹².

The villages benefit from a range of housing stock, most of which is historic and is maintained with skill and care by the estate's in house team and sub-contractors. Some has been created by the estate through restoration and conversion.

Wharf Cottage is a detached Grade II listed building that was surrendered back to the estate from a long lease to a protected tenant in a perilous condition in November 2017. The half-timbered framework was in such poor condition that there were concerns the cottage might fall into the road. A scaffold was erected to stabilise the property and following the grant of the necessary planning and listed building consents a full restoration was undertaken. This attractive property now provides a desirable two bedroomed home, preserving the heritage for future generations.

The Old Plumbers Workshop was for many years part of the estate's maintenance yard. It fell into very poor condition and was rescued with the help of planning permission from the South Downs National Park Authority to convert it into a small dwelling. The two bedroom property created has been let to the same young family since its completion in 2016.

Glynde enjoys an exceptional setting beneath Mount Caburn, a high quality environment and sense of place. Access to the railway network and a first class local sports facility that includes play ground, cricket pitch and pavilion and an open air swimming pool make Glynde a desirable and enjoyable place to live.

The socio-economic characteristics of the local population are consistent with those for the wider South Downs National Park area¹³ which means they are more likely to be economically active, to engage in higher value economic activity, to be self-employed or owner managers and to enjoy a higher standard of living than the average person in Lewes and East Sussex.

There are plenty of households with below average household incomes however. Analysis within the socio-economic baseline report produced in support of the Whole Estate Plan shows that one third of households in the Glynde and Beddingham parishes are categorised by Experian's Mosaic Socio Economic Classifications as 'Rural Reality' people with 'moderate incomes [often from local earnings or own account work] that live in lower cost housing'.

¹² Office for National Statistics Census 2021

¹³ Economic Profile of the South Downs National Park 2018

The demographic balance of the population of Glynde village is noticeably younger than that of the wider rural area in this part of East Sussex. A higher proportion of the population is made up of children and people below retirement age than the norm.

This no doubt helps the community to be active. The communities of Glynde and Firle collaborate to host a series of clubs and societies [many take place at Firle due to lack of suitable facilities]. Residents enjoy an annual calendar of events with Firle Fest in July an important local tradition.

Glynde operates in something of a functional relationship with Firle, sharing many services and facilities. The villages are collectively well served for settlements of their size. Residents have access to a Post Office, primary school, playing fields, allotments, community Reading Room, social club and a vibrant community life. South Heighton is less well served but does benefit from a village hall, The Hollows recreation ground and play area, and also hosts the popular “DASH” Football Club.

All these facilities, bar the Firle Primary School, are provided by, or hosted on land that forms part of, Glynde Estates.

These facilities support an active community that maintains a range of sporting and interest clubs.

The village of Glynde also benefits from a railway station which provides direct links to Eastbourne, London via Lewes and Gatwick and south to Newhaven. The main A27 runs east to west through the estate to the south of Glynde, providing ready access to the strategic road network. Ferries to mainland Europe are available at Newhaven, directly accessible via the A26.

This accessibility is a major benefit, and in part accounts for the attractiveness of the workspace owned and managed by the estate within Glynde village. This includes the fully functioning historic Forge that now hosts a very successful artistic Blacksmith, Thomas Gontar.

Challenges

Despite the many advantages associated with life in Glynde, South Heighton and Beddingham, residents face a series of challenges.

As for much of the South Downs National Park area the cost of housing is high and affordability a challenge. Whilst this is offset to some extent by the private rental housing made available by the Estate (35% of the estates 180 dwellings are occupied at below market value and of that 17% are Registered Rent Act), significant and ongoing increases in the cost of ownership or occupancy, and more recently of energy, create a real barrier to some households and people gaining access to or remaining within the community.

Whilst Glynde village is in many respects very well served some key facilities are missing. The village has no primary school, children travel to Firle.

The shortage of housing stock, cost of housing and lack of primary school within the village may all contribute towards the lower incidence of children aged under 15 within the village population when compared to the average for Lewes District (11% in Glynde vs 17% for Lewes).

Glynde also lacks an indoor community space that can host groups, events and serve as a focal point for local activity and engagement.

The result of this is that many groups and events, especially those for children, also take place in Firle.

Each journey to and from Firle, whilst short, requires people to cross the busy A27; a cause for constant concern amongst residents. The lack of footways along Mill Road and the perils associated with crossing the A27 on foot mean that many of these journeys are made by private car.

This constraint is offset by accessibility to the rail network from within the village, providing the means to travel sustainably, and quickly, to access services of all kinds in Lewes and Brighton.

The housing stock in and related to the village is attractive and contributes to the character of the local area and quality of the local environment but is in many instances impractical for modern living with its rigid form, small rooms and steep staircases. The (significant) age of most of the housing stock also means that the houses are inherently inefficient in energy use. Where heritage considerations prevent adaptation or use of domestic scale renewable generation, the cost of living in these properties has increased significantly.

The village housing stock is particularly unsuitable for elderly people, which may well account for the very low proportion of the population of Glynde parish that are aged over 65¹⁴. More than one elderly resident has had to resort to 'camping' on the ground floor of their houses due to mobility issues in recent years.

The combination of cost and dwelling type means that housing suitable for and affordable to newly formed households, young families and seniors seeking independent living into their eighties [and beyond] is in very short supply.

Parts of the village remain under-utilised. Despite the best efforts of the Estate over several years The Trevor Arms remains empty following the failure of its last operators. The estate has tried several times to revitalise the pub but with no success. A recent report commissioned from pub specialists at Savills advises that the costs associated with the capital works required to create a viable pub business will be unsustainable at the scale of operation that would be commensurate with the property and its setting.

This means that a new strategy for the provision of a central community facility, and for the future use of the building and its plot will be required.

The former Balcombe Chalk Pit remains mainly unproductive. In its heyday this important resource created employment of in the region of 100 people. Currently it supports one business [in the former processing plant area]. The Estate has secured planning permission to convert and extend the existing barns into c. 4,800 sq ft of workspace. This development is underway and will add to the day time economy and vitality of the village.

The former coal yard area, with its Wharf side buildings, is in poor condition, and other than providing some off-street parking for residents and a small studio, is currently a redundant site in the middle of the village.

Parking in general is a concern within the village. Parts of the village are used informally for 'Park and Ride' by knowledgeable commuters to access trains to London rather than travelling into Lewes. This practice takes space in the village car park associated with the Recreation Ground and spills over onto Lacy's Hill by the Trevor Arms.

¹⁴ 5% vs 23% for the Lewes district.

Conflict between traffic and people on Mill Lane is also a concern. The road narrows significantly when it reaches the beginning of Mill Row cottages, forcing traffic into proximity with residents. On street parking opposite the cottages provides an element of traffic calming but brings with it the risk of damage to parked cars and of children running out between cars heading back to their houses from the allotments and open spaces opposite.

Our response

The estate works hard to do what it can to maintain vitality in the village. Its letting policy seeks to enable families and people with local connections to become part of and stay within the community. We recognise however that the current housing stock has its limits.

The estate will continue to manage its housing stock to support and enhance the vitality of the community. Access to the railway network via Glynde station makes the village a sustainable location.

Where possible we will look to make sensitive additions to the housing stock in Glynde. Our focus will be on the provision of new homes specifically designed for both young people and families, and housing to support independent living in later life.

