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**A Desk-based Assessment
for
Queensway Gateway,
Hollington, Hastings,
East Sussex**

Project No. CBAS0449

**by
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Summary

An archaeological Desk-based Assessment has been carried out for a site known as Queensway Gateway, Hollington, Hastings, East Sussex ahead of the construction of a new road. A review of existing archaeological and historical sources indicate that there are no previously recorded heritage assets within the site area and that the site has a low potential for containing archaeological deposits of varying date. It is concluded that the heritage assets identified as part of this assessment will not incur any adverse impact to their setting as a result of the proposed development.

The evidence is reviewed, the likely impact on the archaeological resource assessed, and recommendations for mitigation measures suggested.

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1 Introduction

- 1.1** Chris Butler Archaeological Services Ltd has been commissioned by Sea Change Sussex to carry out an Archaeological Desk-based Assessment of the proposed site of a new road linking Queensway and Sedlescombe Road North, Hollington, Hastings, East Sussex, in order to establish the likely presence and importance of any heritage assets that may be affected by the proposed construction.
- 1.2** The site is located in Hollington, on the west side of Hastings and is centred on TQ 7945 1301 (Fig. 1). The site is approximately 4.1 hectares in size, and is located within an area of young woodland and scrub land, bound to the north/northwest by Queensway Road and to the east by Sedlescombe Road North.
- 1.3** The site is partially located within an Archaeological Notification Area (Fig. 2). The site is not within a designated Conservation Area.
- 1.4** The site lies within the Parish of Hollington. Hollington is mentioned in the Domesday Book¹, and is in the Hundred of Baldslow, which is part of the Rape of Hastings. Referred to as Holintun and Horintone in the Domesday Book, it became Holyngton in the 14th and 15th centuries and finally Hollington in the 16th century².
- 1.5** The geology of the site, according to the British Geological Survey (sheet 320/321), comprises Ashdown Beds, overlying Wadhurst Clay Formation. The soil at the site is described as slightly acid loamy and clayey soils with impeded drainage, whilst those to the south are described as slowly permeable seasonally wet, slightly acid but base-rich loamy and clayey soils³.
- 1.6** The Historic Landscape Characterisation (HLC) survey for Hastings has designated the site as 'Fieldscape and Woodland'⁴. The HLC dating gives the Fieldscape a medieval date, whilst the Woodland is assigned 20th century date. The Land Utilisation Survey 1931-1935 shows the site to be woodland and meadowland and permanent grass⁵.
- 1.7** This report initially covers the objectives and scope of the survey and then reviews the archaeological heritage of the area. Finally a conclusion assesses the potential impact of the development. A full listing of all the known archaeological sites and relevant Listed Buildings from the HER is contained in Appendix 1 to this report. A full methodology is provided in Appendices 2 and 3.

¹ Morris, J. (Ed) 1976 *Domesday Book*, Chichester, Phillimore

² Bullock, F.W.R. 1949 *A History of the 'Church in the Wood', Hollington, Sussex*, St. Leonards on Sea, Budd & Gillatt.

³ <http://www.landis.org.uk/soilscapes/>

⁴ HLC data provided by ESCC

⁵ <http://landuse.edina.ac.uk/>

2 Objectives and Scope of Report

- 2.1 The objective of this report is to gain information about the known or potential heritage resource of the site and its immediate area. This will include information relating to the presence or absence of any heritage assets, their character and extent, date, integrity, state of preservation, and the relative quality of the potential heritage resource.
- 2.2 This will allow an assessment of the merit of the heritage resource in context to be made, leading to the formulation of a strategy for the recording, preservation and management of the resource or, where necessary, the formulation of a strategy for further investigation where the character and value of the resource is not sufficiently defined to permit a mitigation strategy or other response to be defined.
- 2.3 The report will consider the heritage resource within a radius of 1km around the site perimeter, whilst also taking into account sites further afield where these may be considered to have an impact or relevance to the site in its landscape setting.
- 2.4 It should be noted that this report can only take into account the existing known heritage resource and by its nature cannot provide a complete record of the heritage resource of the site. Its intention is to provide an overview of the known heritage resource in the area of the site, from which judgements can be made about the potential heritage resource of the site itself.
- 2.5 This Desk-based Assessment has been prepared in accordance with the requirements of the National Planning Policy Framework, the *Standard and Guidance for Archaeological Desk-based Assessment* (Institute of Field Archaeologists 2001), and the *Standards for Archaeological Fieldwork, Recording and Post Excavation Work in East Sussex* (ESCC 2008).
- 2.6 The research for this Desk-based Assessment has included an analysis of the following resources:
- ESCC Historic Environment Record (HER Ref. 021/14)
 - Historic mapping
 - NMR records and aerial photographs
 - Hastings Museum & Art Gallery
 - East Sussex Record Office (ESRO)
 - Sussex Archaeological Society Library
 - Defence of Britain database
 - WIRG iron site database
 - British Geological Survey
 - Aerial Photograph search (Cambridge & Sussex Universities)
 - Personal & Public library resources

2.7 The following maps were used:

- 1843 Hollington Tithe map (ESRO – TD/E/4)
- Plan of Beauport Home Farm (Sale Particulars) - 1860
- Ordnance Survey Map (1878)
- Ordnance Survey Map (1938)
- Ordnance Survey Map (1975)
- Ordnance Survey Map (1986)

2.8 Information gained from the map regression exercise is detailed in the Archaeological and Historical Background section (4) below.

2.9 The HER data and other sources are listed in Appendix 1 to this report and mentioned in the text where relevant. The HER data is shown on Fig. 3. Historical and other sources are given as footnotes as appropriate.

3 Planning Background

3.1 Town and Country Planning Legislation and Procedures

- 3.1.1 As from March 2012, Government policies relating to planning are given in the National Planning Policy Framework⁶. Section 12 (paragraphs 126 – 141) of the Framework (Conserving and enhancing the historic environment) outlines policies relating to the historic environment and the key role it plays in the Government’s definition of sustainable development, the principle which underpins the document.
- 3.1.2 The Framework requires that local planning authorities ‘should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment’, recognising that ‘heritage assets are an irreplaceable resource’ and should be conserved ‘in a manner appropriate to their significance’.
- 3.1.3 The Framework requires that planning applicants should ‘describe the significance of any heritage assets affected’ by their application, ‘including any contribution made by their setting’.

3.2 National Planning Policy Framework (NPPF)

- 3.2.1 In March 2012, the government published the National Planning Policy Framework (NPPF), which replaces national policy relating to heritage and archaeology (Planning Policy Statement 5: Planning for the Historic Environment⁷).
- 3.2.2 Section 12 of the NPPF, entitled *Conserving and Enhancing the Historic Environment* provides guidance for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets. Overall, the objectives of Section 12 of the NPPF can be summarised as seeking the:
- Delivery of sustainable development
 - Understanding the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment
 - Conservation of England's heritage assets in a manner appropriate to their significance, and

⁶ DCMS (2012). *National Planning Policy Framework*. London: Department for Culture, Media & Sport.

⁷ DCLG, DCMS & English Heritage (2010). *PPS5 Planning for the Historic Environment: Historic Environment Planning Practice Guide*. Department for Communities & Local Government, Department for Culture, Media & Sport and English Heritage.

- Recognition of the contribution that heritage assets make to our understanding of the past.

3.2.3 Section 12 of the NPPF recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term. Paragraph 128 states that planning decisions should be based on the significance of the heritage asset and that level of detail supplied by an applicant should be proportionate to the importance of the asset and should be *no more than sufficient* to review the potential impact of the proposal upon the significance of that asset.

3.2.4 *Heritage Assets* are defined in Annex 2 of the NPPF as: a building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions. They include designated heritage assets (as defined in the NPPF) and assets identified by the local planning authority during the process of decision-making or through the plan-making process.

3.2.5 Annex 2 also defines *Archaeological Interest* as a heritage asset which holds or potentially could hold, evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.

3.2.6 A *Designated Heritage Asset* comprises a: World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area.

3.2.7 *Significance* is defined as: The value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

3.2.8 "Non Designated Heritage Assets" - These sites currently benefit from local protection. The National Planning Policy Framework (NPPF) requires that local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal - Paragraph 129.

3.2.9 In short, government policy provides a framework which:

- Protects nationally important designated Heritage Assets (which include World Heritage Sites, Scheduled Ancient Monuments, Listed Buildings, Protected Wreck Sites, Registered Parks and Gardens, Registered Battlefields or Conservation Areas)
- Protects the settings of such designations
- In appropriate circumstances seeks adequate information (from desk based assessment and field evaluation where necessary) to enable informed decisions. Provides for the excavation and investigation of sites not significant enough to merit *in-situ* preservation.

3.2.10 In considering any planning application for development, the planning authority will be mindful of the framework set by government policy, in this instance the NPPF, by Current Development Plan Policy and by other material considerations.

3.3 Hastings Local Plan 2004

3.3.1 The Hastings Local Plan was formally adopted by the Borough Council on 14 April 2004. The 2004 Local Plan is the statutory local plan for Hastings Borough, replacing the 1993 Hastings Borough Plan and the Combe Haven Valley District Plan (adopted 1983). The Local Plan 2004 sets out a framework of policies to guide and encourage development in Hastings Borough, whilst safeguarding and enhancing the environment.

3.3.2 The following policies are relevant to the site and reference the numbering sequence utilised in the Plan document:

Listed Buildings

9.127 When a building is described as ‘listed’ it means that it is included on a list of buildings which are considered to be of sufficient historic or architectural interest to merit special protection.

9.128 The leaflet ‘Listed Buildings - a Guide’ provides a basic framework of general advice which includes why buildings are listed and how they should be managed. It is available from the Borough Council. Where a number of owners share responsibility for the management of a listed building, the Borough Council will, where appropriate, foster the preparation of listed building management guidelines in accordance with English Heritage recommendations. Proposals to extend or alter a listed building will frequently require planning permission as well as listed building consent. In addition, proposals to demolish a listed building may form part of a development proposal requiring planning permission.

Archaeological Sites and Ancient Monuments

9.137 There are 6 Scheduled Ancient Monuments in the Borough, which are nationally important. The Ancient Monuments and Archaeological Areas Act 1979 requires an application for scheduled monument consent to be made for any work affecting an ancient monument. The Plan aims to prevent any damage resulting from development to these monuments and their settings.

9.138 Certain areas of the town have also been recognised as being of particular archaeological importance.

9.139 Those wishing to carry out development will be expected to comply with practical guidance on the treatment of archaeological sites in the development process as outlined in the British Archaeologists and Developers Liaison Group Code of Practice.

9.140 The Borough Council will identify, record and protect archaeological sites and historic elements in the landscape and encourage and develop the educational, recreational and tourist potential of archaeological sites and monuments through suitable management and interpretation. On sites of archaeological significance, particularly in those areas identified as being ‘Areas of Archaeological Interest’ on the Proposals Map, the Council will require that the archaeological aspects of development proposals are examined and evaluated before planning applications are determined. The Council regards preservation in situ as more satisfactory than by record.

POLICY C6

Archaeological Sites and Ancient Monuments Planning permission will not be granted for development that would adversely affect a Scheduled Ancient Monument or other nationally important archaeological site or monument or their settings, unless the applicant has:-

- (a) Undertaken an adequate assessment of the archaeological implications of the proposal; and**
- (b) Demonstrated that the particular archaeological site(s), monument(s) and setting(s) will be satisfactorily preserved either in situ or by record (i.e. adequately investigated and the results reported).**

3.4 The Hastings Borough Council Local Plan 2011 - 2028 (emerging)

3.4.1 Hastings Borough Council is planning for the future and are working to replace our existing Local Plan adopted in 2004.

3.4.2 The Local Development Scheme (LDS) sets out the timetable, resources and monitoring arrangements for production of the new Hastings Local Plan. Since the adoption of the

last LDS amendments have been made to the timetable for preparing the Development Management Plan and are as follows:

- Publication of the Development Management Plan (Regulation 19 - Revised Proposed Submission document): March to April 2014
- Submission of the Development Management Plan to the Secretary of State: July 2014
- Adoption of the Development Management Plan: November 2015

3.4.3 The following policies are relevant to the site and reference the numbering sequence utilised in the Plan document:

Chapter 7: Protecting our Environment

The Built Environment

Historic environment

POLICY EN1: Built and Historic Environment

To promote understanding and appreciation of the historic environment the Council will, within three years from the adoption of the Development Management Plan, develop a historic environment strategy for the conservation of the historic environment, including those heritage assets identified as being most at risk through neglect, decay or other threats. This will reinforce the historic environment record for the borough, a key information source in assessing the impact of future development on the historic environment.

Importance will be placed on new development making a positive contribution to the quality, character, local distinctiveness and sense of place of historic buildings and areas.

Particular care will be given to protecting the significance and setting of the following heritage assets:

- a. Listed buildings;**
- b. Conservation areas;**
- c. locally listed heritage assets**
- d. historic parks and gardens;**
- e. scheduled monument sites; and**
- f. areas of archaeological potential and known archaeological find sites**

There is a presumption in favour of the conservation of heritage assets and their settings. The more important the asset, the greater the weight that will be given to the need to conserve it. As heritage assets are irreplaceable, any harm or loss will require clear and convincing justification.

Development which sustains and enhances the significance of heritage assets and/or their setting will be encouraged. The Council will look for opportunities to enhance or better reveal the significance of the designated heritage assets, such as listed buildings and Conservation Areas, in the town. Investment in the appropriate repair and restoration of heritage assets, where works will enhance their significance, will be encouraged and supported by the Council.

There are many areas of the Borough where there is high archaeological potential, but where the extent of the likely finds is, as of yet, unknown. Great care needs to be taken to protect this archaeological resource through the planning process.

Detailed design policies to protect the town's heritage assets will be set out in the Development Management Plan.

Ancient Woodland

7.20 Ancient Woodland is a nationally important and threatened habitat which is irreplaceable. Most ancient woodlands have been in existence since the end of the last Ice Age. They are of special cultural, heritage and biodiversity value. National guidance and legislation protects Ancient Woodland from development. Development in the vicinity of such woodland, however, may also impact upon it and these impacts will be considered.

7.21 Across Hastings Borough there are many areas of Ancient Woodland. These are an important wildlife habitat, have great amenity value for the community and are an asset to the wider heritage landscape. Further information on Ancient Woodland is also set out in background document "Ancient Woodland Inventory of Hastings" (2010), available on our website at:

www.hastings.gov.uk/environment_planning/planning/localplan/evidence_base/#woodland. These areas of Ancient Woodland, as shown on the Policies Map, are therefore, protected from the adverse impact of development by policy EN3 and also as described in policy EN4.

POLICY EN4: Ancient Woodland

Planning permission will only be granted for development near or adjacent to an area of ancient woodland, shown on the Policies Map, if it can be convincingly demonstrated that the proposals will not adversely affect that ancient woodland and the need for development outweighs the importance of them. The layout of any development encroaching into, or close to, such woodland must take account of the designation and be designed so as to minimise the impact upon it.

The Council may impose conditions on any planning permission and/or seek to enter into legal agreement(s) to secure the protection, enhancement and management of ancient woodland affected, directly or indirectly, by development proposals

4 Archaeological and Historical Background

4.0.1 This section considers each archaeological and historical period in turn, reviewing the known archaeological resource of the area, defining its location and extent, character, date, integrity, state of preservation, and quality. The HER data is shown in Figure 3.

4.0.2 The review of each period will also bring in evidence for that period from a wider area, especially where there is little known archaeological evidence locally. This will enable a more accurate judgement to be made about the archaeological potential for the site. This evidence will include that taken from similar landscapes and geologies.

