

**Land at North Street,
Lower Horsebridge
Historic Environment
Desk Based
Assessment**

Client: MUNTHAM ESTATES

AB Heritage Project No: 60176

Date: 20/10/2017

HER 408/17

Land at North Street, Lower Horsebridge Historic Environment Desk Based Assessment

Client Muntham Estates
Project Number 60176
Prepared By Mark Harrison
Illustrated By Pighill Illustrations
Approved By Daniel Dodds

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Enquiries To:

AB Heritage Limited (Head Office)
Jarrow Business Centre, Rolling Mill Road
Jarrow, South Tyneside, NE32 3DT
Email: info@abheritage.co.uk
Tel: 03333 440 206



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1. INTRODUCTION

1.1 Project Background

- 1.1.1 AB Heritage Limited (hereinafter AB Heritage) has been commissioned by Muntham Estates to produce a Historic Environment Desk Based Assessment covering a proposed development at Land at North Street, Lower Horsebridge, Hailsham, East Sussex, BN27 4DR.
- 1.1.2 This report will form part of a planning application for a Phase 1 residential development of 32 dwellings with parking, associated access, landscaping and utilities/services.
- 1.1.3 This report includes a description of the baseline conditions; an examination of readily available documentary, cartographic and known archaeological evidence; and identifies any known and potential cultural heritage receptor(s) within the application site and its surrounding area. It proposes a suitable mitigation strategy for archaeology and heritage, where such works are deemed appropriate.

1.2 Site Location & Description

- 1.2.1 The proposed development site comprises land east of North Street in Lower Horsebridge.
- 1.2.2 The site is located at NGR: TQ 5792 1161, and covers an area of approximately 6.9 hectares.
- 1.2.3 The site is bounded to the south-west by residential housing which fronts onto both Lower Horsebridge Road (A271) and North Street (B2104).
- 1.2.4 Part of the western boundary fronts directly on to North Street (B2104). Mature trees and hedgerows line this part of the boundary.
- 1.2.5 There are three residential properties, fronting onto North Street (B2104), which border the northern tip of the site.
- 1.2.6 To the north-east and south-east, the site is bounded by agricultural land. Mature trees line these boundaries.

1.3 Geology & Topography

- 1.3.1 On the north of the site, the underlying bedrock is Tunbridge Wells Sand Formation, comprised of mudstone. The underlying bedrock on the south of the site is Weald Clay Formation mudstone.
- 1.3.2 The superficial geology on the site is sand and gravel from River Terrace Deposits (BGS, 2017).
- 1.3.3 The centre of the site lies at approximately 17.9m above Ordnance Datum (OD). The site slopes from approximately 19.7m above OD in the north of the site, down towards Cuckmere River, where the south-east boundary is approximately 16.6m above OD (Elevation Finder, 2017).

1.4 Proposed Development

- 1.4.1 The proposed development is for 32 residential units, comprising 4 no. flats and 28 no. detached or semi-detached houses.
- 1.4.2 A new entrance will be created from North Street (B2104), at the north-west edge of the site. Adopted highways and green space on the site are also included in the proposal.
- 1.4.3 The residential dwellings comprise the first phase of a phased development scheme. The proposed housing development in the first phase is concentrated to the northern part of the site.
- 1.4.4 The entire site will be landscaped including a new pond, planting, allotments and access roads. Mature trees will be retained on all boundaries (Figure 3).

2. AIMS & METHODOLOGY

- 2.1.1 Early consultation on the results of cultural heritage research and consideration of the implications of proposed development are the key to informing reasonable planning decisions.
- 2.1.2 The aim of this report is to facilitate such a process by understanding the historical development of the application site and the likely impact upon any surviving archaeological resource resulting from the proposed development, devising appropriate mitigation responses where necessary.

2.2 Aims of Works

2.2.1 The assessment has been carried out, in regard to the collation of baseline information, in line with the Chartered Institute for Archaeologists' Standard and Guidance for Historic Environment Desk Based Assessment (January 2017).

2.2.2 This assessment includes relevant information contained in various statutory requirements, national, regional and local planning policies and professional good practice guidance, including:

- Ancient Monuments and Archaeological Areas Act, 1979
- Planning (Listed Buildings and Conservation Areas) Act, 1990
- The National Planning Policy Framework, 2012

2.2.3 The East Sussex Historic Environment Record is the primary source of information concerning the current state of archaeological and architectural knowledge in this area. The HER Commercial dataset search reference number for this project is HER 408/17. For reporting purposes, the HER information has been re-numbered with AB numbers, which can be viewed in Appendix 1. The information contained within this database was supported by examination of data from a wide range of other sources, principally:

- The Heritage Gateway (www.heritagegateway.org.uk) for information from Historic England National Monuments Record, Pastscape and other research resources, including the Access to Archives (A2A);
- The Historic England website professional pages, including the National Heritage List for England;
- A site-walk over was undertaken on the 26th September 2017 by Daniel Bashford;
- A visit to the East Sussex Record Office on 26th September 2017;
- Additional relevant documentary and online historic sources;

2.2.4 Information from these sources was used to understand:

- Information on statutory and non-statutory designated sites;
- Information on heritage assets recorded on the HER;

- Readily accessible information on the site's history from readily available historic maps and photographs held at the East Sussex Record Office;
- Any information on the site contained in published and unpublished archaeological and historical sources, including any previous investigations undertaken within the study area;
- A greater understanding of key cultural heritage issues of the site and surrounding area, developed through the onsite walkover, including information on areas of past truncation within the site boundary;
- The impact of proposed development on the known and potential cultural heritage resource, resulting in the formulation of a mitigation strategy, where required, which appropriately targets any future works to those required to gain planning consent.

2.3 Methodology of Works

2.3.1 This desk based assessment contains a record of the known heritage resource of the area. It also assesses the potential cultural heritage resource of the site, using the following scale:

- No Potential - Clear evidence of past impacts / site sterilisation
- Low - Very unlikely to be encountered on site
- Medium - Features may occur / be encountered on site
- High - Remains almost certain to survive on site

2.3.2 In relation to buried archaeological remains, where a site is known, or there is a medium or above potential for archaeology to survive, full impact assessment will be undertaken.

2.3.3 There is currently no standard adopted statutory or government guidance for assessing the importance of an archaeological feature and this is instead judged upon factors such as statutory and non-statutory designations, architectural, archaeological or historical significance, and the contribution to local research agendas. Considering these criteria each identified feature can be assigned to a level of importance in accordance with a five-point scale (Table 1, below).

Table 1: Assessing the Importance of a Cultural Heritage Site

SCALE OF SITE IMPORTANCE	
NATIONAL	The highest status of site, e.g. Scheduled Monuments (or undesignated assets of schedulable quality and importance). Grade I and Grade II* Listed Buildings. Other listed buildings that can be shown to have exceptional qualities in their fabric or historical associations not adequately reflected in the listing grade. Conservation Areas containing very important buildings. Undesignated structures of clear national importance. Extremely well preserved historic landscape, whether inscribed or not, with exceptional coherence, time depth, or other critical factor(s).
REGIONAL	Grade II Listed Buildings or other designated or undesignated archaeological sites (in addition to those listed above), or assets of a reasonably defined extent and significance, or reasonable evidence of occupation / settlement, ritual, industrial activity etc. Examples may include areas containing buildings that contribute significantly to its historic character, burial sites, deserted medieval villages, Roman roads and dense scatter of finds.
LOCAL	Evidence of human activity more limited in historic value than the examples above, or compromised by poor preservation and/or survival of context associations, though which still have the potential to contribute to local research objectives. Examples include sites such as 'locally designated' buildings or undesignated structures / buildings of limited historic merit, out-of-situ archaeological findspots / ephemeral archaeological evidence and historic field systems and boundaries etc.
NEGLIGIBLE	Assets with very little or no surviving archaeological interest. Examples include destroyed antiquities, structures of almost no architectural / historic merit, buildings of an intrusive character or relatively modern / common landscape features such as quarries, drains and ponds etc.
UNKNOWN	Insufficient information exists to assess the importance of a feature (e.g. unidentified features on aerial photographs).