We have identified two areas within the village that we believe to be appropriate to host new build. Land to the north of the Wharf (behind the Social Club) and land to the west of the Reading Room (adjacent to the railway line).

Whilst the Reading Room provides a useful facility, the village needs a community space, somewhere that people can come together to engage in shared interests and enthusiasms, and which can host groups, events,

celebrations, which might play part of the role of a village pub, and which can support local community life. The Estate would like to look for opportunities to create a new community hall or similar type facility within the village.

The fabric and environment of the village, whilst good, can be further enhanced by finding new and complementary uses for derelict and under-utilised sites.

The estate will work to find viable and appropriate uses for under-utilised and redundant sites such as the Wharf, and Balcombe Pit, and if it cannot be restored as a pub, the Trevor Arms.

The Estate will endeavour to work with the community and Parish Council to find ways of mitigating the impact of traffic and parking within the village environment.

Our projects

Community vitality: we want Glynde Estates to host and support a diverse mix of people, young and old, working and retired. We want the places they live in to help make their lives better.

New Life from New Homes

A masterplan led approach to develop new housing suitable for first households and seniors utilising derelict or underutilised areas such as land behind the Social Club and the land to the west of the Reading Room.

South Heighton & Beddingham

Look for opportunities to create viable alternate uses for various traditional heritage buildings at Manor Farm.

Village Vitality

Find a viable future for the Trevor Arms, or if as seems likely, this is not possible, to retain the meeting place function of a village pub within a new community hall or similar facility in Glynde. To undertake a masterplan led approach to identifying a viable future for the Balcombe Pit beyond the new workspace that contributes social and economic vitality and delivers environmental benefits.

Places for Parking

Look for opportunities to provide additional off-street parking in and associated with the village.



Vibrant and Relevant [Cultural] Heritage

We want to see the cultural and built heritage associated with and cared for by the Estate enjoyed and understood by residents and visitors, and conserved and enhanced for future generations. We want these assets to remain relevant and wherever possible, play a positive role in the social and economic life of the community.

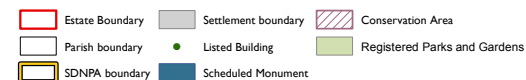
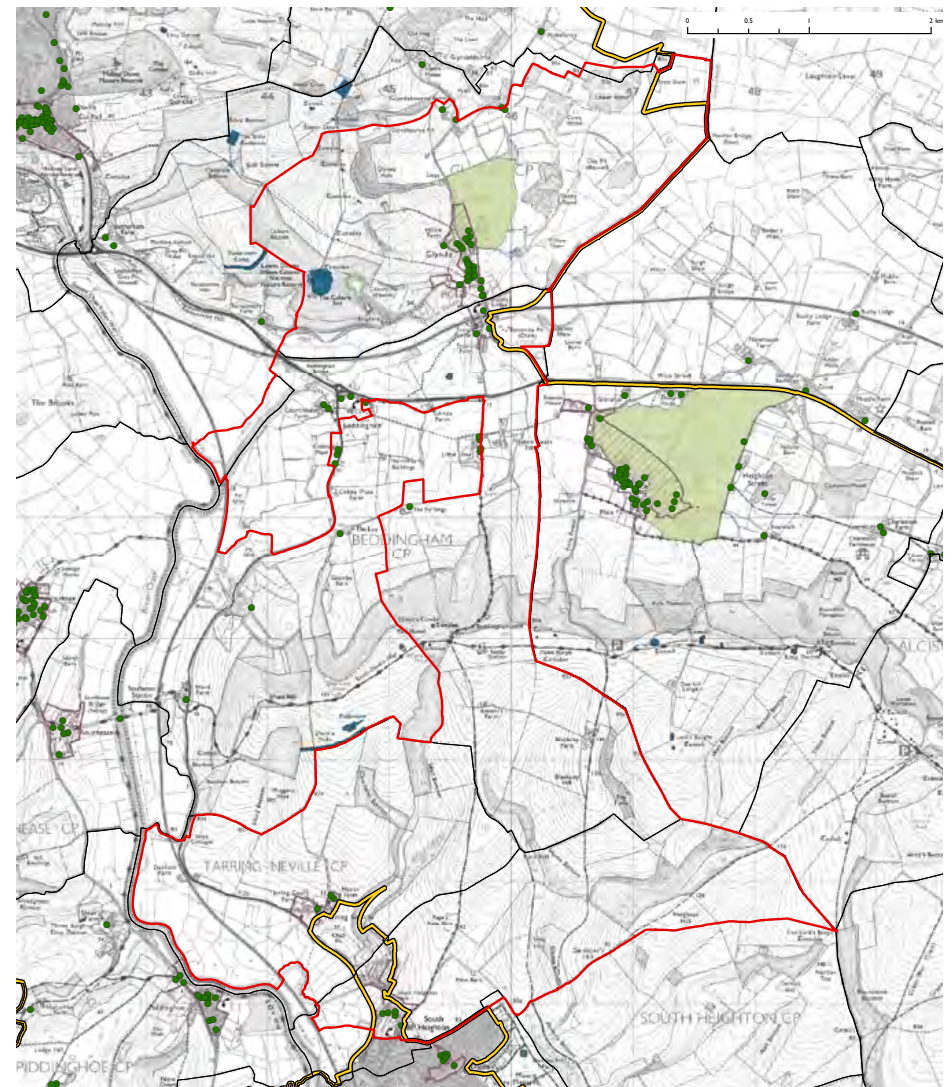
Glynde Estates forms part of the rich and vibrant cultural heritage of the South Downs. The Estate hosts an important 'portfolio' of built and natural heritage as well as a long story of cultural heritage. People have lived and worked on the land which now forms the Estate since the Bronze and Iron ages.

Early peoples will have experienced it as they moved through the area hunting and gathering and are likely to have used its natural resources (flint, wood, reeds, plants fish, eels, fowl and game). Each generation of settlers, owners and managers has left their mark, helping to shape the landscape and settlements that now underpin part of the National Parks special qualities.

Built environment

Early human influences on the landscape include the Iron Age Hill Forts of Caburn and Ranscombe Camp, the Iron Age village associated with Caburn Fort, Bronze Age barrows nearby and the series of chalk pits on the southern flanks of the Mount Caburn downs.

Other evidence of early human settlement and activity includes the Saxon Cemetery near Comps Farm (south west of Glynde village), the



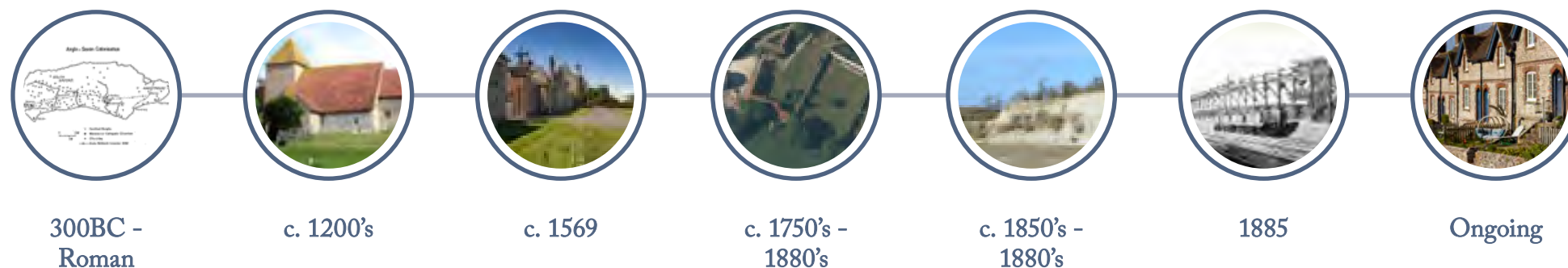
Scheduled monuments map

series of Bronze Age barrows along the ridge of Beddingham Hill and the Bronze Age settlement at Itford Hill on the westernmost ridge of Beddingham Hill overlooking the Ouse estuary and flood plain.