4.1 *Palaeolithic Period (750,000BC – 10,000BC)*

4.1.1 This period covers a huge period of time, during which early hominid occupation of Southern Britain was intermittent. The period is divided into warm and cold stages, with the evidence suggesting that hominid occupation occurred during some of the warm periods. Apart from a small number of exceptional sites such as Boxgrove, most of the evidence for human activity in this period comes from isolated finds of stone tools, often in secondary deposits.

4.1.2 There have been no discoveries of Palaeolithic artefacts in the immediate area of the site, and there are only a handful of artefacts known to have a provenance in the Weald⁸. Such discoveries are normally linked to specific geological conditions, such as tertiary deposits and gravels, which are not normally found in this area.

4.1.3 There is no evidence for Palaeolithic activity recorded within the HER study area, or at the site. Therefore, the possibility of archaeology dating to this period being present at the site is unknown, but considered to be low.

4.2 *Mesolithic Period (10,000BC – 4,000BC)*

4.2.1 Britain was largely covered by pine and birch woodland at the beginning of the Mesolithic period. This was gradually replaced by a mixed deciduous woodland that provided an ideal environment for the bands of hunter-gatherers who were exploiting the resources on a seasonal basis⁹.

⁸ Pope, M. 2003 'The Earliest Occupation of Sussex: Recent Research and Future Objectives', in Rudling, D. (Ed) *The Archaeology of Sussex to AD2000*, Kings Lynn, Heritage Marketing & Publications Ltd, 17-28, Fig. 2.8.

⁹ Holgate, R. 2003 'Late Glacial and Post-glacial Hunter-gatherers in Sussex', in Rudling, D. (Ed) *The Archaeology of Sussex to AD2000*, Kings Lynn, Heritage Marketing & Publications Ltd, 29-38.

- 4.2.2 There is a great deal of evidence for Mesolithic hunter-gatherer groups exploiting the resources of the Weald throughout the Mesolithic period. These include sites associated with rock outcrops, which are thought to have been short-stay hunting camps, and are mainly associated with the Later Mesolithic¹⁰.
- 4.2.3 Although Mesolithic sites are rare, where they exist, they are typically situated on the lower greensand belts¹¹. Late Mesolithic sites are more frequent in Sussex, and along with open-air sites, a number of rock shelters have been discovered in the High Weald such as at Hermitage Rocks, High Hurstwood. Many of these sites have been interpreted as temporary hunting camps indicative of a broad spectrum subsistence strategy¹².
- 4.2.4 There is no evidence for Mesolithic activity at the site, however the cliffs below Hastings Castle have produced numerous pieces of Mesolithic flintwork from fissures in the rock, and further Mesolithic flintwork has subsequently been found eroding from the same cliff face. Other sites are known in open sandy ridgetop locations across the Sussex Weald and the discoveries at Hastings are likely to fall into this latter category, as during the Mesolithic period the hilltop on which the castle is located was situated some distance from the coast¹³.
- 4.2.5 There is no evidence for Mesolithic activity recorded within the HER study area, or at the site. Although sites dated to this period are known within the High Weald evidence for Mesolithic settlement is very rare, and the likelihood of finding evidence of Mesolithic date activity is considered to be low.

4.3 Neolithic Period (4,000BC to 2,500BC)

- 4.3.1 A number of changes occur during the Neolithic, some of which may have had an impact on the local area. Environmental evidence suggests that some of the woodland was being cleared and small scale agricultural activities are likely to have started. However, it is likely that hunting and gathering will have continued in the High Weald where the woodland probably remained dominant¹⁴.

¹⁰ Jacobi, R.M. & Tebbutt, C. F. 1981 'A late Mesolithic Rock-shelter site at High Hurstwood, Sussex', *Sussex Archaeological Collections* 119, 1-36.

¹¹ Drewett, P. 1999. 'Later Hunter Gatherers' in Leslie, K. & Short, B. (eds.), *An Historical Atlas of Sussex*. Phillimore & Co Ltd, Chichester; pp.14-15

¹² Holgate, R. 2003 'Late Glacial and Post-glacial Hunter-gatherers in Sussex', in Rudling, D. (Ed) *The Archaeology of Sussex to AD2000*, Kings Lynn, Heritage Marketing & Publications Ltd, 29-38.

¹³ Woodcock, A. 2003 'The Archaeological Implications of Coastal Change in Sussex', in Rudling, D. (Ed) *The Archaeology of Sussex to AD2000*, Kings Lynn, Heritage Marketing & Publications Ltd, 1-16

¹⁴ Drewett, P. 2003 'Taming the Wild: The first farming Communities in Sussex, in Rudling, D. (Ed) *The Archaeology of Sussex to AD2000*, Kings Lynn, Heritage Marketing & Publications Ltd, 39-46.

- 4.3.2 Other changes in the earlier part of the Neolithic period include the construction of large-scale monuments and the first industrial activity. However, these sites are located on the South Downs suggesting they had little influence over this area¹⁵.
- 4.3.3 Two Neolithic flint axes have been found to the north (MES893) and north-east (MES1009) of the site suggesting possible evidence for clearance of the woodland in this area. Other Neolithic flintwork and pottery has been recovered from the fissures on Hastings Castle Hill and on East Hill, and further west at Bexhill, and these provide further evidence for Neolithic activity in the area.
- 4.3.4 The Fairlight - Battle - Netherfield ridgeway is of potential Neolithic origin (MES3434) and passes c.180m to the east of the site.
- 4.3.5 The close proximity of the Neolithic date flint tools, discovered c. 60m from the site, and the presence of the trackway believed to date from this period suggest potential activity at this time in the general area. As such the likelihood of finding evidence of Neolithic date activity is considered to be low – low/medium.

4.4 *The Bronze Age (2500BC to 800BC)*

- 4.4.1 The Bronze Age saw continued clearance of the woodland in the Weald, although there is little evidence for complete clearance or widespread agriculture. The period of greatest exploitation appears to have been in the Later Neolithic and early Bronze Age, which may suggest that the soils became exhausted and settlement retreated subsequently. Elsewhere in Sussex, such as the South Downs and Coastal Plain, there is extensive evidence for the landscape being densely populated by small farming settlements in the Middle and Later Bronze Age.¹⁶
- 4.4.2 Although there is growing evidence for agriculture in the Weald during the Bronze Age, hunting is thought to have continued in parallel with farming¹⁷. Amongst the flintwork often recovered are Early Bronze Age barbed-and-tanged arrowheads, which appear to confirm the continued use of the landscape for hunting.
- 4.4.3 Another feature of the Bronze Age landscape are the burial mounds (Barrows). A single example was recorded as existing at the south-west corner of East Hill at Hastings, but has subsequently slipped over the cliff edge.

¹⁵Oswald et al. 2001 *The Creation of Monuments*, Swindon, English Heritage.

¹⁶Needham, S. 1987 'The Bronze Age' in *The Archaeology of Surrey to 1540*, 97-137 Guildford, Surrey Archaeological Society.

¹⁷Gardiner, M. 1990 'The Archaeology of the Weald – A Survey and a Review', *Sussex Archaeological Collections* 128, 33-53

4.4.4 There is no evidence for Bronze Age activity recorded within the HER study area, or at the site. Therefore, the possibility of archaeology dating to this period being present at the site is considered to be unknown/low.

4.5 *The Iron Age (800BC to 43AD)*

4.5.1 During the Early Iron Age it seems likely that the pattern of settlement and agriculture seen in the Later Bronze Age continued. A number of field systems and enclosures are known from the Weald, which suggests that the area was being used for agriculture (perhaps grazing rather than growing crops) with the enclosures being farms. A field system (now ploughed out) was noted at Crowhurst Park, a short distance to the west of the site (MES3730)¹⁸

4.5.2 One major feature of the Iron Age is the hillfort, of which 25 are known from Sussex. Many of these also appear to have originated in the Later Bronze Age, but become important centres of control and redistribution in the Middle and Later Iron Age. A promontory hillfort is located on East Hill at Hastings, although both this and the enclosure on Castle Hill, Hastings are currently undated¹⁹.

4.5.3 Both of these hillforts/enclosures would have originally been located a little way inland from the coast, but from their hill top locations would have dominated both the coastal area, and some way inland, and probably controlled the area in which the site is situated.

4.5.4 It was during the Iron Age that the Weald began to be exploited for iron production, with a relatively small number of sites known²⁰. Although there are a number of ironworking sites in the surrounding landscape, none of these have currently been dated to the Iron Age.

4.5.5 There is no evidence of Iron Age activity recorded within the HER study area, or at the site. Although Iron Age date activity is known from the surrounding area, it is considered unlikely that remains of this date will be present at the site. Therefore, the possibility of archaeology dating to this period being present at the site is considered to be unknown/low.

¹⁸ Sussex Archaeological Society. 1846. *Sussex Archaeological Collections* 79, 225

¹⁹ Hamilton, S. & Manley, J. 1997 Points of View: Prominent Enclosures in 1st Millennium BC Sussex' *Sussex Archaeological Collection* **135**, 93-112.

²⁰ Hodgkinson, J. 2008 *The Wealden Iron Industry*, Stroud, Tempus Publishing.

4.6 *The Roman Period (43AD to 410AD)*

- 4.6.1 The Roman invasion of Britain in 43AD resulted in dramatic alterations to this island's social and economic environments²¹. It is likely that many of the rural farmsteads and associated field systems that were in existence in the Later Iron Age continued throughout the Roman period. Where they have been excavated elsewhere, they provide evidence for a mixed farming economy of crops and animal husbandry.
- 4.6.2 Villas are unknown in the Weald, being almost entirely concentrated on the Sussex Coastal Plain and immediately to the north of the South Downs, or in North Kent. There is also little evidence for any larger settlements. It has been suggested that the Weald was set aside as an Imperial Estate for iron working, which may explain the lack of villas and larger settlements in the area.
- 4.6.3 Ironworking became a major industry during the Romano-British period, with large numbers of iron working sites across the Weald²².
- 4.6.4 The extensive iron working site and baths at Beauport Park situated c. 1.5km north of the site appears to have had connections with the *Classis Britannica*²³, and appears to have been used from the end of the 1st century AD through to the early 3rd century and is described as the third largest iron works in the whole Roman empire. Numerous ore pits connected with this site are situated in the surrounding landscape²⁴.
- 4.6.5 A bronze ewer (MES890), was discovered c.800m south of the site and numerous Roman coins have been recovered from the Hastings area, which would seem to confirm that there may have been a settlement, trading centre, and perhaps a port located nearby.
- 4.6.6 Although the HER does not record any known Roman date activity within the site area itself, there is significant evidence for Roman activity located just outside the study area, mainly associated with the Roman ironworking industry. It is therefore considered that the possibility of archaeology dating to this period being present at the site is low to medium.

²¹ Rudling, D. 2003 'Roman Rural Settlement in Sussex: Continuity and Change', in Rudling, D. (Ed) *The Archaeology of Sussex to AD2000*, Kings Lynn, Heritage Marketing & Publications Ltd.

²² Cleere, H. et al. 1995 *The Iron Industry in the Weald*, Cardiff, Merton Priory Press.

²³ Brodrigg, G. & Cleere, H. 1988 'The Classis Britannica Bath-house at Beauport Park', *Britannia*, XIX, 217- 74.

²⁴ Hodgkinson, J. 2008 *The Wealden Iron Industry*, Stroud, Tempus Publishing.

4.7 *The Saxon Period (410AD to 1066AD)*

- 4.7.1 In the early post-Roman period there was a change in the economy and land-usage with any areas that had been previously cultivated reverting to woodland, although the Weald remained an important area of grazing for pigs and other animals²⁵.
- 4.7.2 There is virtually no archaeological evidence for Saxon activity at Hastings, although King Offa conquered the Hæstingas in 771, and Hastingecentre appears in the Burghal Hidage in the 10th century, assessed at 500 hides²⁶. According to the Domesday Book²⁷, Hollington was held by Godwin and Alstan who ‘could go where they would with the land’. It answered for 4½ hides.
- 4.7.3 There is no evidence of Saxon date activity recorded within the HER study area, or at the site. Therefore, the possibility of archaeology dating to this period being present at the site is considered to be unknown/low.

4.8 *The Medieval Period (1066AD to 1500AD)*

- 4.8.1 After 1066 the Manor of Hollington was granted to the Count of Eu²⁸. In a charter of Count Henry of Eu (died 1139) it is stated that his grandfather, Count Robert of Eu (died 1090) had granted the chapel of Hollington and tithes to the prebend of Ralph Tayard between 1068 and 1090²⁹.
- 4.8.2 In 1291 Hollington church was assessed at £4 6s 8d³⁰, and there was a vicar, although we do not know his name; the first named vicar appears in 1344³¹. There were two relevant manors at this time, firstly the Manor of Horintune (Hollington), and secondly the Manor of Wilting. The latter continued as a separate manor until 1373 after which it follows the descent of the Manor of Hollington³².
- 4.8.3 By 1271 the Manor of Hollington was held by Matthew de Hastings, who was granted free warren in Hollington that year³³. In the late 14th century the manor passed to Sir Edward Dalyngridge, and then in 1470 it passed to Thomas Pounce. It has been suggested

²⁵ Gardiner, M. 1990 ‘The Archaeology of the Weald – A Survey and a Review’, *Sussex Archaeological Collections* **128**, 33-53.

²⁶ Salzman, L.F. 1973 *Victoria County History: Sussex* Vol. **9**. Folkstone, Dawsons.

²⁷ Morris, J. (Ed) 1976 *Domesday Book: Sussex*, Chichester, Phillimore.

²⁸ *Ibid.*

²⁹ Bullock, F.W.R. 1949 *A History of the ‘Church in the Wood’, Hollington, Sussex*, St. Leonards on Sea, Budd & Gillatt.

³⁰ Hastings Local History Group 2003 *Hollington: The Village Past and Present*.

³¹ Bullock, F.W.B. 1949 *A Short Guide for Visitors to the Church-in-the-Wood*

³² Salzman, L.F. 1973 *Victoria County History: Sussex* Vol. **9**. Folkstone, Dawsons.

³³ *Ibid.*

that the site of the manor house may be located somewhere between the current Rectory and the church³⁴.

- 4.8.4 It has been suggested that Church Wood is the site of a deserted medieval village (DMV), with associated earthworks, underlying the surviving woodland (MES19469), however it seems more likely that Hollington was always a dispersed settlement. Another possible medieval hamlet was located at Baldslow (MES15539).
- 4.8.5 There is no evidence of medieval date activity recorded within the HER study area, or at the site, although medieval activity is recorded from the surrounding area. Therefore, the possibility of archaeology dating to this period being present at the site is considered to be unknown/low.

4.9 *The Post-Medieval Period (1500AD) to the Present Day*

- 4.9.1 In 1636 the manorial rights, free warren, free fishery etc of Hollington Manor were in the hands of Sir Thomas Pelham, probably during the minority of the heir, Thomas Pounce. By 1735 Hollington had come into the hands of James Pelham and have descended in the Pelham family subsequently³⁵.
- 4.9.2 In 1642 Thomas Ponds (sic) demises his Manor of Wilting with appurtenances in Hollington to Thomas Haynes for 7 years at a peppercorn rent for payment of debts³⁶. A land tax for the relief of the poor in the Parish of Hollington in 1663 at three pence in the pound lists 36 landowners with holdings of woodland³⁷.
- 4.9.3 Ironworking continued to be a major industry in the area, with the nearest site c. 4km to the west at the Crowhurst Furnace and Forge. This may have operated as early as 1544, and was still in use in 1653, although the forge was out of action by 1664³⁸.
- 4.9.4 The HER data records a number of 17th century buildings within the 1km study area, these are: Church Place Farmhouse (DES3911), Croft Lodge House (DES825) and Beauport Lodge (East and West) Gate, including their gate piers and the gates to the east of Beauport Lodge (DES631), which is located c. 1km to the north of the site. These are all Grade II Listed Buildings and structures.

