

ARCHAEOLOGICAL DESK BASED ASSESSMENT

Land at Bird in Eye Farm, South of Bird in Eye Hill, Uckfield

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Uckfield
Final
July 2024

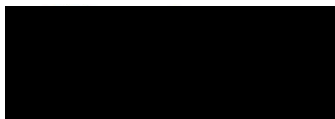
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EXECUTIVE SUMMARY

Land at Bird in Eye Farm, South of Bird in Eye Hill, Uckfield, East Sussex has been assessed for its below ground archaeological potential. This assessment does not address built heritage matters.

At present, the Site comprises a complex of farm buildings and several agricultural fields.

In terms of designated archaeological assets, no World Heritage sites, Scheduled Monuments, Historic Battlefield, or Historic Wreck sites are identified within the study area.

The Site is not located within an archaeological notification area as designated by Wealden District Council

The Site is likely to have come into agricultural use in the Medieval period. Evidence of historic cultivation in the form of plough soils or evidence of land division is anticipated to be present, though a low potential is identified for evidence of Medieval settlement features. A low archaeological potential is identified for evidence relating to all other past periods of human activity.

A geophysical survey of the Study Site has not revealed the presence of any notable archaeological features. Given the lack of intrusive archaeological investigation within the Study Site however, any conclusions on the Study Site's archaeological potential are somewhat uncertain. Archaeological trenching and geophysical surveying undertaken in the immediate vicinity of the Site to the west and north do not indicate the presence of extensive or significant archaeological evidence in the vicinity of the Study Site.

Historic and modern agricultural use of the Site is anticipated to have had a moderate but widespread below ground impact on any archaeological evidence present.

The Site is proposed for an outline planning application for the erection of up to 190 dwellings, with associated works, parking, landscaping, publicly accessible open space and SANG provision, with access from the B2102. The proposed development has the potential to have an impact on any archaeological remains which may be present within the Site.

The Local Planning Authority is anticipated to require further archaeological information in this instance. It is recommended that an archaeological trial trench evaluation represents a proportionate response to the archaeological potential identified. Any such archaeological works could follow the granting of planning permission and be secured by an appropriately worded archaeological planning condition.

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1 INTRODUCTION AND SCOPE OF STUDY

- 1.1 This below ground archaeological desk-based assessment has been prepared by Edward Hawkins and edited by Duncan Hawkins of RPS on behalf of Croudace Homes Ltd.
- 1.2 The subject of this assessment, referred to as the Study Site is Land at Bird in Eye Farm, South of Bird in Eye Hill, Uckfield (Fig.1). The Study Site is centred on TQ 48486 20718.
- 1.3 In accordance with central and local government policy and guidance on archaeology and planning, and in accordance with the 'Standard and Guidance for Historic Environment Desk Based Assessments' (Chartered Institute for Archaeologists, October 2020), Croudace Homes Ltd has commissioned RPS Consulting Services Ltd to undertake this below ground archaeological desk-based assessment.
- 1.4 In terms of designated archaeological assets, no World Heritage sites, Scheduled Monuments, Historic Battlefield, or Historic Wreck study sites are identified within the Study Area.
- 1.5 The Study Site is not located within an Archaeological Notification Area as designated by Wealden District Council.
- 1.6 This desk-based assessment comprises an examination of evidence on the Sussex Historic Environment Record (HER) and other sources, together with the results of a comprehensive historic map regression exercise.
- 1.7 This document draws together the available archaeological, topographic and land-use information in order to clarify the archaeological potential of the study site and to consider the need for design, civil engineering, and archaeological solutions to the archaeological potential identified.

2 PLANNING BACKGROUND AND DEVELOPMENT PLAN FRAMEWORK

- 2.1 National legislation regarding archaeology, including scheduled monuments, is contained in the Ancient Monuments and Archaeological Areas Act 1979, amended by the National Heritage Act 1983 and 2002, and updated in April 2014.
- 2.2 In March 2012, the government published the National Planning Policy Framework (NPPF), and it was last updated in December 2023. The NPPF is supported by the National Planning Practice Guidance (NPPG), which was published online 6th March 2014, with the guidance on Conserving and Enhancing the Historic Environment. (<https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment>).
- 2.3 The NPPF and NPPG are additionally supported by three Good Practice Advice (GPA) documents published by Historic England: GPA 1: The Historic Environment in Local Plans; GPA 2: Managing Significance in Decision-Taking in the Historic Environment (both published March 2015). The second edition of GPA3: The Setting of Heritage Assets was published in December 2017.

National Planning Policy

- 2.4 Section 16 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 16 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
 - Recognition that heritage makes to our knowledge and understanding of the past.
- 2.5 Section 16 of the NPPF recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term. Paragraph 200 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.
- 2.6 Under 'Considering potential impacts' the NPPF emphasises that 'great weight' should be given to the conservation of designated heritage assets, irrespective of whether any potential impact equates to total loss, substantial harm or less than substantial harm to the significance of the heritage assets.
- 2.7 Paragraph 207 states that where a development will result in substantial harm to, or total loss of, the significance of a designated heritage asset, permission should be refused, unless this harm is necessary to achieve substantial public benefits, or a number of criteria are met. Where less than substantial harm is identified paragraph 208 requires this harm to be weighed against the public benefits of the proposed development.
- 2.8 Paragraph 209 states that the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.
- 2.9 *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.

- 2.10 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.
- 2.11 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.
- 2.12 *Significance* (for Heritage Policy) 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.
- 2.13 *Setting* is defined as: The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.
- 2.14 In short, government policy provides a framework which:
- Protects nationally important designated Heritage Assets;
 - 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.
- 2.15 The NPPG reiterates that the conservation of heritage assets in a manner appropriate to their significance is a core planning principle, requiring a flexible and thoughtful approach. Furthermore, it highlights that neglect and decay of heritage assets is best addressed through ensuring they remain in active use that is consistent with their conservation. Importantly, the guidance states that if complete, or partial loss of a heritage asset is justified, the aim should then be to capture and record the evidence of the asset's significance and make the interpretation publicly available. Key elements of the guidance relate to assessing harm. An important consideration should be whether the proposed works adversely affect a key element of the heritage asset's special architectural or historic interest. Additionally, it is the degree of harm, rather than the scale of development, that is to be assessed. The level of 'substantial harm' is considered to be a high bar that may not arise in many cases. Essentially, whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the NPPF. Importantly, harm may arise from works to the asset or from development within its setting. Setting is defined as the surroundings in which an asset is experienced and may be more extensive than the curtilage. A thorough assessment of the impact of proposals upon setting needs to take into account, and be proportionate to, the significance of the heritage asset and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.

Local Planning Policy

- 2.16 The Study Site is located within the Wealden District. Wealden District Council submitted the proposed Wealden Local Plan to the Secretary of State for independent examination on 18 January 2019. Following an extensive Stage One examination process in the spring/summer of 2019, including public hearing sessions, the appointed Inspector provided the Council with a letter on 20th December 2019 setting out the conclusions from the hearing sessions relating to the examination

process of the Wealden Local Plan. The letter concluded that the submitted plan cannot proceed further in the examination process and should be withdrawn.

- 2.17 The current Wealden District Local Plan was adopted in 1998. As of 27th September 2007, a number of policies in the Wealden Local Plan were saved by approval of the Secretary of State. No policies relating to archaeology were saved.
- 2.18 The Wealden District Council Core Strategy was adopted in February 2013 and contains no policies relating to the historic environment.
- 2.19 In terms of designated archaeological assets, no World Heritage sites, Scheduled Monuments, Historic Battlefield, or Historic Wreck sites are identified within the Study Area.
- 2.20 The Study Site is not situated within an Archaeological Notification Area as designated by Wealden District Council.
- 2.21 In line with relevant planning policy and guidance, this desk-based assessment seeks to clarify the Study Site's archaeological potential and the likely significance of that potential and the need or otherwise for additional mitigation measures.

3 GEOLOGY AND TOPOGRAPHY

Geology

- 3.1 The underlying geology of the northern half of the Study Site is recorded by the British Geological Survey (BGS Online 2020) as Lower Tunbridge Wells Sand - Sandstone, Siltstone and Mudstone.
- 3.2 Superficial geological deposits comprising Alluvium (Clay, Silt, Sand and Gravel) are recorded running along the western boundary of the Study Site. No superficial deposits are recorded for the rest of the Study Site.

Topography

- 3.3 The Study Site falls across a east-west oriented valley system. The topography of the Study Site falls from c.47m AOD (Above Ordnance Datum) at its northern boundary with Framfield Road to c.34m AOD in the south.
- 3.4 A tributary of the Uck river runs north close to the western boundary of the Study Site.

4 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND WITH ASSESSMENT OF SIGNIFICANCE

Timescales used in this report

Prehistoric

Palaeolithic	900,000 -	12,000 BC
Mesolithic	12,000 -	4,000 BC
Neolithic	4,000 -	1,800 BC
Bronze Age	1,800 -	600 BC
Iron Age	600 -	AD 43

Historic

Roman	AD 43 -	410
Saxon/Early Medieval	AD 410 -	1066
Medieval	AD 1066 -	1485
Post Medieval	AD 1486 -	1799
Modern	AD 1800 -	Present

Introduction

- 4.1 This chapter reviews the available archaeological evidence for the Study Site and the archaeological/historical background of the general area, and, in accordance with NPPF, considers the potential for any as yet to be discovered archaeological evidence on the Study Site.
- 4.2 What follows comprises a review of known archaeological assets within a 1km radius of the Study Site (Fig. 2a), also referred to as the Study Area, held on the Sussex Historic Environment Record (HER), together with a historic map regression exercise charting the development of the study area from the 18th Century onwards until the present day.
- 4.3 Chapter 5 subsequently considers the conditions of the Study Site and whether the proposed development will impact the theoretical archaeological potential identified below.
- 4.4 Event records of previous archaeological investigations undertaken within the Study Area are shown on Figure 2b.
- 4.5 The available Historic Landscape Characterisation Data (Fig.2c) denotes the Study Site as comprised of enclosed/altered fieldscapes, woodland and built settlement.
- 4.6 The available LIDAR data (Fig.3) does not indicate the presence of any features of apparent archaeological interest within the Study Site.
- 4.7 The Study Site does not lie within an Archaeological Notification Area as designated by Wealden District Council.

