



**Chris Butler MCIfA
Archaeological Services Ltd**



**A Heritage Impact Assessment
for the entrance to the
Chaucer Business Park,
Dittons Road,
Polegate,
East Sussex**

TQ 6022 0468

Project No. CBAS0850

by
Chris Butler

May 2017

Summary

A heritage impact assessment was carried out for Land to the Rear of Dittons Farm, Polegate, East Sussex, in order to establish the likely presence and importance of any archaeological remains that may be affected by a proposed residential development of the Site.

The heritage impact assessment has established that due to the Site's close location to Dittons Farm, and previously found medieval remains in the adjacent field, it has high potential for archaeological remains related to medieval and Post-Medieval periods. There is a medium risk that the Roman road, believed to be running below Dittons Road, may also be found. The Site has a low potential for all other periods.

The site has suffered from previous impacts due to the construction of access road to Dittons Farm and the adjacent business parks, which are likely to have damaged or destroyed any archaeological remains on the site. The proposed construction works will have limited excavation with most of the new road being built up from the existing road surfaces.

Chris Butler MCIfA Archaeological Services Ltd

Unit 12, Mays Farm,
Selmeston, Polegate
East Sussex
BN26 6TB

Tel: 01323 811785

e-mail: chris.butler@cbasltd.co.uk

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1. Introduction

- 1.1** Chris Butler Archaeological Services Ltd (CBAS Ltd) has been commissioned by David Connor (the Client) to prepare a heritage impact assessment for the entrance to the Chaucer Business Park, Dittons Road, Polegate (centre point TQ 6022 0468; Fig. 1) in order to establish the likely presence and importance of any archaeological remains that may be affected by the construction of a new entranceway (Fig. 2). This heritage impact assessment is a supporting document for the submission of the planning application.
- 1.2** The Site is situated on the south side of Dittons Road, and is currently the entranceway to Dittons Farm and Dittons Business Park. The Site is situated on a west-east aligned ridge. It lies at a height of c.10m aOD, on land that slopes gently to c.20m aOD to the south, and down to low lying land to the north. According to the British Geological Survey, the geology of the Site comprises mudstone of the Weald Clay Formation.
- 1.3** The Site stands within an Archaeological Notification Area (ANA No. 896) that covers the supposed Pevensey to Arlington Roman road (Fig. 3). To the south is an ANA (No. 731) covering the prehistoric wetlands and waterlogged sites of the Willingdon Levels. An ANA (No. 1306) has been designated for a Late Iron Age / Early Roman farmstead located to the west of the Site, at the Bluebells housing estate, behind the older houses lining the north side of Dittons Road. Another nearby ANA (No. 1189) is located east of the Site, over the possible site of a moated medieval manor house at Sharnfold Farm. There are no Scheduled Monuments, Conservation Areas, Listed Buildings, Registered Battlefields, and Registered Parks and Gardens designated within a 1km radius of the Site centre.
- 1.4** Recent archaeological work has been carried out by CBAS Ltd on the adjacent Chaucer Business Park and at Dittons Farm to the south and east of the site. An excavation immediately to the east of the entrance by CBAS Ltd found evidence of medieval activity. All of these sites are considered in Section 4 below.
- 1.5** This heritage impact assessment initially covers the objectives and scope of the report, then discusses the methodology used in the survey, followed by a review of the the archaeological and historical assets located within a 1km radius of the Site centre. Before conclusions are drawn together, former impacts upon any potential archaeology within the Site are assessed, as is the possible impact of the proposed development upon this potential archaeology and any non-designated built heritage assets within the locality.

2. Objectives and Scope

- 2.1** The objective of this report is to gain information about the known or potential archaeological resource within the Site and its immediate area. This information will include that relating to the presence or absence of any archaeology, its character, extent, date, integrity and state of preservation and the relative quality of the potential archaeological resource.
- 2.2** This information will allow an assessment of the merit of the archaeology in context to be made, leading to the formulation of a strategy for the recording, preservation and management of the resource or, were necessary, the formulation of a strategy for further investigation were the character and value of the resource is not sufficiently defined to permit a mitigation strategy or other response to be outlined.
- 2.3** The report will consider the archaeological resource within a Study Area with a 1km radius around the Site centre. The survey will also take 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 archaeology and by its nature cannot provide a complete record of the archaeological resource of the Site. Its intention is to provide an overview of the known archaeology within the Study Area, from which judgements can be made about the potential archaeological resource of the Site itself.
- 2.5** The design of the proposed works will then be considered in the light of the archaeology and an assessment made of the potential impact of the proposed development upon any archaeological remains.

3. Methodology

3.1 This heritage impact assessment has been prepared in accordance with the requirements of the *National Planning Policy Framework* (Department for Communities and Local Government 2012), the *Sussex Archaeological Standards* (Sussex County Councils 2015) and the *Standard and Guidance for Historic Environment Desk-based Assessment* (Chartered Institute for Archaeologists 2014).

3.2 The research for this heritage impact assessment has included an analysis of the following resources:

- East Sussex Historic Environment Record (HER Ref. 077/13);
- Historic mapping;
- Office library resources;
- Online resources;
- British Geological Survey;
- Previous archaeological work undertaken by CBAS Ltd on adjacent sites

3.3 The following maps were used:

- Yeakell and Gardner (1778-1783);
- 1839 Westham Tithe map (ESRO TD/E84)
- 1st Edition OS map (1874-1875);
- 2nd Edition OS map (1899);
- 3rd Edition OS map (1909-1910);
- 4th Edition OS map (1928); and
- Later OS maps.

Information gained from the map regression exercise is contained within the Post-Medieval section of Chapter 4 below.

3.4 The sites and find spots recorded within the HER are shown on Fig. 4 and discussed in Chapter 4 if relevant to the Site.

4. Archaeological and Historical Background

- 4.0.1 This section considers each archaeological period in turn, reviewing the known archaeological resource of the Study Area, defining its location and extent, character, date, integrity, state of preservation and quality. The review of each period will also bring in evidence 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.
- 4.0.2 Archaeological field work within the past few years has taken place to the immediate east and southwest of the Site. No archaeological remains were unearthed during archaeological monitoring to the west of the Site, on land adjoining Chaucer Business Park, during groundworks for the extension of the business park in July 2013⁴. This fieldwork involved the excavation of four evaluation trenches and monitored the excavation of two roads that crossed each other to run broadly west to east and north to south through the Site. The near complete absence of archaeological finds from the site may suggest that this site witnessed limited human activity prior to perhaps the Post-Medieval period.
- 4.0.3 As part of the Phase II extension of the Chaucer Business Park, an eight-trench evaluation was undertaken directly to the west of the Site in July 2016⁵. The only archaeological features exposed comprised two linear features, and only a low density of finds were recovered. One linear feature ran broadly west-east and may extend into the Site proposed for development (i.e. Land to the rear of Dittons Farm). It was a shallow and heavily truncated ditch and contained one piece of worked flint and two fragments of fire-cracked flint. The ditch can only be broadly dated to the prehistoric period, as the fire-cracked flint could be of any date in prehistory, whilst the worked flint could range in date between the Mesolithic and Neolithic periods but may be residual on considering that it is heavily worn. The other linear feature ran broadly north-south across the Site. It was interpreted as a Late-Post Medieval field boundary, having contained modern rubble and waste, such as metal piping, bricks and builders gravel.
- 4.0.4 The Land North of Dittons Farm, to the immediate east of the Site, was subject to archaeological evaluation in 2014 and 2015. After a magnetometer survey of the site, medieval features were exposed within the northwest part of the site during a nine-trench evaluation in June 2014⁶. These features were further investigated in February 2015, along with trial trenching in those parts of the site not previously accessible⁷. The evaluation

⁴ Russell, C. 2013. Archaeological Monitoring at land adjoining Chaucer Business Park, Dittons Road, Polegate, East Sussex. CBAS0397.