³⁴ Padgham, D. 2006 *Church Wood, Hollington: An Archaeological Desk-Top Study*, HAARG unpublished Report.

³⁵ Salzman, L.F. 1973 *Victoria County History: Sussex* Vol. 9. Folkstone, Dawsons.

³⁶ 'Sussex Deeds in Private Hands' *Sussex Archaeological Collections* 66 (1925) 111-122.

³⁷ Arnott, S. 1869 'Contributions towards a Parochial History of Hollington' *Sussex Archaeological Collections* 21 138-158.

³⁸ <http://www.wirgdata.org/searchsites>

- 4.9.5 The HER data details three buildings and structures dated to the 18th century, these are Beauport House, c.1km to the north of the site, where a watching brief was conducted during extension works to the building. No previously unrecorded archaeological remains were recorded (MES8678); a Grade II* Listed marble statue of Queen Anne, dated 1711-12 is located c. 600m to the east of the site (MES833/ DES912), which is located near to Holmhurst St Mary's School, also a grade II Listed Building.
- 4.9.6 A late medieval / post-medieval Hundred House existed at Baldslow and by 1725 was occupied as a labourer's dwelling (MES928).
- 4.9.7 Windmill, of which only the base remains converted into a bungalow (MES999/ MES939/ DES630), located c.300m from the eastern end of the site, and Beaulieu Farmhouse (MES922), located c. 250m east of the site.
- 4.9.8 Two post-medieval quarry sites are also recorded within the study area; one located c.1km north of the site area (MES2604), and one c. 1km to the south of the site (MES21160), both identified during walkover surveys. A possible extraction pit, possibly dating to the medieval and/or post-medieval period was recorded during archaeological works for the laying the Mountfield to Hastings pipeline (MES3427/ MES3414) c. 1km to the north of the site.
- 4.9.9 The first cartographic source to illustrate the site area in sufficient detail is the Hollington Tithe Map of 1840 (Fig. 5). The area in which the site is located was at this time owned and occupied by Charles Montolieu Lamb, and was part of the Beauport Park Estate. General Sir James Murray was noted as paying rates on woodlands in the area from 1763 onwards and he built the house at Beauport Park between 1763 and 1766. He named Beauport Park after the village of Beauport (near Quebec in Canada)³⁹.
- 4.9.10 Murray was appointed Governor of Minorca in 1774 and was away from Beauport Park for several years. When he returned in 1782, it is thought he began the tradition of planting rare and unusual trees, something which was to be carried on by later owners of the estate. The Beauport arboretum was considered for many years to be an outstanding example of Victorian and Edwardian tree collections⁴⁰.
- 4.9.11 After Murray's death in 1794, the estate was bought by Sir James Burges. In 1821, James and his son Charles changed their name to Lamb in honour of their benefactor (a London merchant called John Lamb). The arboretum continued to flourish under the care of the Lamb family. A temple was built in the grounds surrounding the house along with two

³⁹<http://web.archive.org/web/20100710091130/http://www.thewildenglandproject.com/pages/WhyHastings/beauportpark.html>

⁴⁰<http://web.archive.org/web/20100710091130/http://www.thewildenglandproject.com/pages/WhyHastings/beauportpark.html>

life-sized statues, each of which can be found within the grounds of the Beauport Park hotel today⁴¹.

- 4.9.12 Sir Charles Montolieu Lamb was given the name of Charles Montolieu Burgess at birth. He gained the rank of Lieutenant-Colonel in the service of the Ayrshire Yeomanry. As of 1821, Sir Charles Montolieu Lamb, 2nd Bt. used the pen-name of Charles Montolieu Lamb by Royal Licence. He held the office of Knight Marshal of the Royal Household between 1824 and 1864. He succeeded to the title of *2nd Baronet Burges* on 1 December 1824. He held the office of Sheriff of Sussex between 1829 and 1830.⁴²
- 4.9.13 In 1840, the Estate consisted of several houses as well as a planned farm. The site itself passes through an area that was historically a series of fields, which the accompanying Tithe Apportionment details as a combination of arable, pasture and woods.
- 4.9.14 The buildings of Beauport Park Home Farm are clearly indicated on the Tithe Map, and show a trackway that runs immediately north, adjacent to the northern face of the Home Farm, that provides access from what later becomes known as Battle Road to the B2083 (in 1930). The site crosses the path of this trackway or road.
- 4.9.15 By 1860, the estate was in the hands of Archibald Lamb, son of Sir Charles Lamb. Around this time, the house at Beauport Park was leased to the engineer Tom Brassey. The grounds and arboretum were still beautifully maintained at this time. Princess Victoria (eldest daughter of Queen Victoria) visited in 1868 and commented she 'liked being here immensely at the house of the Brasseys with the wonderful gardens and especially the trees'⁴³.
- 4.9.16 Sale particulars drawn up in 1860 for the Beauport Park Home Farm indicate the extent of lands associated with the Farm at this time (Fig. 6). The site is located within this area.
- 4.9.17 Beauport Park House was completely destroyed by fire in 1923, but was rebuilt in 1926. At the beginning of WWII, underground tunnels and chambers were built by the Canadian armed forces to be used as a hiding place for a secret resistance army should England be invaded. Following the end of the war, the house became a hotel and is now in separate ownership from the rest of the estate⁴⁴.

⁴¹<http://web.archive.org/web/20100710091130/http://www.thewildenglandproject.com/pages/WhyHastings/beauportpark.html>

⁴²George Edward Cokayne, *The Complete Baronetage*, volume V, page 309

⁴³<http://web.archive.org/web/20100710091130/http://www.thewildenglandproject.com/pages/WhyHastings/beauportpark.html>

⁴⁴<http://web.archive.org/web/20100710091130/http://www.thewildenglandproject.com/pages/WhyHastings/beauportpark.html>

- 4.9.18 The HER data lists two buildings dated to the 19th century associated with the Beauport Park Estate that lie within the 1km study area of the site. These are the Beauport Park Home Farm building (constructed c. 1833 – identified by a datestone on the building) and its associated outbuildings (DES1117) and ornamental dairy (DES5979), constructed c.1870 (according to the Listed Building description), which are both Grade II Listed Buildings; they are located c. 150m west of the site.
- 4.9.19 Two further buildings associated with the Beauport Park Estate within the study area are the Beauport Lodge Gate and Gatepiers (East and West) located c. 400m north of the site (DES631), and Croft Lodge House, formally ‘Hollington Lodge’, located c. 200m north of the site (DES825). These buildings and structures are Grade II Listed Buildings.
- 4.9.20 A post-medieval extractive pit, located c. 1km north of the site within the grounds of Beauport Park was identified during a walkover survey, as well as a linear terrace located c. 400m north of the site and considered likely to relate to late 19th or early 20th century landscaping within Beauport Park (MES15524/MES15525).
- 4.9.21 A series of banks and quarries, considered likely to date to the post-medieval period were located c. 800m south west of the site (MES21160).
- 4.9.22 In the 1870s, the area in which the site is located remained as open land. The Ordnance Survey map of 1878 (Fig. 7) indicates that the route of the proposed road passes near to a spring within the small valley basin where a small pond is also illustrated. This map more clearly shows the various buildings associated with the Beauport Park Farm and Estate as well as indicating that a road or formal track had been laid within the bottom of the small valley, roughly aligned south west – north east. This road or trackway forks towards its eastern extent, connecting with what became known as the B2083 (in 1930) to the north, and to what later became Seddlescombe Road to the south. Several ‘brick fields’ are indicated to the south of the site, at the western extent of the new road or trackway and to the eastern extent of the southern fork of the new road.
- 4.9.23 There are no significant changes to the area in which the site is located until the late 1930’s. The Ordnance Survey Map of 1938 (Fig. 8) indicates that by this time, the area south of the site had been developed with the construction of residential properties along the western extent of the road that passed through the valley basin. The road is labelled as ‘Beauharrow Road’ on the map of 1938. At the eastern extent of Beauharrow Road the area of ‘brickworks’ seen in 1878 is illustrated as ‘quarries’ and appear to be more a formalised light industrial complex of buildings. The site area itself remained as open land at this time.
- 4.9.24 By 1975 (Fig. 9) the surrounding area to the site had undergone significant development with larger more substantial, industrial buildings constructed to the south, as well as further residential buildings constructed to the north, east and west. A ‘Depot’ had been constructed to the north of the eastern extent of the fork from Beauharrow Road, along

which the route of the site is proposed. The immediate area in which the site is located remained as open land. The presence of 'drains' is indicated across this open area on the map of 1975; the pond and spring are still indicated as present.

4.9.25 By 1986 (Fig. 10) the surrounding area to the north of the site had undergone considerable development with the construction of the Queensway Road located immediately north of Beauport Park Home Farm forming the northern extent of the site. The construction of this road destroyed the eastern extent of the link road between Battle Road to the B2083, however a new, more southerly branch of the former road had been constructed within the basin of the small valley which forms the area in which the site is located.

4.9.26 Further development is noted just north of the new Queensway Road with the construction of Beauport Gardens to the immediate east of 'Hollington Lodge' and the construction of a large 'water works' immediately to its north. The site area itself remains as open, undeveloped land.

4.9.27 Hollington Parish ceased to exist as a result of the Hastings Extension Act 1937⁴⁵, and it was incorporated into the Borough of Hastings. During the Second World War a Nodal Point was created at Baldslow, where a single line of anti-tank cubes encircled the road junction (MES19786, MES19787), with roadblocks, supported by pillboxes (MES19793, MES19789), fortified buildings and a fixed flame defence⁴⁶.

⁴⁵ ESRO (P380)

⁴⁶ Butler, C. 2007 *East Sussex under Attack*, Tempus Publishing Ltd

5 Site Visit

5.1 A site visit was undertaken on the 21st February 2014. The weather was dry, and generally bright, with intermittent cloud coverage. The site visit was conducted after a prolonged period of heavy rain which had left the central portion of the site waterlogged.

5.2 The site area is located within a gentle sloping valley area consisting of a mix of open grass areas, dense scrub and young woodland. The site can be accessed from several locations, and has a public footpath that passes through the site aligned roughly north-south.

5.3 The point of access for the site visit was the end of Whitworth Road; a relatively recently constructed road (c.1987) that provided access to the central length of the proposed new road route through an area of dense shrub (Plate 1).



Plate 1. Facing west towards central portion of site



Plate 2. Facing west to central portion of site

5.4 The central portion of the site is located within an open area of grassland with intermittent patches of dense scrub and gorse, and passes roughly east-west over a small valley (Plate 2) where a spring has been noted on the Ordnance Survey maps, forming a natural pond. This area of the site was waterlogged and most likely corresponds to the small pond seen on historic mapping.

5.5 No above ground features of archaeological or historical significance were noted in the central portion of the site.

5.6 Plates 3 and 4 below were taken from a relatively level area of the site that was likely the route of the historic road that linked Battle Road to the B2083. This area is characterised by a mix of very young trees/saplings, and more mature trees. Fragments of brickwork were noted in this area, perhaps suggesting the former presence of the smaller buildings shown in the Ordnance Survey mapping of 1878 in this area.



Plate 3. Facing east to central portion of site



Plate 4. Facing west towards western portion of site

5.7 An open area of grassland lay beyond the route of the road (Plates 5 & 6 below) that formally passed to the north of Beauport Park Home Farm, linking what is now known as Battle Road and 'The Ridge West' Road to link. The northern boundary of the site in this area is formed by the Queensway Road, and is lined with young trees. To the south west is a more densely wooded area of young trees. To the north east, the site area is located within the open grassland. The Queensway Road forms part of the site in this area.

5.8 No above ground features of archaeological or historical significance were noted in the western portion of the site area save the area of brick fragments mentioned above that may possible indicate the presence of below ground post-medieval building remains.



Plate 5. Facing north west in western portion of site



Plate 6. Facing north east in western portion of site

5.9 The eastern extent of the site area is located on higher ground level, forming the southern side of the small valley that the site is located within. The vegetation here is characterised by dense scrub and gorse, as illustrated in Plate 7 below. The route of the proposed Gateway road in this area follows the former route of the southern fork of the Beauharrow Road which is no longer present.



Plate 7. Facing East towards eastern portion of Site

- 5.10** As the route of the proposed road progresses towards its eastern extent, the vegetation changes and is characterised by young woodland and dense scrub. No above ground features of archaeological or historical significance were noted in the eastern portion of the site area.



Plate 8. Facing West along Eastern Extent of Site



Plate 9. Facing East towards Eastern Extent of Site

- 5.11** Further investigation is needed to confirm the presence or absence, condition of survival and date of any archaeological remains should they be present at the site.

6 Identified and/or Anticipated Below Ground Heritage Assets at the Proposed Development Site

6.1 Table 1 below lists the identified and/or anticipated heritage assets that may occur within the proposed development site area (Fig. 4) which potentially may be directly/physically impacted by proposed development activities.

Table 1: Identified and / or Anticipated Heritage Assets within the Proposed Development Site Boundary

Heritage Asset Component		Identified/ Anticipated	Description	Cultural Value	Potential
Prehistoric	Evidence of occupation /settlement activity	Anticipated	Post holes, ditches/flint working sites/ hearths	Undesignated/ Local	Unknown / Low/Low Medium
Roman	Evidence of Roman activity – Iron Working	Anticipated	Hearths, ditches, slag	Undesignated / Local	Low - Medium
Saxon	Evidence of occupation / settlement / agricultural activity	Anticipated	Remains of ditches / post holes / metalwork	Undesignated / Local	Unknown / Very Low
Medieval	Trackways and /or field boundaries / agricultural activity / settlement activity	Anticipated	Remains of ditches / post holes	Undesignated / Local	Unknown / Low
Post-medieval	Agricultural and related activity	Anticipated	Remains of out buildings	Undesignated / Local	Low - Medium

Summary of Below Ground Potential

6.2 A desk-based assessment can generally only consider the potential of a site in principle. Its conclusions usually require testing by fieldwork in order to confirm whether remains are actually present and, if this is the case, to establish their character, condition and extent and thus indicate the weight that ought to be attached to their preservation. It must always be acknowledged that remains of a type for which there is no prior evidence may be found on a site by fieldwork.

- 6.3** The proposed development site itself has not undergone any major recent development activity that would highlight the presence (or absence) of unrecorded archaeology, as such, the presence of unrecorded below ground features cannot be discounted.
- 6.4** The proposed development site has remained principally as open land since the mid-19th century as arable and/or pasture land. Drainage channels illustrated on the Ordnance Survey mapping indicates that this area of land was liable to flooding.
- 6.5** A review of the HER data indicates the presence of human activity in this area illustrated as such by nearby agricultural activity, flint working and extensive Roman period iron working.
- 6.6** Evidence of actual settlement however, has not yet been recorded, possibly due to the lack of modern development in the immediate area of the site. It is possible that this area of land may have historically been too ‘wet’ to enable settlement, however, it is considered a possibility that further evidence of human activity maybe present within the site area, and the presence of evidence of settlement should not be ruled out.
- 6.7** Based on the designation of sites as outlined in the methodology (Appendix 5), the cultural value of these potential features is likely to be ‘Undesignated/Local’, if present. However, it must be noted that the cultural value of each archaeological component can only be predicted at this stage and it is always a possibility that finds or features of higher significance may be located within the proposed development site boundary.
- 6.8** To conclude, the proposed development site is considered to lie within an area of generally Unknown/Low potential for the discovery of below ground archaeological features dating to the prehistoric to medieval period, and low – medium potential for the discovery of below ground archaeological features dating to the post-medieval period.