Previous Archaeological Work

- 4.8 Few archaeological investigations have been undertaken within the Study Area. Those that have been undertaken have been concentrated within the built areas of Uckfield and Framfield and are not relevant to understanding the specific archaeological potential of the Study Site.
- 4.9 The Event record EES20151 within the Study Site relates to a Geophysical Survey over c.14 ha of land at Bird in Eye Farm, Framfield Road. This survey did not record any magnetic responses that could be interpreted as being of archaeological interest. A number of uncertain discrete responses and linear trends are likely to be a product of modern agricultural or natural processes. A former field boundary is visible in the dataset along with three pipes. Magnetic disturbance within three of the survey areas is likely to be due to historic agricultural processes.
- 4.10 The Study Site has been subject to archaeological desk-based assessment in 2006 (EES15812) and later in 2021 (EES20083, ROS Group). The 2021 assessment identified that this Site is likely to have come into agricultural use in the Medieval period. Evidence of historic cultivation in the form of plough soils or evidence of land division are anticipated to be present, though a low potential is identified for evidence of Medieval settlement features. A low archaeological potential is identified for evidence relating to all other past periods of human activity.
- 4.11 The Event record EES20084 (RPS, 2021) within the Study Site relates to a Built Heritage assessment that is not relevant to this archaeological desk-based assessment.
- 4.12 To the immediate west of the Study Site, an archaeological evaluation was undertaken in June 2011 at Harlands Farm (EES14910, TQ 480 204, Appendix I, AC Archaeology, July 2011), consisting of the excavation and recording of eleven machine excavated trenches. No archaeological features were identified and only a small quantity of unstratified finds of low significance were identified from the topsoil.
- 4.13 A geophysical survey undertaken across the agricultural fields to the immediate north of the Site across Bird in Eye Hill around Albion House primarily identified features relating to historic and modern agricultural cultivation
- 4.14 Given the lack of intrusive archaeological investigation within the Study Site any conclusions on the Study Site's archaeological potential are somewhat uncertain. Archaeological trenching and geophysical surveying undertaken in the immediate vicinity of the Site to the west and north, and geophysical surveying within the Study Site do not indicate the presence of extensive or significant archaeological features.

Undated

- 4.15 Undated archaeological evidence within the Study Area comprises a post-hole located c.900m to the north of the Study Site at Uckfield Community College (MES36489, TQ 4779 2167) and a scatter of bloomery slag found c.650m to the north of the Study Site (MES33767, TQ 4870 2149).
- 4.16 The undated archaeological evidence identified within the Study Area does not enhance the archaeological potential of the Study Site.

Prehistoric

- 4.17 There are several instances of unstratified, residual flints of broadly prehistoric date recorded within the Study Area (MES26169, TQ 4821 1986; MES17346, TQ 4803 2042 and MES36490, TQ 4777 2166). These chance finds are typical of the landscape and do not enhance the specific archaeological potential of the Study Site for evidence of Prehistoric activity.

Palaeolithic

- 4.18 No archaeological evidence of Palaeolithic period activity has been recorded within the Study Area.
- 4.19 The Study Site is considered to have a low potential for the presence of Palaeolithic archaeological evidence.

Mesolithic

- 4.20 Archaeological evidence of Mesolithic period activity recorded within the Study Area comprises a flint blade, scrapper and unidentified implement found c.950m to the west of the Study Site (MES4824, TQ 47 19), a flint scrapper and several flakes found c.975m to the west of the Study Site (MES4821, TQ 475 198) and a flint core found c.800m to the north of the Study Site (MES4825, TQ 476 215).
- 4.21 The Study Site is considered to have a low potential to contain archaeological evidence of Mesolithic period activity.

Neolithic and Bronze Age

- 4.22 No archaeological evidence relating to the Neolithic or Bronze Age periods has been recorded within the Study Area.
- 4.23 The Study Site is considered to have a low potential for the presence of archaeological evidence relating to the Neolithic and Bronze Age periods.

Iron Age

- 4.24 A ditch, thought to be of Iron Age origin, is recorded c.900m to the north of the Study Site at Uckfield Community College (MES36491, TQ 4778 2166).
- 4.25 Based on the available information the Study Site is considered to have a low archaeological potential for evidence of Iron Age activity.

Roman

- 4.26 The Study Site is not located in the vicinity of any known Roman settlement or Road.
- 4.27 Archaeological evidence within the Study Area relating to the Roman period is limited to a possible iron working site, identified through slag deposits found together with Romano-British pottery sherds (MES3261, TQ 490 216). This site is located c.800m to the north east of the Study Site.
- 4.28 The Study Site is considered to have a low archaeological potential for the presence of finds or features relating to the Roman period.

Anglo-Saxon and Medieval

- 4.29 No archaeological evidence of Anglo-Saxon date has been recorded within the Study Area.
- 4.30 Uckfield is not recorded as a taxable manorial settlement in the Domesday survey of 1086 AD.
- 4.31 Uckfield and Framfield emerged as settlements in the Medieval period, with the surrounding landscape being increasingly brought under cultivation. Uckfield and Framfield are identified as settlements of Medieval origin in the Sussex Historic Environment records MES19323, TQ 4727 2123; MES8058, TQ 49579 20354; MES8058, TQ 49579 20354; MES8058, TQ 49579 20354 and MES8058, TQ 49579 20354. The position of a further, unnamed, settlement that was deserted in the Medieval period is recorded C.750m to the east of the Study Site (MES3242, TQ 4965 2075).
- 4.32 The location of several buildings of Medieval origin are recorded within the Study Area. These records include four 15th Century houses located c.750m northeast of the Study Site (MES24059,

- TQ 4927 2141), c.875m west of the Study Site (MES20166, TQ 4723 2092), c.900m northwest of the Study Site (MES23739, TQ 4729 2111) and c.600m east of the Study Site (MES3245, TQ 4953 2034).
- 4.33 An early 16th Century house, positioned c.830m to the north of the Study Site and demolished by 1785 is also recorded (MES23962, TQ 4865 2174).
- 4.34 The 13th Century Church of St Thomas Beckett, Framfield is located c.600m east of the Study Site (MES33176, TQ 49504 20289).
- 4.35 The location of a Medieval chapel is recorded c.800m north of the Study Site (MES33981, TQ 486 216).
- 4.36 Hempstead Manor Farm, Uckfield is an extant farmstead of Medieval origin, located c.830m to the north of the Study Site (MES32234, TQ 4863 2174).
- 4.37 Bridge cottage, located c.875m to the west of the Study Site, was identified as dating to 1435-6 by dendrochronological analysis (MES4823, TQ 472 209). A Medieval post hole is separately recorded at Bridge cottage (MES24724, TQ 4724 2091).
- 4.38 The location of a Medieval watermill is recorded c.700m to the west of the Study Site (MES7782, TQ 47379 20890).
- 4.39 The location of a Medieval farmstead is recorded c.900m to the north west of the Study Site (MES7781, TQ 47310 21090).
- 4.40 Several sherds of Medieval pottery are recorded as being found at Hempstead Cottage, c. 900m to the north west of the Study Site (MES24261, TQ 4740 2134).
- 4.41 The Study Site lies outside of known areas of local Medieval settlement. The Study Site forms part of the agricultural hinterland between the settlements of Uckfield and Framfield and is likely to have come under cultivation in the Medieval period. It is anticipated that plough soils and evidence of land division dating to the Medieval period may be present within the Study Site. The archaeological potential of the Study Site for all other evidence of Medieval activity, such as settlement features, is considered to be low.

Post Medieval & Modern (including map regression exercise)

- 4.42 Many of the records shown on Figure 2a relate to known built features of post-Medieval date that have been identified from historic mapping. These records do not relate specifically to the archaeological potential of the Study Site and represent the expansion of built development across the Study Area at Uckfield and Framfield, primarily from the 18th Century onwards. These records include farmsteads (MES32272, TQ 4953 2024; MES32273, TQ 4920 1975; MES33029, TQ 4845 1975; MES33030, TQ 4953 2104; MES32270, TQ 4927 2088; MES32195 TQ 4801 2023), houses, stables and other domestic and ancillary buildings (MES36073, TQ 4965 2042; MES35804, TQ 4928 2139; MES34447, TQ 4964 2042; MES3241, TQ 4935 2041; MES33175, TQ 49261 20440; MES23740, TQ 4732 2113; MES23016, TQ 4729 2131; MES17345, TQ 4744 2150; MES20239, TQ 4727 2139; MES20237, TQ 4726 2138; MES35675, TQ 47472 20307; MES32196, TQ 4746 2015; MES32236, TQ 4889 2061; MES32271, TQ 4959 2073; MES23357, TQ 4790 1971 and MES26422, TQ 4969 2050).
- 4.43 Other known built features of post-Medieval date recorded across the Study Area include pits (MES35040, TQ 4724 2092) a hearth (MES35041, TQ 4724 2092), wells (MES23066, TQ 4745 2150 and MES23224, TQ 4737 2070), rail line infrastructure (MES16632, TQ 4390 1537 and MES4822, TQ 472 208), a trackway (MES36492, TQ 4774 2166), a watermill (MES4820, TQ 483 217) and a mile post (MES21806, TQ 48041 19781).