⁵ Baczkowski, J. 2017. An Archaeological Evaluation Excavation at Land Adjoining Chaucer Business Park, Phase II, Dittons Road, Polegate, BN26 6JF, East Sussex. CBAS0719

⁶ Butler, K. and Bradshaw, A. 2014. An Archaeological Evaluation on land north of Dittons Farm, Polegate, East Sussex. CBAS0505.

⁷ Russell, C. 2015. An Archaeological Excavation (Phase 2) on land north of Dittons Farm, Polegate, East Sussex. CBAS0562

unearthed a number of medieval ditches and an area of very degraded metallurgy, which dated from the early 13th century through to mid 14th century, when activity on the site appears to have ceased. These archaeological features were severely truncated by ploughing and it seems likely that they represent settlement remains associated with Dittons Farm, which originated in the 13th century. It would appear that by 1350, the farm either shrunk in size or had shifted a short distance to the south.

- 4.0.5 In 1996, a trial trench evaluation and watching brief were undertaken to the east and south of Dittons Farm during the construction of the A22. Two trenches were opened on land to the south of Dittons, in order to investigate the supposed Stone Cross to Jevington Roman road. The watching brief was maintained during the topsoil stripping of the road cutting to the east, the borrow pit to the south of the Site and the small flood relief lake to the south of the latter. The results are discussed below where relevant to the Site.
- 4.0.6 Outside the Study Area, a considerable amount of recent archaeological fieldwork has taken place at Stone Cross, further east along the ridgeline, prior to the construction of new residential developments. At the Bellways site and the Persimmons site⁸, both located directly east of Stone Cross and opposite one another, to the south and north of the Rattle Road, full strip excavations have recorded Bronze Age, Iron Age and Roman settlements. In addition, an early Saxon cremation cemetery and medieval field boundaries were found within the site to the south of the road, and medieval settlement and a Roman road were discovered within the site to the north of the road. Within the locality, geophysical survey⁹ appears to have identified a Bronze Age / Iron Age settlement at a site beside Peelings Lane, which connects Stone Cross with Westham to the east.

4.1 *The Prehistoric Period in General (750,000BC – 43AD)*

- 4.1.1 Recent archaeological fieldwork within the vicinity of the Site (see above) has uncovered a small number of finds and one feature which can only be broadly dated to the prehistoric period. At the site of the first extension to Chaucer Business Park¹⁰, two small flint flakes were recovered but as they are undiagnostic, they cannot be dated to a specific period in prehistory.
- 4.1.2 At the site of the second phase of extension to the business park¹¹, a shallow, heavily truncated and not easily seen ditch was recorded running west-northwest to east-southeast. One piece of worked flint and two fragments of fire-cracked flint were recovered from its fill and broadly date this linear feature to the prehistoric period. In addition, two struck flints, dating anywhere between the Mesolithic and Bronze Age, were discovered from

⁸ Comm. from Greg Chuter, ESCC County Archaeologist, via email (dated 07/02/2017) from Daniel Phelps, HER Assistant, to Sarah Vine, Assistant Field Officer, CBAS Ltd.

⁹ *Ibid.*

¹⁰ Russell, C. 2013. Archaeological Monitoring at land adjoining Chaucer Business Park, Dittons Road, Polegate, East Sussex. CBAS0397.

¹¹ Baczkowski, J. 2017. An Archaeological Evaluation Excavation at Land Adjoining Chaucer Business Park, Phase II, Dittons Road, Polegate, BN26 6JF, East Sussex. CBAS0719

unstratified contexts at this Phase II site, and a piece of fire-cracked flint was retrieved from the subsoil.

- 4.1.3 No prehistoric finds or features were found during the first phase of evaluation excavation at Land North of Dittons Farm¹⁴, although two pieces of worked flint and 18 pieces of fire-cracked flint came from the second phase of intrusive fieldwork at this site¹⁵.
- 4.1.4 The Levels were above sea level during the Mesolithic period. Lying at a height of c.10m aOD, the Site would have been situated on the narrow neck of a promontory that jutted east into the Levels. Mesolithic flintwork has been found in the wider landscape, e.g. EES9625²⁰, MES20475, MES5042 and MES5051 and between Westham and Pevensy²². These findspots are amongst a number sited along the edges of the Levels where peat encroachment stopped at the 5m contour line in the Bronze Age. The distribution of these finds may indicate that the Levels provided an ideal landscape for hunting and fishing throughout the Mesolithic period²³.
- 4.1.5 During groundworks for the A22 (EES9625)²⁸, eight sherds of unstratified Bronze Age pottery were recovered from the borrow pit to the southwest of the Site. Further to the south, two Bronze Age timber trackways (MES15464 and MES15465) were discovered within the Willingdon Peat, along with a group of four vertical timbers (MES15466), during the construction of the small flood relief lake. One trackway (MES15464) ran broadly southwest to northeast for 100m whilst the other trackway (MES15465) ran to the east of it, in the opposite direction, for 46m. The longer surviving trackway appears to have led across a narrow finger of marshland towards the Site, whilst the other trackway looks to have run alongside the marshland.
- 4.1.6 Other Bronze Age trackways have been found in the wider area and include the Shinewater (MES7375) example located to the southeast of the Study Area. These trackways form an intricate communication network that presumably kept dispersed Bronze Age communities in contact with one another.

¹⁴ Butler, K. and Bradshaw, A. 2014. An Archaeological Evaluation on land north of Dittons Farm, Polegate, East Sussex. CBAS0505.

¹⁵ Russell, C. 2015. An Archaeological Excavation (Phase 2) on land north of Dittons Farm, Polegate, East Sussex. CBAS0562

²⁰ Greatorex, C. 1996. *An Archaeological Watching Brief maintained during groundworks associated with the A22 New Route (Contract 2) near Eastbourne, East Sussex*. ASE Report No. 412.

²² Burton, C.E.C-H. 1940. 'Mesolithic and Bronze Age Flints at Westham, Pevensy', *SN&Q* **8**, 43-44.

²³ Butler, C. 2002. 'A Mesolithic site and later finds at Magham Down, near Hailsham, East Sussex', *Sussex Archaeological Collections* 140, 139-144.

²⁸ Greatorex, C. 1996. *An Archaeological Watching Brief maintained during groundworks associated with the A22 New Route (Contract 2) near Eastbourne, East Sussex*. ASE Report No. 412.

4.1.7 The Willingdon Levels were formed in the Iron Age / Roman periods when this former lowland was flooded and then buried in alluvial deposits³². This flooding may have led to a decrease in activity in the area or more probably a retreat to higher ground. Excavations carried out at the Bluebells residential development site exposed a complex of ditches, gullies and post-holes representing the remains of a Late Iron Age / Early Roman farmstead occupied during the first and second centuries AD³³. No domestic structures were uncovered, as these possibly lay closer to Dittons Road. The farmstead was enclosed and had an associated field system with droveways. Salt-working and typical domestic / agricultural activities, such as crop processing and smiting, were undertaken at the site or nearby.