2.3.4 The importance of already identified cultural heritage resources is determined by reference to existing designations. Where classification of a receptor's value covered a range of the above possibilities or for previously unidentified features where no designation has been assigned, the value of the receptor was based on professional knowledge and judgement.

2.3.5 For some types of finds or remains there is no consistent value and the importance may vary, for example Grade II Listed Buildings and Conservation Areas. For this reason, adjustments are occasionally made, where appropriate, based on professional judgement.

2.4 Impact Assessment Criteria

2.4.1 The magnitude of impact upon the archaeological and heritage resource, which can be considered in terms of direct and indirect impacts, is determined by identifying the level of effect from the proposed development upon the baseline conditions of the site and the cultural heritage resource identified. The criteria for assessing the magnitude of impact are set out in Table 2 (below).

2.4.2 In certain cases it is not possible to confirm the magnitude of impact upon a cultural heritage resource, especially where anticipated buried deposits exist. Where possible a professional judgement as to the scale of such impacts is applied to enable the likely 'Significance of Effects' to be established; however, a magnitude level of 'uncertain' is included for situations where it is simply not appropriate to make such a judgement at this stage of works.

Table 2: Criteria for Determining Magnitude of Impact

IMPACT LEVEL	DEFINITION
HIGH	Changes to most or all of the key archaeological or key heritage baseline elements, or comprehensive changes to the setting of such key features that lead to total or almost complete alteration of a features physical structure, dramatic visual alteration to the setting of a heritage asset, or almost comprehensive variation to aspects such as noise, access, or visual amenity of the historic landscape.
MEDIUM	Changes to many key archaeological materials/historic elements, or their setting, such that the baseline resource is clearly modified. This includes considerable visual change to many key aspects of the historic landscape, noticeable differences in noise or sound quality, and considerable changes to use or access changes to key historic landscape elements
LOW	Detectable impacts which alter the baseline condition of an archaeological or heritage receptor to a slight degree – e.g. a small proportion of the surviving heritage resource is altered; slight alterations to the setting or structure, or limited changes to aspects such as noise levels, use or access that results in limited changes to historic landscape character.
NEGLIGIBLE	Barely distinguishable change from baseline conditions, where there would be very little appreciable effect on a known site, possibly because of distance from the development, method of construction or landscape or ecological planting, that are thought to have no long term effect on the historic value of a resource.
UNCERTAIN	Extent / nature of the resource is unknown and the magnitude of change cannot be ascertained.

2.4.3 The overall Significance of Effects from the proposed development upon the Cultural Heritage Resource is determined by correlating the magnitude of Impact against value of the Cultural Heritage resource. Table 3 highlights the criteria for assessing the overall Significance of Effects. Where effects are moderate or above these are classified as significant.

Table 3: Significance of Effects

IMPORTANCE	MAGNITUDE			
	HIGH	MED	LOW	NEG
NATIONAL	Severe	Major	Mod	Minor
REGIONAL	Major	Mod	Minor	Not Sig.
LOCAL	Mod	Minor	Minor	Not Sig.
NEGLIGIBLE	Minor	Not Sig.	Not Sig.	Nt.

Not Sig. = Not Significant; Nt. = Neutral; Mod = Moderate

2.5 Limitations

2.5.1 It should be noted that the report has been prepared under the express instruction and solely for the use of Muntham Estates, and any associated parties he elects to share this information with. Measurements and distances referred to in the report should be taken as approximations only and should not be used for detailed design purposes.

- 2.5.2 All the work carried out in this report is based upon the professional knowledge and understanding of AB Heritage on current (October 2017) and relevant United Kingdom standards and codes, technology and legislation. Changes in these areas may occur in the future and cause changes to the conclusions, advice, recommendations or design given. AB Heritage does not accept responsibility for advising the client's or associated parties of the facts or implications of any such changes in the future.
- 2.5.3 This report has been prepared utilising factual information obtained from third party sources. AB Heritage takes no responsibility for the accuracy of such information. It should also be noted that this report represents an early stage of a phased approach to assessing the archaeological and cultural heritage resource of the application site to allow the development of an appropriate mitigation strategy, should this be required. It does not comprise mitigation of impacts in itself.

3. PLANNING & LEGISLATIVE FRAMEWORK

3.1 Introduction

- 3.1.1 The following section highlights the key planning and legislative framework relevant to this project, including legislative framework, national planning policy and relevant sector guidance.

3.2 Statutory Protection for Heritage Assets

- 3.2.1 Current legislation, in the form of the Ancient Monuments and Archaeological Areas Act 1979, provides for the legal protection of important and well-preserved archaeological sites and monuments through their addition to a list, or 'schedule' of archaeological monuments by the Secretary of State for Culture, Media and Sport. This necessitates the granting of formal Scheduled Monument Consent for any work undertaken within the designated area of a Scheduled Ancient Monument.
- 3.2.2 Likewise, structures are afforded legal protection in the form of their addition to 'lists' of buildings of special architectural or historical interest. The listing of buildings is carried out by the Department of Culture, Media and Sport under the Planning (Listed Buildings and Conservation Areas) Act, 1990. The main purpose of the legislation is to protect buildings and their surroundings from changes that would materially alter the special historic or architectural value of the building or its setting. This necessitates the granting of formal Listed Building Consent for all works undertaken to or within the designated curtilage of a Listed Building. This legislation also allows for the creation and protection of Conservation Areas by local planning authorities to protect areas and groupings of historical significance.
- 3.2.3 The categories of assets with some form of legal protection have been extended in recent years, and now include Registered Parks and Gardens, and Historic Battlefields. While designation as a UNESCO World Heritage Site is not a statutory designation under English planning law, such a designation is regarded as a material consideration in planning decisions, and World Heritage Sites are in practice protected from development that could affect any aspect of their significance including settings within the Site and a buffer zone around it.

3.3 National Planning Policy

- 3.3.1 The NPPF sets out government policy on the historic environment, which covers all elements, whether designated or not, that are identified as 'having a degree of significance meriting consideration in planning decisions, because of its heritage interest'.
- 3.3.2 One of the over-arching aims is to 'Conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations'. To achieve this, local planning authorities can request that the applicant describe "the significance of any heritage assets affected, including any contribution made by their setting". The level of detail required in the assessment should be "proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance". It goes on to say that "where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest,

local planning authorities should require developers to submit an appropriate desk based assessment and, where necessary, a field evaluation.”