- 4.44 Three war memorials of 20th Century date are recorded at St Thomas Beckett Church c.600m east of the Study Site (MES24486, TQ 4953 2029; MES24485, TQ 4953 2029 and MES24484, TQ 4951 2028).
- 4.45 The positions of several pill box defensive structures are recorded across the Study Area (MES7640, TQ 47800 20999; MES7639, TQ 47900 21099; MES7638, TQ 48100 21199; MES21807, TQ 47257 20999 and MES7636, TQ 47199 20999). No defensive structures are located in the immediate vicinity of the Study Site.
- 4.46 Artefactual finds of post-Medieval date have been recorded across the Study Area and comprise fragments of pottery, metal and glass (MES36074, TQ 4965 2043; MES23067, TQ 4745 2150; MES36494, TQ 4774 2165; MES37088, TQ 4968 2048; MES26168, TQ 4820 1987; MES33768, TQ 4959 2140; MES22959, TQ 4759 2015).
- 4.47 A post-Medieval Iron bloomery deposit is recorded as found c.400m west of the Study Site (MES33766, TQ 4860 2010).
- 4.48 The location of the former Uckfield workhouse is recorded c.800m to the south west of the Study Site (MES23358, TQ 4783 1969).
- 4.49 Several former brick works are records in the south west of the Study Area. These works operated from the 19th to early 20th Centuries and reflect the phases of built expansion of Uckfield in this period (MES25742, TQ 476 206; MES23356, TQ 4816 1959; MES25741, TQ 476 201; MES25743, TQ 477 196).
- 4.50 Bird In Eye Farm, within the Study Site (MES32235) is recorded as a partially extant 19th century farmstead. An oasthouse (MES38281) and former farmhouse (MES38282), both of 19th century origin are recorded at the farmstead, together with a former field boundary (MES38689) shown on historical mapping and picked up by a geophysical survey.
- 4.51 In the post-Medieval and Modern periods, cartographic sources are useful in charting the historic land use and built development of the Study Site.
- 4.52 The 1724 Budgen Map of Sussex (Fig.4) illustrates that in the early 18th Century the Study Site formed part of a wide rural landscape lying east of Uckfield that was characterised by small villages and scattered farmsteads, with a number of named gentry estates.
- 4.53 The Ordnance Survey Drawing (OSD) of 1789 (Fig.5) shows the Study Site and its vicinity in relative detail. The Study Site at this time was formed of numerous small, irregular fields lying south of Framfield Road. To the north west, Uckfield is concentrated along the High Street. The character of the Study Site is entirely rural. No farmstead appears to be shown within the Study Site at this time (though this may be a result of damage to the map), the closest appearing farmstead being 'Harlow' farm to the southwest of the Study Site. Bird in Eye bridge is named on this map as the point at which Framfield Road crosses a tributary stream of the River Uck.
- 4.54 The Framfield Parish tithe map of 1841 (Fig.6) shows the Bird in Eye Farm and its associated land holdings. The apportionment schedule indicates that Bird in Eye farm was owned at the time by a Robert Stone, but the occupier was a Henry Staples. The associated holdings include fields, pasture, woodland and a hop garden. The farmhouse was not occupied at the time by either the owner or the tenant of the surrounding fields, but by a third person, a James Jeffries who does not appear to farm any of the nearby land. The farmhouse recorded on the tithe map is not in the same location as the present farmhouse. It appears to be within the centre of the farmstead, to the immediate south of The Oast. On the eastern boundary of the Study Site there is another farmstead in separate ownership.
- 4.55 The Ordnance Survey (OS) map of 1875 (Fig.7) illustrates substantial removal of field boundaries within the Study Site to create larger, open spaces. This alteration reflects national trends of agricultural mechanisation from the mid-19th Century onwards. To the immediate east of the Study Site, the neighbouring farmstead shown on the tithe map is named as 'Hailwell'. Also to the east of

the Study Site, is a large area has been landscaped as parkland for the residence at Framfield Place. To the north, south and west the Study Site remains bound by irregular agricultural fields and patches of woodland. The vicinity of the Study Site is entirely rural, though some distance to the north of Framfield Road, a rail line has been constructed.

- 4.56 The 1898 OS Map (Fig.8) illustrates the Study Site and its vicinity at the end of the 19th Century. At this time there are no notable changes within the Study Site and the vicinity to the east and south remains defined by agricultural land and the parkland of Framfield Place. To the west, on Framfield Road, the built expansion of Uckfield has begun to approach the Study Site. The 'New Town' lies south of the rail line and is characterised by terraced housing.
- 4.57 The built expansion of Uckfield continued in the early 20th Century with a general increase in built form present to the west of the Study Site shown on the 1911 OS Map (Fig.9). Though the immediate bounds of the Study Site remain in agricultural or woodland use, local industrial development is evident along what is now Eastbourne Road. Built expansion has also taken place on Framfield Road. There are no notable changes within the Study Site at this time.
- 4.58 The 1957 OS Map (Fig.10) shows the construction of additional buildings at the Bird in Eye farmstead within the Study Site. To the immediate east of the Study Site, Hailwell farm has also undergone a phase of alteration. The eastern vicinity of the Study Site remains characterised mainly by the parkland of Framfield place and by agricultural land lying adjacent to the south side of Framfield Road. The area south of the Study Site remains characterised by irregular fields and woodland. To the north of the Study Site, on Framfield Road, a row of cottages has been constructed, while further west the built expansion of Uckfield has continued. The north west area of the Study Site now has a somewhat edge of settlement character, though the Study Site as a whole remains of agricultural use.
- 4.59 The 1973-79 OS Map (Fig.11) indicates a further intensification of built form to the west and south west of the Study Site. Within the Study Site there has been some alteration of field boundaries. The built development of the periphery of Uckfield continues into the last decade of the 20th Century (1992 OS, Fig.12) and into the 21st, with the aerial photograph of 2004 (Fig.13) and 2018 (Fig.14) showing the encroachment of residential development close to the south west and western boundaries of the Study Site. Built form within the Study Site remains limited to the expanded complex of buildings at Bird in Eye farm, accessed from Framfield Road and various ancillary buildings along its eastern boundary.
- 4.60 Based on the available information the archaeological potential of the Study Site for post-Medieval archaeological evidence, other than of agricultural cultivation, is considered to be low.

Assessment of Significance (Designated Assets)

- 4.61 Existing national policy guidance for archaeology (the NPPF as referenced in section 2) enshrines the concept of the 'significance' of heritage assets. Significance as defined in the NPPF centres on the value of an archaeological or historic asset for its 'heritage interest' to this or future generations.
- 4.62 In terms of designated archaeological assets, no World Heritage sites, Scheduled Monuments, Historic Battlefield, or Historic Wreck sites are identified within the Study Area.
- 4.63 The Study Site is not situated within an Archaeological Notification Area as designated by Wealden District Council.

Assessment of Significance (Non-Designated Assets)

- 4.64 As identified by desk-based work, archaeological potential by period and the likely significance of any archaeological remains which may be present is summarised in table form below:

ARCHAEOLOGICAL DESK BASED ASSESSMENT

Period:	Identified Archaeological Potential	Identified Archaeological Significance
Palaeolithic, Mesolithic, Neolithic and Bronze Age	Low	Low (Local)
Iron Age and Roman	Low	Low (Local)
Anglo-Saxon	Low	Low (Local)
Medieval	High for cultivation evidence, low for all other activity, including settlement features.	Low (Local)
Post Medieval	Low	Low (Local)

5 SITE CONDITIONS, THE PROPOSED DEVELOPMENT & REVIEW OF POTENTIAL DEVELOPMENT IMPACTS ON ARCHAEOLOGICAL ASSETS

Site Conditions

- 5.1 The Study Site is comprised of a complex of farm buildings and several large agricultural fields.
- 5.2 Historic and modern agricultural use of the Study Site is anticipated to have had a moderate but widespread below ground impact on any archaeological evidence present. A severe below ground impact is identified only within the footprint of the buildings of Bird in Eye Farm. The Study Site is considered to retain its archaeological potential.

Proposed Development

- 5.3 The Study Site is proposed for an outline planning application for the erection of up to 190 dwellings, with associated works, parking, landscaping, publicly accessible open space and SANG provision, with access from the B2102 (Plate 1).



Plate 1: Proposed Layout.

Review of Potential Development Impacts on Designated and Non-Designated Archaeological Assets

- 5.4 In terms of designated archaeological assets, no World Heritage sites, Scheduled Monuments, Historic Battlefield, or Historic Wreck sites are located within the Study Area.
- 5.5 The Study Site is not situated within an Archaeological Notification Area as designated by Wealden District Council.
- 5.6 It is anticipated that evidence of agricultural evidence dating from the Medieval period onwards is likely to be present within the Study Site. The Study Site is considered to otherwise have a low archaeological potential for all past periods of human activity.

6 SUMMARY AND CONCLUSIONS

- 6.1 The Study Site has been assessed for its below ground archaeological potential.
- 6.2 The Study Site is comprised of a complex of farm buildings and several large agricultural fields.
- 6.3 Historic and modern agricultural use of the Study Site is anticipated to have had a moderate but widespread below ground impact on any archaeological evidence present. A severe below ground impact is identified only within the footprint of the buildings of Bird in Eye Farm. The Study Site is considered to retain its archaeological potential.
- 6.4 In terms of designated archaeological assets, no World Heritage sites, Scheduled Monuments, Historic Battlefield, or Historic Wreck sites are identified within the Study Area.
- 6.5 The Study Site is not situated within an Archaeological Notification Area as designated by Wealden District Council.
- 6.6 Evidence of agricultural cultivation dating from the Medieval period onwards is anticipated to be present. The Study Site has been identified as having a low potential for the presence of all other archaeological evidence, any archaeological evidence that is present is anticipated to be of local (low) significance only.
- 6.7 Archaeological trenching and geophysical surveying undertaken in the immediate vicinity of the Site to the west and north do not indicate the presence of significant archaeological features in the immediate vicinity of the Study Site. Geophysical surveying carried out within the Study Site has not identified the presence of any notable archaeological features, or potential features.
- 6.8 The Study Site is proposed for an outline planning application for the erection of up to 190 dwellings, with associated works, parking, landscaping, publicly accessible open space and SANG provision, with access from the B2102.
- 6.9 It is recommended that an archaeological trial trench evaluation represents a proportionate response to the archaeological potential identified. Any such archaeological investigation could follow the granting of planning permission and be secured by an appropriately worded archaeological planning condition.

