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archaeology & built heritage



## Rapid Appraisal

On behalf of

south east water

Concerning

**13-0783 Best Beech-Coggins Mill  
Scheme  
Coggins Mill, Mayfield  
East Sussex**

September 2018



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*Cover: Extract from Thomas Budgen's 1789 OS Surveyor's Drawing of Mayfield and district  
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## 1 Non-Technical Summary

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This Rapid Appraisal relating to the Best Beech to Coggins Mill Water Mains Scheme undertaken by Border Archaeology (BA) on behalf of South East Water (SEW) has reached the following conclusions regarding the potential and significance of the archaeological resource within the specific study area, summarised below:

- The potential for encountering evidence of prehistoric or Romano-British activity has been assessed as **Low to Moderate**. Two bloomery sites are recorded at Cinderhill Wood and Pennybridge Farm, located c.185m and c.465m from the northern section of the pipeline route. However, there may be localised potential for encountering buried features of geoarchaeological significance or features and deposits associated with Romano-British ironworking activity, specifically where the pipeline route runs close to the Coggins Mill stream.
- The southern portion of the proposed pipeline scheme passes through the Archaeological Notification Area and the Conservation Area associated with the medieval/post-medieval settlement of Coggins Mill. There is considered to be **Moderate** potential for archaeological deposits and features associated with medieval/post-medieval occupation to be encountered. However, it should be noted that these potential deposits may have been heavily disturbed by modern service installation works and road building activity.
- This southern section of the proposed scheme is also situated within the floodplain of the Coggins Mill Stream, and important focus of ironworking activity in the 16<sup>th</sup> and 17<sup>th</sup> centuries. There is considered to be **Moderate** potential for further evidence of ironworking activity to be encountered towards the southern terminus of the route, close to the Coggins Mill stream.

***Conclusion: The proposed groundworks along the northern half of route appear unlikely to reveal significant archaeological features or deposits.***

***However, there is considered to be Moderate potential for groundworks along the southern portion of the route (NGR TQ 59959 27742-TQ 60058 27892) to encounter sub-surface remains of medieval/post-medieval date associated with the settlement of Coggins Mill (highlighted as an Archaeological Notification Area), as well as evidence of ironworking activity of early post-medieval (or possibly earlier) date, particularly where the pipeline runs close to the Coggins Mill stream.***

***Recommendation: It is Border Archaeology's considered opinion that a programme of Archaeological Observation (commonly known as a watching brief) would be the most appropriate form of mitigation in this instance, which should be focused on southern section of the pipeline route, where the scheme passes through the settlement of Coggins Mill adjacent to the Coggins Mill Stream (from NGR TQ 59959 27742 to TQ 60058 27892).***

## 2 Introduction

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This Rapid Appraisal (RA) was undertaken by Border Archaeology (BA) in response to an instruction from South East Water (SEW) regarding the proposed 13-0783 Best Beech - Coggins Mill Scheme (*fig. 1*), extending to the NE of the hamlet of Coggins Mill, Mayfield, East Sussex.

### 2.1 Site Description

The proposed pipeline runs for approximately 875m NE from a connection point on Coggins Mill Lane (NGR TQ 59959 27742), within the hamlet of Coggins Mill, about 0.75km NE of the village of Mayfield (East Sussex) to a connection point on Tidebrook Road, about 80m NE of the junction with an unnamed lane to Sharnden (NGR TQ 60367 28506).

The route is entirely located within the existing carriageway of Tidebrook Road and Coggins Mill Lane.