- 3.3.3 A key policy within the NPPF is that “when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation. The more important the asset, the greater the weight should be.
- 3.3.4 With regard to non-designated heritage assets specific policy is provided in that a balanced judgement will be required having due regard to the scale of any harm or loss and the significance of the heritage asset affected.
- 3.3.5 Paragraph 132 states that ‘Significance can be harmed or lost through alteration or destruction of a heritage asset or development within its setting. Substantial harm to or loss of a Grade II listed building, park or garden should be exceptional, while substantial harm to or loss of designated heritage assets of the highest significance, should be wholly exceptional’.
- 3.3.6 Paragraphs 133 & 134 explain that ‘where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss.
- 3.3.7 It also advises that where a proposal involve less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use. In weighing applications that affect directly or indirectly non- designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

3.4 Local Planning Policy

- 3.4.1 The Core Strategy Local Plan for Wealden District was adopted in February 2013. Policy SPO2 states:

We will ensure that the intrinsic quality of the historic environment is protected and that Wealden’s environmental, heritage and cultural assets are used appropriately to encourage suitable tourism development and support inward investment (Wealden Council, 2013).
- 3.4.2 The Core Strategy Local Plan includes several policies from the previous Local Plan (1998). The following saved policies have consideration for heritage:
- 3.4.3 Saved Policy BE11 states: *There is a presumption against development which would adversely affect scheduled ancient monuments and other sites of national archaeological importance or their settings (Wealden Council, 2005).*
- 3.4.4 Saved Policy BE12 reads: *Development proposals affecting archaeological sites or areas of potential archaeological interest, including significant external or internal alterations to buildings or structures of historic interest, will not normally be permitted in advance of an adequate assessment of their archaeological implications (Wealden Council, 2005).*
- 3.4.5 Saved Policy BE13 states: *Where, exceptional, planning permission is granted to develop a site of demonstrable archaeological importance, the applicant will normally be required to provide for the onsite preservation of valuable remains. On site where this preferred approach*

is not justified, proper provision should be made for the excavation and recording of archaeological remains, together with publication of the results, and where appropriate the curation of remains, before development commences (Wealden Council, 2005).

4. CULTURAL HERITAGE RESOURCE BASELINE

4.1 Known Cultural Heritage Assets

Within the Proposed Development Site

- 4.1.1 The Babylon Track **[AB 18]** is a Roman period (or possibly prehistoric) univallate spur dyke, the line of which is projected to pass through the site on a south-west to north-east axis.
- 4.1.2 There are several earthwork features within the proposed development site (Section 4.4 contains further detail on the assets):
- A denuded bank and ditch **[AB 54]** towards the centre of the site. The feature appears to continue into the adjoining field, north-east of the development site
 - A lynchet bank **[AB 55]** rising up c. 0.8m on the north-east field boundary
 - A ditched boundary **[AB 56]** running towards the Cuckmere River and the drain on the eastern boundary of the site
 - A deep channel **[AB 57]**, possibly a side channel from the River Cuckmere
 - A sluice **[AB 58]** from the River Cuckmere in the south-east of the site
 - A slight linear depression **[AB 59]** at the foot of the slope and possibly a lesser drain or the line of a path
 - Along the northern boundary of the site, a possible broad routeway c. 8m in width.

Within the Study Area

- 4.1.3 There are 39 known heritage assets within a 1km radius of the development site. Many of these **[AB 9-14]** relate to Prehistoric find-spots:
- Two prehistoric flintwork concentrations **[AB 9]**, c. 570m east from the proposed development site
 - Flints **[AB 10]** were recovered during an evaluation on land at Upper Horsebridge Road, Hailsham, c. 650m east from the proposed development site
 - Flints **[AB 11]** were recovered during an excavation at Woodholm Farm, Hailsham, c. 930m south-west from the proposed development site
 - Flints **[AB 12-13]** were recovered during excavations at the Church of St. Peter & St. Paul in Hellingly, c. 730m north from the proposed development site
 - A number of worked flints **[AB 14]** were recovered during excavation at Upper Horsebridge, Hellingly, c. 760m east from the proposed development site
- 4.1.4 Assets **[AB 7, 8, 15-17, 20-22, 25]** are earthworks, dating from Prehistoric through to the Medieval period:
- Thirty archaeological features **[AB 7]** were identified during excavation at Upper Horsebridge Road in Hailsham, c. 600m east from the proposed development site,

including one curvilinear ditch, 12 linear ditches, a ditch terminus, six isolated postholes, two pits, and three gullies.

- Excavation at Upper Horsebridge in Hellingly discovered several Prehistoric heritage assets: a ditch, gully, pit and stake hole **[AB 8]**, c. 760m east from the proposed development site; a pit and linear features **[AB 15]**, c. 880m east from the site; a ditch, drove road, enclosure, field system and post hole **[AB 17]**, c. 760m east from the development site.
- Several ditches **[AB 16]** characteristic of a rectilinear field system with a small number of discrete features including pits, postholes and a small burnt pit were recorded at Woodholm Farm, Hailsham, c. 925m south-west.
- Prehistoric or Roman ditches **[AB 20]**, considered to be boundaries of historic field systems, were discovered c. 950m south-west from the development site.
- A ditch, gully, pit and post hole **[AB 21]** discovered c. 880m east from the proposed development site are considered to be of either Roman or Medieval age.
- A Medieval or water-filled ditch **[AB 22]** at Boship Hotel, c. 970m west from the site, is considered to be part of a former moat.
- A sub-rectangular bank and ditched enclosure **[AB 25]** is a possible moated enclosure, c. 730m south-west from the development site.

4.1.5 Horselunges Manor **[AB 23]** is a Grade I Listed, 15th century moated manor, located c. 500m north-east of the proposed development site.

4.1.6 There are Modern assets such as Boship Pottery Works **[AB 43]**, c. 970m west of the development site, which operated in the latter half of the 19th century. Two extinct railway lines appear in the Study Area, the Cuckoo Line **[AB 44]** c. 445m east of the site and the Hellingly Hospital Tramway **[AB 45]** c. 885m north-east of the site.

4.2 Previous Works in the Study Area

4.2.1 In 1999, a watching brief **[AB 4]** was carried out at Hellingly Parish Church c.725m north-east of the application site. The investigation revealed a wall foundation and floor surface/base believed to be associated with the original 12th- century church.

4.2.2 A Geophysical Survey **[AB 5]** at Woodholm and Welham Farms, c. 925m south-west of the development site, was undertaken in 2008. A square enclosure was noted as a possible medieval moated site.

4.2.3 A Desk-based Assessment **[AB 1]**, was produced in 2010, for Land at Horsebridge Road in Hailsham, c. 700m east of the site. It concluded that there was a Moderate potential for Mesolithic remains towards the western boundary.

4.2.4 In 2010, a Phase Two evaluation **[AB 2]** at Woodholm and Welham Farms found Prehistoric or Roman field boundaries.

4.2.5 Excavation at Upper Horsebridge **[AB 6]** between 2013 and 2015, c. 725m east of the development site, found Late Iron Age pottery recovered from the fill of two ditches. Post-

Medieval glass, ceramic building material and pottery, were also recovered from three field boundary ditches.

- 4.2.6 In 2016, a Desk-based Assessment **[AB 3]** for Land at Sussex Plants in Hellingly, c. 750m east of the proposed development site, revealed a High potential for archaeological deposits of Prehistoric and Roman date; a Moderate potential for those of a Medieval date; and a Low potential for deposits of Post-Medieval date (Archaeology South-East, 2016).

4.3 Archaeology & History Background

The Prehistoric Period (c .500, 000 BC – AD 43)

- 4.3.1 There is evidence for prehistoric activity recorded within the study area.
- 4.3.2 Many of the known cultural heritage assets **[AB 9-14]**, within a 1km radius of the development site, relate to Prehistoric find-spots, implying some settlement or activity within or close to the study area. These include:
- Two prehistoric flintwork concentrations **[AB 9]**, c. 570m east from the proposed development site
 - Flints **[AB 10]** were recovered during an evaluation on land at Upper Horsebridge Road, Hailsham, c. 650m east m from the proposed development site
 - Flints **[AB 11]** were recovered during an excavation at Woodholm Farm, Hailsham, c. 930m south-west from the proposed development site
 - Flints **[AB 12-13]** were recovered during excavations at the Church of St. Peter & St. Paul in Hellingly, c. 730m north from the proposed development site
 - A number of worked flints **[AB 14]** were recovered during excavation at Upper Horsebridge, Hellingly, c. 760m east from the proposed development site

The Roman Period (c. AD 43 – AD 410)

- 4.3.3 The Babylon Track **[AB 18]** is a Roman period (or possibly prehistoric) univallate spur dyke, the line of which is projected to pass through the site on a south-west to north-east axis.
- 4.3.4 A sherd of Roman pottery **[AB 19]**, was discovered c. 710m east from the proposed development site.