FIGURES

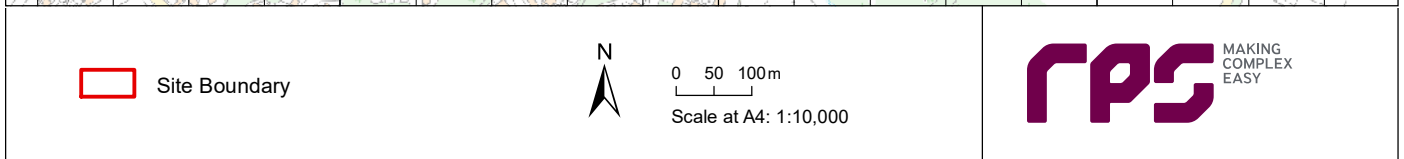
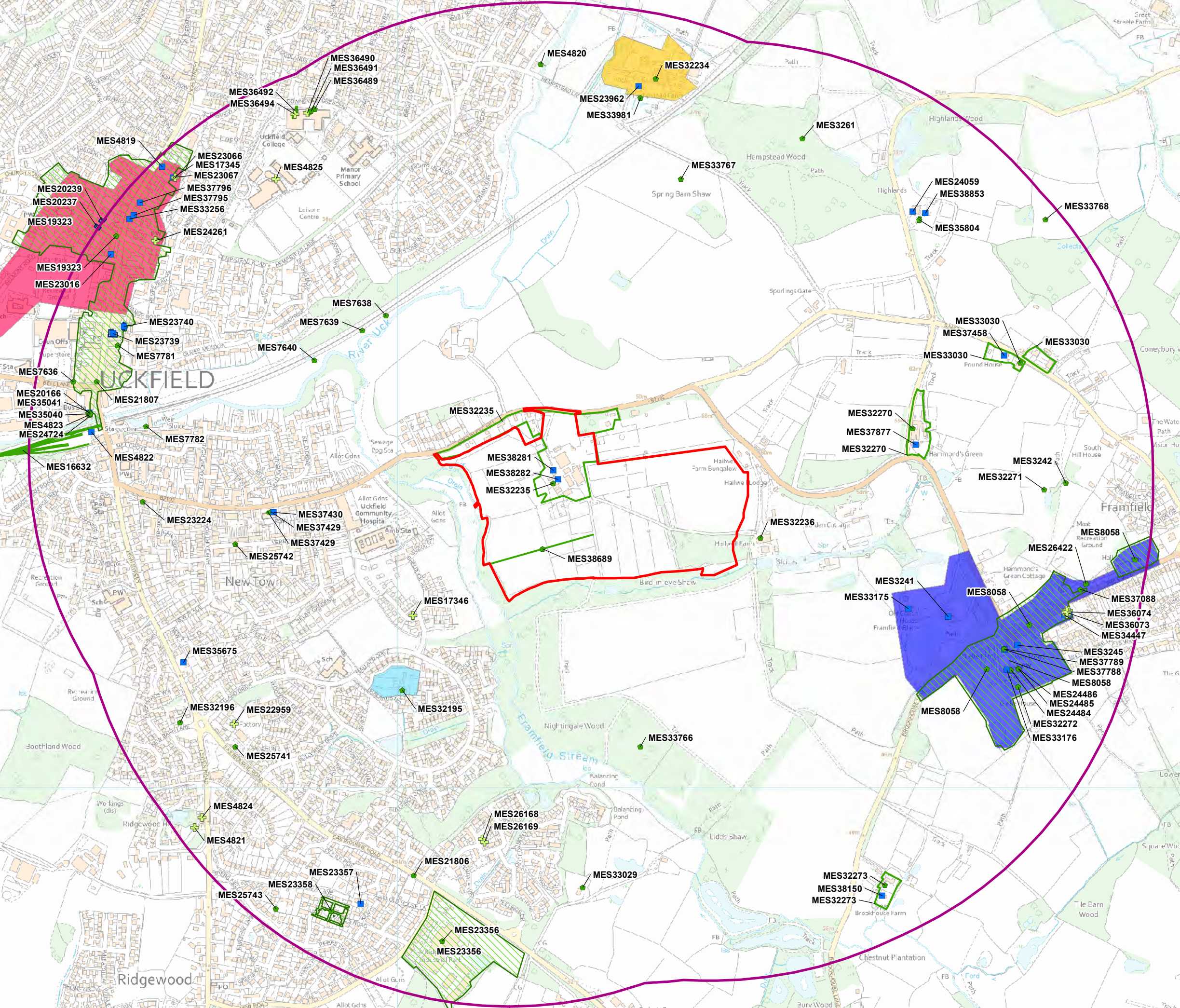


Figure 1
Site Location

Project Ref: N1794-PLN-HER-0001-0999/00877 - Bird in Eye Farm, Uckfield(Figures)Mapping(GIS)Project\Figure 2a.mxd



Legend

Non-designated Heritage Assets:

HER Record Points

- Monuments
- Buildings
- Findspots
- HER Record Lines

HER Record Polygons

- Monuments
- Buildings

Archaeological Notification Areas

- DES9585 - Framfield : historic village
- DES14023 - Harlands Farm, Uckfield
- DES13875 - Hempstead Manor Farm, Uckfield : historic farm
- DES8572 - Uckfield : historic market town

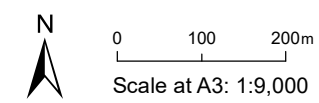
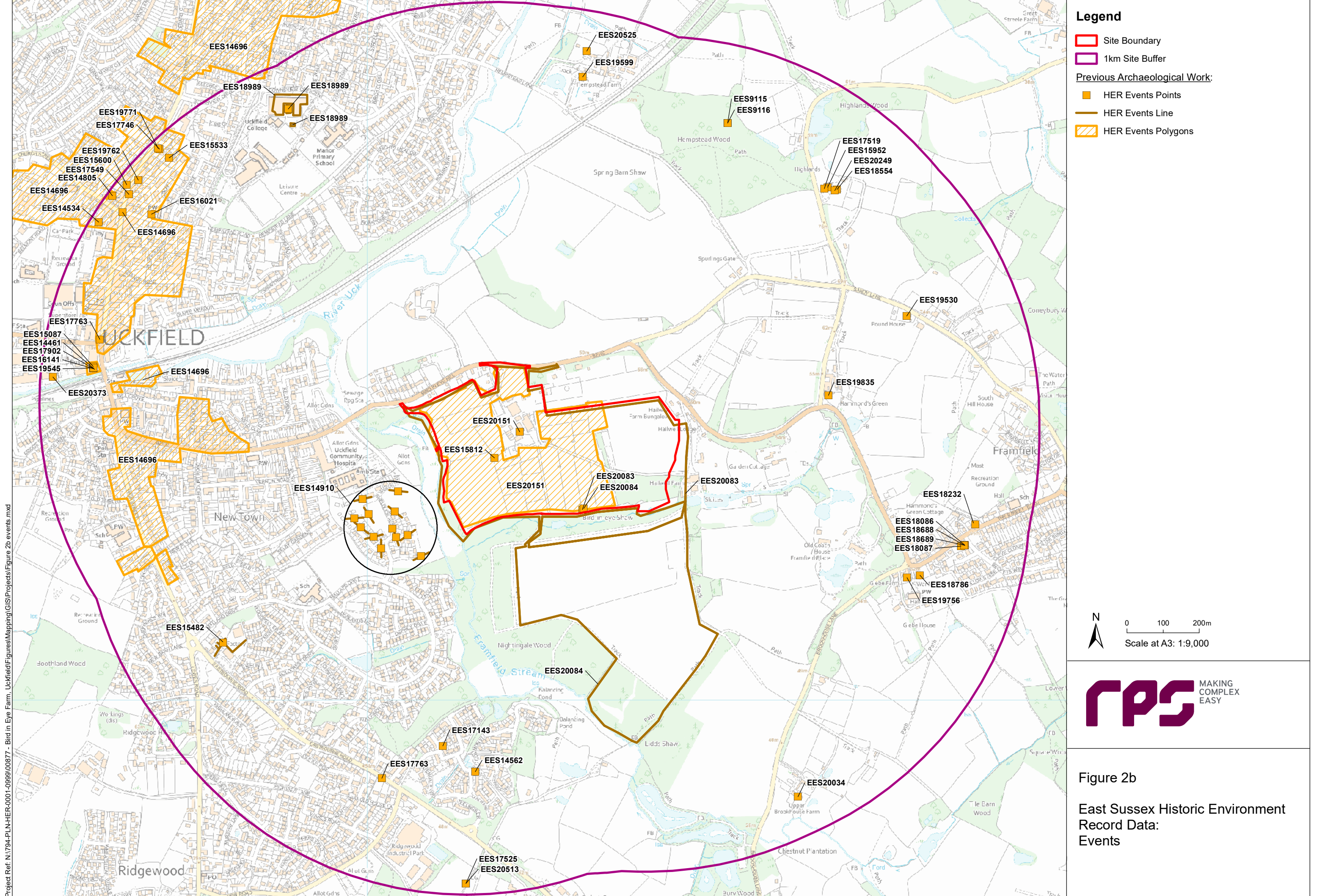


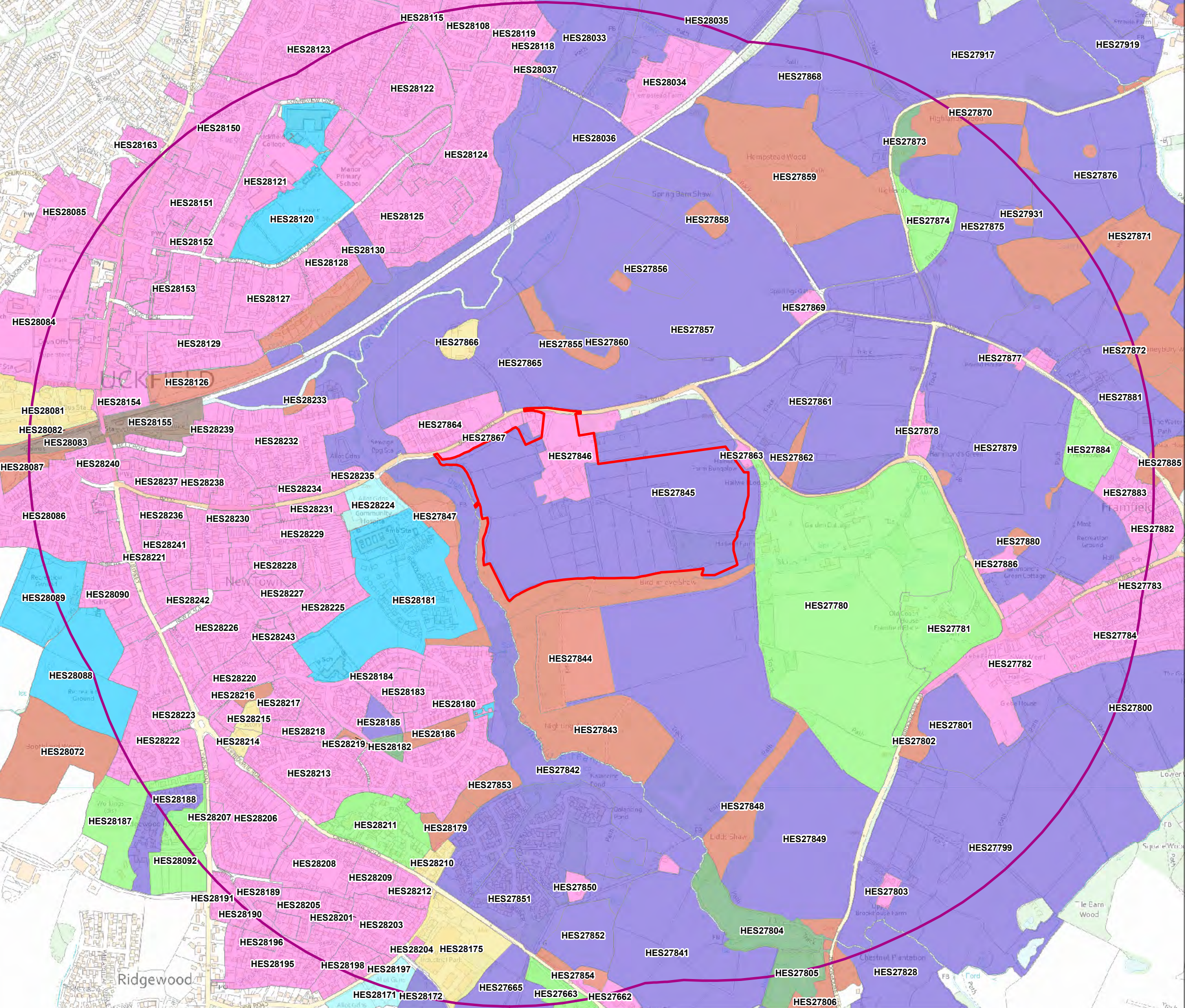
Figure 2a

East Sussex Historic Environment Record Data



Project Ref: N1794-PLN-HER-0001-0999/00877 - Bird in Eye Farm, Uckfield\Figures\Mapping\GIS\Projects\Figure 2b events.mxd