Subsequent interventions have included:

- the enclosure of formerly open land form to enable cultivation and husbandry and the establishment of scattered farm steadings and small hamlets [e.g. Black Cap Farm, America Farm, Toy Farm, Tarring Neville, South Heighton], [c. 300 BC through the Anglo Saxon and Romano British Period]
- the creation of a Norman Church at Tarring Neville (c. 13th century)
- the building of Glynde Place and its parkland [c. 1569]
- the creation of a series of model farms and related 'processing' plants [e.g. Glynde Farm, Home Farm, Seven Acres, New Barn and the Glynde Dairy] [c. 1750s through to the 1880s],
- the industrialisation of winning, working and processing of clay and chalk [Balcombe Pit, Tarring Neville Quarry, the Clay Pit, Portland Cement Company c. 1850s to 1880s]
- the coming of the railway and the Glynde Telpherage Line of 1885, and;
- the evolution and development over time of the villages of Glynde and South Heighton.

Timeline



Timeline of Glynde Village development

The village of Glynde evolved as the principal settlement associated with the Estate after the creation of Glynde Place in the mid to late 16th century. Each generation of the estate owning family added to the local vernacular. Richard Trevor, Bishop of Durham [1707 to 1771] was particularly influential, carry out extensive alternations to Glynde Place, adding the imposing coach house and stable block and commissioning Sir Thomas Robinson to design and construct the Italianate parish church of St Mary the Virgin [dedicated in 1765].

Key additions over time included model farm buildings at Glynde 'formerly Home' Farm to the south of Trevor House and at Seven Acres [now known as Ellinge to the south east of the park], at Station Farm to

the south of the village, the great 'Sussex Barn' at the site currently known as Home Farm in 1757 and c. 1880 the creation of the Glynde Creamery on Lacy's Hill.

Other economic buildings, facilities and infrastructure enabled or developed by the estate in the 18th and 19th centuries included the village Smith & Forge (1801), the Trevor Arms, Glynde Reach, the Wharf & Coal Yard and Glynde Mill [adjacent to the station], the railway and station, and the chalk works in Balcombe Pit.

The Estate was also active in the creation and dedication of community infrastructure. Facilities provided in Glynde village include the Reading



1900



1913



1961



1972

Historic maps of Glynde village

Room [1884], Glynde Social Club [1887], formerly the Glynde and Beddingham Working Men's Club, the National School [1843], a series of Allotment Gardens and the Recreation Ground [including outdoor swimming pool].

These various agricultural and economic innovations led to the significant growth of the village¹⁵ leading to a requirement to add housing to provide accommodation for the growing local workforce¹⁶.

Analysis of historic maps shows how the village has developed from a small cluster of houses and buildings related to Glynde Place in the north [Glynde Farm, New Barn, Home Farm etc.] and Glynde Reach and the Chalk Pit to the south.

Growth over time has partially 'filled in' the area along Lacy's Hill, focusing higher quality residential development on the area around the junction of Ranscombe Lane and Lacy's Hill, leaving the Reach / Wharfside / Railway and Pit area to focus on economic activity.

Later development of new housing for workers took place at Trevor Row [next to the Trevor Arms], Mill Lane and subsequently opposite Station Farm on Station Road.

This rich legacy of built environment at Glynde associated with the Estate is now protected by a Conservation Area which runs from Glynde Place in the north to Mill Row in the south and includes over 30 listed buildings.

The Estate's development activities were not restricted to Glynde however. Glyndebourne Farm [to the north of the village] has an important range of former model farm buildings whilst the 'shrunk hamlet' of Tarring Neville with the lovely Grade I listed Church of St Mary at its centre retains much evidence of a long history of settlement (likely

from at least Saxon times if not earlier) in its layout, its development by first Saxons and then Normans, and the distribution of buildings across the two modern farm steadings.

At South Heighton, estate owned South Heighton Farm provides an architectural and functional link from the village's Conservation Area to the South Downs beyond.

Cultural heritage

Glynde Estates contribution to the cultural heritage of the South Downs is equally important and encompasses the long history of settlement, patronage of architecture and design, farming innovation, land-based enterprise, the development of industrial infrastructure, education and art and literature.

The Estate has long been at the forefront of agricultural innovation. It is the birthplace of the South Downs sheep breed, initially bred from estate stock and then enthusiastically adopted by its tenants and famously improved by John Ellman, tenant of Glynde Farm and resident of Trevor House 1780-1829.

In the 1800s, the then estate principal, Henry Brand invested heavily in milk processing in an effort to kick start a recovery from the agricultural depression, building a purpose-built Creamery and Dairy on Lacy's Hill and importing two Danish mechanical separating machines from New Zealand.

The coming of the Railway in 1846 led to a boom in land-based extractive industry, opening routes to market for clay extracted from the estate's

¹⁵ The 1801 the population is recorded as c. 215, by 1851 the census records a population of 654 in 118 households.

¹⁶ Trevor Gardens from 1867

Clay Pit and lime for the cement industry produced in the Balcombe Pit. Clay from the Clay Pit to the east of Glynde Place was transported to the main railway line by England's first overhead electric 'railway' known as a 'telpherage'.

The village Forge has operated since 1801 and continues to be relevant today. It is now home to the young but increasingly thriving business of Thomas Gontar. A graduate of the renowned centre of excellence at Plumpton College Thomas took on the Forge in 2017 following the retirement of the previous 'village blacksmith'.

Education came to Glynde in 1843 with the setting up of the National School for Boys and Girls. In addition to the National School the estate hosted the influential Glynde College for Lady Gardeners at Trevor House which provided two-year residential courses from 1899 to circa 1933.

The Estate has a long connection with the arts and a particular link to the so called 'Bloomsbury Set' via local artist Peggy Angus who lived and worked in Furlongs Farm [at the foot of Beddingham Hill] from 1933. Miss Angus had notable connections, entertaining key figures in the Arts and Crafts movement of the day including Eric Ravilious, John Piper, and Virginia Woolf.

This wealth of cultural, natural and built heritage allied with the accessibility of Glynde provided by the railway network makes the village a popular destination and setting off point for walkers and explorers.