7 Existing Impacts on Below Ground Potential

- 7.1** The site is situated on a clay substrate. The Ashdown Beds and Wadhurst Clay Formation is slightly acidic in nature. Acidic soils will probably have adversely affected the survival of bone and iron. Most pottery survives reasonably well in all soil conditions. However, despite the homogeneity implied by the geological mapping (surveyed in the 1960s), it should be remembered that many other factors, including ‘types of local bedrock, vegetation and human activity in the vicinity of the site can all influence acidity or alkalinity, either of which may differ widely over the geography of a single site’⁴⁷. Sub-surface survival of flint though, is likely to have been good.
- 7.2** The cartographic evidence has revealed a relatively static landscape in the immediate area in which the site is located, in which field enclosure has been the predominant factor. The site has not undergone any major development excepting the construction or formalisation of three light roads or trackways between 1840 and 1975. These roads are no longer extant. The laying of field drains may have truncated or even destroyed shallow archaeological deposits in specific areas, but deeper features (pits, ditches, building foundations, etc.) may still survive.

⁴⁷ Watkinson & Neal (1998) *First Aid for Finds: Practical Guide for Archaeologists*, p7

8 Impact Assessment of Anticipated Below Ground Heritage Assets

8.1 At the time of writing there were no specific details available of the proposed development of the Site beyond a preliminary site layout so the impact on specific features of archaeological significance was considered in the broadest terms. A further limiting factor was the absence of any geotechnical data for the Site, which would otherwise provide information regarding topsoil depth and so forth.

Construction Phase

8.2 Where ground reduction is considered necessary, the construction of the proposed development is likely to have a direct impact on the potentially surviving anticipated remains of prehistoric, Roman, medieval and post-medieval date.

8.3 It is anticipated that ground reduction, where considered necessary, for the construction of access roads, and/or site storage facilities etc is likely to have a direct impact on the potentially surviving anticipated remains of prehistoric, Roman, medieval and post-medieval activity.

8.4 If direct impact of the archaeological resource is unavoidable a programme of archaeological field work may be required before construction.

Operational Stage

8.5 It is highly unlikely that any further archaeological remains will be directly affected during the operational phase of the development.

Decommissioning/Restoration stage

8.6 It is considered unlikely that any heritage assets would be affected during the decommissioning/restoration phase of the proposed development.

8.7 Table 2 below lists the sites and monument type identified in the previous section and their anticipated level of impact. Based on the available information at the time of writing, the potential magnitude of direct impact is then assessed. The potential magnitude of impact is based on the development proposal provided by the client in February 2014.

Table 2: Impact Assessment of Anticipated Below Ground Heritage Assets

Heritage Asset Component		Site type	Anticipated Cultural Value	Scale of Development Impact / Potential Magnitude	Potential overall Effect on Resource
Prehistoric	Evidence of occupation / settlement activity	Anticipated / undesignated	Undesignated / Local	Large	Minor Adverse
Roman	Evidence of Roman activity – Iron Working	Anticipated / undesignated	Undesignated / Local	Large	Minor Adverse
Saxon	Evidence of occupation / agricultural/ settlement activity	Anticipated / undesignated	Undesignated / Local	Large	Minor Adverse
Medieval	Trackways and/or field boundaries/agricultural activity/settlement activity	Anticipated / undesignated	Undesignated / Local	Large	Minor Adverse
Post-medieval	Agricultural and related activity	Anticipated / undesignated	Undesignated/ Local	Large	Minor Adverse

Summary

- 8.8** Based on the development proposal provided by Sea Change Sussex it is likely that if any below ground heritage assets are present within the proposed development site area, they are likely to be impacted along the route of the proposed road. However, it remains uncertain to what degree any potential below ground remains will be impacted. However, based on professional judgement, it is reasonable to assume that where ground reduction is required, the potential direct impact upon the anticipated remains will likely be Large.
- 8.9** Based upon the above and taking the potential cultural value of the anticipated remains into consideration, it is considered likely that the potential overall effect on archaeological resource will be Minor Adverse.
- 8.10** In line with EIA guidance, these effects constitute a finding of *not significant*.

9 Mitigation of Direct Impacts upon Anticipated Below Ground Heritage Assets

- 9.1 Planning policy guidelines note that physical *in situ* preservation of archaeological remains is generally preferred.
- 9.2 However, planning policy also accepts that a degree of flexibility may be appropriate, especially where a scheme offers a wide range of potential benefits that weigh positively in favour of development. Whilst the objectives of the proposed development should be to avoid impacts where possible, or to minimise impact, through foundation designs that preserve the most significant remains, in such circumstances arrangements for the excavation and recording of less significant archaeological remains is an acceptable alternative.
- 9.3 The primary advantage of this form of integrated mitigation strategy is an improved understanding of the local historic environment, which can provide a range of benefits in terms of advancing academic research and supporting more sensitive historic environment site management practices, which in the case of the proposed development is considered to lead to a residual *Moderate Beneficial Effect*.
- 9.4 As the proposed route of the road traverses varying ground conditions, a general approach to mitigation of the archaeological remains is suggested below. It is recommended that the suggested mitigation approach is incorporated into the design of the proposed development.

Eastern Portion of Proposed Route

- The proposed route of the new road in this area largely follows a former road, however, to safeguard against impact upon previously undisturbed ground, it is recommended that a watching brief is in place during ground works.

Central Portion of Proposed Route

- Targeted geophysical survey of the areas where development is proposed, where possible is likely to help to identify and quantify any potential unknown heritage assets surviving below ground;
- Based on these results a program of further trenching or watching brief may be necessary;
- Further mitigation measures, such as excavation, can be programmed into the development design to fully mitigate development impacts, should they be deemed necessary.

Western Portion of Proposed Route

- Targeted geophysical survey of the areas where development is proposed, is likely to help to identify and quantify any potential unknown heritage assets surviving below ground;
- Based on these results a program of further trenching or watching brief may be necessary;
- Further mitigation measures, such as excavation, can be programmed into the development design to fully mitigate development impacts, should they be deemed necessary.

9.5 Table 3 summarises the recommended mitigation measures discussed below.

Table 3: Mitigation of Direct Impacts upon Anticipated Below Ground Heritage Assets

Heritage Asset Component		Potential Overall Effect on Resource	Mitigation			Residual effects
			Eastern Portion	Central portion	Western Portion	
Prehistoric	Evidence of occupation / settlement activity	Minor Adverse	Watching Brief (WB)	Targeted Geophysical Survey where possible /Evaluation by Trial Trenching /WB	Targeted Geophysical Survey and Evaluation by Trial Trenching /WB	Moderate Beneficial
Roman	Evidence of Roman activity – Iron Working	Minor Adverse				Moderate Beneficial
Saxon	Evidence of occupation / agricultural / settlement activity	Minor Adverse				Moderate Beneficial
Medieval	Trackways and / or field boundaries / agricultural activity / settlement activity	Minor Adverse				Moderate Beneficial
Post-medieval	Agricultural and related activity	Minor Adverse				Moderate Beneficial

10 Setting Assessment

10.0.1 An assessment was made of the setting of the proposed development in relation to the identified heritage assets within a 1km radius from the proposed route of the road. This assessment was carried with reference to guidance produced by English Heritage (2011).

10.0.2 This assessment recognises that the setting of a heritage asset has no intrinsic importance or value in itself, only how it contributes to the significance of the heritage asset in question. A proposed development does not necessarily have to be visible from a heritage asset to affect its setting; equally, a proposed development can be fully visible from an asset but will not impact on its setting if the setting does not contribute to the significance of the asset.

10.0.3 The HER data was assessed to identify heritage assets whose setting may be affected by the proposed development. Five were deemed likely to have setting issues resulting from the proposed development (See Appendix 4 for justification):

10.0.4 The five identified heritage assets are listed below in Table 4.

Table 4: Summary of Potentially Affected Heritage Assets

Asset Category	HER No.	Name/Description	Cultural Significance of Asset	Potentially Affected Aspect of Setting
GII LB	DES825	Croft Lodge House (formally Hollington Lodge)	Regional	Wider Setting (Historical ownership of land – Beauport Park Estate)
GII LB	DES631	Beauport Lodge (East and West) Gate Including Gate Piers and Gates to East of Beauport Lodge	Regional	Wider Setting (Historical ownership of land – Beauport Park Estate)
GII LB	DES1117	Beauport Home Farm with attached Outbuildings	Regional	Wider Setting (Historical ownership of land – Beauport Park Estate)
GII LB	DES597	Dairy at Beauport Home Farm	Regional	Wider Setting (Historical ownership of land – Beauport Park Estate)
Non-Designated	MES15525	Linear Terrace	Local	Wider Setting (Historical ownership of land – Beauport Park Estate)

10.1 Assessment of Significance of the Setting of the Heritage Asset

- 10.1.1 The identified heritage assets either historical or currently lie within the Beauport Park Estate, which is considered to form the wider setting of each of the identified assets.
- 10.1.2 As the area in which the site is located was historically part of the same estate it is considered that the proposed development will impact the wider setting of these heritage assets.
- 10.1.3 The following discusses the potentially affected aspect of setting of each heritage asset listed above in Table 4, and in line with English Heritage guidance, attaches a weight to the significance of that aspect of setting that is considered likely to be affected. The results of this process are summarised in Appendix 5.

Croft Lodge (formally Hollington Lodge) DES825

- 10.1.4 This Grade II Listed Buildings, believed to date to the 17th century, is located c. 100m north east of the proposed route of the new road. The Lodge is illustrated on the Tithe Map of 1840, within a field utilised as ‘woods’, owned and occupied by Charles Lamb, owner of the Beauport Park Estate at this time. It was probably used as a hunting lodge.
- 10.1.5 The original setting of this building is likely represented on the Tithe Map which indicates that the surrounding area of the building was ‘wooded’, within the wider setting of the Beauport Park Estate, which for the most part, at this time, consisted of fields, utilised as pasture and arable.
- 10.1.6 The current setting of the building is heavily altered with modern residential development adjacent to the boundary of the building to the east, west and the south; a large ‘water works’ borders the boundary to the north. The Queensway Road is located approximately 60m to the south of the building. The impact of the modern development has severed any visual connection to Beauport Park to the north, and to buildings and structures identified in Table 4. Its modern built-up character is no longer representative of the original historical setting.
- 10.1.7 Based on the above, it is considered that the significance of the potentially affected attribute, i.e. the contribution the setting makes to the understanding of the Heritage Asset is considered to be **Negligible**.

Beauport Lodge Gate DES631

10.1.8 These Grade II Listed structures are located c. 400m to the east of the eastern extent of the proposed road, and consist of two cottages, believed to date from the 17th to 19th century, as well as gate piers and heavy decorative cast iron gates.

10.1.9 The original setting of these structures relates to the Beauport Lodge, and at the time of the Tithe Map were set within an undeveloped landscape of fields utilised as pasture and arable, owned and occupied by Charles Lamb, owner of the Beauport Park Estate at this time.

10.1.10 Today the setting of the grade II Listed structures is significantly altered from that shown on the 1840 map, which is likely representative of the original setting of the structures. The original Beauport Lodge building is no longer extant, and the entrance no longer serves the main building, the Beauport Hotel, within the Estate land.

10.1.11 Although much of the Beauport Park Estate remains as undeveloped land northeast of the 'Ridge West Road', modern development has encroached on the Estate lands that lay south west of the 'Ridge West Road', in which the site of the proposed development is located, separating it visually from the heritage assets identified in Table 4, creating a densely developed area of residential and light industrial buildings, compounded by the construction of the Queensway Road.

10.1.12 Based on the above, it is considered that remaining Estate lands to the northeast of the 'Ridge West Road' make a positive contribution to the understanding of the Heritage Asset due to their undeveloped nature, representing in part, the original setting of the asset. However the densely developed area of residential and light industrial buildings and the Queensway Road to the south west of the asset, which constitutes the area in which the proposed development is located, is considered no longer representative of the original historical setting of the asset.

10.1.13 Based on the above, it is considered that the significance of the potentially affected attribute, i.e. the contribution the setting makes to the understanding of the Heritage Asset is considered to be **Negligible**.

Beauport Home Farm with attached Outbuildings DES1117

10.1.14 These Grade II Listed Buildings, believed to date to the early to mid-19th century, are located c. 250m south west of the proposed route of the new road. The Home Farm was owned and occupied by Charles Lamb, owner of the Beauport Park Estate at this time, and was a 19th century planned farm.

10.1.15 The Tithe Map serves to illustrate the original setting of this building which indicates that it was located within fields, utilised as pasture and arable, within the wider setting of the Beauport Park Estate, which for the most part, at this time, consisted of undeveloped land, utilised as pasture and arable, and woods.

10.1.16 Today the setting of the building is heavily altered with modern residential development adjacent to the boundary of the building to the east, south and west. The modern Queensway Road is located immediately to the north of the Home Farm building. The impact of the modern development has severed any visual connection to the Beauport Park Estate to the north east, and to the buildings and structures identified in Table 4, and is no longer representative of the original historical setting.

10.1.17 Based on the above, it is considered that the significance of the potentially affected attribute, i.e. the contribution the setting makes to the understanding of the Heritage Asset is considered to be **Negligible**.

Dairy at Beauport Home Farm DES597

10.1.18 This Grade II Listed Buildings, believed to be contemporary with the Home Farm, is located c. 250m south west of the proposed route of the new road. The building is located within land that was owned and occupied by Charles Lamb, owner of the Beauport Park Estate at this time, and was part of the Victorian planned Beauport Home Farm.

10.1.19 The Tithe Map serves to illustrate the original setting of this building which indicates that it was located within the Home Farm complex, set within fields, utilised as pasture and arable, located within the wider setting of the Beauport Park Estate, which for the most part, at this time, consisted of undeveloped land, utilised as pasture and arable, and woods.

10.1.20 Today the setting of the building is heavily altered with modern residential development adjacent to the building to the east, south and west. The modern Queensway Road is located immediately to the north of the building. The impact of the modern development has severed any visual connection to the Beauport Park Estate to the north east, and to buildings and structures identified in Table 4, although it retains its relationship with the Home Farm building. The setting is considered no longer representative of the original historical setting.

10.1.21 Based on the above, it is considered that the significance of the potentially affected attribute, i.e. the contribution the setting makes to the understanding of the Heritage Asset is considered to be **Negligible**.

Linear Terrace MES15525

10.1.22 This undesignated, undated linear terrace is located c.500m north east of the proposed road, immediately south of the Beauport Park Hotel, which was constructed in 1926 after the original building was completely destroyed by fire a few years earlier. It is thought likely that these linear earthworks represent recent landscaping features within the immediate grounds of the new building, rather than landscaping contemporary with the original building.

10.1.23 The original setting of the linear feature is difficult to determine due to the unknown date of the feature. However, as it is thought likely that it represents recent landscaping as a result of the rebuilding of the Beauport Lodge then it is considered reasonable to suggest that the original setting of this undesignated heritage asset relates to c. 1926, set within the wider Beauport Park Estate.

10.1.24 Based on the above, it is considered that the significance of the potentially affected attribute, i.e. the contribution the setting makes to the understanding of the Heritage Asset is considered to be **Negligible - Minor**, relating to the rebuilding of Beauport Lodge, and its close proximity to that building.