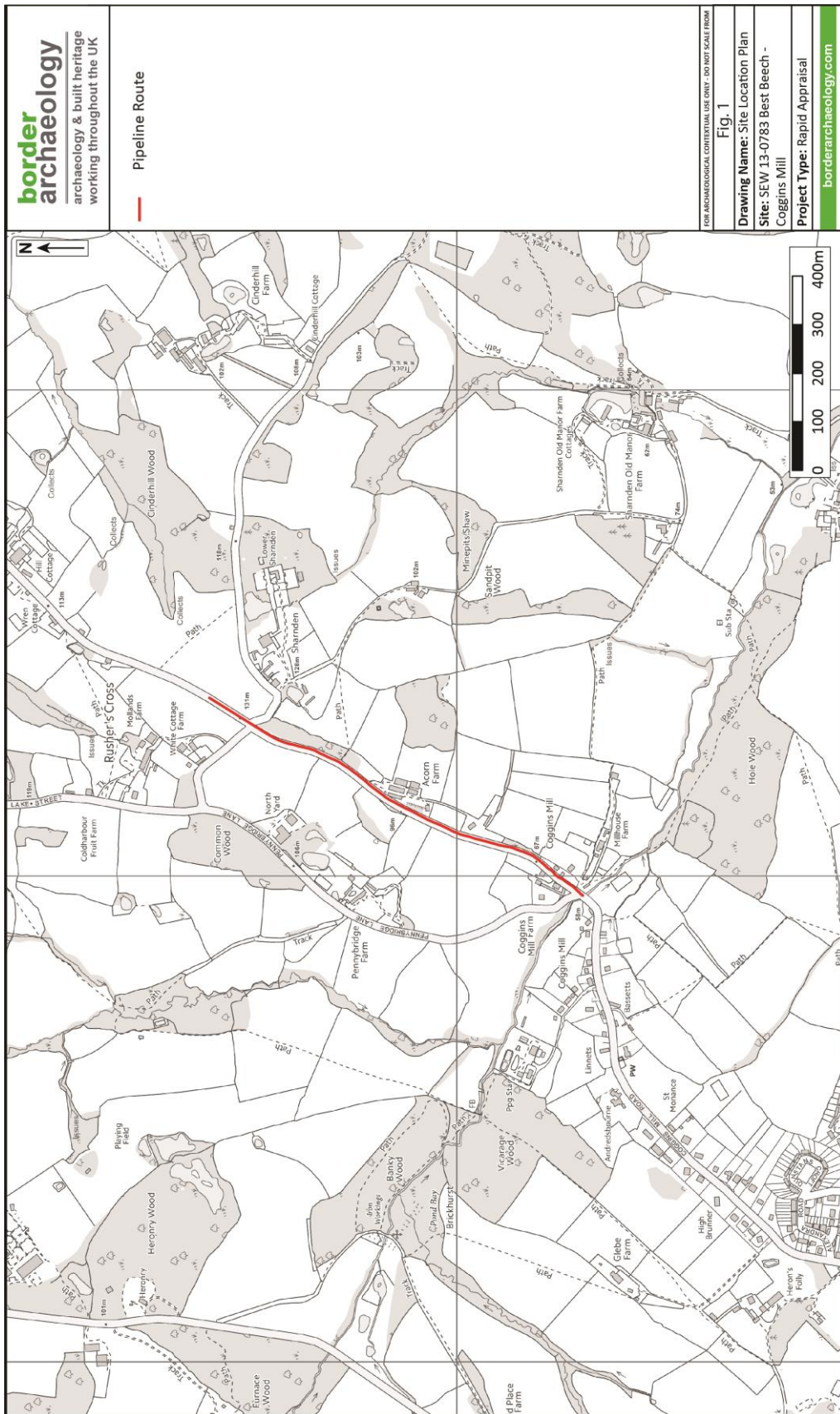
The southernmost portion of the scheme (running from NGR TQ 59959 27742 to NGR TQ 60058 27892) lies within the Archaeological Notification Area and Conservation Area associated with the hamlet of Coggins Mill. The entirety of the pipeline route extends within the High Weald Area of Outstanding Natural Beauty (AONB).

The proposed engineering methodology for the entirety of the scheme is presumed to be open-cut trenching.

### 2.2 Soils and Geology

The local soils present in the landscape crossed by the scheme are recorded by the Soil Survey of England and Wales as being stagnogleyic argillic brown earths of the CURTISDEN Series (572i). These are characterised as silty soils overlying Cretaceous and Jurassic siltstone with slowly permeable subsoils and slight seasonal waterlogging. Some similar well-drained soils and some well-drained coarse loamy soils over sandstone are also present.

However, in the immediate vicinity of the Coggins Mill stream, the predominant soil type consists of alluvial clay, silt, sand and gravel (BGS 2018).



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### 3 Methodology

This RA provides a rapid review of all readily available sources of archaeological, documentary and cartographic information, where applicable and appropriate, in particular, those held by the East Sussex Historic Environment Record (HER), the East Sussex Record Office and the National Archives. A 500m search radius was commissioned from the East Sussex HER for the purposes of this RA to identify archaeological and built-heritage assets and previous archaeological interventions in the vicinity of the proposed pipeline route (*fig. 2: Table 1*). Sources consulted include tithe and Ordnance Survey (OS) mapping and published primary sources obtained from the East Sussex Record Office and the National Archives, as well as relevant available secondary literature (including unpublished archaeological reports and articles in *Sussex Archaeological Collections*).