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

4.2.1 The coastline in the Roman period was very different from today; the sea had breached inland to flood the Pevensey Levels, leaving a large irregular-shaped peninsula to jut eastwards into an expanse of open water. Access onto the peninsula would have passed close to the Late Iron Age / Early Roman farmstead to the north of Dittons Road. A series of Roman ditches (MES20472) were discovered to the west of this site during fieldwork for the pipeline replacement scheme, and are presumably an extension of the field system associated with the settlement.

4.2.2 The farmstead was probably abandoned in the later part of the second century AD³⁴, possibly one century before the Saxon Shore Fort at Pevensey (MES4712) was built on the very east tip of the peninsula. A sheltered port (ME16194S) was created to the north of the fort whilst a Roman settlement developed outside it at Westham.

4.2.3 A Roman road (MES4753) linked the fort with Polegate and Arlington. Margary suggested it passed via Mill Hill to reach Peelings Lane, along which it headed west to Stone Cross. Margary lost the route again on approaching Dittons, just west of where the supposed Stone Cross to Jevington Roman road (MES5058) branched off to the south, and did not pick it up again until the Old Polegate Station was reached. A Roman road was recently found at the Persimmons residential development site outside Stone Cross, south of Peelings Lane³⁵; at present, it is unclear as to which Roman road this is a reference to. It was associated with Roman settlement, which was also found at the Bellways housing estate to the other side of Rattle Road.

³² Greator, C. 2003. 'Living on the margins? The Late Bronze Age Landscape of the Willingdon Levels', in Rudling, D. (Ed) *The Archaeology of Sussex to AD2000*. Kings Lynn: Heritage Marketing and Publications Ltd.

³³ Stevens, S. 2011. *Post-Excavation Assessment and Updated Project Design of Archaeological Excavations at The Bluebells Development, Dittons Road, Polegate, East Sussex*. ASE Report No. 2022101.

³⁴ *Ibid.*

³⁵ Comm. from Greg Chuter, ESCC County Archaeologist, via email (dated 07/02/2017) from Daniel Phelps, HER Assistant, to Sarah Vine, Assistant Field Officer, CBAS Ltd.

- 4.2.4 Archaeological fieldwork undertaken around the Site, to its immediate north, west, south and east, has uncovered no remains of the Pevensey to Arlington Roman road, which would suggest that the Roman road follows the course of Dittons Road, with the nearby Late Iron Age / Early Roman farmstead having been located to its north side.
- 4.2.5 No finds or features of Roman date have been identified during any of the recent fieldwork that has taken place adjacent to the Site. However, as the Site is probably located on or adjacent to the Roman road, there is high potential for discovering Roman remains at the Site, which may be associated with roadside use or farming, or possibly even settlement as recently found further east on the ridge.

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

- 4.3.1 The Saxon Shore Fort at Pevensey was attacked and captured by Aelle in 485³⁸. This was a momentous event, enabling the Saxons to break free of Roman control. Aelle then went on to become the first King of the South Saxons. In the Domesday Book of 1086³⁹, it is recorded that Pevensey had 24 burgesses (or ‘towns’ people) in the King’s lordship prior to the Conquest. They paid a toll charge and a port due, and also paid for tribute and pasture.
- 4.3.2 An early Saxon cremation cemetery has recently been excavated at the Bellways residential development Site, outside Stone Cross, south of Rattle Road⁴⁰, but no settlement has been found associated with it.
- 4.3.3 It is probable that the Pevensey to Arlington Roman road (MES4753) was used to serve the Saxon settlement at Pevensey, and that presumed to be at Stone Cross. In which instance, the road would have been maintained to some degree. Excavations at the Bluebells residential development site uncovered a scatter of charcoal-rich pits dating to the Mid-Saxon period (c.650-c.800)⁴¹. No structures were, however, found associated with the pits to indicate the presence of a settlement. There is a low likelihood that Saxon features will be present on Site.

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

- 4.4.1 Dittons (MES21389) is the site of a medieval and Post-Medieval farm that can be referenced back to 1292. The surviving farmhouse is non-Listed and was standing by at

³⁸ White, S. 1999. ‘Early Saxon Sussex c.410-c.650’, in Leslie, K. and Short, B. (Eds) *An Historical Atlas of Sussex*. Chichester: Phillimore & Co. Ltd, 28-29.

³⁹ Morris, J. (Ed.). 1976. *Domesday Book: Sussex*. Chichester: Phillimore.

⁴⁰ Comm. from Greg Chuter, ESCC County Archaeologist, via email (dated 07/02/2017) from Daniel Phelps, HER Assistant, to Sarah Vine, Assistant Field Officer, CBAS Ltd.

⁴¹ Stevens, S. 2011. *Post-Excavation Assessment and Updated Project Design of Archaeological Excavations at The Bluebells Development, Dittons Road, Polegate, East Sussex*. ASE Report No. 2022101.

least 1839 (Fig. 7). The west side of the Late Post-Medieval farmstead was demolished to make way for Dittons Business Park.

- 4.4.2 There was no evidence of medieval activity found to the west of the Site, at the site of the Phase I⁴² and Phase II⁴³ extensions to Chaucer Business Park. However, two phases of excavation on the site immediately to the east of the entrance⁴⁴ and ⁴⁵ uncovered medieval features, which are likely to represent Dittons farm; either the original farm itself, which originated in the 13th century, or an extension to the farm which had been abandoned by 1350. The archaeological features comprised a number of truncated ditches, associated with an area of very degraded metalling (Fig. 5). Two of the ditches were seen to run westwards towards the Site, as they appeared to form the north and south sides of a rectangular enclosure with an entrance to the east and also possibly to the north, which may extend into the area of the site (Fig. 6).
- 4.4.3 The geophysical survey to the south of Dittons Farm⁴⁶ identified ridge and furrow which may date to the medieval period, but alternatively it could be Post-Medieval in date or even modern⁴⁷. There is other evidence available of the local landscape having been farmed during the medieval period. At the Bluebells residential development site to the northwest of the Site, a few sherds of pottery were recovered from earlier features suggesting that the site was manured and hence, under cultivation. To the northwest of the Bluebells site, a mid 12th to 13th century field system with a trackway or droveway (MES21667) was uncovered during the strip, map and sample exercise for the pipeline replacement scheme.
- 4.4.4 Given the Site's location surrounding close to the medieval farmstead of Dittons Farm, and given the results of the excavation immediately to the east of the entranceway, the Site has high potential to contain medieval archaeological remains, most particularly associated with farming and settlement.

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

- 4.5.1 On Yeakell and Gardner's map of 1778-1783, Dittons Road is shown to lead east along the ridge to a turnpike at Stone Cross. Dittons (MES21389) is depicted as a building set within a plot located at the southwest corner of a long narrow field that runs alongside the road (Fig. 7). A single row of fields separate Dittons from a road / track to the south, running parallel to Dittons Road.

⁴² Russell, C. 2013. Archaeological Monitoring at land adjoining Chaucer Business Park, Dittons Road, Polegate, East Sussex. CBAS0397.