The Medieval Period (AD 410 – AD 1536)

- 4.3.5 Medieval settlement was evident at Hellingly, c. 725m north-east of the proposed development site. The Church of St. Peter and St. Paul is a Grade I Listed building (NHLE: 1043186) constructed in the 12th Century (Hellingly Church, 2017). Hellingly was recorded as a Market Village **[AB 26]** in 1329.
- 4.3.6 Enclosure and improvement in agriculture resulted in more wealth in the area. This was reflected in the construction of grand houses such as Horselunges Manor **[AB 23]**. It was built alongside the Cuckmere River between Horsebridge and Hellingly, c. 480m from the proposed development site, by the Devenish family in the late 14th Century. It is a moated timber-framed manor and is Grade I-listed (NHLE: 1285385).

The Post Medieval Period (AD 1537 – AD 1800)

- 4.3.7 Development increased in Lower Horsebridge during the Post Medieval period, including Croft Cottage, c.350m south-west of the development site, and The Spa Stores, c. 200m south-west from the site. Both were built in the 18th century and are now Grade II-listed. (NHLE: 1043191 and 1043192).
- 4.3.8 A Tithe Apportionment Map 1842 (Plate 1), lists Horsebridge Field, no. 1206 on the Tithe Plan, as arable land. It was approximately 23 acres in size, owned by James and Edward Hunt and occupied by John George Martin.
- 4.3.9 The current proposed development closely follows the historic enclosure boundary shown on the Tithe Map (Plate 1), except for the encroachment of plots for recent modern housing developments.

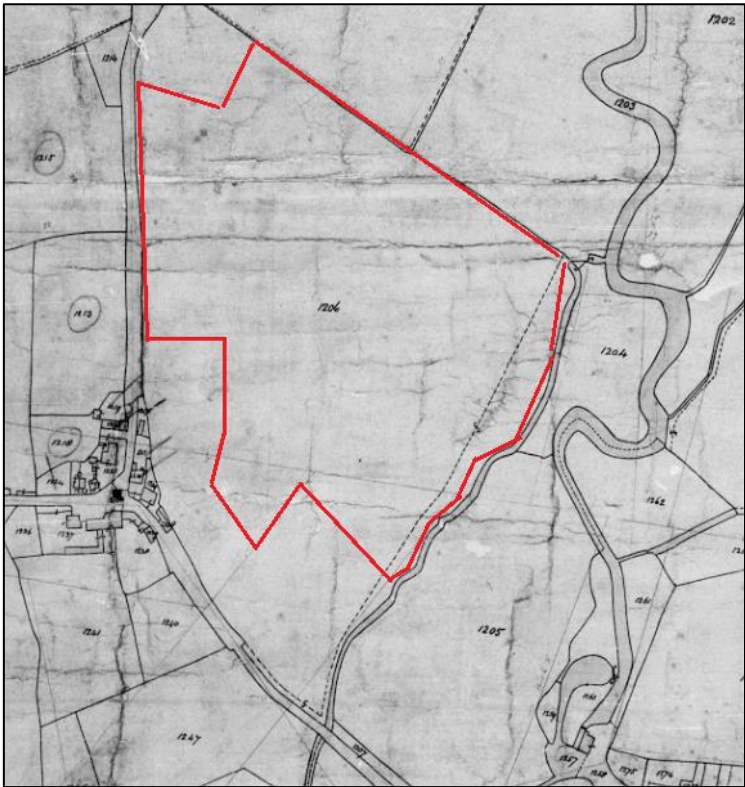


Plate 1. 1842 Tithe Plan



Plate 2. 1878 6" Sussex LV OS Map

The Modern Period (AD 1801 – present)

- 4.3.10 Agriculture remained the main industry for the area into the modern period.
- 4.3.11 The 1878 6" Sussex LV OS Map (Plate 2) shows minimal further development in Lower Horsebridge. Trees lining the western boundary to North Street, as present, are indicated on this map. To the south-east of the proposed development site, Horsebridge Mill and a sluice from Cuckmere River can be seen.
- 4.3.12 Sales particulars for Horselunges Manor (Plate 3), drawn in 1921, show the proposed development plan as Plot no. 9 on the estate plan.



Plate 3. 1921 Sales Particulars for Horselunges Manor – Estate Plan

4.4 Site Visit

- 4.4.1 A site visit was undertaken by Daniel Bashford on the 26th September 2017. The purpose of this visit was to gain a greater understanding of the existing land use and past impacts within the current site limits, along with an appreciation for the potential survival of below ground archaeological deposits. Lines are in reference to Plate 4.
- 4.4.2 Line A [AB 53] is the conjectured line of the Babylon Track [AB 18], a Prehistoric or Roman dyke.
- 4.4.3 There is a ridge, Line B [AB 54] running on a north-east to south-west axis, which is pronounced for c. 30m, shelving away very gently to the west and more steeply to the east. On the crest of that ridge, in places there are clear signs of a denuded bank and ditch. The

ridge is decipherable on LiDAR imagery (Plate 5). The ridge continues into the adjoining field, north-east of the development site.

- 4.4.4 There is a lynchet bank, Line C **[AB 55]** rising up c. 0.8m on the north-east field boundary.