Refurbishment of the Old Plumbers Workshop

CASE STUDY

The Old Plumbers Workshop

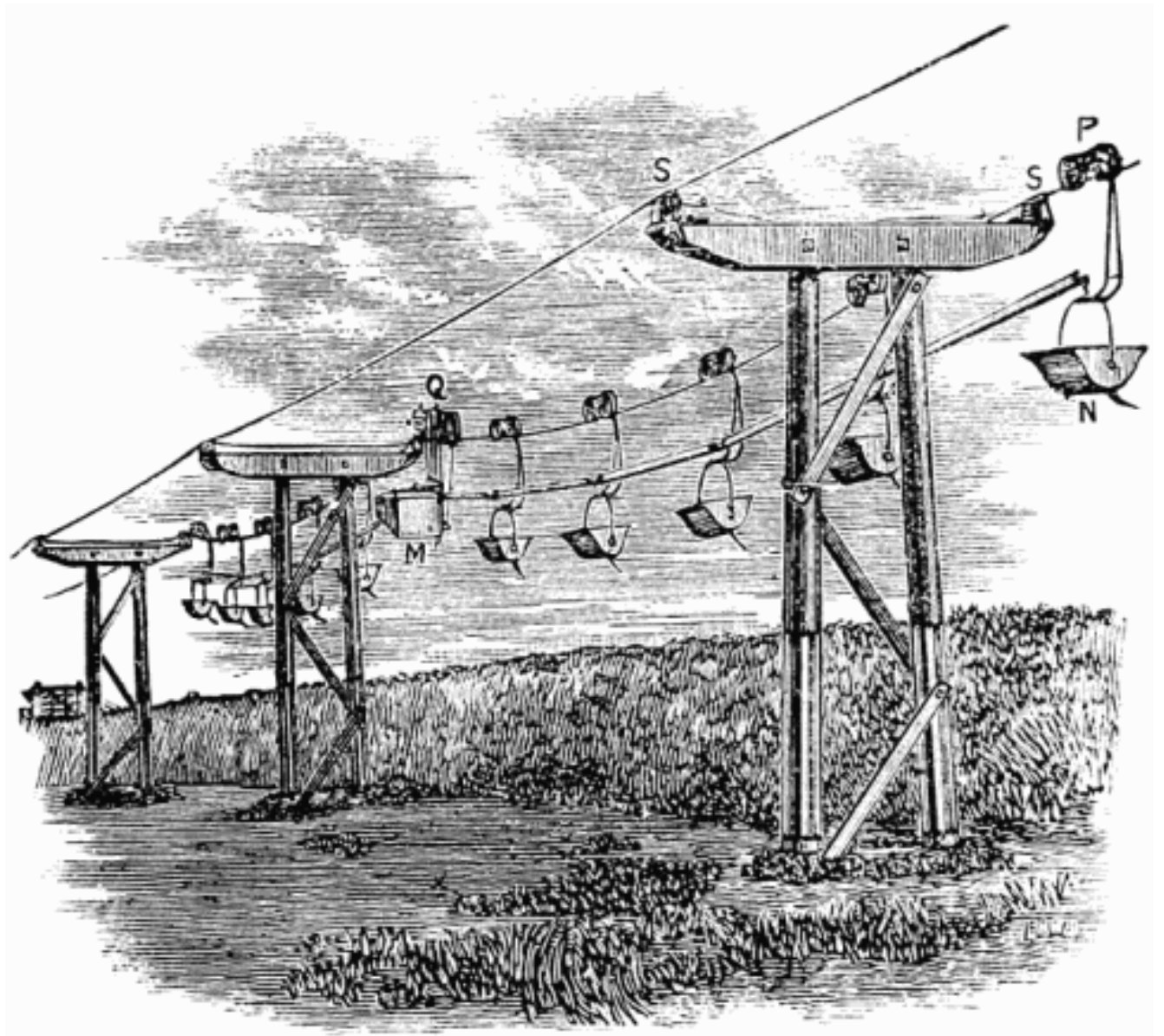
A previously dilapidated building that had been used as an on-estate plumbers workshop was rejuvenated to become a lovely detached 2 bedroom cottage.



CASE STUDY

Telepherage Company

The Glynde telpherage line built by the Telepherage Company was opened on Saturday 17 October 1885. Reports of the new system were published as far afield as the New York Times. It was said to cost £1,200, including the equipment to generate electricity, the trains, and the locomotives. The electricity was generated by a dynamo powered by a steam engine. The water for the engine was apparently raised by a windmill at the station end of the line. The line extended for almost a mile. It was a double line of steel rods 66 feet (20 m) long and with a 0.75-inch (19 mm) diameter. The rods were elevated 18 feet (5.5 m) above the ground on posts. The locomotive and skips were suspended from pulleys that ran on the rods. A train of ten skips could carry a ton of clay.



Sketch of the Telpher Line at Glynde 1890

Challenges

The extensive and rich built heritage associated with the estate brings challenges and liability as well as benefits.

When the current principals Francis and Caroline took over the estate in 2008 Grade I listed Glynde Place required extensive repair and renovation. They faced a stark choice, to sell, find an alternative commercial use for the house or commit to a major heritage restoration project to breathe new life into Glynde Place and make it a fit for purpose 21st century family home at the heart of the estate.

They chose restoration and there followed an initial three year phase I project costing £3.5m completed in 2012 funded by the sale of a Rubens drawing to the nation and a second phase costing £1.1m that completed in 2017 focused on rebuild and restoration of the bay windows and repointing on the Eastern elevation and renewing the unstable gallery plastered ceiling.

The results are a revitalised building, celebrated by a number of notable awards that included the 2017 Historic Houses Association Restoration Award sponsored by Sotheby's, the Sussex Heritage Trust Small Scale Residential Award, Royal Institution of Chartered Surveyors (National and South East Region) Conservation Awards and a highly commended from the Georgian Group.

Glynde Place was not the only distressed heritage asset on the estate however, far from it. Since 2011 the estate has refurbished more than 25 other listed structures (to various levels) and created 4 new dwelling units and provided more than 3000 sq ft of new workspace in the process.

Historic properties are important assets that deliver value in many ways (public and private). They make a valuable contribution to local character, offer the opportunity to live in heritage buildings and maintain an important stock of embodied carbon. They need to be maintained to enable future generations to enjoy them, finding a viable ongoing use is the best way to achieve this.

Historic property is rarely energy efficient, however. This makes it increasingly hard to meet modern expectations and regulations. The Estate had undertaken a comprehensive assessment of energy performance using EPCs. It has implemented a project to retrofit energy efficiency improvements as opportunities arise and is pro-actively tracking progress against Minimum Energy Efficiency Standards.

In all 85 residential properties on the estate are listed; collectively this accounts for over 48% of the estate's residential letting stock. This brings significant management and financial implications.

Whilst attractive and characterful, listed buildings are expensive to maintain and restore. The need to secure listed building consent, to work with a limited palette of materials and in some cases using labour intensive artisanal construction techniques adds time and cost to even basic maintenance.

With such an extensive stock of listed buildings these costs add up. The estate estimates the annual 'heritage premia' associated with normal repair and maintenance activity as being in the region of 15%¹⁷.

Despite the benefits associated with character and setting of many heritage properties they can be difficult buildings to live in.

¹⁷ This is an estimated premium, Rural Solutions Ltd

CASE STUDY

Stream Cottage Refurbishment

This was a small dilapidated cottage, on Moor Lane, that was earmarked to be demolished. However, following a heritage review, in 2013 it was considered to have value and was spot listed, by Heritage England, as Grade II. The Estate achieved planning permission to extend to create a 3 bedroom house. As part of the renovation the estate agreed to reinstate the original thatched roof. This is only one of three thatched cottages in Glynde Estates let portfolio. It is let at market rate and has been continuously occupied by the same long term tenant since it came to the market in 2013. Historic properties are important assets that deliver value in many ways (public and private). They need to be maintained to enable future generations to enjoy them, finding a viable ongoing use is the best way to achieve this.