⁴³ Baczkowski, J. 2017. An Archaeological Evaluation Excavation at Land Adjoining Chaucer Business Park, Phase II, Dittons Road, Polegate, BN26 6JF, East Sussex. CBAS0719

⁴⁴ Butler, K. and Bradshaw, A. 2014. An Archaeological Evaluation on land north of Dittons Farm, Polegate, East Sussex. CBAS0505.

⁴⁵ Russell, C. 2015. An Archaeological Excavation (Phase 2) on land north of Dittons Farm, Polegate, East Sussex. CBAS0562

⁴⁶ Stratascan. Preliminary Results. 07/02/2017

⁴⁷ Rackham, O. 1986. The History of the Countryside. London: J.M. Dent & Sons Ltd.

- 4.10.2 The Westham tithe map of 1839⁵⁴ (Fig. 8) shows the Site located north, east and south of Dittons Farm within Plot 111. This field (Ten Acres) is owned by Lord Burrington and is part of Dittons Farm, tenanted out to John Turner Filder. Plot 110 is called Forestall but has no other data. The arable field of Plot 106 is called 'House Field', whilst Plot 107 is pasture and named the 'Pump Field'. Plot 109 is described as the 'Homestead' and appears to be an orchard.
- 4.10.3 The 1st Edition OS map of 1874-1875 (Fig. 9) is the first to show a track connecting Dittons Farm with Dittons Road, and it is possible that there was not a formal track before this time. Dittons Farm is much larger than shown on the Tither map, with farm buildings extending to the west of that shown on the previous map. The London and Brighton Railway opened the Brighton to Hastings line via Lewes in 1846⁵⁷, and can be seen to the south of Dittons Farm.
- 4.10.4 By the 2nd Edition OS map of 1899 (Fig. 10), the triangular area within the site appears to be shown as an orchard. There has been no change to the Site by the 3rd and 4th Edition OS maps of 1909-1910 and 1928, or on the 1961-1968 OS map, none of which are shown. The spur line between Polegate and Stone Cross was closed in 1969 and the up line was lifted⁵⁸. The down line was left open for departmental trains until 1974 when it became a mile long engineering siding. This was lifted in 1984.
- 4.10.5 The Golden Jubilee Way (A22) was constructed in the mid 1990s. A satellite image (Fig. 11) shows that by c.1996, a new entrance from Dittons Road had been created to the west of the Dittons Farm entrance, to service a construction works administration area and car parking. A satellite image from 2004 (Fig. 12), also shows this entrance which now provides access into a large yard area. In both images the central part of the site comprises a triangular area containing trees.
- 4.10.6 A site visit was carried out on the 21st April 2017. Much of the entrance area has clearly been impacted by the existing driveway to Dittons Farm and the Dittons Business Park, as well as to the yard on the west side. The large triangular area shown on the OS maps and on more recent aerial images as being covered with trees, is now an open area (Plates 1 to 3).

⁵⁴ ESRO TD/E 084

⁵⁷ Mitchell, V. and Smith, K. 1985. *South Coast Railways - Brighton to Eastbourne*. Middleton Press.

⁵⁸ *Ibid.*



Plate 1: Existing entrance onto Dittons Road



Plate 2: Existing entrance looking towards Dittons Farm



Plate 3: Existing entrance looking towards Dittons Business Park

5. Impact of Development

- 5.1 Given the evidence accumulated during this heritage impact assessment, the potential of finding remains from each of the different archaeological periods is shown in Table 1 below:

Table 1: Archaeological potential by period

Period	Potential
Palaeolithic	Low
Mesolithic	Low
Neolithic	Low
Bronze Age	Low
Iron Age	Low
Roman	Medium
Saxon	Low
Medieval	High
Post-Medieval	High

The overall potential for the prehistoric period is considered to be low whilst the Roman road which may be situated under Dittons Road may survive, although no trace was found in the adjacent field. The presence of Dittons Farm, which has medieval origins, and the medieval features found in the adjacent field would indicate that there is a high probability of medieval archaeological remains being present on the site, continuing through to the present day.

- 5.2 Any archaeological remains present on Site may have been truncated by ploughing and other agricultural activities, although this is likely to have been quite shallow. The planting and growth of the former orchard may have damaged or destroyed any surviving archaeological deposits or features within its footprint. The greatest past impact on the site will have been through the construction of the existing entrances and roads that currently run through this area. These will have had a severe impact on much of the site.
- 5.3 Dittons farmhouse is a non-designated heritage asset built prior to 1839 historic building. However, only the farmhouse of this historic farmstead appears to survive, as the rest of it had been built on for Dittons Business Park. This previous development has had a severe negative impact upon the setting of the farmhouse, which will therefore be largely unaffected by the proposed development. The setting issues of this proposed development are assessed as neutral.
- 5.4 There will be limited potential for palaeo-environmental remains and geo-archaeological investigations at this Site.

6. Conclusions

- 6.1** This heritage impact assessment has established that the Site has high archaeological potential for the medieval and Post-Medieval periods, due to its location immediately adjacent to Dittons Farm which originated in the 13th century, and due to the medieval remains found in the adjacent field, which may extend into the site (Fig. 6).
- 6.2** It has not been possible to establish whether there is below-ground archaeology present on the site, due to the non-intrusive nature of this heritage impact assessment. The archaeological remains in the adjacent field were truncated and disturbed, possibly as a result of ploughing activity. Given the evidence from the more recent history of the site it seems that the past impacts of access road construction will have severely damaged any archaeological remains present on the site
- 6.3** The design of the entranceway is shown at Fig. 13. According to the client, there is virtually no excavation to be carried out during the works, other than removing the 100mm grass/topsoil layer from the small central triangle; all the other existing road surfaces will be built up without further excavation. It is very likely that there will be no archaeological remains in this upper 100mm, which in any event has been disturbed by the previous trees that were growing in this area.

7. Acknowledgements

- 7.1** We would like to thank David Connor for commissioning this heritage impact assessment.