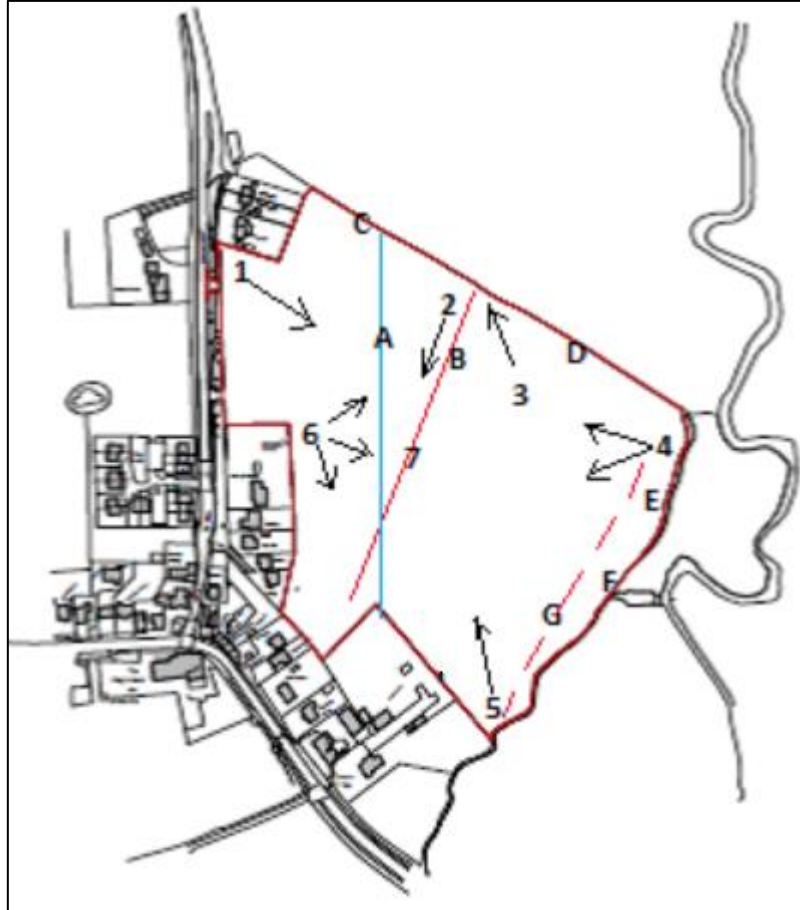


Plate 4. Site Walkover Plan

- 4.4.5 There is a ditched boundary, Line D **[AB 56]** running towards the Cuckmere River and the drain on the eastern boundary of the site.
- 4.4.6 Line E **[AB 57]** indicates a deep channel, possibly a side channel from the River Cuckmere designed to create flood meadows in the river valley, or an overflow to relieve flood pressure on Horsebridge Mill to the south (or both). The channel is lined chiefly with willow (unpollarded) and is at a depth of approximately 2m.
- 4.4.7 A stretch of the stream channel, Line F **[AB 58]**, half as deep as the rest of the drain, is possibly the location of a sluice as indicated on the 1878 6" Sussex LV OS Map (Plate 1); but was too overgrown for close inspection.
- 4.4.8 Line G **[AB 59]** is a slight linear depression at the foot of the slope and possibly a lesser drain or the line of a path.
- 4.4.9 Along the northern boundary of the site, a possible broad routeway c. 8m in width, was observed. It drops c. 0.2m on its southern side. Sales particulars from 1825 (not illustrated)

indicate this was a track designed to make the approach to Horselunges Manor [AB 23] appear more dramatic.



Plate 5. LiDAR image of site



Photo 1. Looking north-east from the centre of the site. Ridge visible to right

5. CULTURAL HERITAGE POTENTIAL & MITIGATION

5.1 Known Cultural Heritage Resource

5.1.1 Archaeological evidence – particularly earthworks that may relate to field systems have been discovered both on the site, and in the wider Study Area:

- The conjectured line of the Babylon Track **[AB 18]**, a Roman dyke, is thought to pass through the site. Any evidence of the Babylon Track can be considered to be of Regional significance, in line with Table 1.
- On the crest of a natural ridge, running on a north-east to south-west axis through the site, is a denuded bank and ditch **[AB 54]**. Prehistoric and Roman earthworks are considered to be of Regional importance in line with Table 1.
- There is a lynchet bank **[AB 55]** rising up c. 0.8m on the north-east field boundary. Medieval field systems are considered to be of Local significance, in line with Table 1.
- There is a ditched boundary **[AB 56]** running towards the Cuckmere River and the drain on the eastern boundary of the site. Medieval field systems are considered to be of Local significance, in line with Table 1.
- A slight linear depression **[AB 59]**, at the foot of the slope and possibly a lesser drain or the line of a path. Medieval field systems are considered to be of Local significance, in line with Table 1.
- A deep channel **[AB 57]**, from the River Cuckmere designed to create flood meadows in the river valley. Medieval or Post-Medieval earthworks are considered to be of Local significance, in line with Table 1.
- A sluice **[AB 58]**, probably associated with the estate of Horselunges Manor **[AB 23]**. It is considered to be of Local significance, as a part of the wider setting of Horselunges Manor **[AB 23]**, in line with Table 1.
- A possible broad routeway c. 8m in width, is considered to be a track designed to make the approach to Horselunges Manor **[AB 23]**. As part of the wider estate of Horselunges Manor **[AB 23]**, it is considered to be of Local significance in line with Table 1.

5.1.2 There is an array of Prehistoric and Roman findspots in the wider study area, showing signs of settlement and activity during these periods. Any surviving archaeological assets from the Prehistoric or Roman periods are considered to be of Regional importance, in line with Table 1.

5.2 Past Impact Within the Site Boundary

5.2.1 The site is known to have been used for farming from at least the Medieval period, as indicated by the linear earthworks visible on aerial photography and Tithe records. None of the consulted historic maps show land use other than for agriculture.

5.3 Predicted Impact of Proposed Development

- 5.3.1 The proposed development is for 32 residential units, comprising 4 no. flats and 28 no. detached or semi-detached houses.
- 5.3.2 The conjectured line of the Babylon Track **[AB 18]**, a Roman dyke, is thought to pass through the site. Should it be present within the site, groundworks, in the form of site clearance, levelling, trench foundations and trenches for utilities and services, would have a Medium direct adverse magnitude of impact on any underlying deposits in line with Table 2. This is due to a change to a key archaeological/ historic element. This results in a Moderate Significance of Effects on the underlying deposits in line with Table 3.
- 5.3.3 Landscaping, vehicular roads, and pedestrian walkways, depending on the form of construction, is considered to have a Low to Medium direct adverse magnitude of impact on any underlying deposits associated with the Babylon Track **[AB 18]**, in line with Table 2. This results in a Minor Significance of Effects on the underlying deposits in line with Table 3.
- 5.3.4 There is a Prehistoric or possibly Roman denuded bank and ditch **[AB 54]**, towards the centre of the site. Groundworks, in the form of site clearance, levelling, trench foundations and trenches for utilities and services, would have a Medium direct adverse magnitude of impact on any underlying deposits in line with Table 2. This is due to a change to a key archaeological/ historic element. This results in a Moderate Significance of Effects on the underlying deposits in line with Table 3.
- 5.3.5 There is a lynchet bank **[AB 55]** rising up c. 0.8m on the north-east field boundary. Landscaping is considered to have a Low direct adverse magnitude of impact on the lynchet bank in line with Table 2. This is due to a small proportion of the surviving heritage resource being altered. This results in a Minor Significance of Effects on the underlying deposits in line with Table 3.
- 5.3.6 There is a ditched boundary **[AB 56]** running towards the Cuckmere River and the drain on the eastern boundary of the site. Landscaping is considered to have a Low direct adverse magnitude of impact on the ditched boundary in line with Table 2. This is due to a small proportion of the surviving heritage resource being altered. This results in a Minor Significance of Effects on the underlying deposits in line with Table 3.
- 5.3.7 There is a slight linear depression **[AB 59]**, possibly a lesser drain or the line of a path. Landscaping is considered to have a Low direct adverse magnitude of impact in line with Table 2. This is due to a small proportion of the surviving heritage resource being altered. This results in a Minor Significance of Effects on the underlying deposits in line with Table 3.
- 5.3.8 There is a deep channel **[AB 57]**, from the River Cuckmere designed to create flood meadows in the river valley. Landscaping is considered to have a Low direct adverse magnitude of impact on the channel in line with Table 2. This is due to a small proportion of the surviving heritage resource being altered. This results in a Minor Significance of Effects on the underlying deposits in line with Table 3.
- 5.3.9 There is a sluice **[AB 58]**, probably associated with the estate of Horselunges Manor **[AB 23]**. Landscaping is considered to have a Low direct adverse magnitude of impact on the sluice in line with Table 2. This is due to a small proportion of the surviving heritage resource being

altered. This results in a Minor Significance of Effects on the underlying deposits in line with Table 3.

5.3.10 A possible broad routeway c. 8m in width, is considered to be a track designed to make the approach to Horselunges Manor **[AB 23]**. Groundworks, in the form of site clearance, levelling, trench foundations and trenches for utilities and services, would have a Medium direct adverse magnitude of impact on the routeway in line with Table 2. This is due to a considerable change to an archaeological/ historic element. This results in a Minor Significance of Effects on the underlying deposits in line with Table 3.

5.3.11 Landscaping, vehicular roads, and pedestrian walkways, depending on the form of construction, is considered to have a Low to Medium direct adverse magnitude of impact on the routeway, in line with Table 2. This results in a Minor Significance of Effects on the underlying deposits in line with Table 3.

5.3.12 There is considered to be a Low potential for the survival of unknown buried remains, from the Prehistoric, Roman, Medieval or Post Medieval periods.

5.4 Conclusion

5.4.1 The overall scheme will alter the archaeological baseline to some degree, however, there is considered to be only a slight alteration to the surviving heritage resource. This would have a Moderate to Minor Significance of Effects on the cultural heritage baseline, in line with Table 3.