10.2 Assessing the Effect of the Proposed Development on the Significance of the Asset

10.2.1 The range of effects that the development may have on the setting of the identified heritage assets are identified and the resultant degree of harm or benefit to the significance of the heritage asset evaluated below.

10.2.2 At the time of writing there were no specific details available of the proposed development of the Site beyond a preliminary site layout so the impact on specific heritage assets was considered in the broadest terms.

Construction Phase

10.2.3 It is anticipated that ground reduction will be required, at least in part, if not the entire length of the proposed route of the road and for the construction of access roads, and/or site storage facilities.

10.2.4 All construction effects on the identified heritage assets are short term, temporary and reversible, as such these are not considered further within the assessment.

Operational Stage

10.2.5 The operation and maintenance of the proposed development will result in the addition of a new element within the landscape.

Decommissioning/Restoration stage

10.2.6 The activities on-site during decommissioning, should this take place, are considered to appear much the same as during the construction period except that as the period of decommissioning progresses. As such these are not considered further within the assessment.

10.2.7 Table 5 below summarises the effect of the proposed development on the significance of the identified heritage asset.

Table 5: Assessing the effect of the proposed development on the significance of the asset

Asset Category	HER Ref. No.	Name /Description	Significance of affected aspect of setting to asset	Sensitivity (Based on Cultural Value- Appendix 3)	Magnitude of change to affected aspect of setting (Appendix 3&6)	Overall Significance of Effect
GILB	DES825	Croft Lodge House (formally Hollington Lodge)	Negligible	High	Very Low	Minor
GILB	DES631	Beauport Lodge (East And West) Gate Including Gatepiers and Gates to East of Beauport Lodge	Minor - Moderate	High	Very Low	Minor
GILB	DES1117	Beauport Home Farm with attached Outbuildings	Negligible	High	Very Low	Minor
GILB	DES597	Dairy at Beauport Home Farm	Negligible	High	Very Low	Minor
Non-Designated	MES15525	Linear Terrace	Negligible - Minor	Low	Very Low - Low	Negligible

10.2.8 In line with the assessment criteria, it is considered that the proposed development will constitute a ‘Very Low to Medium’ magnitude of change to the setting of the identified heritage assets, resulting in a potential ‘Negligible to Minor’ overall effect.

10.2.9 In line with EIA guidance, these effects constitute a finding of *not significant*.

11 Conclusions

- 11.1** No heritage assets have been identified at the site; however the assessment concludes that the archaeological potential is considered as unknown/low to low for archaeological remains of various dates to be present in all areas of the site.
- 11.2** Consequently, it is recommended that a further programme of archaeological works be undertaken to confirm the presence or absence, and condition of survival of any archaeological remains should they be present at the site, ahead of ground works.
- 11.3** An assessment of potential impacts to the setting of identified heritage assets within a 1km radius of the site has concluded that no significant effects are likely to arise as a result of the proposed development.
- 11.4** All mitigation measures should be discussed with the East Sussex County Council Archaeological Officers.

12 Acknowledgements

12.1 I would like to thank Clive Taylor of Sea Change for commissioning this survey.

12.2 The staff at the East Sussex Record Office provided help in obtaining the tithe map and other documents.

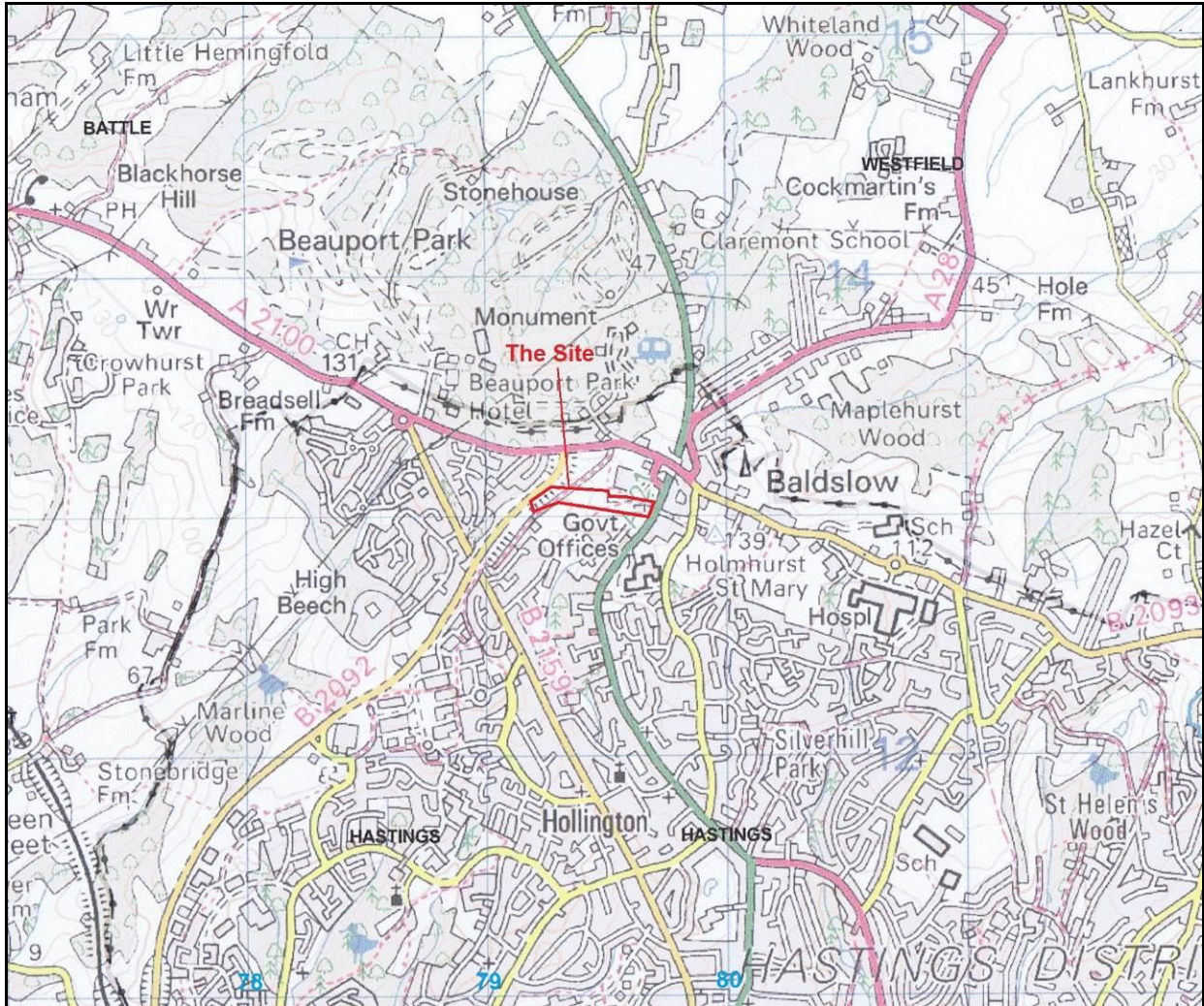


Figure 1: Queensway Gateway: Site Location Plan
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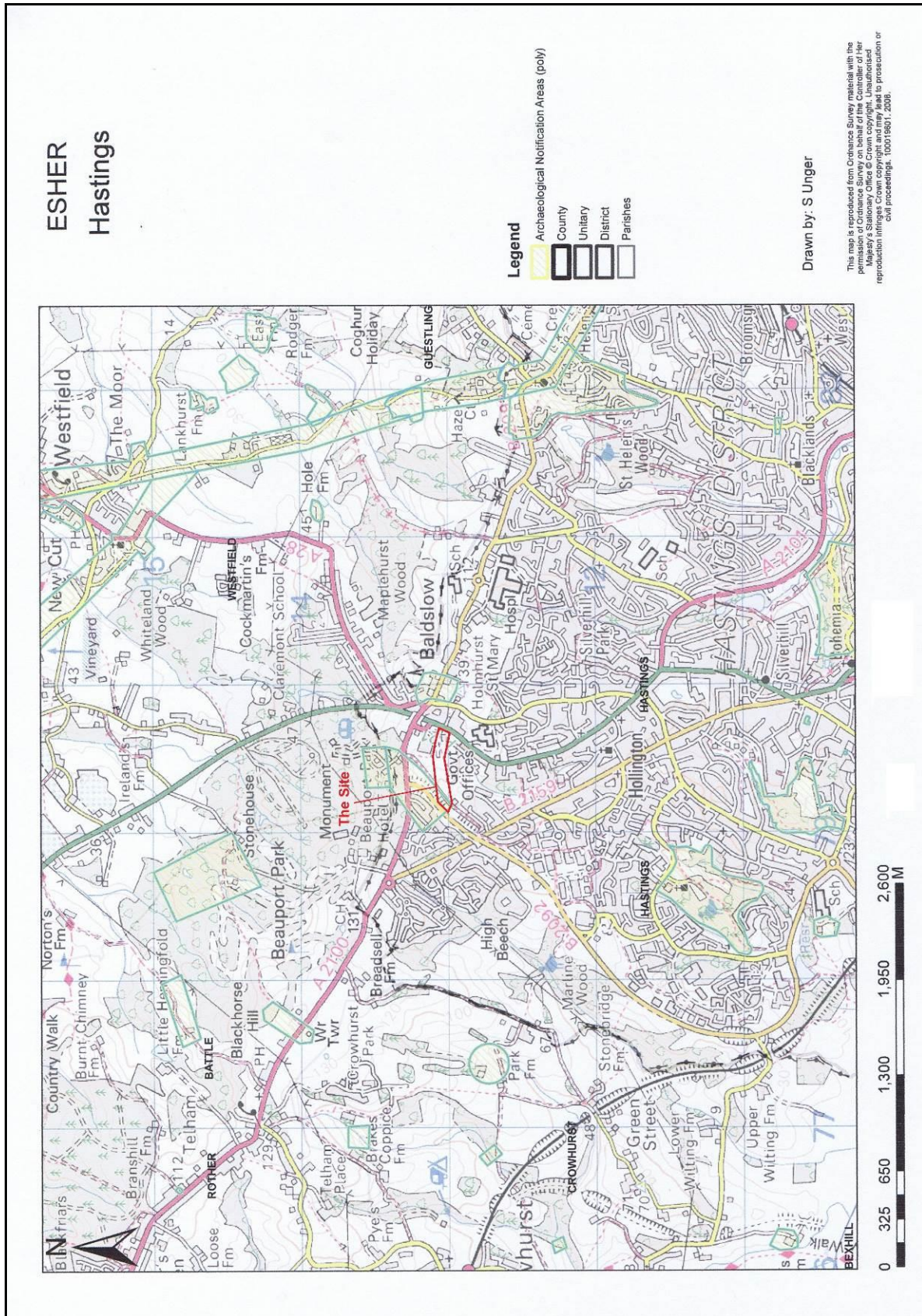


Figure 2: Queensway Gateway: Archaeological Notification Areas
(Adapted from map provided by ESCC)
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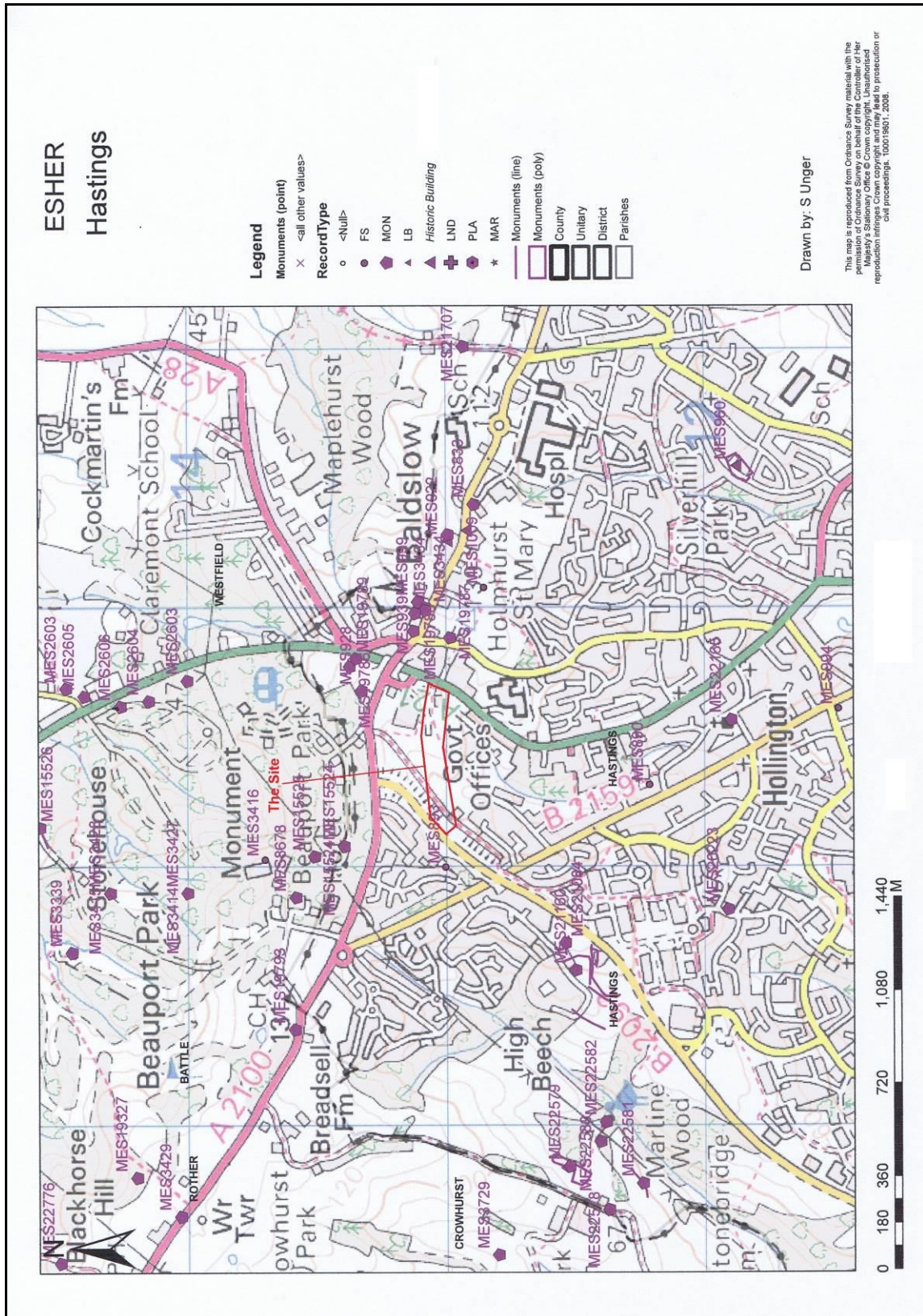


Figure 3: Queensway Gateway: Sites on the HER

(Adapted from map provided by ESCC)