Project Ref: N1794-PLN-HER-0001-0999/00877 - Bird in Eye Farm, Lickfield\Figures\Mapping\GIS\Projects\Figure 2c.hlc.mxd



Legend

- Site Boundary
- 1km Site Buffer

Historic Landscape Characterisation:

- Communications
- Designed Landscapes
- Fields
- Horticulture
- Industry
- Recreation
- Settlement
- Water
- Woodland

N
0 100 200m
Scale at A3: 1:9,000



Figure 2c
East Sussex Historic Landscape
Characterisation Data



Legend

 Site Boundary

LiDAR DATA

Source:
Environment Agency

Data Type: DSM

Resolution: 1m

Date Captured:
23.03.2009 - 07.04.2009

Processing:
simple Local Relief Model overlaid on
Multi-direction Hillshade



0 50 100m
Scale at A3: 1:3,000



Figure 3

LiDAR Survey



Not to Scale
Illustrative Only



1724 Budgen Map of Surrey



Site Boundary (approximate)

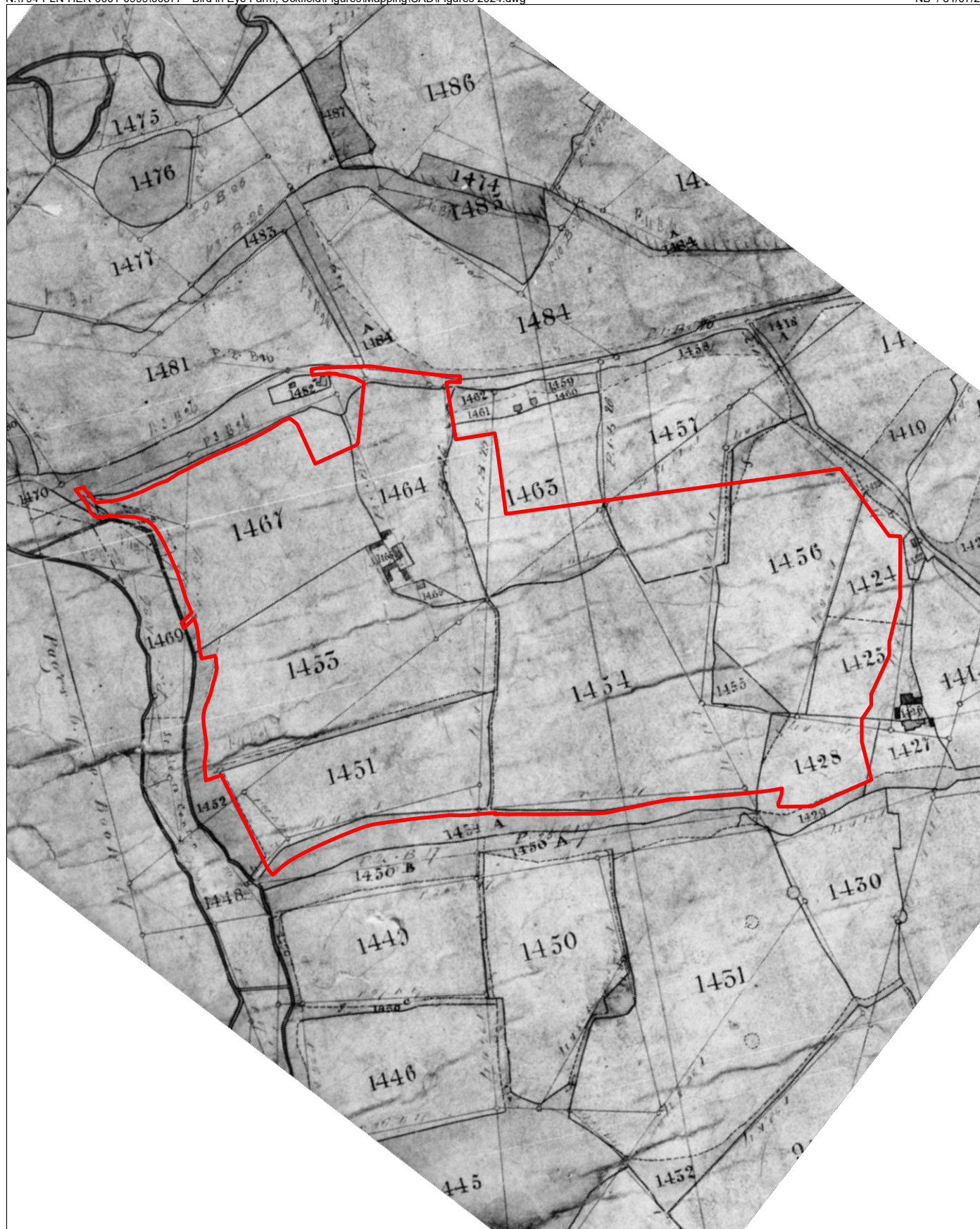


Not to Scale
Illustrative Only



Figure 5

1789 Ordnance Survey Drawing



 Site Boundary

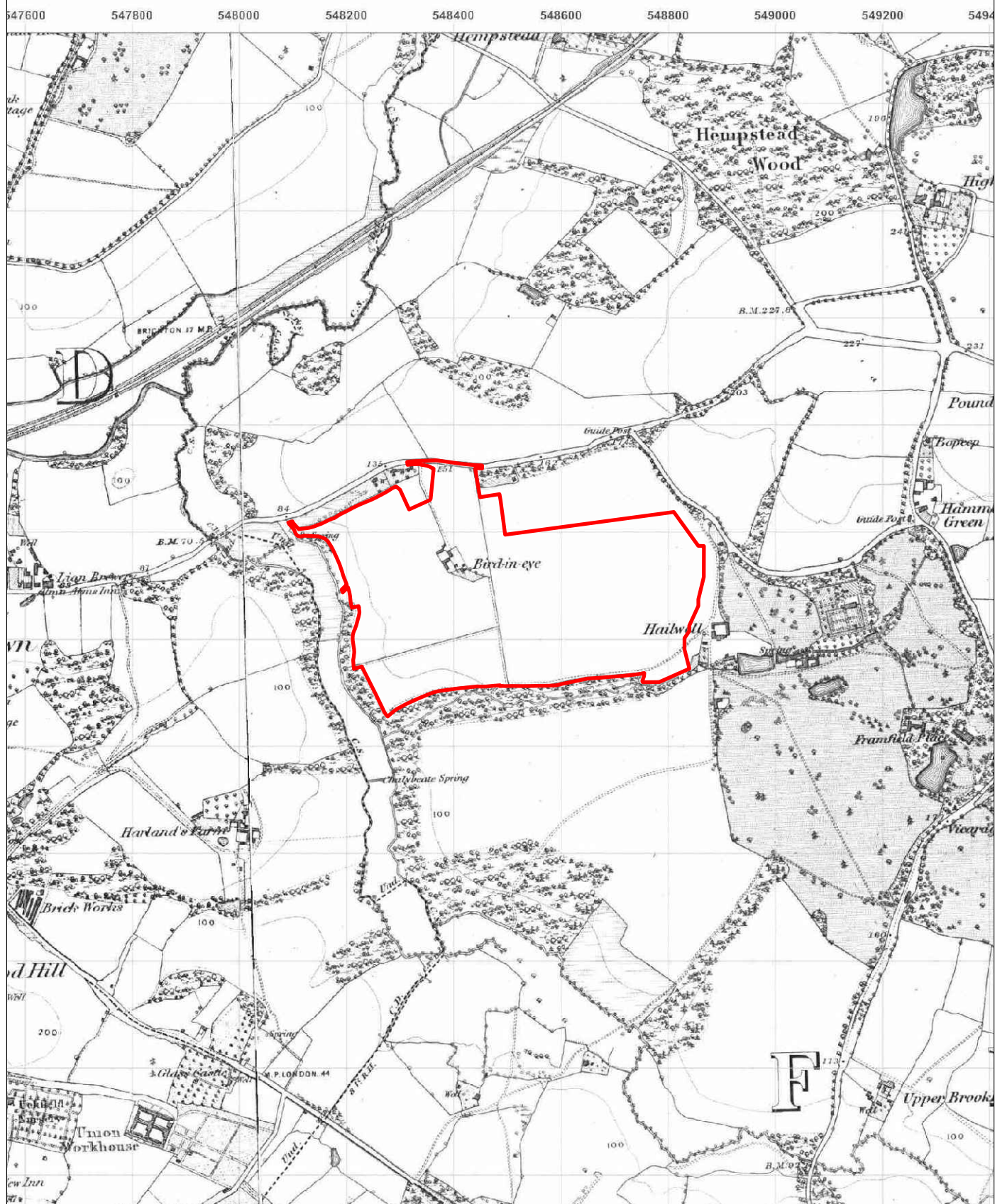


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Scale at A4: 1:5,000

rps MAKING
COMPLEX
EASY

Figure 6

1841 Framfield Parish Tithe Map



 Site Boundary

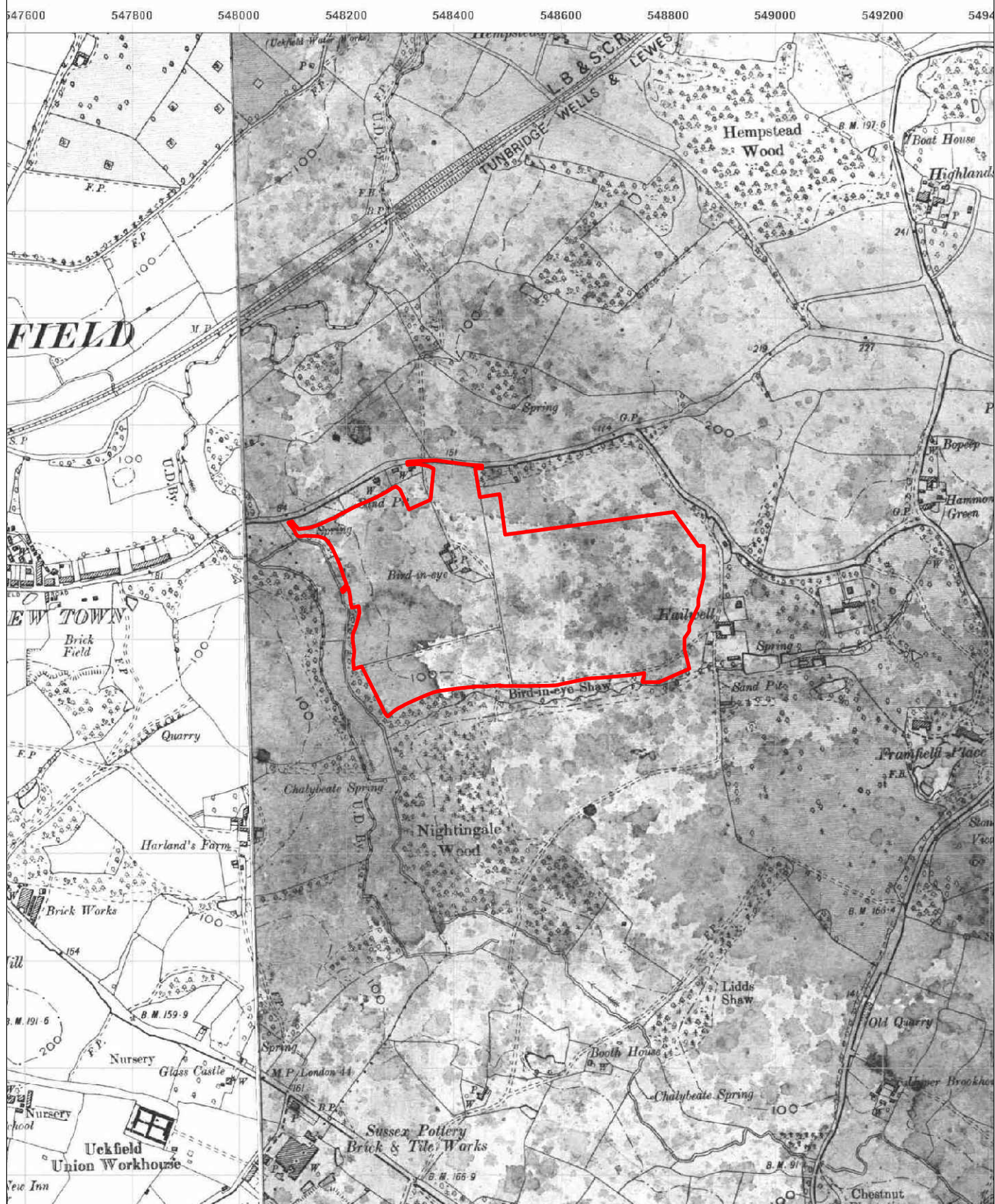


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rps MAKING
COMPLEX
EASY

Figure 7

1875 Ordnance Survey Map
(1:10,000 Scale)



 Site Boundary

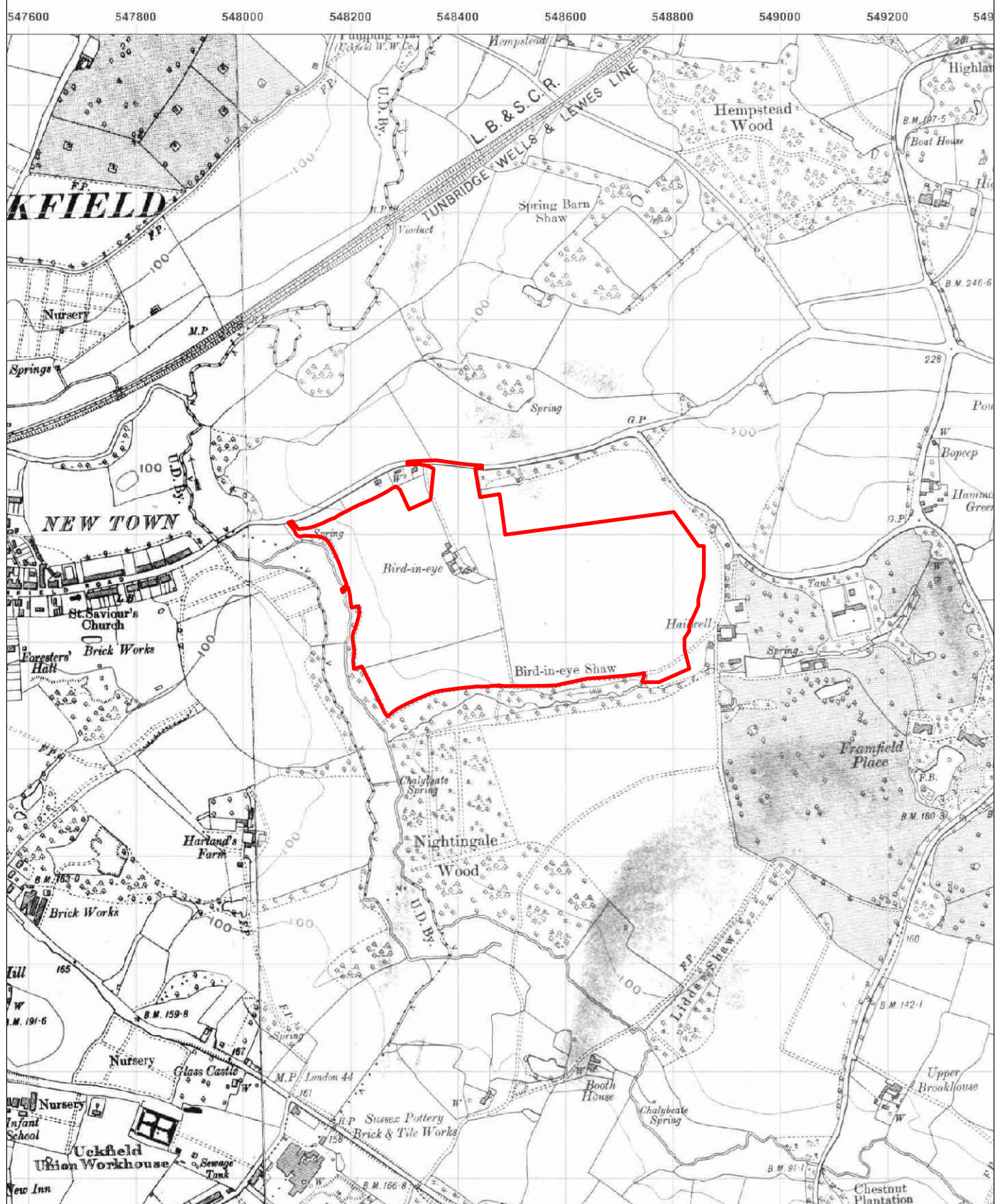


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rps MAKING
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EASY