Refurbishment at Stream Cottage

The historic importance of the structures makes alteration and modernisation difficult. By their nature many of the listed houses are traditional in layout and very energy inefficient. These constraints mean that many of the heritage buildings are increasingly ill-suited for modern living, especially for some groups of society¹⁸, making them harder to let year on year.

There is no escaping the fact that changes in social attitudes, shifts in consumer behaviour and expectations and the very real impact on standard of living from the increasing cost of energy mean that keeping the large stock of heritage buildings useful and usable is likely to be an ongoing and increasing challenge.

The Estate also includes eleven Scheduled Monuments, often these are set within the landscape, sometimes in farmed areas. The Estate liaises with Historic England to monitor the condition of its Scheduled Monuments and is open to working with the National Park Authority and its Rangers to introduce a regular programme of monitoring and reporting.

Our response

The predominance of listed buildings across the estate's housing stock limits rental potential and adds costs. Despite this these houses generate revenue and so, to a material extent, pay their own way¹⁹.

This is not the case with many of the estate's non-residential heritage assets however which include many either vacant or under-utilised sites. These are a net drain on the estates revenues and are liabilities.

The estate is very aware of its responsibilities towards these heritage assets and the contribution they make to local character. It is also aware

that the law protects such buildings and provides an obligation on local authorities to conserve heritage assets.

Our most recently consented project (Little Ellinge & Ellinge Barns) started in February 2024. This will provide for a fully modernised and modestly extended 1 bedroom dwelling and a further 2 new single-storey two-bedroom dwellings converted out of the dilapidated redundant agricultural barns immediately adjacent. The end product will be a new lease of life for an important range of old agrarian buildings located near to the Grade II listed parkland of Glynde Place that otherwise were destined to fall into a state of complete dereliction and end up being demolished.

This plan provides a welcome opportunity to focus on and invest in a viable future for the estate's remaining 'built heritage deficit'.

In some instances, such as Glyndebourne Farm buildings, Ellinge Farm Barns, the Cow Yard south of Trevor House, the buildings at Furlongs Farm, the barn at Bridgens, and the barns at Balcombe Pit we expect this to be via conversion to either permanent residential²⁰, holiday accommodation or workspace²¹. We are aware of the needs and opportunities associated with accessible visitor accommodation and will design these schemes accordingly.

For others, such as the Sussex Barn at Home Farm, we expect to take a longer view and seek a use requiring limited intervention and change. Indeed, our initial response may well be to look to other parts of the estate to generate additional revenue which we can use to carry out the necessary works simply to stabilise the building and safeguard its future.

¹⁸ The elderly and people with young families.

¹⁹ Annex on listed buildings; residential portfolio occupier profile; NJ 2018 version of summary

²⁰ Planning permission has been secured for Ellinge Farm Buildings, reference SDNP/21/05522/FUL

²¹ Planning permission has been secured for the barns at Balcombe, reference LW/21/0734



Potential development opportunities



The buildings at Court and Manor Farms, Tarring Neville and the isolated farm buildings at America and Toy Farm will need imagination and creativity to determine appropriate new uses that enable these important structures to maintain and where possible enhance their contribution to the special qualities, and strategic objectives of the National Park.

As for the listed residential stock, we will continue to upgrade and refurbish these properties as sensitively as we can, taking opportunities where they present themselves to modernise and improve in a way which complements and respects the historic character. We will be pleased to collaborate with the National Park Authority to identify ways of improving energy efficiency in historic buildings, learning from others wherever possible.

We will continue to maintain and conserve historic settlement patterns, such as the hamlet at Tarring Neville, and look to revitalise these smaller clusters as opportunities arise.

The farmyard associated with Court Farm Tarring Neville will become surplus to requirements following the retirement of the farm tenant in 2023. This site whilst not listed in its own right, has a long history of settlement, and it within the setting of the 13th century, Grade I listed St Mary's Church. It offers its own opportunities and challenges and will require detailed consideration.

In terms of cultural heritage, we will continue to host and improve the annual jazz festival, Love Supreme, reinvesting the proceeds into the care of landscape and heritage, and to provide opportunities for young musicians via our Glynde Place Concert Series.



Old Cowman's House

Thoughts are also emerging around the potential for the refurbishment of Furlong's Farm to create furnished holiday lets targeted towards 'artistic' wellbeing retreats to continue the tradition of the property and surrounding area as a base for creative endeavour.

Beyond buildings, we want to make Glynde a welcoming destination for those that choose to visit, explore, and use the village as either a setting off or turning point on walks or cycle rides. This is good for the public facing businesses in the village, such as the village shop, post office and tea rooms, as well as for visitors.

To that end we propose to provide way marking for routes out and back from the village via Mount Caburn and interpretation information to enhance their experience and understanding. This might include the use of QR and NFC tags as successfully introduced at Cissbury Ring, and perhaps the creation of rubbing posts to create a brass rubbing trail.



Aerial view of Furlong's Farm

Our projects

Vibrant and relevant heritage: we want to see the cultural and built heritage associated with and cared for by the Estate enjoyed and understood by present, conserved and enhanced for future generations. We want these assets to remain relevant and wherever possible, play a positive role in the social and economic life of the community.

New Futures for Old Buildings

Bring forward schemes for the restoration, conversion and re-use of underutilised, and at risk, traditional rural buildings such as those at Glyndebourne Farm buildings, Ellinge Barns, the Old Cow Yard at Glynde, Furlongs Farm buildings, Brigdens Barn and the Sussex Barn at Home Farm.

Living in History

Continue the Estate's programme of sensitive renovation of historic residential stock to create appealing homes capable of supporting modern living (such as has been achieved at Stream, Forge and Wharf Cottages) as properties are returned after lengthy occupation.

Continued Evolution

A masterplan led approach to identify appropriate and sensitive future uses for the various traditional buildings and environs at Court and Manor Farms, Tarring Neville.

Connecting People With Their Past

Celebrating and enhancing people's experience of Mount Caburn with the creation of a way marked circular trail from Glynde village and associated interpretative resources.



Sustainable Economic Futures

We want Glynde Estates, and the businesses it hosts and influences, to remain viable and valued. To their owners, the people that work in them, to the local economy, and to the National Park and its communities. We want to play our part in enabling enterprise of all kinds that can deliver sustainable economic growth and increased social and economic wellbeing.

Glynde Estates has a long history as an important economic innovator and actor. The Estate was a leader in the introduction of new farming techniques, breeding improved stock and adding value by processing milk at the purpose built Creamery. It was also an industrial powerhouse, investing new techniques to extract chalk, create lime and distribute this from the estate to customers across the south east. At the height of its industrial activity in the mid 19th century, the estate hosted well over a hundred jobs in the chalk & lime industry, providing housing for workers in Glynde village.

The present-day estate continues this tradition as a significant provider of workspace and makes an important local economic contribution.

The estate provides a total of c. 72,000 sq ft of light industrial workspace, storage and offices. Economic activity hosted on the estate includes farming, commercial bread baking, Kombucha brewing and distribution, artistic blacksmithing, offices for a wealth management consultancy, offices for mechanical and electrical engineers, psychologists therapy rooms, office workshop and manufacturing space for a company specialising in spiral and helical staircases and an artist's studio. In all the estate hosts c. 25 businesses of which just four are farms.