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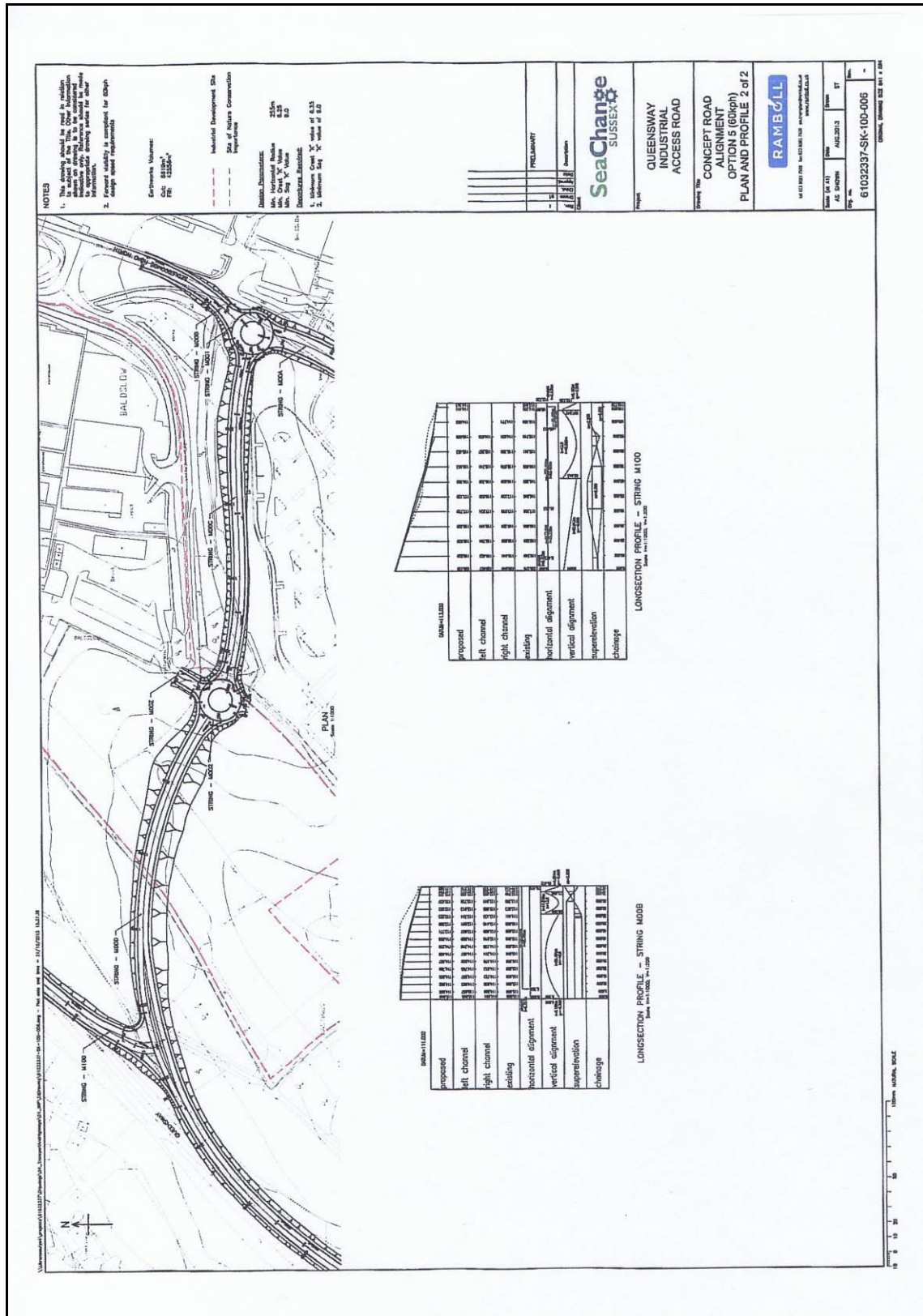


Figure 4: Queensway Gateway: Development Plan
(Adapted from architects drawing)

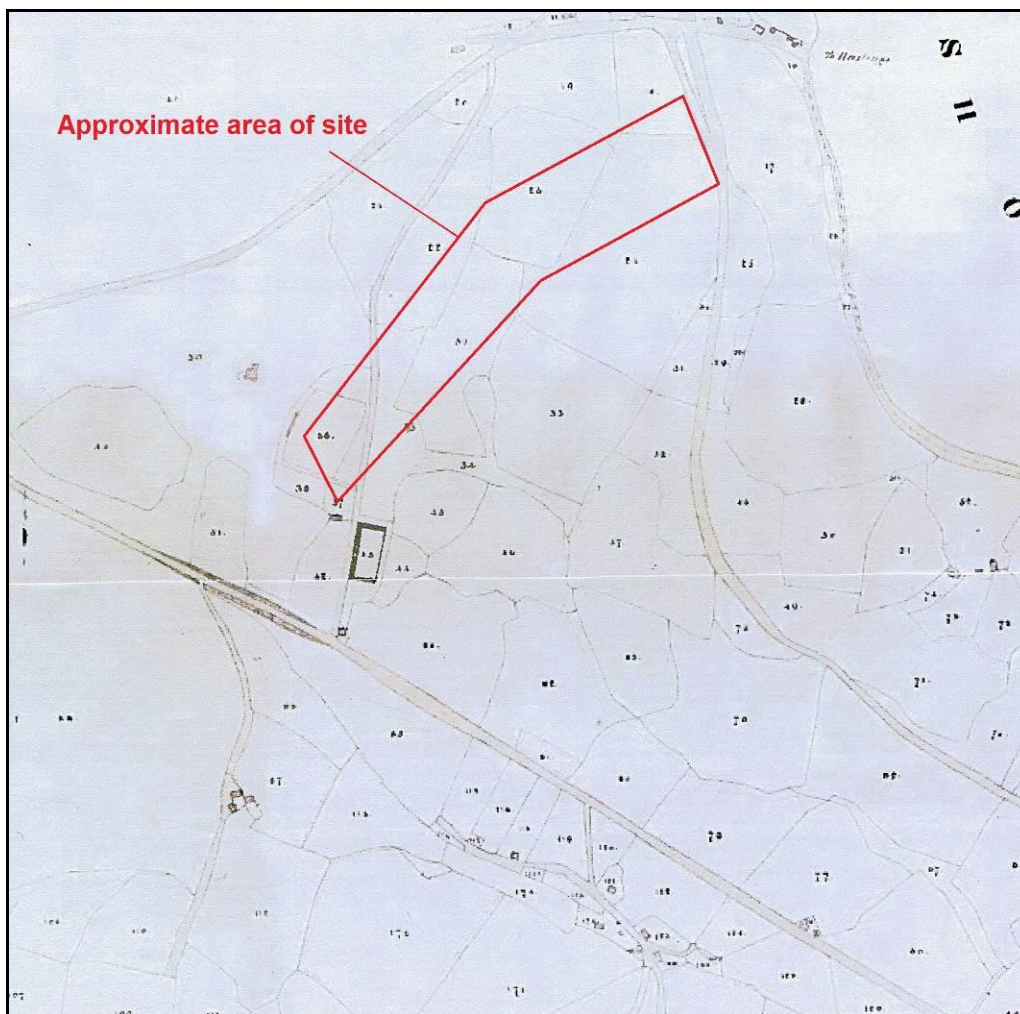


Fig. 5: Queensway Gateway : Extract of Hollington Tithe Map 1840 (ESRO TDE 10001/2/5)

Plot No.	Land Owner & Occupier	Name/Description	Cultivation
1	Charles Montolieu Lamb	Swan Pond Cottage	-
2		Pond	-
3		Waste & c	-
3 1/2		Great Baldsloe Wood	Wood
4		House & c	-
4 1/2		Park, part of	-
5		Great Caldsloe Wood	-
6		Little Caldsloe Wood	-
6 1/2		Old Shops by the Harrow	-

8		Harrow SHaw	-
9		Pound Piece	Pasture
10		Plat	-
11		House & garden	-
12		Garden	-
12 1/2		Seven Acre Mead	-
13		Pound Piece, part of	-
16		Garden	-
17		Harrow Field	Arable
18		Ten Acres, part of	Arable
19		Ten Acre Field Wood, part of	Wood
20		Wall Field Wood	Wood
21		Upper Wall Field	Pasture
22		Lower Wall Field	Pasture
23		Ten Acres, part of	Arable
24		Twelve Acre	Arable
25		Harrow Shaw	Wood
26		Field Adjoining the Harrow	-
33		Broom Field	Pasture
34		House Shaw	Wood
35		Stable Meadow	Pasture
36		Garden	-
37		Garden	-
38		Garden	-
39		Rough Field Wood	Wood
41		Quarry Field	Pasture
42		Timber Yard Field	Pasture
43		Farm Yard	-
44		Calve Plat	Pasture

45		Quarry Field	Pasture
46		Old Hop Garden Field	Pasture
82		Lower Coombs	Pasture
84		Alder Wood	Wood
85		Hollowfield Plantation	Wood
90		Hoads Plat	Pasture
92		Upper Hoads Plat	Pasture
93		Cottage & c	-
114		Hollow Field Pasture	-
121		Cottage & c	-
164		Stars Field, part of	Pasture
175		Evedens Plat	Pasture

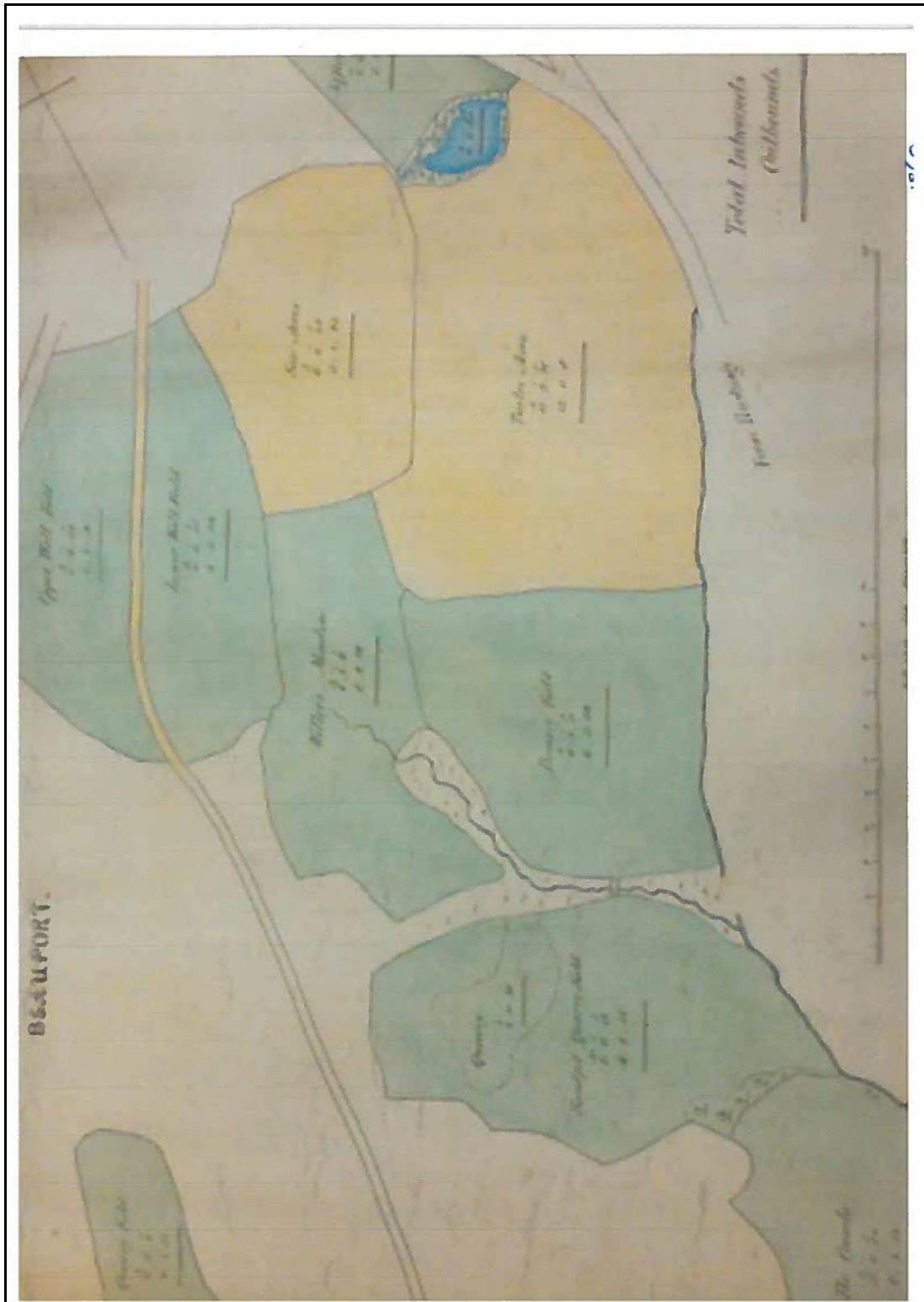


Figure 6: Queensway Gateway: 1860 Plan of lands owned by Beauport Park Home Farm (ESRO AMS 5609/1/1)

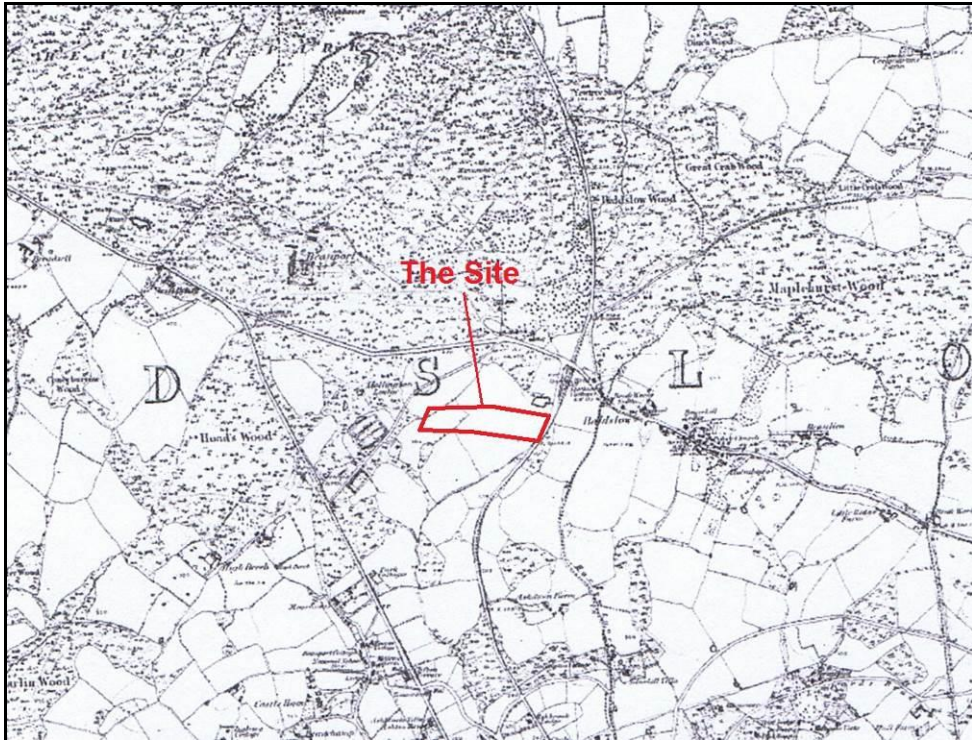


Figure 7: Queensway Gateway: Extract from Ordnance Survey Map (1878)