Figure 8

1898 Ordnance Survey Map
(1:10,000 Scale)



 Site Boundary

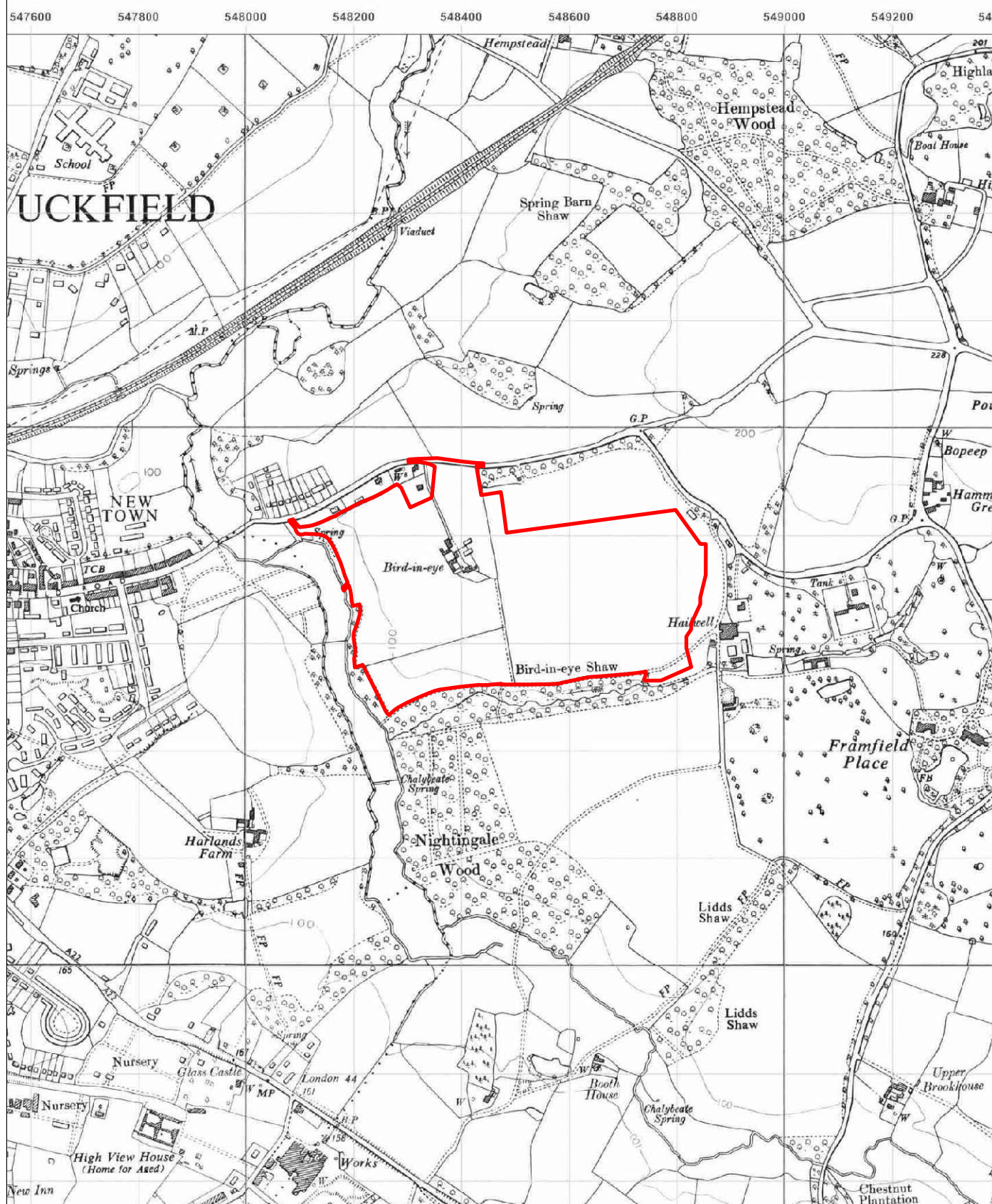


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rps MAKING
COMPLEX
EASY

Figure 9

1911 Ordnance Survey Map
(1:10,000 Scale)



 Site Boundary

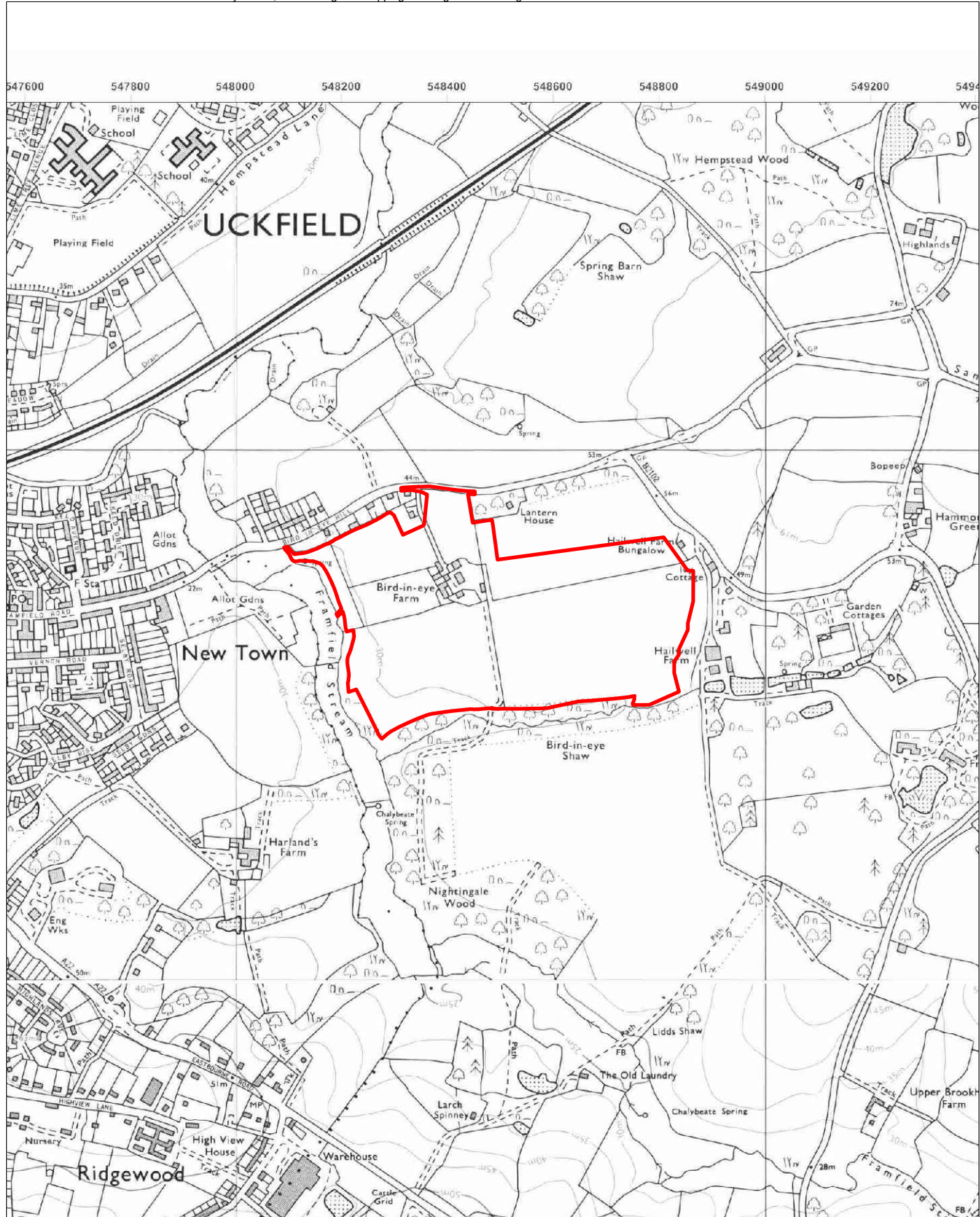


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Figure 10

1957 Ordnance Survey Map
(1:10,000 Scale)



 Site Boundary

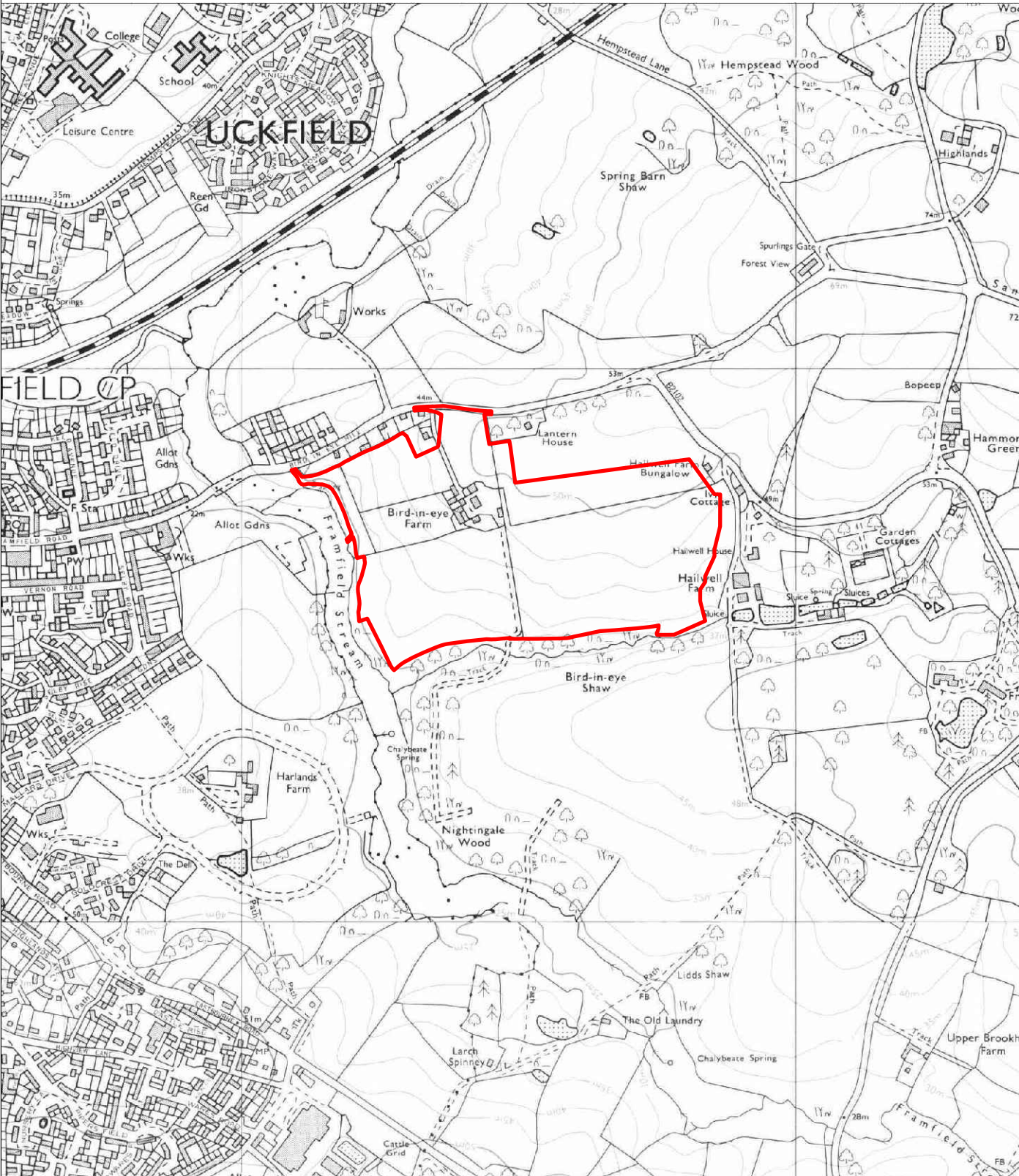


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Scale at A4: 1:10,000

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Figure 11

1973-1979 Ordnance Survey Map
(1:10,000 Scale)



 Site Boundary



0 100 200m
Scale at A4: 1:10,000



Figure 12
1992 Ordnance Survey Map
(1:10,000 Scale)