**Table 1: Gazetteer of Archaeological Monuments, Events and Listed Buildings recorded on the East Sussex HER in the vicinity of the pipeline route**

#	HER Ref.	Name	Date	NGR
1	MES4661	Coggins Mill Medieval Hamlet	Medieval	TQ 5970 2770
2	MES30435	Medieval Farmstead, Bassetts Farm	Medieval	TQ 5972 2766
3	MES24343	Sharnden Historic Garden	Post-med.	TQ 6051 2839
4	MES26382	Site of C19th Building	Post-med.	TQ 6029 2796
5	MES30434	C17th Farmstead, Pennybridge Farm	Post-med.	TQ 5996 2820
6	MES30493	C19th Farmstead, Coldharbour Farm	Post-med.	TQ 6017 2878
7	MES30494	C19th Outfarm S of Sherden Lodge	Post-med.	TQ 6057 2807
8	MES30495	C18th Farmstead, Coggins Mill House (Hole Farm)	Post-med.	TQ 5998 2780
9	MES30496	Site of C19th Outfarm S of Coggins Mill	Post-med.	TQ 5994 2751
10	MES33841	Site of C19th Building, Bassetts, Coggins Mill	Post-med.	TQ 5972 2765
11	MES33842	C16th/C17th Building, Bassetts, Coggins Mill	Post-med.	TQ 5973 2767
12	MES4603	Site of Bloomery in Cinderhill Wood	Undated	TQ 6053 2859
13	MES35418	Site of Bloomery, Pennybridge	Undated	TQ 5960 2780
E1	EES14582	WB: Replacement Borehole, Coggins Mill Lane	2008	TQ 5959 2788
E2	EES18392	DBA: Coggins Mill to Cottage Hill Mains Scheme	2018	TQ 5757 2831
E3	EES18393	Coggins Mill to Cottage Hill Mains Scheme, Mayfield WO Survey	2018	TQ 5757 2831
B1	1286246	Old Owl (GII)	C16th/C17th	TQ 5990 2772
B2	1353581	Bassetts (GII)	C16th/C17th	TQ 5973 2767
B3	1028237	Wych Elm Cottage (GII)	C17th	TQ 5967 2769
B4	1028238	Coggins Mill Cottages (GII)	C17th	TQ 5988 2770
B5	1028239	Bridge Cottage (GII)	C17th	TQ 5992 2771
B6	1193274	Linnets (GII)	C17th	TQ 5963 2769
B7	1193278	Cherry Tree Cottage (GII)	C17th	TQ 5969 2767
B8	1353582	Coggins Mill Cottage (GII)	C17th	TQ 5988 2772
B9	1353597	Pennybridge Farmhouse (GII)	C17th	TQ 5999 2821
B10	1028196	Coggins Mill House (GII)	C18th	TQ 6000 2782
B11	1193729	Barn to the W of Pennybridge Farmhouse (GII)	C18th	TQ 5995 2820
B12	1286244	Hollydene, Thursley Cottage (GII)	C18th	TQ 5971 2769