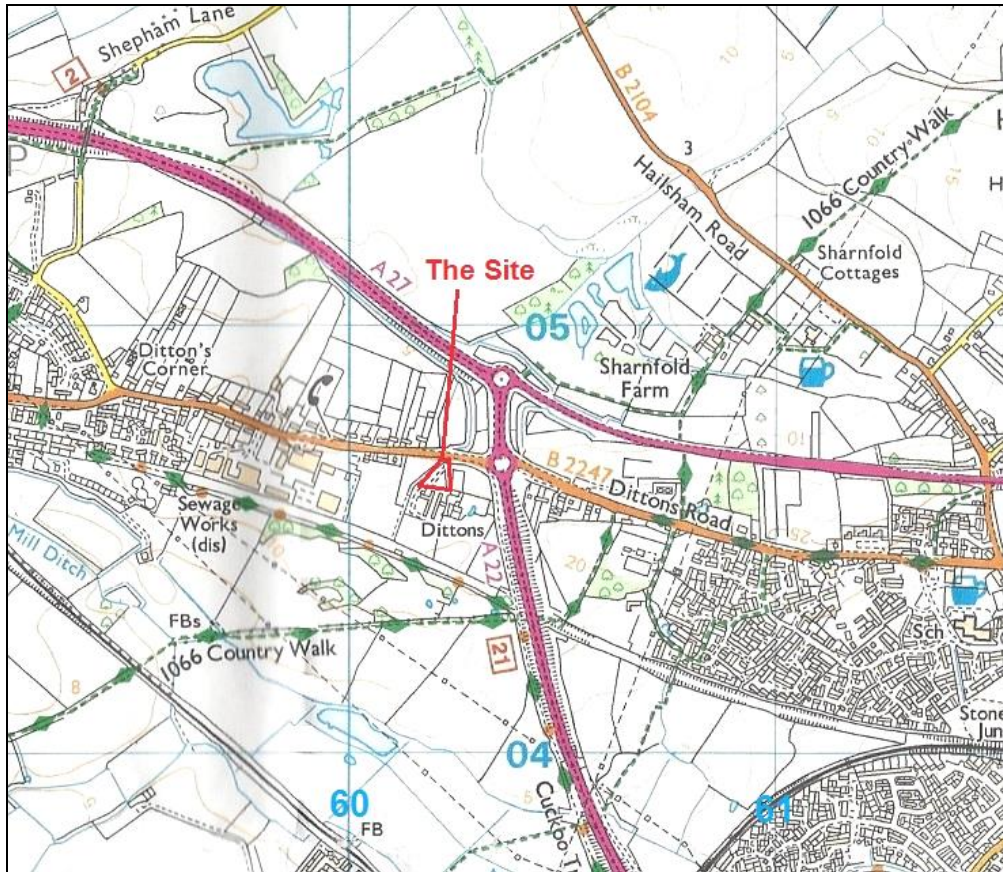


Fig. 1: Site location
Ordnance Survey © Crown copyright. All rights reserved. Licence number 100037471