This range of economic activity is consistent with the mix found across the National Park as evidenced in the Economic Profile of the South Downs National Park produced in 2018.

In Glynde, businesses operate from the Dairy, the Mill, Balcombe Pit, the Coal Yard, and most recently at Station Farm.

CASE STUDY

Station Farm Redevelopment

The Station Farm Barns development was completed in 2017 to provide 3 self-contained office suites (circa 3,000 sq ft total) with dedicated off-road parking. The tenants in each case have renewed their initial fixed term leases. The use fits really well in that part of the village opposite a terrace of houses. The heritage of those old agrarian buildings has been preserved. They now provide modern work space with high speed fibre connectivity in a desirable setting with the benefit of excellent transport links. A further workspace development is now underway at the Balcolmbe Pit Barns. The construction phase of this project started in October 2023. Once completed the development will provide 4800 sq ft of modern office accommodation across 3 self-contained suites with the benefit of dedicated off-road parking, high speed fibre broadband connectivity, pedestrian access to the mainline railway station immediately adjacent and good connections to other travel networks, i.e. A27 trunk road, bus routes and local cycle paths. This will also provide more local employment space, employment opportunities and no doubt positive spin-offs for the local economy.



Redevelopment at Station Farm, Glynde

Land based industries

Glynde Estates has a history of diverse land based economic activity, farming, dairy processing, clay extraction and lime production. The estate currently has no active commercial mineral workings – probably the first time this has been the case for much of the last two centuries. The forestry operation is mainly focused on conservation management of amenity woodlands, there is little commercial timber extraction.

Farming on Glynde Estates is fulfilled between the Estate's in hand farm tenants and contract farmer. The Estate's 'in hand' farm has been re-created in the past few years in response to the retirement of some tenants, the growing need for regenerative and nature friendly farming, and the opportunities offered by the new approach to agricultural support programmes focusing on environmental outcomes and delivery of public goods.

Farming enterprises across the estate vary but are mainly based around the production of mainstream arable crops [cereals and pulses] together with grazing sheep and cattle on the chalk grassland and on the wetter low ground. There is one dairy unit on the Estate at Beddingham.

The majority of estate farmland is classified as Grade 3 with parts of the scarp slopes Grade 4 and the dry valleys Grade 5. Only in the region of 33% of the land is suitable for growing arable crops, the remainder is restricted to improved and permanent grassland.

The estate includes significant areas of surviving "unimproved" chalk grassland. This is an important and increasingly rare habitat. Appropriate grazing and the introduction of 'exclosures' in dry valleys and steeper hillsides is a key part of a management approach to enable nature recovery and promote biodiversity.

The remainder of the grass, is low lying in the area between Mount Caburn and Glynde Reach and in the Ouse floodplain. This includes c. 100 hectares of water meadows which act as important natural flood management resource and provide important habitat for wading birds.

Of the four main farm holdings, two are relatively small by national standards. Between them they support c. 15 people, including the business owners.

Manufacturing and advanced manufacturing

The estate hosts several manufacturing businesses operating across the food and beverage, fabricated metal sectors. These businesses are located on the estate due to the combination of suitable premises, accessibility and connectivity and the positive service the estate provides as a landlord.



CASE STUDY

The Spiral Staircase Company

Spiral Stairs, established in 1966, are the UK's longest serving and leading manufacturer of high quality bespoke staircases. The business moved from the centre of Lewes to an old mill building in Glynde in 1970 and two years later they expanded their production to additional space at Balcombe Chalk Pit opposite the Mill. Their office, workshop and production still remain in these converted buildings today. They are long term commercial clients on the estate, local employers and, as historic sponsors of the Glynde and Beddingham Cricket Club, are active in the local community.

Knowledge economy

The Estate has a good cluster of Knowledge Economy businesses although the character of existing workspace means that incidence of the sector is lower than the average for the National Park as a whole.

We have been particularly encouraged by the take up from this sector following provision of workspace at Station Farm Barns, Glynde and expect to be able to attract more Knowledge Economy businesses to the new workspace being developed in the Balcombe Pit barns.

Visitor economy

Despite the quality of the environment at Glynde Estates and the growing interest in the South Downs National Park as a visitor destination we currently have little permanent engagement in the visitor economy beyond providing the site for the Three Ponds Holiday Park business in South Heighton.

This gap in provision will be addressed with our projects to create overnight visitor accommodation at Glyndebourne Farm Buildings, the Cow Yard and potentially at Furlongs Farm. The buildings and yards at Court and Manor Farms, Tarring Neville may also have a role to play in the visitor economy in due course.

Resident's economic contribution

Many residents also make an important economic contribution, much of which is local. Travel to work data from the 2011 Census²² shows that of the 276 travel to work journeys which started in Glynde and Beddingham Parish's 86 [31%] went no further than 2km, demonstrating strong local economic linkages.

Of the remaining journeys, [68%] were completed within 20km, demonstrating the participation of a significant proportion of the economically active population in the economy of the South Downs.

Unsurprisingly, given the connectivity provided by access to the rail network, a proportion commute away from the South Downs to work, some as far as London. In all 17% of all travel to work journeys are made by train or bus, a quite staggeringly high percentage for a small rural settlement. Add to this the journeys taken on foot and those that work at or mainly from home and the percentage of all travel to work journeys made by car is a remarkably low 56%²³.

The opportunity provided by the railway to travel to and from Glynde sustainably for a variety of reasons makes it a good choice for the proportionate addition of new homes and workspace.

Challenges

As a provider of land, sites and premises our business is very much influenced by macro-economic factors and the state of the UK economy.

The longer-term implications of BREXIT, of the economic and fiscal conditions associated with the aftermath of the Covid 19 pandemic and of the inflationary pressures associated with the Russian invasion of Ukraine in 2022 are yet to be fully understood. There is no doubt that if the country experiences a downturn in household consumption and construction that some of our tenants' businesses would suffer.

Our farming tenants are in the midst of transition from the Common Agricultural Policy to a new Environmental Land Management Scheme,

²² Data from the 2021 Census cannot be relied upon due to the impact lockdowns associated with the Covid 19 pandemic.

²³ This is the sort of level usually only achieved by much larger market town type settlements in rural areas.

with reduction and ultimate associated loss of the Basic Farm Payment. Discussions are ongoing with these businesses to give them the best possible chance to adjust and take full advantage of the new Environmental Land Management schemes to further enhance our stewardship.

Longer term the prospects for South Downs farmers to remain globally competitive from commodity arable cropping and extensive lowland livestock farming are not good. We will need to work hard to shape a viable future and do what we can to make best use of whatever emerges as the UK's next generation farming and environmental programmes. We will also watch the market for Nature based solutions carefully, looking for opportunities to utilise new revenue streams where appropriate.

The retention of traditional skills and development of new skills needed by rural Estates will be challenging. The existing pool of suitably qualified and experienced craftspeople is reducing, and we will need to work hard to attract and retain the range of skills the Estate will need into the future.

The future of the site at Home Farm, Glynde is becoming increasingly difficult. The site was previously the 'nerve centre' of the estate and includes the former estate yard, plumber workshops, kitchen garden and main threshing and grain storages barn.