5.5 Outline Recommendations

5.5.1 It is recommended that a programme of targeted trial trenching be undertaken to characterise the date and function of the identified features. Furthermore, evaluation will allow detailed investigation of the site to ascertain the presence or absence of archaeological remains surviving beneath the topsoil across the site.

5.5.2 All recommendations are subject to the approval of the Archaeologist at East Sussex Council.

6. REFERENCES

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Appendices

Appendix 1 Cultural Heritage Gazetteer

This gazetteer incorporates all archaeological and historical sites identified on the EAST SUSSEX HER, and other sources within the 1km study area.

Abbreviations

NGR - National Grid Reference

CA – Conservation Area

LB – Listed Building

HLC - Historic Landscape Character Area

MLO – GLHER monument prefix

ELO – GLHER event prefix

ANA - Archaeological Notification Area

AB No.	Period	Monument Type	Description	Status	NGR	Reference No.
1	PRE-HISTORIC	EVENT	Desk-based Assessment (2010) for Land at Horsebridge Road, Hailsham. Moderate potential for Mesolithic remains towards the western boundary.		TQ 5864 1152	EES15362
2	PRE-HISTORIC to ROMAN	EVENT	Phase II evaluation (2010) at Woodholm and Welham Farms found Pre-Historic or Roman field boundaries.		TQ 5774 1063	EES14725
3	PRE-HISTORIC to ROMAN	EVENT	Desk-based Assessment (2016) for Land at Sussex Plants, Hellingly. High potential for archaeological deposits of prehistoric and Roman date; moderate potential of medieval date; and low potential of post-medieval date.		TQ 5870 1180	EES17654
4	MEDIEVAL	EVENT	A watching brief (1999) was carried out at Hellingly Parish Church during the construction of an extension and associated service trenches. The excavations revealed a wall foundation and floor surface/base believed to be associated with the original 12th- century church.		TQ 581 123	EES14030
5	MEDIEVAL	EVENT	Geophysical Survey (2008) at Woodholm and Welham Farms. Square enclosure is a possible medieval moated site.		TQ 576 107	EES14527
6	POST MEDIEVAL	EVENT	Excavation at Upper Horsebridge, Hellingly (2013-2015). Post medieval glass, CBM and pottery were recovered from three field boundary ditches, while Late Iron Age		TQ 5870 1151	EES17247

LAND AT NORTH STREET, LOWER HORSEBRIDGE
HISTORIC ENVIRONMENT DESK BASED ASSESSMENT

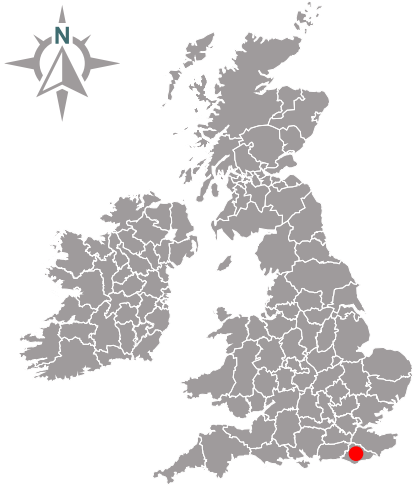
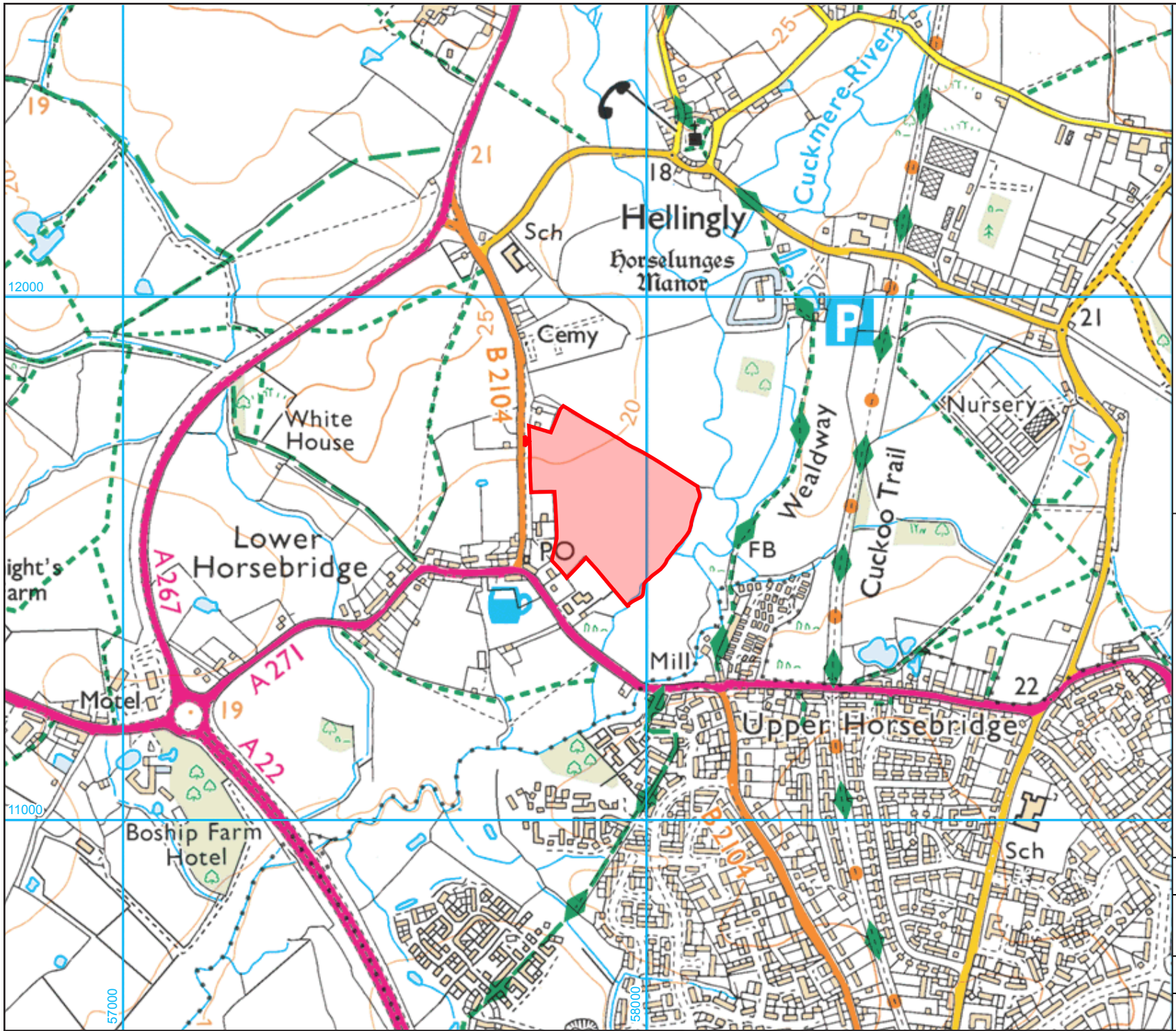
AB No.	Period	Monument Type	Description	Status	NGR	Reference No.
			pottery was recovered from the fill of one ditch in the western part of the site and on the surface of the southern trackway ditch.			
7	UNKNOWN	LINEAR FEATURE	Land at Upper Horsebridge Road, Hailsham. 30 archaeological features were identified within the site area comprising of one curvilinear ditch, 12 linear ditches, a ditch terminus, six isolated postholes, two pits, and three gullies.		TQ 5851 1150	MES25607
8	UNKNOWN	FIELD SYSTEMS	Excavation in 2015 at Upper Horsebridge, Hellingly discovered a ditch, gully, pit and stake hole.		TQ 58681 11500	MES28969
9	PRE-HISTORIC	FIND SPOT	Two flintwork concentrations from the fields to the north and south of a westward tributary of the Cuckmere.		TQ 5850 1155	MES7145
10	PRE-HISTORIC	FIND SPOT	Flints were recovered during an evaluation on land at Upper Horsebridge Road, Hailsham.		TQ 5857 1165	MES25606
11	PRE-HISTORIC	FIND SPOT	Flints were recovered during an excavation at Woodholm Farm, Hailsham.		TQ 5775 1068	MES25614
12	PRE-HISTORIC	FIND SPOT	Recovered during an excavation at the Church of St. Peter & St. Paul.		TQ 5805 1229	MES25671
13	PRE-HISTORIC	FIND SPOT	St. Peter and St. Paul, Church Road, Hellingly flints dating to the Mesolithic period were recovered.		TQ 5806 1232	MES25868
14	PRE-HISTORIC	FIND SPOT	A number of worked flints dating to the Mesolithic/Neolithic period were recovered during an excavation undertaken in 2015 at Upper Horsebridge, Hellingly.		TQ 5869 1152	MES28964
15	PRE-HISTORIC	PIT	Pit and linear features were recorded during excavation at Upper Horsebridge, Hellingly in 2015.		TQ 58801 11509	MES28965
16	PRE-HISTORIC to ROMAN	FIELD SYSTEM	Woodholm Farm, Hailsham. The Site recorded several ditches characteristic of a rectilinear field system with a small number of discrete features including pits, postholes and a small burnt pit also revealed.		TQ 5776 1069	MES25613