 Site Boundary



0 50 100m
Scale at A4: 1:5,000



Figure 13

2004 Aerial Photograph
(Google Earth image)



 Site Boundary

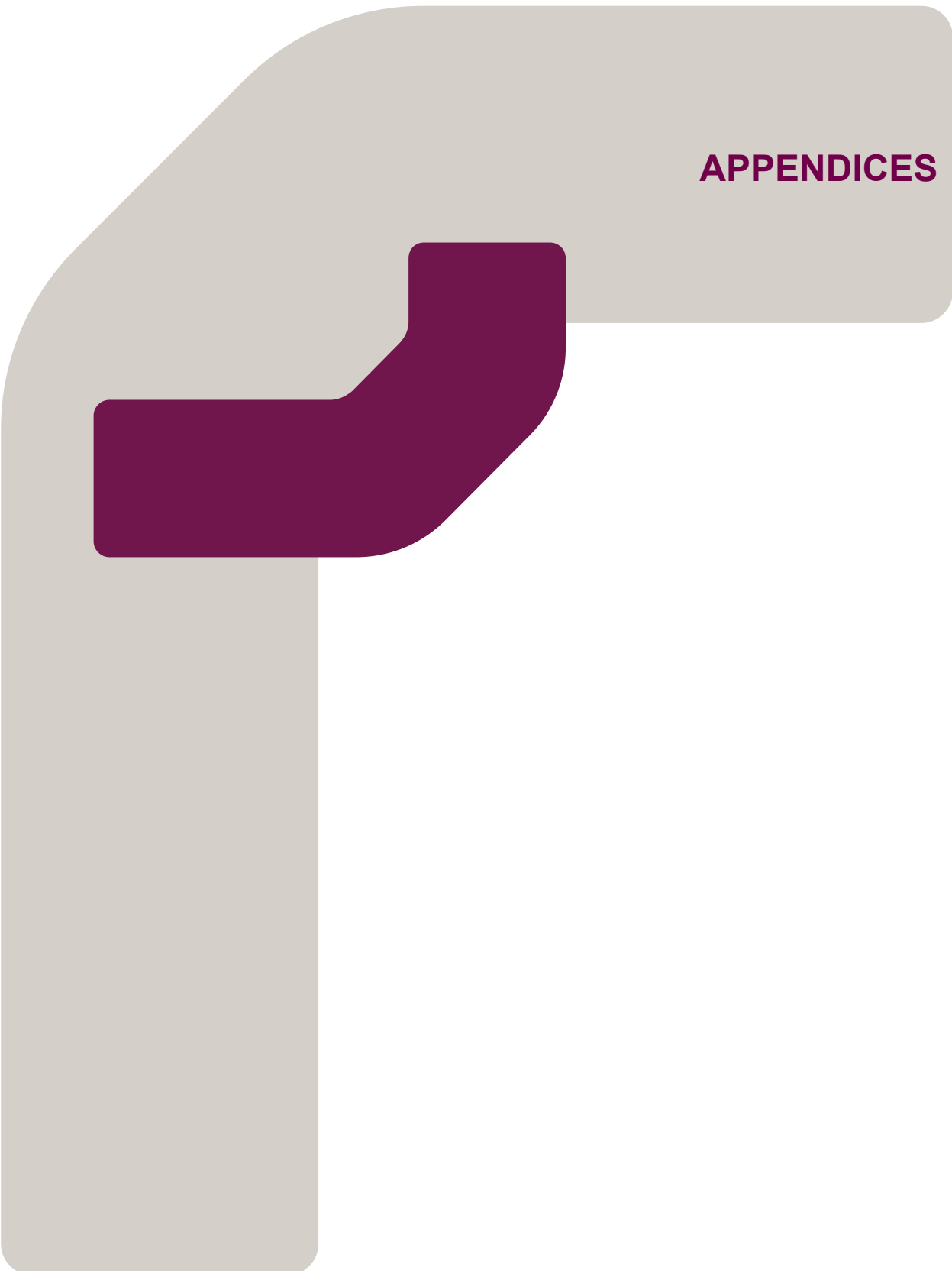


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Figure 14

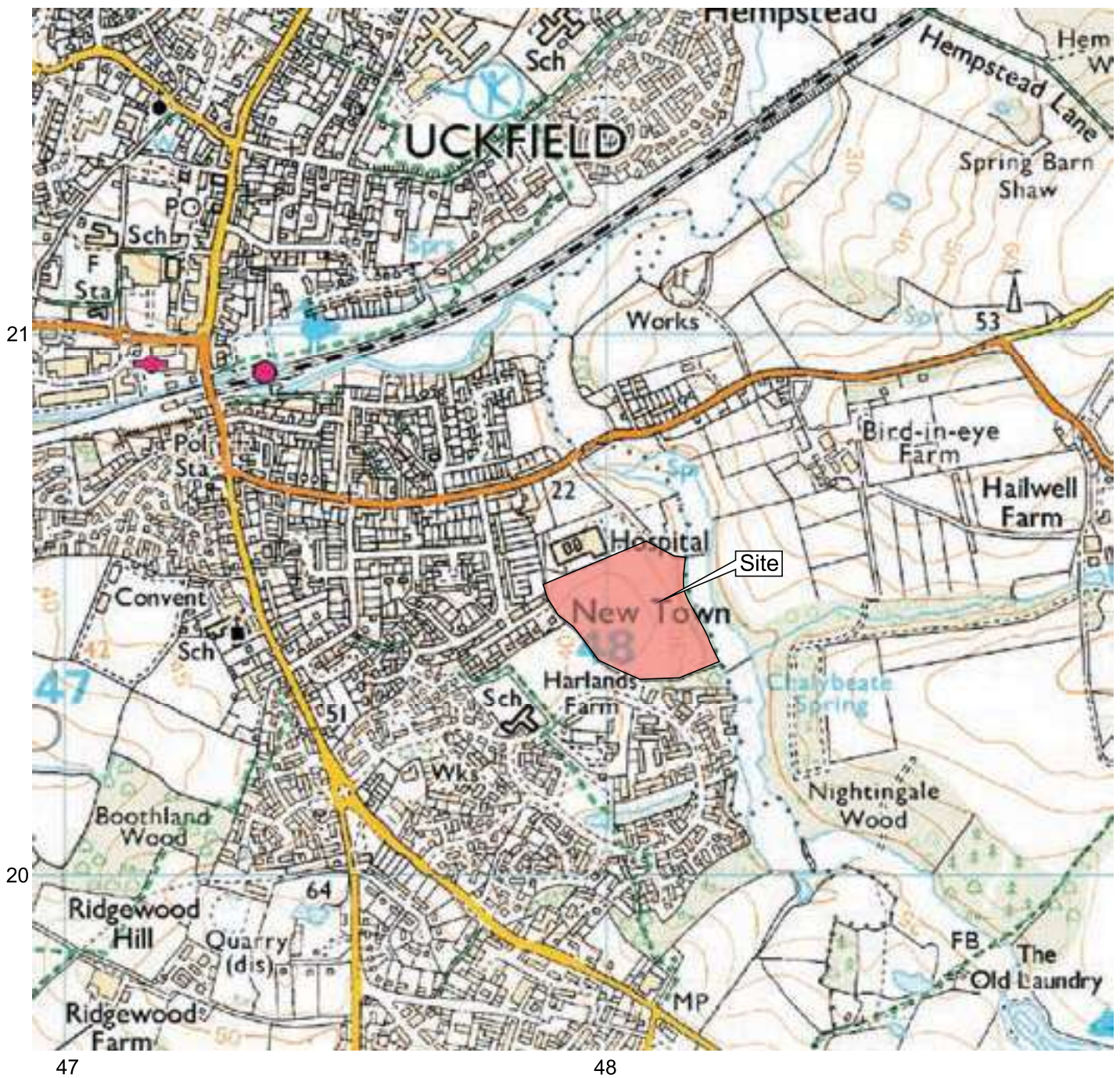
2018 Aerial Photograph
(Google Earth image)

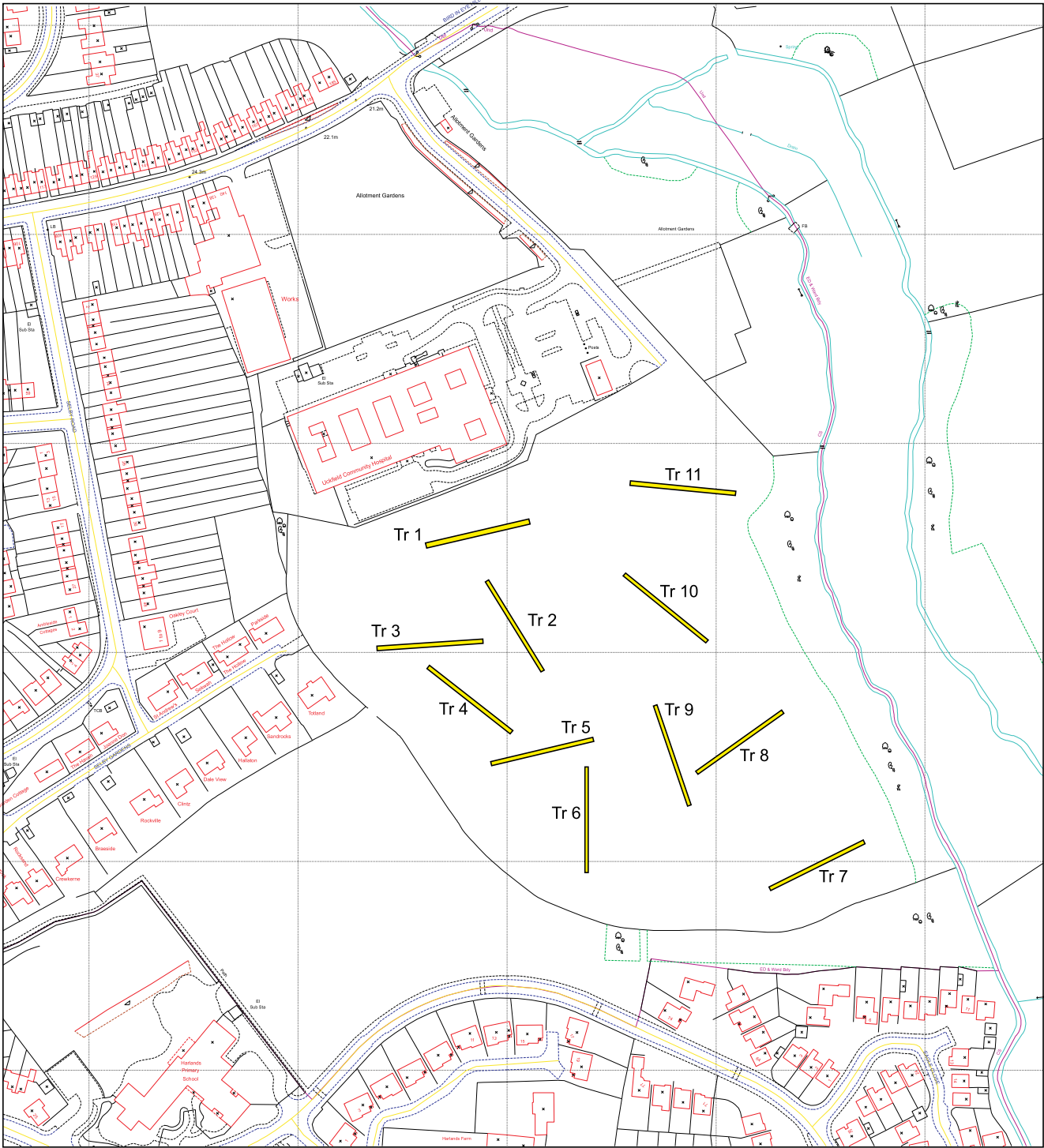


APPENDICES

APPENDIX I

Location and Trench Plan - Harlands Farm, Uckfield,
East Sussex (AC Archaeology, July 2011)





PROJECT

Land at Harland's Farm, Uckfield

TITLE

Fig. 2: Trench location plan



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Historic England Historic Environment Good Practice Advice in Planning: 2 Managing Significance in Decision-Taking in the Historic Environment July 2015 unpublished document

Historic England Historic Environment Good Practice Advice in Planning: 3 The Setting of Heritage Assets December 2017 unpublished document

Cartographic and Aerial Photographic

1769 Andrews and Dury Map of Kent

LIDAR Data Plot

1724 Budgen Map of Sussex

1789 Ordnance Survey Drawing

1841 Framfield Parish Tithe Map

1875 Ordnance Survey Map

1898 Ordnance Survey Map

1911 Ordnance Survey Map

1957 Ordnance Survey Map

1973-79 Ordnance Survey Map

1992 Ordnance Survey Map

2004 Aerial Photograph (Google Earth Image)

2018 Aerial Photograph (Google Earth Image)



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