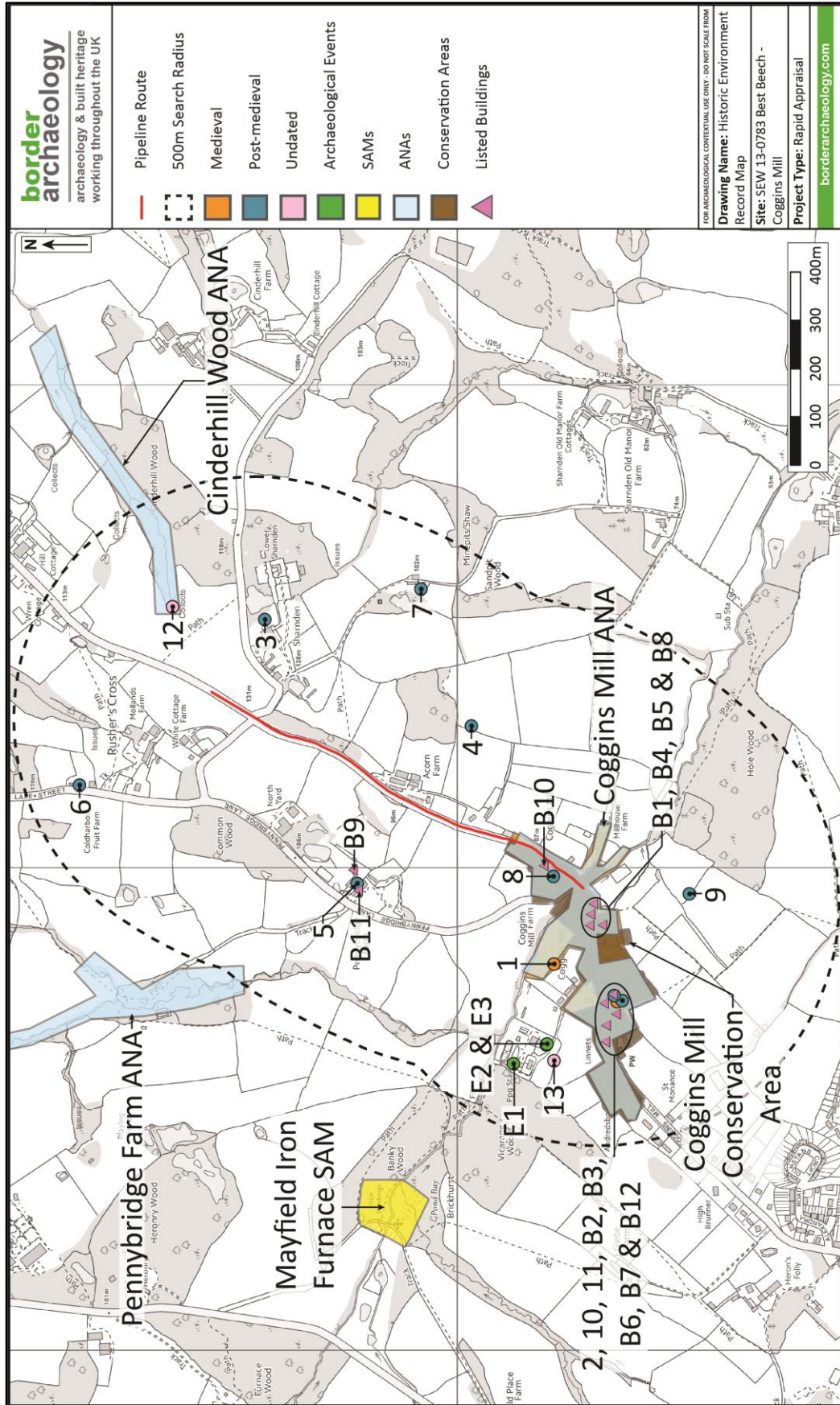


Fig. 2: Plan showing location of archaeological assets and designated built-heritage assets and Scheduled Monuments in the vicinity of the proposed pipeline route (based on consultation of the East Sussex HER)

## 4 Assessment

### 4.1 Prehistoric and Romano-British

The proposed pipeline is situated within the High Weald, an area where woodland clearance for agricultural purposes appears to have begun during the Neolithic period, before intensifying during the Iron Age (Harris 2003). No evidence of archaeological features of a prehistoric date was identified in the immediate vicinity of the scheme; however, this may reflect the relative lack of previous archaeological fieldwork in this area.

Despite the lack of evidence for prehistoric activity within the landscape traversed by the scheme, it is worth noting that the S end of the pipeline route is located within the floodplain of the Coggins Mill stream (a tributary of the River Rother). Consequently, there is localised potential for groundworks in the immediate vicinity of the Coggins Mill stream to encounter evidence of buried features of geoarchaeological significance (e.g. palaeochannels), which could potentially contain valuable palaeoenvironmental data.

No evidence of Romano-British activity was identified in the immediate vicinity of the pipeline scheme; however, several Romano-British ironworking sites have been identified in the wider locality, towards the N end of the pipeline route.

Recorded evidence for Romano-British ironworking activity is represented by two bloomery sites close to stream beds comprising deposits of cinder and iron slag, at Cinderhill Wood (MES4603; 185m to the NE of the route) and Pennybridge Farm (MES35418; 465m to the NW of the route). It is highly unlikely that remains of these bloomery sites will be impacted by the proposed works. However, in view of the fact that the S end of the pipeline route runs in close proximity to the Coggins Mill stream, there is localised potential in this area for encountering buried remains associated with ironworking activity of Romano-British date.

**Conclusion:** The potential for encountering evidence of prehistoric and Romano-British activity has been assessed as **Low to Moderate**. This reflects the limited recorded evidence for activity from these periods in the immediate vicinity of the route. However, in view of the fact that the S end of the pipeline route does run close to the Coggins Mill stream, there is limited potential in this specific area for encountering features of geoarchaeological significance (eg. palaeochannels) or buried remains associated with ironworking activity of Romano-British date.