AB No.	Period	Monument Type	Description	Status	NGR	Reference No.
17	PRE-HISTORIC to ROMAN	FIELD SYSTEMS	Excavation in 2015 at Upper Horsebridge, Hellingly discovered ditch, drove road, enclosure, field system and post hole.		TQ 5869 1151	MES28966
18	PRE-HISTORIC to ROMAN	CROSS DYKE	Babylon Track. Univallate spur dyke.		TQ 5790 0180	MES656
19	ROMAN	FIND SPOT	A sherd of pottery was recovered during an evaluation on land at Upper Horsebridge Road, Hailsham.		TQ 5863 1165	MES25605
20	ROMAN to MEDIEVAL	DITCH and FIELD SYSTEM	Evaluation revealed medieval and possible late Iron Age or early Roman ditches that probably represent boundaries to field systems.		TQ 5779 1065	MES15544
21	ROMAN to MEDIEVAL	FIELD SYSTEMS	Excavation in 2015 at Upper Horsebridge, Hellingly discovered ditch, gully, pit and post hole.		TQ 5880 1155	MES28967
22	MEDIEVAL	MOAT	Boship Hotel. A water-filled ditch to the north-east of Boship Farm (now a hotel) described as "part of an old moat" on the Hellingly Tithe.		TQ 5709 1111	MES4307
23	MEDIEVAL	MANOR	Horselunges Manor: 15 th Century Moated Manor		TQ 5821 1201	MES4366
24	MEDIEVAL	COIN FIND	Gold Coin of Aethelred II from the Lewes Mint found at Hellingly in 1809.		TQ 58 12	MES4368
25	MEDIEVAL	EARTHWORK	A subrectangular bank and ditched enclosure, approx. 40m x 30m with an apparent entrance gap on the western side. Possible moated enclosure.		TQ 5752 1100	MES15543
26	MEDIEVAL	MARKET VILLAGE	Hellingly, c.1329.		TQ 5814 1235	MES21462
27	POST MEDIEVAL	BRICKWORKS	Dicker Pottery: Brickworks. In 1842 the site was listed as a brickyard but c. 1845 the pottery was bought out and rebuilt. It was in use as a brickworks until closure in the 1950's. The site has been re-developed after demolition.		TQ 568 112	MES4384

AB No.	Period	Monument Type	Description	Status	NGR	Reference No.
28	POST MEDIEVAL	FARMHOUSE	Boship Farm. 17 th Century farm complex (now a hotel)		TQ 5703 1106	MES4386
29	POST MEDIEVAL	MILE POST	Cast iron mile post "54 miles from London", erected in 1754		TQ 57908 11320	MES6957
30	POST MEDIEVAL	WATER MILL	A four-floor brick-built four mill set across the Cuckmere. At least 1724.		TQ 5810 1133	MES6958
31	POST MEDIEVAL	HAMLET	Identified at Lower Horsebridge from 1810 OS map.		TQ 577 114	MES7797
32	POST MEDIEVAL	BUILDING	Identified at Brook House from 1810 OS map.		TQ 57300 11360	MES7798
33	POST MEDIEVAL	BUILDING	Identified at White House from 1810 OS map.		TQ 57280 11680	MES7799
34	POST MEDIEVAL	BUILDING	Identified at Lower Dicker from 1810 OS map.		TQ 57050 11260	MES7800
35	POST MEDIEVAL	BUILDING	Identified at Broad Cottages from 1810 OS map.		TQ 57750 11950	MES7802
36	POST MEDIEVAL	BUILDING	Identified at Lobdens from 1810 OS map.		TQ 57650 12060	MES7803
37	POST MEDIEVAL	HAMLET	Identified at Upper Horsebridge from 1810 OS map.		TQ 58170 11250	MES7809
38	POST MEDIEVAL	FARM	Gormans Farm. Identified at Gormans Farm from 1810 OS map.		TQ 58300 10870	MES7810
39	POST MEDIEVAL	BRICKYARD	Limekiln Farm, Upper Horsebridge: Brickyard.		TQ 58300 11300	MES8261
40	POST MEDIEVAL	FIND SPOT	Archaeological excavation at the church of St. Peter and St. Paul, Church Road, Hellingly Finds, remains,		TQ 5806 1232	MES25867

AB No.	Period	Monument Type	Description	Status	NGR	Reference No.
			construction trench and tree throw dating to the post-medieval period were recovered.			
41	POST MEDIEVAL	FIND SPOT	A number of post-medieval finds were recovered from The Old Tiles Cottage, Hellingly during an archaeological watching brief.		TQ 5806 1242	MES26522
42	POST MEDIEVAL	FIELD SYSTEMS	Excavation in 2015 at Upper Horsebridge, Hellingly discovered two ditches.		TQ 58775 11503	MES28968
43	MODERN	POTTERY – TILE YARD	Boship Pottery Works. A pottery was operating here before 1851, but closed at the end of the 1890s. Tiles formed an important part of its output and in 1842 the pottery is listed as a “Tile Yard”. The site is still marked on the OS map of 1898, but not in 1910.		TQ 570 113	MES4383
44	MODERN	RAILWAY	Polegate – Eridge Railway known as Cuckoo Line. Built by Tunbridge Wells & Eastbourne Railway Company. Opened 1849 between Polegate and Hailsham.		TQ 5708 1871	MES33523
45	MODERN	RAILWAY	Hellingly Hospital Tramway.		TQ 5902 1224	MES33607
46	PRE-HISTORIC	ANA	Horselunges Wood Mesolithic sites	2	TQ 5851 1155	DES10952
47	MEDIEVAL	ANA	Horselunges Medieval moated manor	2	TQ 5822 1198	DES8627
48	MEDIEVAL	ANA	Boship Medieval moated site & post-medieval pottery kilns	2	TQ 5691 1112	DES9605
49	MEDIEVAL	ANA	Wellbury Probable medieval moated site	2	TQ 5752 1099	DES9895
50	MEDIEVAL to POST MEDIEVAL	ANA	Hellingly Medieval & post-medieval village	2	TQ 5811 1233	DES9365