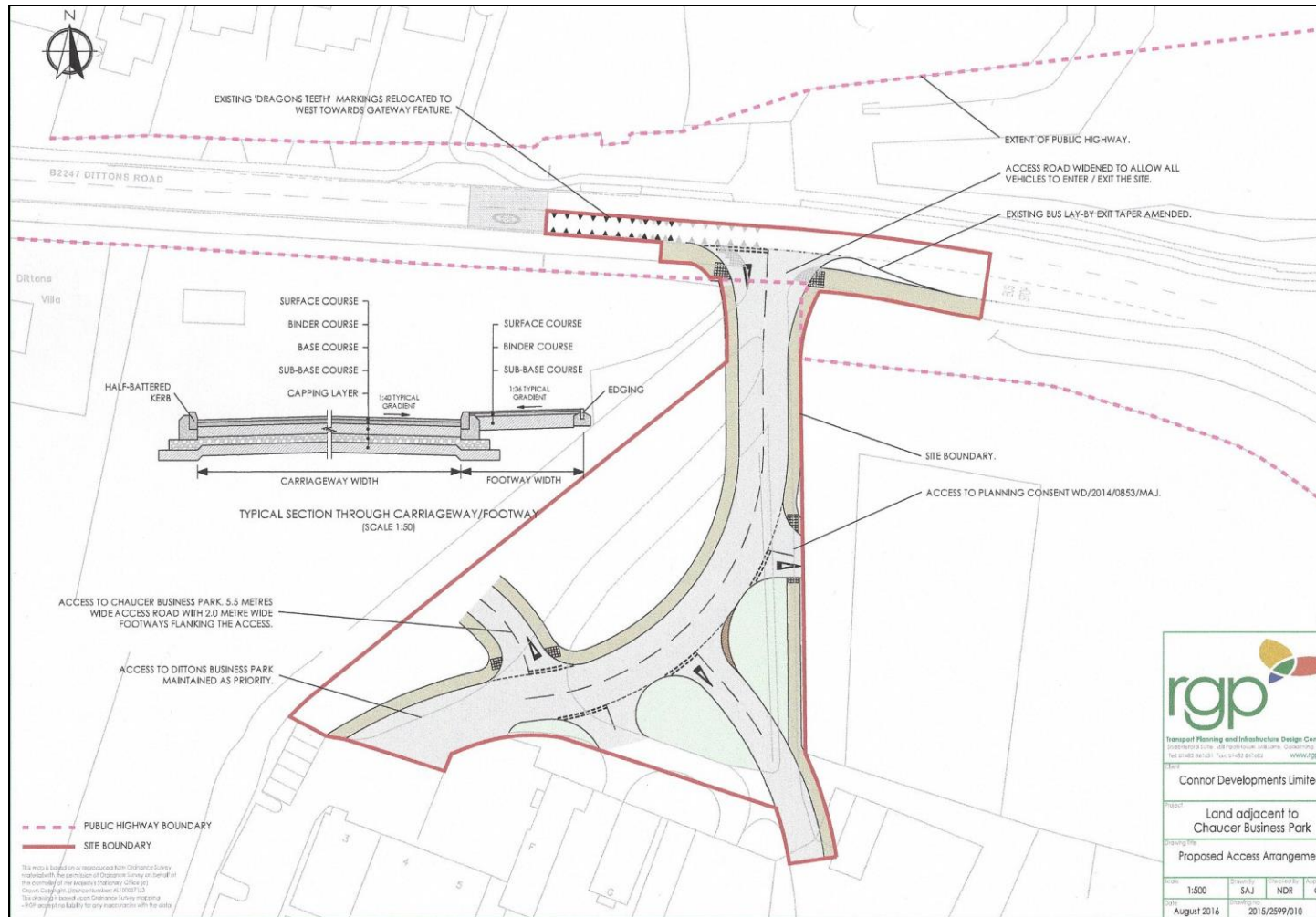


Fig. 2: Proposed entrance way
Adapted from Architects Drawing

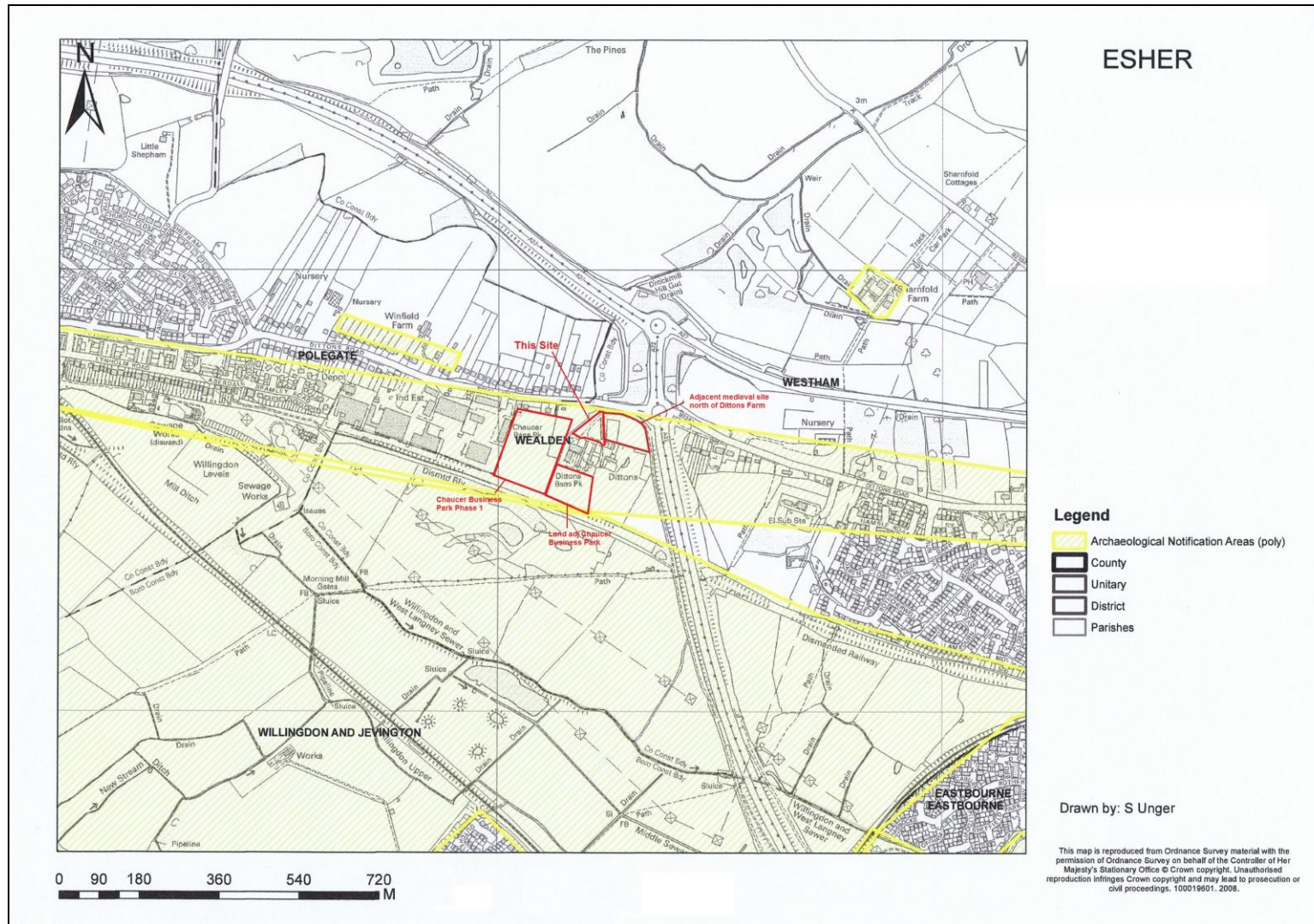


Fig. 3: Archaeological Notification Areas (adapted from map provided by ESCC)
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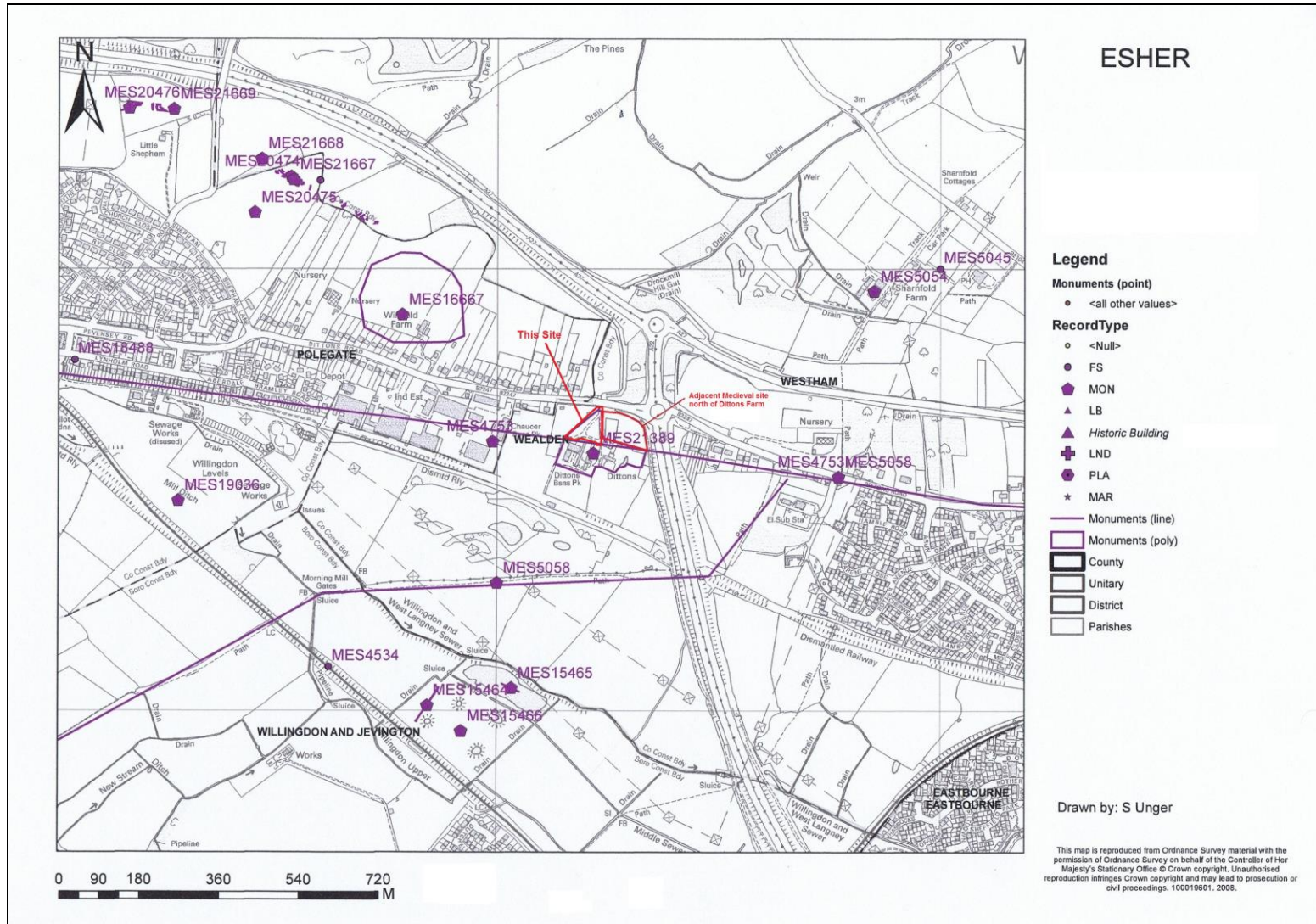