The site is still utilised as the estate yard but the needs of the estate maintenance and forestry teams changing and the size of delivery vehicles ever increasing. Continued use will only increase the existing impact on the sensitive landscape²⁴ and the setting of the large, listed Sussex Barn, associated buildings and walled kitchen gardens.



²⁴ The site is visible from Mount Caburn and identified as an area requiring improvement in the Glynde Conservation Area Appraisal.

The Estate faces similar issues, but on a completely different scale, in respect of the isolated barns and sheepfolds at America Farm and Toy Farm on the open downs which were formerly part of Black Cap Farm until the tenant gave them up due to their core incompatibility with modern farming.

Our response

We note from the 2018 Economic Profile of the South Downs National Park that growth of the Knowledge Economy sector [as a proportion of all businesses] has been slower in the South Downs National Park than the comparator geographies of the relevant LEPs²⁵.

The evidence shows that Glynde is a very sustainable location [in terms of travel to work]. Our recent experience with the development of Station Farm Barns leads us to believe that the provision of more workspace suitable for Knowledge Economy sector businesses would likely be successful. We therefore expect to be able to help address this if we continue to produce the right kind of stock.

The estate's existing property stock includes some sites with potential to create new workspace. We know from experience however that converting heritage buildings is disproportionately expensive. Re-use of heritage buildings for workspace also poses significant challenges in terms of space planning, energy efficiency, IT connectivity and M&E issues like heating, cooling and ventilation.

New build or re-development of more modern [steel and timber framed] farm buildings for workspace brings fewer construction constraints, creates excellent workspace but can be harder from a planning perspective. The best outcomes are likely to be found from the combination of sensitive re-use of traditional buildings supported where

appropriate by new build and the design led re-development or re-use of the form and / or sites of surplus modern farm buildings.

Balcombe Pit, barns and buildings represents a significant underutilised land asset consisting of an extensive area [c. 56 acres] of secluded relatively flat land, in walking distance from Glynde Station yet with the potential for a separate vehicular access direct from Mill Lane near the A27. We intend to work with partners and stakeholders to determine and introduce a new economic use for the underutilised asset. A start has been made with the successful application to convert the barns to workspace, with construction now underway.

The Estate has its own emerging requirement for new workspace. The grounds, property maintenance and woodland management is currently run from the yard and modern grain store behind the Sussex Barn [on the site opposite Glynde Place]. This site is becoming increasingly unsuitable, and our intention is to create a new estate yard and base at Lacy's Farm.

Intentions are that the development will provide a fit for purpose and permanent base from which the estate's farming, forestry and maintenance businesses can operate. The scheme will see the existing dated and run down range of steel framed livestock buildings demolished and new modern buildings erected to provide storage for machinery, vehicles, materials, home produced firewood stocks and to accommodate suitable workshop and welfare facilities for our staff and sub-contractors.

This project will facilitate the relocation of our current operations from the redundant farm buildings at the Home Farm site, to enable

²⁵ Economic Profile of the South Downs National Park Table 7

redevelopment and the repurposing of the site in due course. The new site will offer much better access for vehicles, greater and more appropriate storage facilities, and overall deliver far greater efficiencies in the running of our business.

The Estate is keen to support Plumpton College's rural skills apprenticeship initiative and help to develop the skill sets of young people who aspire to work in land and property.

Tarring Neville chalk quarry also provides a large area, c. 10 acres, protected from visual connectivity from the road by the form of the worked space, with excellent access direct onto the A26 and near the Port of Newhaven. Our intention is that this be considered for temporary economic use whilst being safeguarded for future mineral requirements.



Aerial view of Home Farm

Our projects

Sustainable economic futures: we want Glynde Estates, and the businesses it hosts and influences to remain viable and valued. Both to their owners, the people that work in them, to the local economy, to the National Park and its communities. We want to play our part in enabling enterprise of all kinds that can deliver sustainable economic growth and increased social and economic wellbeing.

21st Century Estate Yard

Relocate the estate's farming, forestry and maintenance yard and related activity from Home Farm to a new permanent fit for purpose site at Lacy's Farm enabling a more sensitive approach to this entire area.

Chalk for Tomorrow

Safeguard the future of unexploited mineral reserves at Tarring Neville Chalk Pit (it is estimated that 2.6m tonnes of chalk reserves remain of that originally granted planning consent to Artex Ltd.)

Places To Do Business

Create new workspace at Balcombe Pit barns and look for opportunities in the Glynde, Tarring Neville and South Heighton areas. Make best use of existing buildings and in particular the extensive hidden space in Balcombe Pit, Tarring Neville chalk pit (taking full account of neighbouring properties and residential amenity) and the former Rodmell House site.



Project Plan



The projects we plan to bring forward to help us work towards our vision and objectives are set out in the Project Plan Summary below.

The projects included represent our current thinking and ambition. We have assessed each of these projects against their ability to contribute to both our vision for Glynde Estates and the outcomes and objectives set out within the National Park Partnership Management Plan (NPPMP). We are confident that these projects are valid and appropriate and that, individually and collectively they will promote the objective of securing sustainable development through an ecosystem service led approach.

The list of projects is not exclusive, and we anticipate that others may emerge during the period of the plan. Where they do, they will be tested to ensure that they will contribute towards our vision and that by taking on new initiatives we will not prejudice our core business and existing projects.

We anticipate that the Action Plan will be refreshed for the second part of the plan, around 2030, in consultation with key partners including the National Park.

We will be reviewing progress against our plan objectives incrementally. We will be pleased to support the South Downs National Park Authority in any monitoring activity that they may wish to undertake, to liaise with their team, collaborate on projects, provide access and insight as useful.



View through Glynde village to Mount Caburn

Core Objective	Project Title	Project Description	Timeline (S,M,L)	SDNPA PMP 2020 – 2025 Outcome
Viable living landscapes	Home Farm Masterplan	New use for Home Farm area to reduce impact on heritage and landscape.	S	1, 4, 9
	Great Farm	Transition to regenerative farming, management for nature recovery and ecosystem services across 1,700 ha.	S, M, L	1, 2, 3
	Managing for nature	Explore the potential to play a more active role in the management of the Mount Caburn National Nature Reserve.	M	1, 2, 3, 6, 8
	Woods of the future	Proactive woodland management and expanded woodland area.	S, M, L	1, 2, 3
	Downland barns	Identify the optimum approach to safeguard the isolated barns and sheepfolds at America and Toy Farms on Beddingham Hill.	M, L	1, 4, 6, 7, 8
	De-carbonising the estate	Develop a de-carbonising strategy for the estate across Scope 1 & 2 emissions, starting with a carbon audit in 2024.	S, M	2, 7, 9, 10