AB No.	Period	Monument Type	Description	Status	NGR	Reference No.
51	MEDIEVAL to POST MEDIEVAL	ANA	Horsebridge Medieval & post-medieval hamlet	2	TQ 5767 1148	DES13321
52	POST MEDIEVAL	ANA	Milepost 54 18th century mile post	2	TQ 5790 1132	DES10948
53	SITE SURVEY	ROMAN TRACK	Conjectured line of the Babylon Track (see [AB 18])		TQ 57879 11661	Line A (Plate 4)
54	SITE SURVEY	BANK AND DITCH	There is a ridge running on a north-east to south-west axis, which is pronounced for c. 30m, shelving away very gently to the west and more steeply to the east. On the crest of that ridge, in places there are clear signs of a denuded bank and ditch.		TQ 57935 11666	Line B (Plate 4)
55	SITE SURVEY	BANK	There is a lynchet bank (Line C) rising up c. 0.8m on the north-east field boundary.		TQ 57866 11762	Line C (Plate 4)
56	SITE SURVEY	BOUNDARY DITCH	There is a ditched boundary (Line D) running towards the Cuckmere River and the drain on the eastern boundary of the site		TQ 58020 11680	Line D (Plate 4)
57	SITE SURVEY	CHANNEL	Line E indicates a deep channel, possibly a side channel from the River Cuckmere designed to create flood meadows in the river valley, or an overflow to relieve flood pressure on Horsebridge Mill to the south (or both). The channel is lined chiefly with willow (unpollarded) and is at a depth of approximately 2m.		TQ 58079 11574	Line E (Plate 4)
58	SITE SURVEY	SLUICE	A stretch of the stream channel, half as deep as the rest of the drain, is possibly the location of a sluice; but was too overgrown for close inspection.		TQ 58038 11520	Line F (Plate 4)
59	SITE SURVEY	LINEAR DEPRESSION	Line G is a slight linear depression at the foot of the slope and possibly a lesser drain or the line of a path.		TQ 57990 11500	Line G (Plate 4)



KEY
 Site Boundary

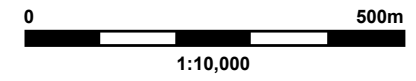
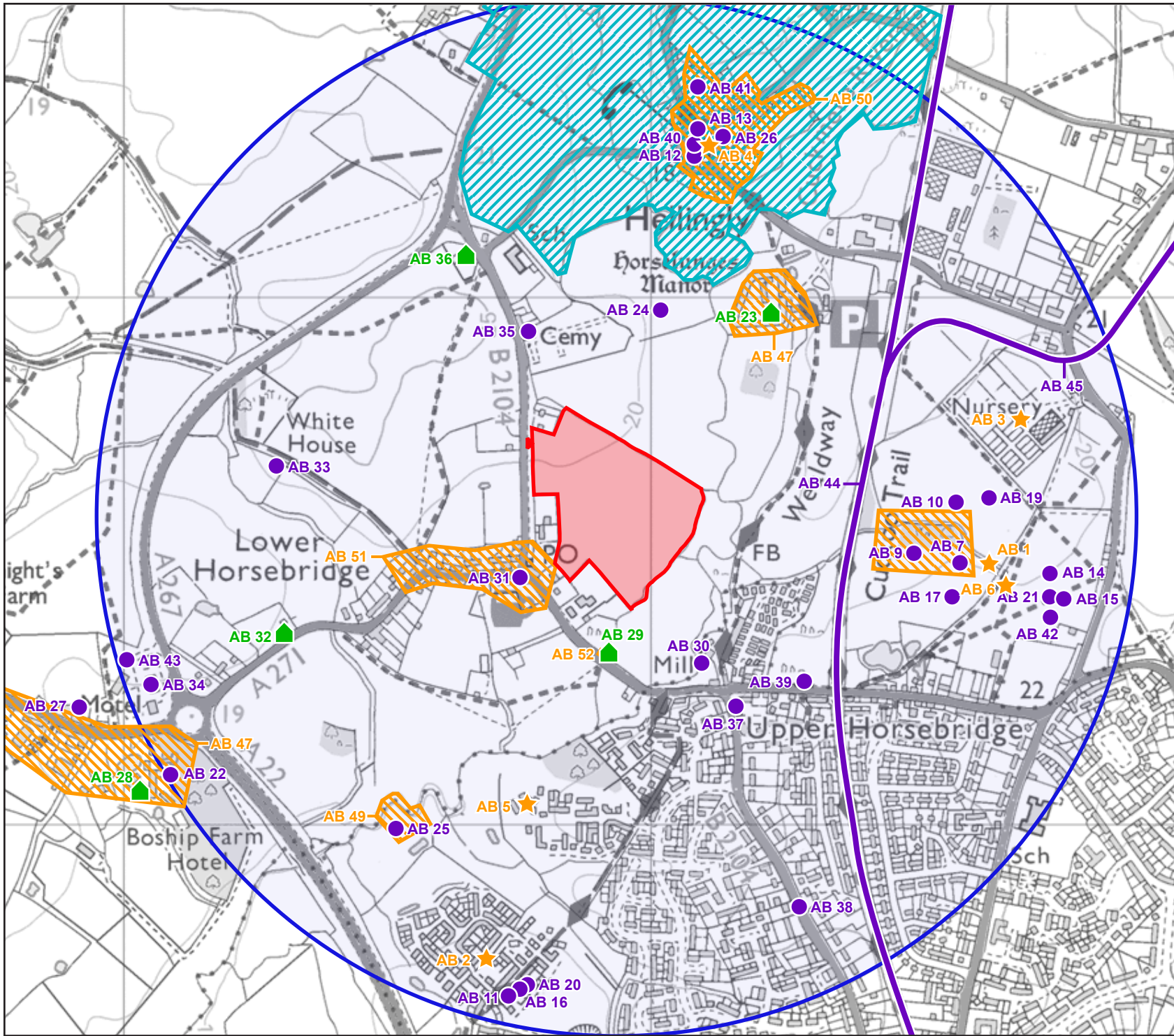


Figure 1: Site Location

Project: Land east of North Street, Horsebridge

Date: 13/10/17 Job No: 60176

Drawn by: PL Approved by: MH



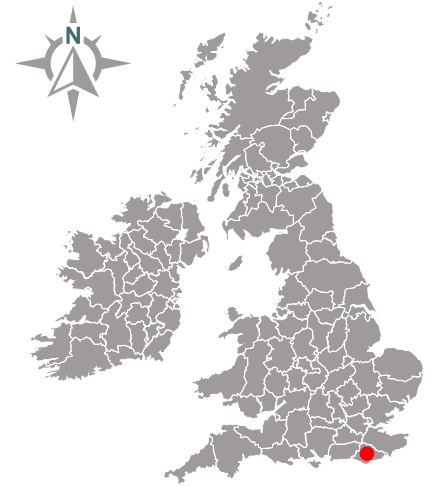
KEY

- Site Boundary
- Search Area (1 km)
- ▲ Listed Building
- Monument
- ★ Archaeological Event
- Archaeological Notification Areas
- Hellingly Conservation Area

0 500m

1:10,000

Figure 2: Heritage Features Map	
Project: Land east of North Street, Horsebridge	
Date: 13/10/17	Job No: 60176
Drawn by: PL	Approved by: MH



KEY

Site Boundary

0 100m

1:2500

Figure 3: Proposed Development Plan

Project: Land east of North Street, Horsebridge

Date: 13/10/17	Job No: 60176
Drawn by: PL	Approved by: MH



AB Heritage Limited (Head Office)
Jarrow Business Centre, Rolling Mill
Road, Jarrow, South Tyneside, NE32 3DT
Tel: 03333 440 206
e-mail: info@abheritage.co.uk