Fig. 4: HER Map (adapted from map provided by ESCC)
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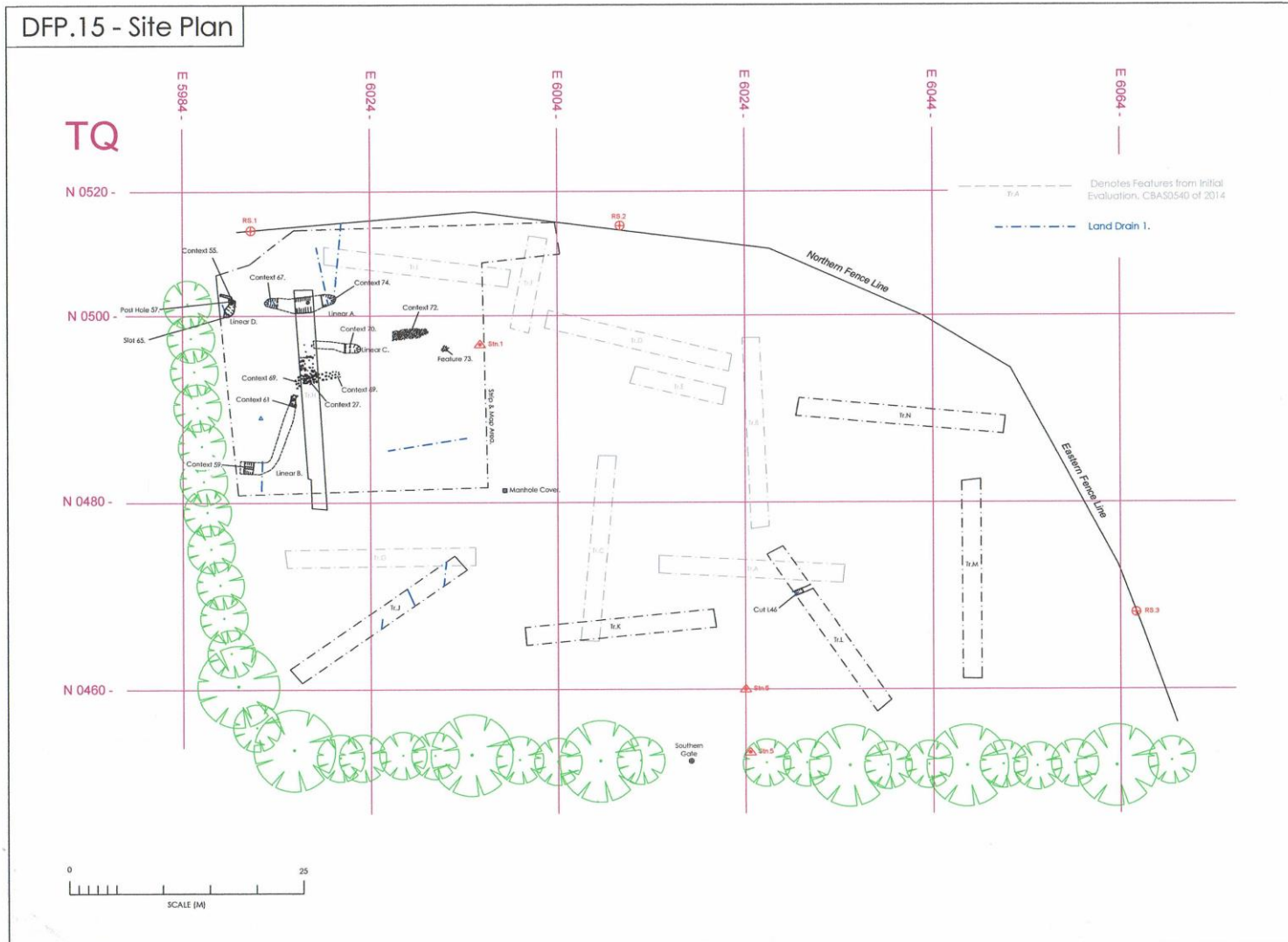


Fig. 5: Plan of excavations in adjacent field

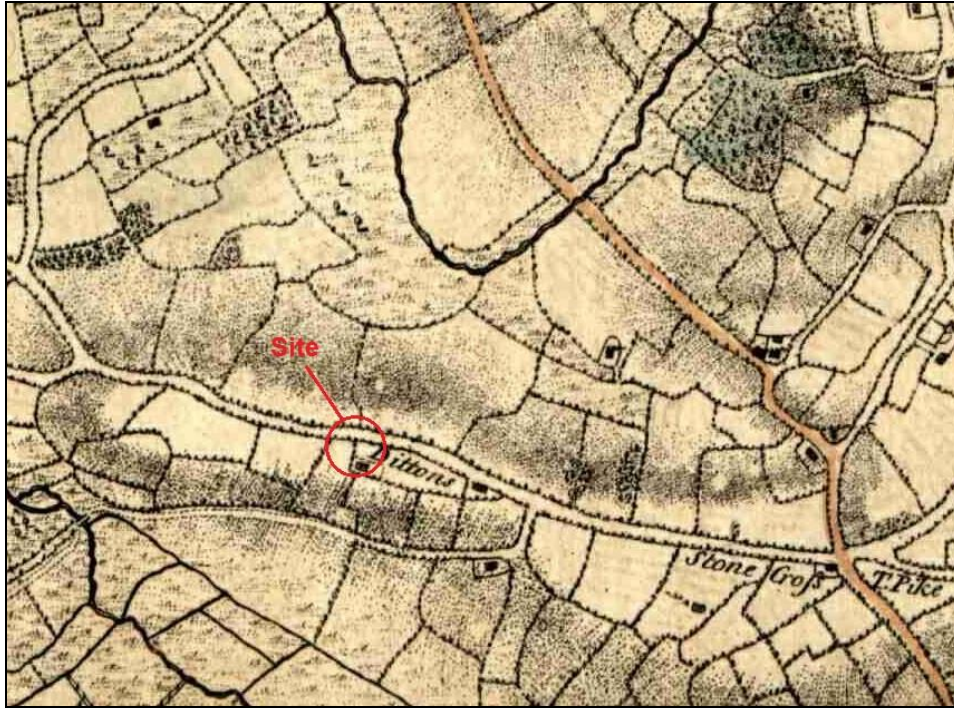


Fig. 7: Yeakell and Gardner (1778-1783)
(http://www.envf.port.ac.uk/geo/research/historical/webmap/sussexmap/Yeakell_36.htm)

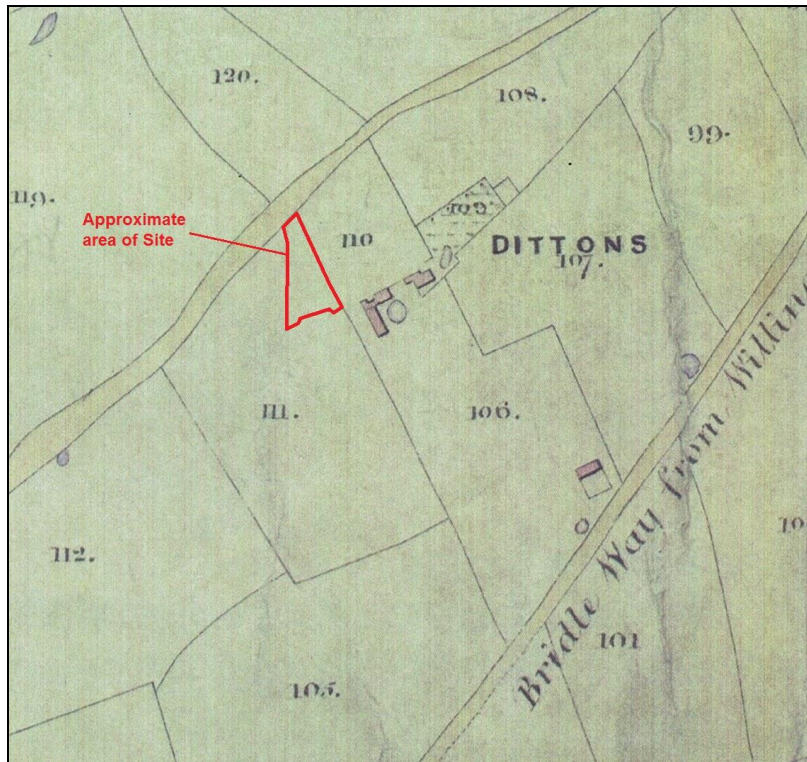


Fig. 8: Westham Tithe map (1839)
(ESRO TD/E84)