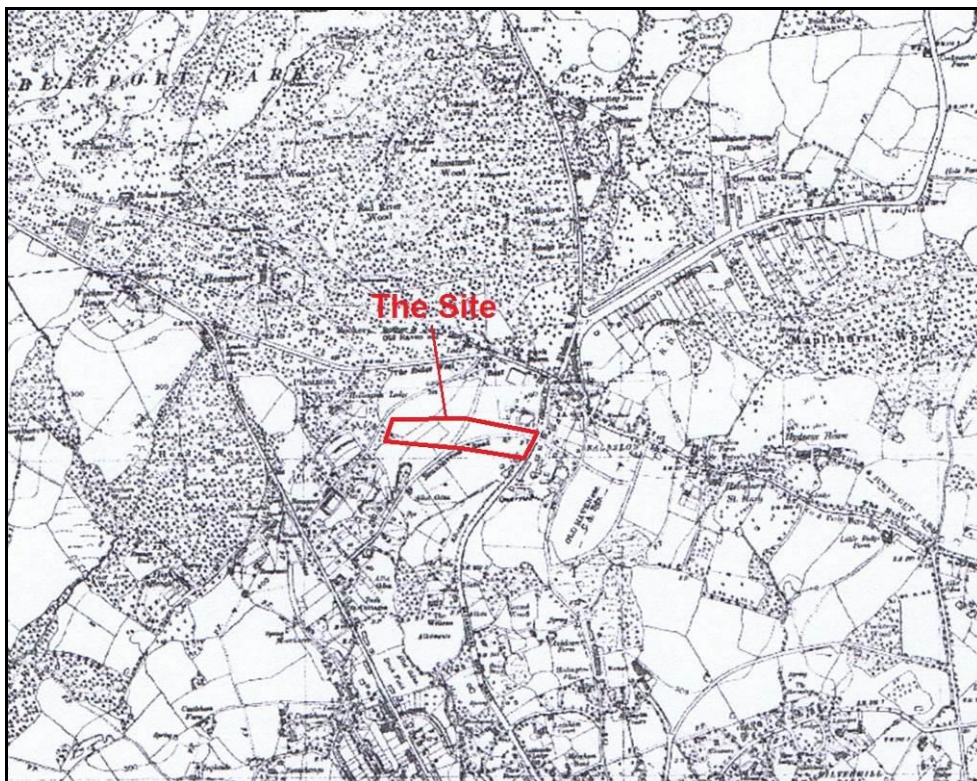


Figure 8: Queensway Gateway: Extract from Ordnance Survey Map (1938)

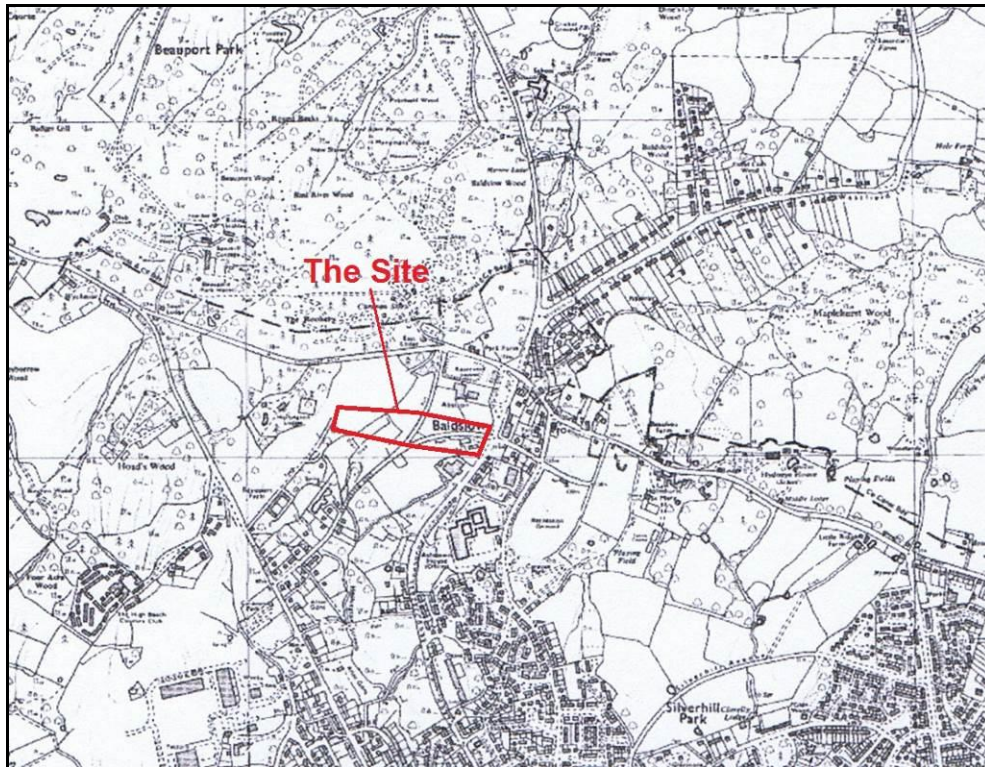


Figure 9: Queensway Gateway: Extract from Ordnance Survey Map (1975)

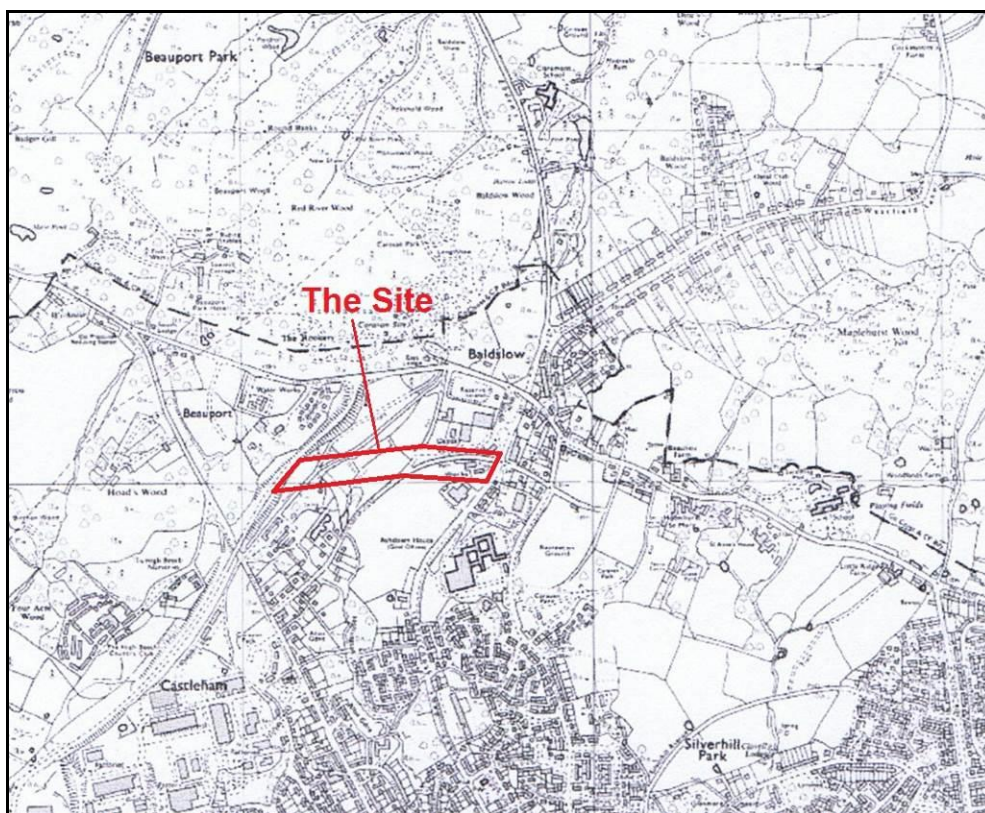


Figure 10: Queensway Gateway: Extract from Ordnance Survey Map (1986)

APPENDIX 1 HER Data

HER No.	Period	Type of Site/Description	Notes
MES893	Neolithic	Neolithic Axe	Found by a workman while digging in August 1915
MES1009	Neolithic	Neolithic Flint Axe	Neolithic flint axe found near Beaulieu Farm in August 1915 (Documentary Evidence)
MES3434	Neolithic to Post Medieval	Ridgeway	Fairlight - Battle - Netherfield ridgeway
MES3416	Roman	Romano-British Pottery	Mountfield to Hastings pipeline. Twenty five sherds (Coin located c.4km to north of the site)
MES890	Roman	Roman Bronze Ewer	Not in situ
MES2603	Medieval - Post Medieval	Road	Documentary Evidence
DES825	17 th Century	Croft Lodge House	Grade II Listed Building Holmhurst St. Mary 731 The Ridge, St. Leonards-on-Sea
DES631	17 th – 19 th Century	Beauport Lodge (East And West) Gate Including Gatepiers and Gates to East of Beauport Lodge	Grade II Listed Building 2 cottages The west cottage appears later in date than the east as far as its front is concerned but behind the facade it is probably C17 and the front has been rebuilt in the early/mid C19. Including gate piers to east, ashlar, square on plan with moulded caps and with heavy decorative cast iron gates.
MES8678	18 th Century	C18 House Site	Archaeological watching brief was maintained on ground works associated with the construction of an extension to Beauport Park Hotel,
MES833/ DES912	18 th Century	C18 Statue	Listed Building (II*) Marble statue 1711-12 of Queen Anne
DES632	18 th Century	Holmhurst St Mary's School	Listed Building (II) Holmhurst St. Mary 731 The Ridge, St. Leonards-on-Sea
DES1117	19 th Century	Beauport Home Farm with attached Outbuildings	Listed Building (II) 4 Maze Hill, St. Leonards-on-Sea
MES20223	19 th Century	Site of 19th century or earlier farm	Documentary evidence
MES999/ MES939/ DES630	19th Century	Baldslow Windmill	Smock mill - Now only a brick base with two floors of the wooden smock tower, forming a bungalow.
DES597	19th Century	Dairy at Beauport Home Farm	Ornamental dairy of C1870 Grade II Listed Buildings
MES2604	Post Medieval	Quarry	Post Medieval extractive pit
MES21160	Post Medieval	Five Banks & Quarry	Identified during a site walkover
MES922	Post Medieval	Post Medieval Building	Extant Building - Beaulieu Farmhouse

MES928	Post Medieval	Post Medieval Farm	Site of Park Farm and late Medieval Hundred House
MES19793	20th Century	Pillbox	Extant Structure
MES19786	20th Century	Anti-tank cubes	Line of 28 in-situ cubes.
MES19789	20th Century	Pillbox - Extant Structure	Pillbox converted into a store
MES19787	20th Century	Anti Tank Cubes	Extant Structure - Buried roots of 3 anti tank cubes
MES21084	Undated	Linear ditch or trackway	Geophysical survey
MES3427/ MES3414	Undated	Ore pits	Ore pits- Mountfield to Hastings pipeline (poss. Medieval)
MES15524	Undated	Linear Earthwork	The most likely interpretation is either a former field boundary or a former woodbank
MES15525	Undated	Linear Terrace	Probably late 19th century or later date, and represents landscape design associated with Beauport Park.

APPENDIX 2

Direct Impact Assessment Methodology

The assessment stage considers the known archaeological and heritage resources according to relative importance and the scale of impact in order to determine the significance of the effect. This grading is based on a professional judgement of the importance of the archaeological resource within the archaeological study area, which is guided by the Secretary of State's criteria for Scheduling Ancient Monuments.

Table 1: Criteria for Determining Importance of Sites

National	Regional/ County	Local	Negligible	Unknown
Description:				
Internationally and nationally important resources, often legally protected.	Regionally important resources not legally protected of a reasonably defined extent, nature and significance	Locally important resources of low or minor importance	Resources which have little or no archaeological value, or where remains have been previously destroyed	Resources whose archaeological importance is unknown
Example:				
Scheduled Ancient Monuments, Listed Buildings, Nationally important remains	Burial sites, Deserted Medieval Villages, Roman roads, dense scatters of finds	Field systems, ridge and furrow, old field boundaries	Modern field boundaries, drains and ponds	Single find spots, unidentified features on field boundaries

- **National:** the highest status of site e.g. Scheduled monuments, Listed Buildings Grade I and II*, well preserved historic landscapes;
- **Regional / County:** the sites with reasonable evidence of occupation, ritual, industry etc;
- **District / Local:** sites with some evidence of human activity, but in a fragmentary or poor state;
- **Negligible:** destroyed, non-antiquities, random stray finds, buildings of no architectural merit.

Magnitude of Impact

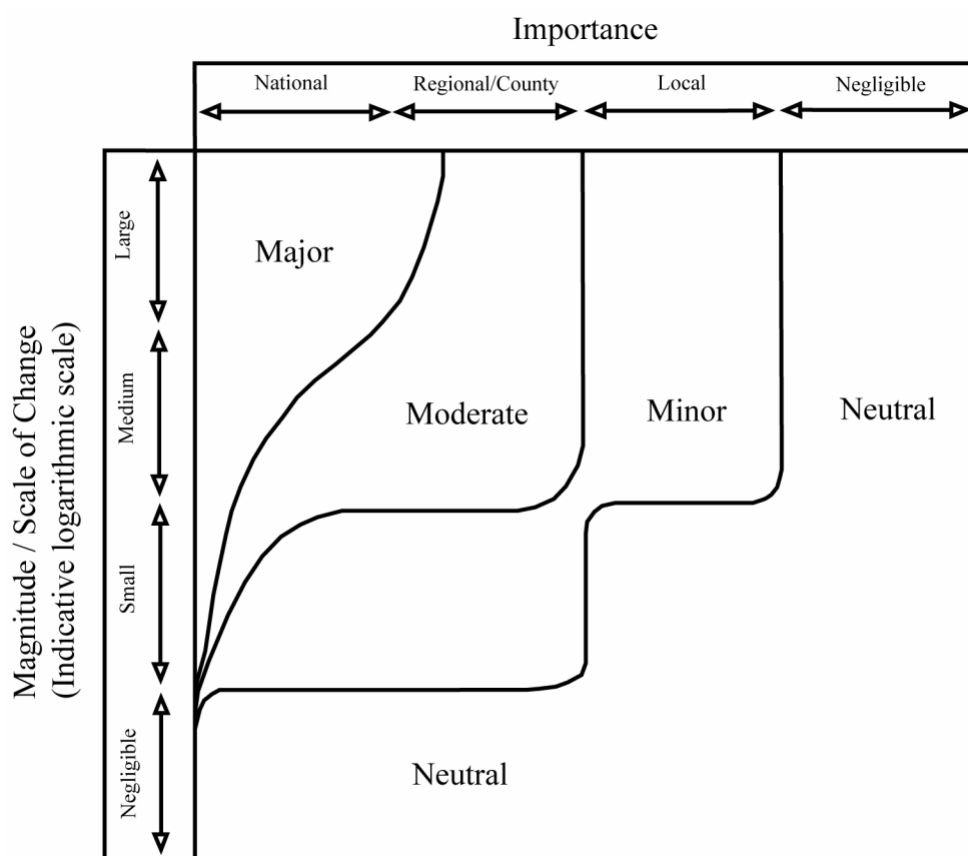
The *magnitude of impact* is determined by identifying the effect of the development and comparing the scale of impact against the extent of the known historic resources. The magnitude of any impact is assessed according to the scale set out below:

- **Large:** Complete or almost complete destruction of the archaeological resource;

- **Medium:** A high proportion of the archaeological resource damaged or destroyed;
- **Small:** A small proportion of the surviving archaeological resource damaged or destroyed;
- **Negligible:** Historic resource will not be affected, because of distance from the development, or method of construction;
- **Uncertain:** The extent or nature of the historic resource is unknown, or construction techniques have not yet been determined.

The *significance* of an impact upon a historic or archaeological feature is dependent upon the importance of the particular site and the amount of anticipated damage, as illustrated in Figure 1 below.

Figure 1: Criteria used to Determine Significance of Impact



The adverse impact upon an historic resource is measured on the following scale:

- **Major:** large, medium, and in some instances, small scale impacts to remains of national importance;

- **Moderate:** large, medium, and in some instances, small scale impacts to remains of Regional/County importance;
- **Minor:** small scale impacts to remains of Local importance;
- **Neutral:** small or negligible impacts to remains of Local or Negligible importance;
- **Uncertain:** lack of information concerning the scale of impact or the importance of remains.