### 4.2 Medieval

The S end of the pipeline scheme passes through the Archaeological Notification Area (ANA) denoting the known extent of the medieval hamlet of Coggins Mill (MES4661). Coggins Mill was first documented in 1315 as 'Colkynesmeil' (Mawer et al. 1930, 384; Bannister 2008), and appears to have formed part of the Archbishop of Canterbury's extensive manor of Mayfield. Toponymic evidence suggests that the origins of the settlement were associated with a water-powered mill, the precise location of which however remains unclear. No further medieval features outside of the settlement of Coggins Mill itself were identified during this study.

**Conclusion:** It is considered that there is a **Moderate** localised potential for evidence of buried deposits and features associated with medieval occupation to be identified, specifically where the pipeline extends through the ANA denoting the extent of the medieval settlement of Coggins Mill (NGR TQ 59959 27742 –TQ 60058 27892). It is likely, however, in view of the fact that the pipeline extends along existing carriageways, that any surviving archaeological features will have been disturbed by later road construction works and the installation of modern utilities.

### 4.3 Post-Medieval

Although the settlement of Coggins Mill has medieval origins, the majority of the historic buildings contained within its boundaries, many of which are Grade II listed, date from the 16<sup>th</sup> century or later.

The closest listed buildings to the proposed route of the pipeline scheme are Bridge Cottage (1028239), a 17<sup>th</sup> century brick and weather boarded cottage, and Coggins Mill House (1028196), an 18<sup>th</sup> century brick farmhouse, located approximately 10m and 15m respectively to the W of the scheme. However, as the proposed route will be running along the roadway, it is highly unlikely that these built heritage assets will be affected by the works undertaken as part of the pipeline scheme.

Located approximately 635m to the NW of the scheme, upstream of Coggins Mill, are the Scheduled remains of Mayfield Furnace (1002229), the site of an important 16<sup>th</sup> century blast furnace, recorded as producing both cannon and shot in a survey of 1573 and thought to have remained in use until the 1660s (Straker 1931, 150; 292-293; Schubert 1977, 381; Cleere & Crossley 1995, 344). The extant remains of the furnace complex consist of two pond bays, a number of dry spillway channels and leats, the remains of the furnace itself, and a large number of slag and waste heaps.

Further evidence of post-medieval ironworking has been recorded downstream of the Mayfield Furnace site on the Wealden Iron Research Group (WIRG) database. This includes an undated bloomery site on a spur of land overlooking the stream located within a field recorded as 'Little Forge Field' in the 1844 Mayfield Tithe Survey, approximately 30m N of Coggins Mill Pumping Station (BA 2018, 5-6).

While none of these known ironworking sites listed above will be directly impacted by the pipeline works, there is potential for encountering evidence of hitherto unrecorded ironworking features, particularly where the pipeline route runs close to the Coggins Mill stream.

**Conclusion:** It would appear that there is **Moderate** localised potential for the pipeline works to encounter evidence of early post-medieval ironworking activity in the immediate vicinity of the Coggins Mill Stream, an important focus of local ironworking activity during the 16<sup>th</sup> and 17<sup>th</sup> centuries. These sites may be represented by finds of bloomery slag and cinder located either within or close to the stream banks.

## 5 Copyright

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### 6.1 Cartography

c.1665 (?) Plan of the Mayfield Place estate by William Bengel (ESRO Ref. AMS 5831/3).

1724 Richard Budgen's Map of Sussex.

1789 Thomas Budgen's Ordnance Survey Surveyor's Drawing of Mayfield and district

1844 Mayfield Tithe Survey (NA IR 30/35/180).

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1875: Ordnance Survey 1st Edition 25-Inch Map of Sussex.

1899 Ordnance Survey 2nd Edition 25-Inch Map of Sussex.

1910: Ordnance Survey 3rd Edition 25-Inch Map of Sussex.

1931: Ordnance Survey 4th Edition 25-Inch Map of Sussex.

1961: Ordnance Survey 1:10560 National Survey.

1970: Ordnance Survey 1:2500 National Survey.

Oblique and vertical photographs of the study area dating back to 1947 were consulted at the East Sussex Record Office and the Historic England Archive, Swindon. LiDAR Imagery of the study area (DTM and DSM) was consulted using datasets held by the Environment Agency.

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