Core Objective	Project Title	Project Description	Timeline (S,M,L)	SDNPA PMP 2020 – 2025 Outcome
Community vitality	New life from new homes	Plan led approach to provide accessible new housing for early households and seniors in Glynde village.	S, M	5, 9
	Village vitality	Adding to community facilities via a revitalised Trevor Arms, and / or a new multi-functional community space and a viable use for the Balcombe Pit.	M, L	9
	Places for parking	Looking for ways to provide additional off street parking for village residents.	S, M	9
	South Heighton	Seeking a new use for traditional buildings within South Heighton village.	M, L	1, 9
	Enjoying the countryside	Explore the potential to create new walking links to the banks of the River Ouse. Explore potential for an off road cycle route from Glynde to Lewes via Mount Caburn.	S,M	5,6,7,8,9,10
Vibrant and relevant cultural heritage	New future for old buildings	Restoration and alternate use of former farm and ancillary buildings to create new homes, workspace, and visitor accommodation.	S, M, L	1, 4, 5, 6, 7, 9, 10
	Living in history	Sensitive restoration and energy efficiency upgrades of historic housing stock.	S, M, L	1, 4, 9
	Connecting people with their past	Celebrating and enhancing people's experience of Mount Caburn with a circular way marked trail and interpretation.	S	4, 5, 6, 7, 8
	Continued evolution	A masterplan led approach to identify appropriate and sensitive future uses for the various traditional buildings at Court and Manor Farms, Tarring Neville.	S,M	1,4,5,9,10

Core Objective	Project Title	Project Description	Timeline (S,M,L)	SDNPA PMP 2020 – 2025 Outcome
Sustainable economic futures	21st century estate yard	Creation of a new estate yard and forestry hub at Lacy's Farm.	S	10
	Places to do business	Add to the available stock of workspace via conversion of existing buildings and re-development on Rodmell House site.	S, M	10
	Chalk for tomorrow	Safeguard the unexploited mineral reserves at Tarring Neville Chalk pit.	S, M, L	10



Outcomes For All

Set out below, and the final part of the Whole Estate Plan, is a statement and explanation of how our projects and our wider management approach will directly support the outcomes sought in the National Park Partnership Management Plan 2020-2025.

We have addressed each outcome in turn setting out the outcome statement and the contribution that actions and ongoing management within the framework of the Glynde Estates Whole Estate Plan will make. New projects are identified throughout the document. The Project Plan Summary provides an overview.

Outcomes One & Two

The landscape character of the National Park, its special qualities and local distinctiveness have been conserved and enhanced by effectively managing land and the negative impacts of development and cumulative change. There is increased capacity within the landscape for its natural resources, habitats and species to adapt to the impacts of climate change and other pressures.

- Continued commitment to tenant farms and to diversified farming structure.
- Ongoing commitment to positive environmental management of farmland and woodland beyond Brexit / CAP.
- Maintain extent and proportion [as a percentage of the whole] of woodland and chalk grassland.
- Reversion of arable and intensively managed grassland to low input grassland.
- Secure net gain in biodiversity by whole estate integrated environmental land management, and extending the ecological network from Mount Caburn Nature Reserve.



View across the Estate



Outcome Three

A well-managed and better-connected network of habitats and increased population and distribution of priority species now exist in the National Park.

- Continued commitment to landscape scale management and to integrated land management initiatives with farm tenants and neighbours via farming clusters.
- Positive management to maintain and enhance priority species in key areas of the Estate including Mount Caburn, Great Farm, woodlands, uncultivated scarp and hidden 'dry valleys.'
- Ongoing management to support and enhance the population of farmland birds.
- Ongoing actions to exclude or remove non-native invasive species.
- Sustainable management and effective restoration of the estates worked out minerals sites.

Starling murmuration



View of Glynde Place

Outcome Four

The condition and status of cultural heritage assets and their settings is significantly enhanced, many more have been discovered and they contribute positively to local distinctiveness and sense of place.

- Continued commitment to the maintenance and management of Glynde Place, its gardens and parkland.
- Removal of the intensive estate use from Home Farm.
- A programme to create economically beneficial new uses for a portfolio of under-utilised traditional rural buildings and to maintain the earning potential of historic dwelling houses.
- Landmark of Mount Caburn is well maintained and there is improved communication on its history and importance.

Outcome Five

Outstanding visitor experiences are underpinned by a high-quality access and sustainable transport network providing benefits such as improved health and wellbeing.

- Improved quality of environment in Glynde village and enhanced 'arrival' from the railway station from investment in off street parking and the sensitive redevelopment of the Wharf area.
- Way marked 'out & back' Mount Caburn trail from Glynde railway station.
- New visitor accommodation, some linked with Glyndebourne, other enhancing the visitor experience to Glynde and its environs.
- Improved access to wetland areas associated with Glynde Reach and the Ouse Valley.



Outcome Six

There is widespread understanding of the special qualities of the National Park and the benefits it provides.

- Increased visitor engagement with the estate and opportunities to orientate and educate.
- Continued investment in events in the Glynde Place parkland (such as Love Supreme) provides widespread opportunities for enjoyment and a catalyst for new visitors to experience the South Downs.
- Integrated management of Mount Caburn Nature Reserve as part of the wider estate provides enhanced opportunities for interpretation and education.
- Feature landscape setting and quality in the provision of new workspace.
- Focus on connecting people and places in development of new visitor accommodation at Glyndebourne Farm and the Cow Yard.

Love Supreme Festival with Glynde Place in the background

Outcome Seven

The range and diversity of traditional culture and skills has been protected and there is an increase in contemporary arts and crafts that are inspired by the special qualities of the National Park.

- Provide new housing for occupation by the outgoing current generation and incoming next generation of skilled workers on the land and on local physical and cultural heritage.
- Look to opportunities to promote and leverage connections with Peggy Angus and the Arts & Crafts movement.
- Support continuity of local farming families via a commitment to tenanted farming and agricultural diversity.
- Work with providers of woodland skills and countryside skills courses to develop opportunities on the estate.

Outcome Eight

More responsibility and action is taken by visitors, residents and businesses to conserve and enhance the special qualities and use resources more wisely.

- Offer education and awareness through engagement and experience via Love Supreme, Concerts series, guided walks and new holiday accommodation.
- Interpretation at key points of access on the estate to sites such as Mount Caburn and Beddingham Hill.
- Develop a means for visitors and walkers to experience the isolated downland barns at America Farm and Toy Farm.



View of path and fingerpost

Outcome Nine

Communities and businesses in the National Park are more sustainable with an appropriate provision of housing to meet local needs and improved access to essential services and facilities.

- New homes in Glynde village tailored to meet the diverse needs of first-time householders and 'seniors'.
- Maintain commitment to management of estate housing stock to support sustainable communities and enhance vitality.
- Create a new community facility in Glynde village.
- Take opportunities to integrate the provision of housing and workspace and to support home-based working and businesses in estate properties.

Outcome Ten

A diverse and sustainable economy has developed which provides a range of business and employment opportunities, many of which are positively linked with the special qualities of the National Park.

- Continued growth and improvement of the Glynde Estates business enabled by the development of a new operating base at Lacy's Farm.
- Pro-active management of the industrial estate at the Old Cement Works.
- Creation of new workspace for local businesses from existing buildings and brownfield sites (e.g. site of former Rodmell House and Balcombe Pit).
- Develop new overnight accommodation offers at Glynebourne Farm, the Cow Yard and perhaps camping barn type provision at America Farm and / or Toy Farm.



Looking down from Trevor Gardens



Outcome Eleven

Local people have access to skilled employment and training opportunities.

- Increase the volume of employment and business hosted on the estate.
- Continue estate policy of the direct employment of skilled craftsmen and close working relationships with local trades.
- Utilise new housing and community spaces to share and pass on skills from generation to generation.
- Look for opportunities for skilled staff from other estates to share learning and experiences.
- Continue to maintain traditional workspaces such as the Forge.





Glynde Estates: Whole Estate Plan

August 2024

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