The same scale will be employed to measure any beneficial effects for the historic environment that arise from the proposed development.

As appropriate, and when instructed, the cumulative impacts arising from other identified developments will also be considered and assessed.

Avoidance, Mitigation, Compensation or Enhancement

The study will identify opportunities to modify the design of the scheme to:

Avoid or mitigate potential adverse effects; and *Increase* the environmental benefits through environmental enhancements, some of which might compensate, at least in part, for adverse effects.

Such avoidance, mitigation, compensation or enhancement opportunities (see Table 2) are likely to be identified at any stage in the evolution of a scheme.

Table 2: Definitions of avoidance/mitigation/compensation/enhancement

<i>Avoidance:</i>	<i>Measures taken to avoid adverse effects.</i>
<i>Mitigation:</i>	<i>Measures taken to reduce adverse effects.</i>
<i>Compensation:</i>	<i>Measures taken to offset/compensate for residual adverse effect cannot be avoided or mitigated. These usually take the form of rep what will be lost.</i>
<i>Enhancement:</i>	<i>The enhancement of environmental interest.</i>

Avoidance, mitigation, compensation or enhancement proposals will be developed in line with planning policies, according to the varying degrees of impact significance and the application of appropriate strategies, methodologies and techniques.

Uncertainty

A degree of uncertainty is often attached to the baseline data sources used in any desk based assessed. These include:

- The SMR can be limited because it depends on random opportunities for research, fieldwork and discovery. There can often be a lack of dating evidence for sites.
- Documentary sources are rare before the medieval period, and many historic documents are inherently biased. Older primary sources often fail to accurately locate sites and interpretation can be subjective.

The limitations of an impact assessment of the proposed development may also include:

- A lack of clarity surrounding the extent of some sites. This makes it difficult to provide a precise assessment of potential impact;
- The possibility that unknown sites will be encountered along the route;
- The subjectivity of those categorising the site, which may be reflected in the relative importance grading allocated to a site and therefore the assessment of impact.

So that the appropriate archaeological response/s can be identified, further consideration may be given to the need for and timing of further assessment and evaluation fieldwork in order to address issues of uncertainty.

APPENDIX 3

Setting Assessment Methodology

Identifying the heritage assets affected and their settings

An examination of the HER data supplied was made to determine whether or not individual assets may experience setting issues resulting from the proposed development. This assessment was conducted by following the guidance issued by English Heritage in 2008⁴⁸ and 2011^{49 50}, in conjunction with examination of Ordnance Survey Maps, satellite imagery and professional knowledge and judgement.

Assessing whether, how and to what degree these settings make a contribution to the significance of the heritage asset(s)

In accordance with the EH guidelines, the second stage of the assessment is to establish whether the setting of a heritage asset makes a contribution to its significance and the extent of that contribution. In other words to determine ‘what matters and why?’ in terms of the setting and its appreciation. This was conducted as a two part process in order to practically manage the data.

The contribution of setting to the significance of a heritage asset is often expressed by reference to views – a view being a purely visual impression of an asset or place, obtained from, or by moving through, a particular viewing point or viewing place. The setting of any heritage asset is likely to include a variety of views of, across, or including that asset, and views of the surroundings from or through the asset. A long-distance view may intersect with, and incorporate the settings of numerous heritage assets. Views from within extensive heritage assets can also be important contributors to significance: for example, views from the centre of an historic town, through the townscape to its surrounding countryside, or from an historic house, through its surrounding designed landscape to the countryside beyond (EH, Oct 2012, 7).

As noted in the EH guidance (2011), Setting does not have a fixed boundary and cannot be definitively and permanently described as a spatially bounded area or as lying within a set distance of a heritage asset. Views on what comprises a heritage asset’s setting may change as the asset and its surroundings evolve, or as the asset becomes better understood.

⁴⁸ English Heritage, 2008, *Conservation Principles: Policy and Guidance for the Sustainable Management of the Historic Environment*, London, English Heritage

⁴⁹ English Heritage, 2011, *Seeing the History in the View: A Method for Assessing Heritage Significance within Views*, English Heritage

⁵⁰ English Heritage, 2011, *The Setting of Heritage Assets*, English Heritage

Significance of original Heritage Asset setting

The significance of the original setting refers to the original perceived importance of a monument's setting to its builders and users. Often monuments interacted as part of a system with other contemporary elements in the landscape. In some cases, visual setting was thus a significant element in the siting of monuments (e.g. in the case of ritual monuments, strategic and defensive monuments, and monuments designed to convey power or high status).

However the visual setting of farms and of industrial buildings was usually less important due to their primary economic functions (although their location would be an important factor in terms of economics and proximity to natural resources). Similarly commercial premises were sited according to demographics and economics, with setting being less relevant. Estimation of the significance of original setting should include consideration of views both to and from the monument, as well as the function of the monument.

Significance of Current Setting to the Heritage Asset

The current character of a monument's setting is of relevance, since alterations to the setting may already have severed or impaired its relationship to the historic landscape. For example, if the area around a monument has been planted with forestry, its setting could be regarded as being of reduced importance. Other modern intrusive elements (e.g. masts) may have been introduced into the landscape.

In line with the EH Guidelines⁵¹ the assessment process is to determine to what degree the setting makes a contribution to the significance of the potentially affected heritage asset, i.e. does the setting of a heritage asset make a contribution to that asset's significance and to what extent is that contribution. In other words to determine 'what matters and why?' in terms of the setting and its appreciation.

The English Heritage guidance⁵² highlights the importance of attaching a weight to the significance of the asset's setting, in order to properly assess the potential magnitude of impact caused by the proposed development.

Magnitude of Change

The next undertaking is to assess how affected the setting of the asset could potentially be by the proposed development, i.e., the magnitude of change to the affected attribute of the

⁵¹ English Heritage, 2011, *The Setting of Heritage Assets*, English Heritage

⁵² English Heritage, 2011, *The Setting of Heritage Assets*, English Heritage

overall setting of the asset. The magnitude of change is determined through a range of considerations particular to each effect.

Distance-visibility-perception' and 'distance significance' issues remain an area of some discussion in respect of landscape and visual assessment. In the case of the proposed development, in this instance, the development is considered modest, and therefore Heritage Assets within a 1km from the Site area have been taken into consideration.

Table 4: View Ranges

Description	Distance Threshold	Justification
Very Close	<1 km	At close range, certain types of proposed developments in isolation can appear as 'prominent' features which are considered to result in a medium to high magnitude of change.
Close	1km – 3km	
Medium	3km – 10km	In medium range views, certain types of proposed developments can appear as 'relatively prominent' or conspicuous features which generally result in a low to medium magnitude of change dependent on the context of the view.
Long	10km >	In long range views the proposals would read as part of the landscape and visual receptors would tend to experience a low, or more likely, very low magnitude of change

Sensitivity Criteria

The sensitivity of heritage assets is determined using the following criteria, derived from an original approach developed by the Highways Agency as presented in the Design Manual for Roads and Bridges Volume 11: Environmental Assessment⁵³ with modifications by CBAS Ltd. This approach is inherently subjective, and relies on the application of effective professional judgement.

Table 5: Sensitivity Criteria

Cultural Value	Examples	Sensitivity
International and National	World Heritage Sites; Iconic Sites and Monuments; Scheduled Ancient Monuments - Actual and Potential; Grade I and II* Listed Buildings; Remains of national or international importance,	Very High
Regional	Grade II Listed Buildings; Remains of regional or more than local importance, or major examples of some period, style or type, which may have been altered; Remains of national importance that have been partially damaged.	High
Local	Remains of local importance, lesser examples of any period, style or type, as originally constructed or altered, and simple, traditional sites, which group well with other significant remains, are part of a planned group such as an estate or an industrial complex; cropmarks of indeterminate origin; Remains of regional importance that have been partially damaged or remains of national importance that have been largely damaged.	Medium

⁵³ Highways Agency (2007). *Design Manual for Roads and Bridges, Volume 11, Section 3, Part 2 (Cultural Heritage)*. London: Highways Agency

Undesignated	Relatively numerous types of remains, of some local importance; findspots of artefacts that have no definite archaeological remains known in their context. Remains of local importance that have been largely damaged; Isolated findspots; Undesignated structures	Low
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Assessing the Effect of the Proposed Development on the Significance of the Asset

The sensitivity (based on cultural value) of each receptor and magnitude of effect combine to identify the significance of the effect as indicated in **Table 8** below. The combined consideration of these factors results in the determination of the effect of the proposed development upon each asset. The considerations applied in each instance are often unique, and within this assessment will be graded as identified in **Tables 6**.

Table 6: Magnitude of Change

Distance	Significance of affected aspect of setting to asset			
	Negligible	Minor	Moderate	Major
Long	Imperceptible	Imperceptible – Very Low	Very Low	Low - Medium
Medium	Imperceptible	Very Low	Low	Medium
Close	Imperceptible - Very Low	Low	Medium	High
Very Close	Very Low	Low - Medium	Medium High/High	Very High

The magnitude of change experienced will differ between assets, with no available standard methodology for the quantification of this effect available. Each effect is described and evaluated individually through the integration of all of the relevant factors and assessed as either *significant* or *not significant* (as required by the Regulations), as described below in Table 8.

Table 8: Assessment of significance of effect

Sensitivity	Magnitude of Change				
	High	Medium	Low	Very Low	Imperceptible
Very High	Major	Mod-Major	Moderate	Minor-Moderate	Minor
High	Mod-Major	Moderate	Minor-Mod	Minor	Neg-Minor
Medium	Moderate	Minor-Mod	Minor	Neg-Minor	Negligible
Low	Minor-Mod	Minor	Neg-Minor	Negligible	None/Neg
Very Low	Minor	Neg-Minor	Negligible	None/Neg	None

Those with a **Moderate, Moderate-Major** or **Major effect** are generally considered to be '*significant*' and those assessed as **Minor, Negligible-Minor, Negligible** or **None** are considered to be '*not significant*'. Those with a finding of **Minor-Moderate** are considered borderline in terms of their significance and it will depend on the particular effect (and receptor) as to whether a finding of '*significant*' is identified or not.

APPENDIX 4

Assessment of Heritage Assets for Potential Settings Issues

HER No.	Site Name/Brief Description	Is the Setting potentially affected by the proposed development?	Justification	Further Assessment required?
MES893	Neolithic Axe	N	Spot Find – no provenance	N
MES1009	Neolithic Flint Axe	N	Spot Find – no provenance	N
MES3434	Ridgeway	N	Location determined by geographical positioning	N
MES3416	Romano-British Pottery	-	Spot Find – no provenance	N
MES890	Roman Bronze Ewer	N	Spot Find – no provenance	N
MES2603	Road	-	Documentary Evidence/No further details	N
DES825	Croft Lodge House (GIILB)	Y	Formally Hollington Lodge – set within land formally owned by Beauport Park Estate	Y
DES631	Beauport Lodge (East And West) Gate Including Gatepiers and Gates to East of Beauport Lodge	Y	Historically owned by Beauport Park Estate	Y
MES8678	C18 House Site	-	Event Record	N
MES833/ DES912	C18 Statue - Listed Building (II*) Marble statue 1711-12 of Queen Anne	N	Site location bears no relevance to Statue (c. 900m to east of site)	N
DES632	Holmhurst St Mary's School	N	Location determined by need.	N

DES1117	Beauport Home Farm with attached Outbuildings	Y	Historically owned by Beauport Park Estate	Y
MES20223	Site of 19th century or earlier farm	-	Documentary Evidence/No further details	N
MES999/ MES939/ DES630	Baldslow Windmill	N	Location determined by need	N
DES597	Dairy at Beauport Home Farm (GILB)	Y	Historically owned by Beauport Park Estate	Y
MES2604	Quarry	N	Location determined by presence of resource	N
MES21160	Five Banks & Quarry	N	Location determined by presence of resource	N
MES922	Post Medieval Building - Beaulieu Farmhouse	N	Site does not impact upon land owned by Beaulieu Farmhouse	N
MES928	Post Medieval Farm – Park Farm	N	Site does not impact upon land owned by Park Farm	N
MES19793	Pillbox	N	Location determined by need	N
MES19786	Anti-tank cubes	N	Location determined by need	N
MES19789	Pillbox - Extant Structure	N	Location determined by need	N
MES19787	Anti Tank Cubes	N	Location determined by need	N
MES21084	Linear ditch - possible trackway?	N	Asset determined by function and need	N
MES3427/ MES3414	Ore pits	N	Location determined by presence of resource	N
MES15524	Linear Earthwork - possible former field boundary or a former woodbank?	N	Asset determined by function	N
MES15525	Linear Terrace	Y	Historically owned by Beauport Park Estate	Y

APPENDIX 5:

Assessing the Significance of the Setting to the Asset

Asset Category	HER Ref. No.	Name/Description	Significance of affected aspect of setting to asset
GII LB	DES825	Croft Lodge House (GII LB)	Negligible
GII LB	DES631	Beauport Lodge (East And West) Gate Including Gatepiers and Gates to East of Beauport Lodge	Negligible
GII LB	DES1117	Beauport Home Farm with attached Outbuildings	Negligible
GII LB	DES597	Dairy at Beauport Home Farm (GII LB)	Negligible
Non-Designated	MES15525	Linear Terrace	Negligible - Minor

APPENDIX 6

Assessing the Magnitude of Change to the Affected Setting

Asset Category	HER Ref.	Name/ Description	Significance of Affected Aspect of Setting to Asset	Distance from Development	Distance Description	Magnitude of Change to Setting
GII LB	DES825	Croft Lodge House (GII LB)	Negligible	< 1	Very Close	Very Low
GII LB	DES631	Beauport Lodge (East And West) Gate Including Gatepiers and Gates to East of Beauport Lodge	Negligible	< 1	Very Close	Very Low
GII LB	DES1117	Beauport Home Farm with attached Outbuildings	Negligible	<1	Very Close	Very Low
GII LB	DES597	Dairy at Beauport Home Farm (GII LB)	Negligible	< 1	Very Close	Very Low
Non-Designated	MES15525	Linear Terrace	Negligible - Minor	< 1	Very Close	Very Low - Low

Chris Butler Archaeological Services Ltd

Chris Butler has been an archaeologist since 1985, and formed the Mid Sussex Field Archaeological Team in 1987, since when it has carried out numerous fieldwork projects, and was runner up in the Pitt-Rivers Award at the British Archaeological Awards in 1996. Having previously worked as a Pensions Technical Manager and Administration Director in the financial services industry, Chris formed **Chris Butler Archaeological Services** at the beginning of 2002.

Chris is a Member of the Institute for Archaeologists, and is a Fellow of the Society of Antiquaries of London. He was a part time lecturer in Archaeology at the University of Sussex, and until recently taught A-Level Archaeology at Bexhill 6th Form College.

Chris specialises in prehistoric flintwork analysis, but has directed excavations, landscape surveys, watching briefs and evaluations, including the excavation of a Beaker Bowl Barrow, a Saxon cemetery and settlement, Roman pottery kilns, and a Mesolithic hunting camp. Chris is Co-Director of the Barcomvbe Roman Villa excavations. He has also recently undertaken an archaeological survey of Ashdown Forest and Broadwater Warren.

Chris Butler Archaeological Services Ltd is available for Flintwork Analysis, Project Management, Military Archaeology, Desktop Assessments, Field Evaluations, Excavation work, Watching Briefs, Fieldwalking, Landscape & Woodland surveys, Post Excavation Services and Report Writing.

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