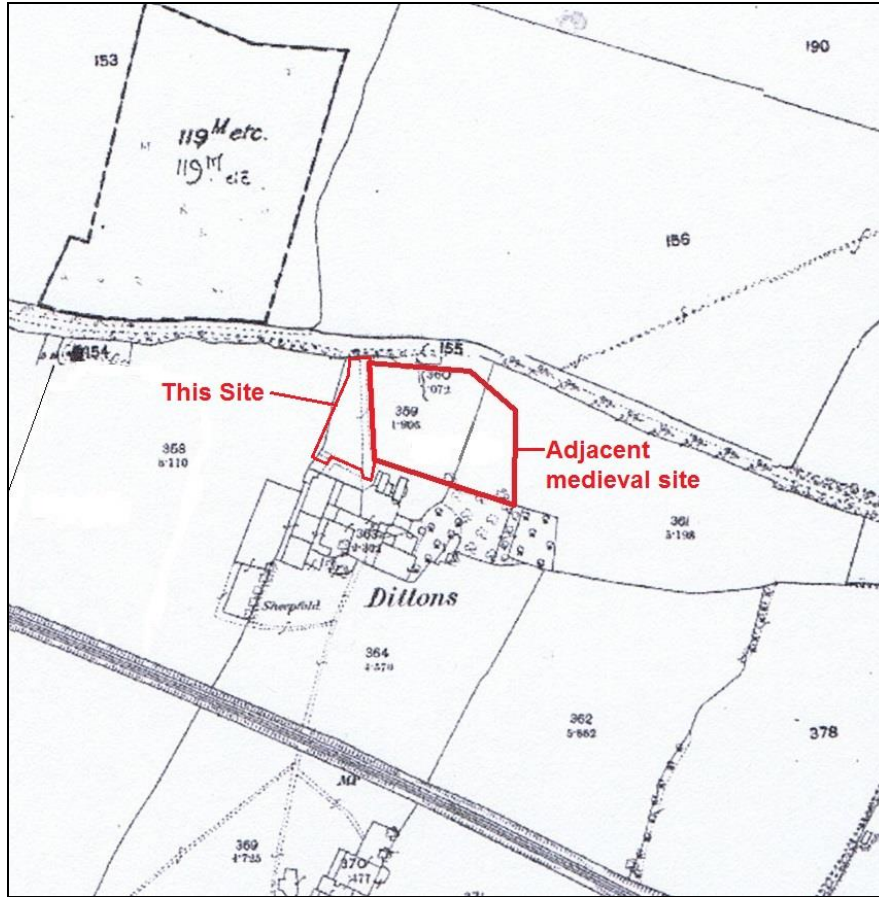


Fig. 9: 1st Edition OS map (1874-1875)



Fig. 10: 2nd Edition OS Map 1899



Fig. 11: The Site in c.1996



Fig. 12: The Site in 2004

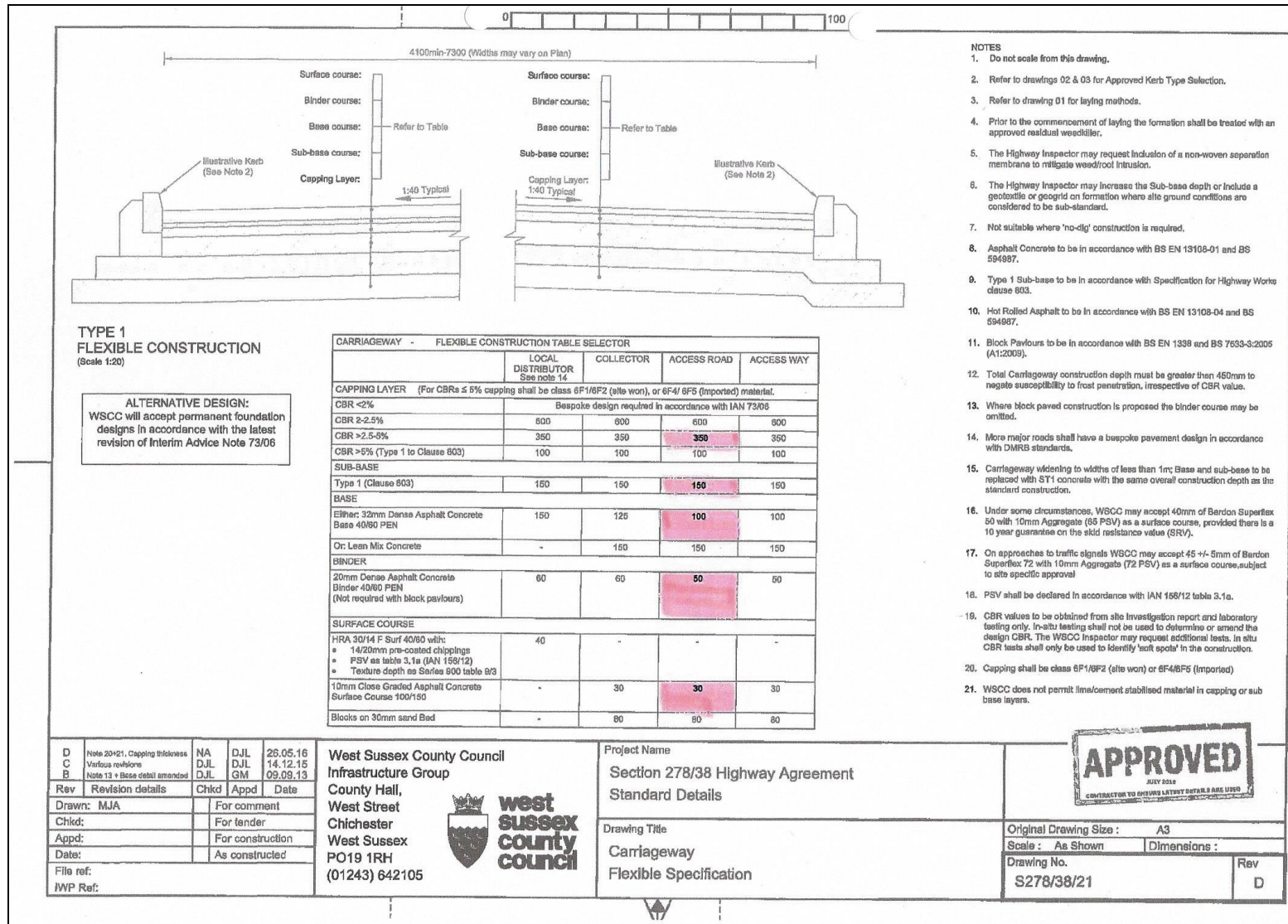


Fig. 13: Road construction design

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, a Fellow of the Society of Antiquaries of London, and was a part time lecturer in Archaeology at the University of Sussex, and taught A-Level Archaeology at Bexhill 6th Form College, qualifying as a teacher in 2006.

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 Barcombe Roman Villa excavations. He has also recently undertaken archaeological surveys 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, Standing Building Surveys, Post Excavation Services and Report Writing.

Chris Butler MCIfA Archaeological Services Ltd

Unit 12, Mays Farm
Selmeston
Polegate
East Sussex
BN26 6TB

Tel: 01323 811785

e mail: chris.butler@cbasltd.co.uk