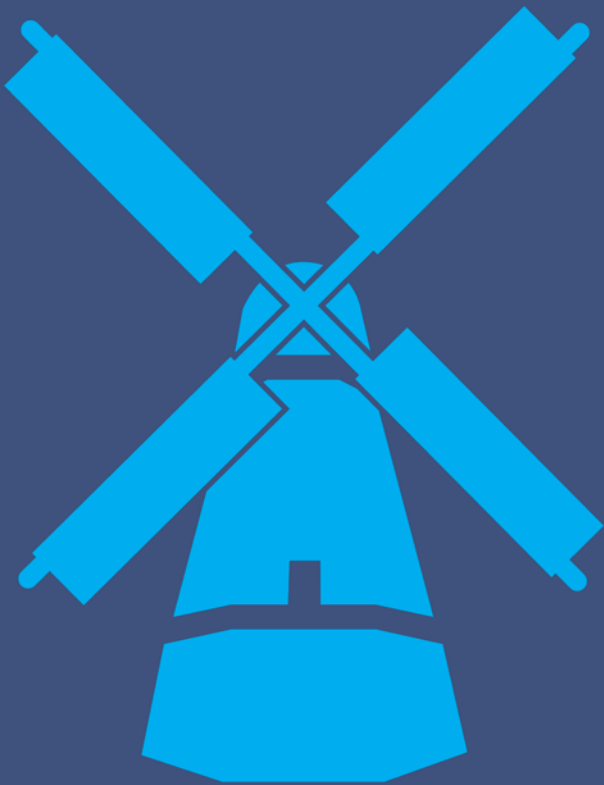


# **Hindsland, Eastbourne Road Willingdon, East Sussex**

## Historic Environment Desk-Based Assessment



March 2021

Danescroft (FREOF V Willingdon) LLP



© Wessex Archaeology Ltd 2021, all rights reserved

Portway House  
Old Sarum Park  
Salisbury  
SP4 6EB

[www.wessexarch.co.uk](http://www.wessexarch.co.uk)

Wessex Archaeology Ltd is a company limited by guarantee registered in England, company number 1712772. It is also a Charity registered in England and Wales number 287786, and in Scotland, Scottish Charity number SC042630. Our registered office is at Portway House, Old Sarum Park, Salisbury, Wiltshire, SP4 6EB.

#### Disclaimer

The material contained in this report was designed as an integral part of a report to an individual client and was prepared solely for the benefit of that client. The material contained in this report does not necessarily stand on its own and is not intended to nor should it be relied upon by any third party. To the fullest extent permitted by law Wessex Archaeology will not be liable by reason of breach of contract negligence or otherwise for any loss or damage (whether direct indirect or consequential) occasioned to any person acting or omitting to act or refraining from acting in reliance upon the material contained in this report arising from or connected with any error or omission in the material contained in the report. Loss or damage as referred to above shall be deemed to include, but is not limited to, any loss of profits or anticipated profits damage to reputation or goodwill loss of business or anticipated business damages costs expenses incurred or payable to any third party (in all cases whether direct indirect or consequential) or any other direct indirect or consequential loss or damage.

## Document Information

Document title Hindsland, Eastbourne Road, Willingdon  
Document subtitle Historic Environment Desk-Based Assessment  
Document reference 242000.1

Client name Danescroft (FREOF V Willingdon) LLP  
Address 4th Floor  
40-42 Parker Street  
London  
WC2B 5PQ

County East Sussex  
National grid reference 558469, 104158  
Planning authority

Project management by Chloe Hunnisett  
Document compiled by Thomas Piggott/Chloe Hunnisett  
Graphics by Thomas Piggott

## Quality Assurance

| Issue | Date       | Author | Approved by |
|-------|------------|--------|-------------|
| 1     | 22.02.2021 | TP     | CH          |
| 2     | 01.03.2021 | TP     | CH          |



## Contents

|                                                                  |           |
|------------------------------------------------------------------|-----------|
| Summary .....                                                    | iii       |
| Acknowledgements.....                                            | iv        |
| <b>1 INTRODUCTION .....</b>                                      | <b>5</b>  |
| 1.2 Development proposals .....                                  | 5         |
| 1.3 Aims and purpose of the assessment .....                     | 6         |
| <b>2 PLANNING BACKGROUND .....</b>                               | <b>6</b>  |
| 2.1 Introduction.....                                            | 6         |
| 2.2 Designated heritage assets .....                             | 6         |
| 2.3 National Planning Policy Framework.....                      | 7         |
| 2.4 Local planning policy .....                                  | 7         |
| 2.5 Supplementary Planning Guidance.....                         | 7         |
| <b>3 METHODOLOGY .....</b>                                       | <b>8</b>  |
| 3.1 Introduction.....                                            | 8         |
| 3.2 Study Area.....                                              | 8         |
| 3.3 Sources .....                                                | 8         |
| 3.4 Site visit .....                                             | 9         |
| 3.5 Assessment of significance.....                              | 9         |
| 3.6 Setting assessment .....                                     | 10        |
| 3.7 Assumptions and limitations.....                             | 10        |
| 3.8 Copyright .....                                              | 11        |
| <b>4 BASELINE RESOURCE .....</b>                                 | <b>11</b> |
| 4.1 Site Description.....                                        | 11        |
| 4.2 Designated Heritage Assets.....                              | 11        |
| 4.3 Previous Investigations .....                                | 12        |
| 4.4 Historic and Archaeological Background.....                  | 12        |
| <b>5 ARCHAEOLOGICAL INTEREST AND SIGNIFICANCE .....</b>          | <b>15</b> |
| 5.1 Potential impact .....                                       | 15        |
| 5.2 Conditions for survival.....                                 | 15        |
| 5.3 Archaeological interest and significance .....               | 16        |
| <b>6 SETTING ASSESSMENT.....</b>                                 | <b>17</b> |
| 6.1 Introduction.....                                            | 17        |
| 6.2 Scoping exercise (Step 1).....                               | 17        |
| 6.3 Settings – Step 2 and 3.....                                 | 18        |
| 6.4 Polegate Windmill (Grade II* Listed Building).....           | 18        |
| <b>7 CONCLUSION.....</b>                                         | <b>19</b> |
| 7.1 Archaeological interest.....                                 | 19        |
| 7.2 Setting .....                                                | 20        |
| <b>REFERENCES .....</b>                                          | <b>21</b> |
| Bibliography.....                                                | 21        |
| Historic Environment Records.....                                | 22        |
| Cartographic and documentary sources.....                        | 22        |
| Online resources.....                                            | 22        |
| <b>APPENDICES .....</b>                                          | <b>23</b> |
| Appendix 1: Terminology .....                                    | 23        |
| Appendix 2: Legislative and planning framework .....             | 23        |
| Appendix 3: Gazetteer .....                                      | 27        |
| Appendix 4: Illustrative layout of the proposed development..... | 30        |



## Figures

- Figure 1 Site, Study Area and Designated Heritage Assets
- Figure 2: Site, Study Area, Archaeological Notification Areas and Non-designated Heritage Assets
- Figure 3 Historic Mapping 1842-1981

## Plates

- Plate 1 View from Eastbourne Road facing northeast towards the Site
- Plate 2 Modern detached house and electric substation located in the southwest corner, facing north
- Plate 3 View of the modern access road located in the southwest corner, facing northeast
- Plate 4 Modern sheds located in the southwest section of the Site, facing west
- Plate 5 View of the block bay, concrete surface and south slope of the terrace, facing north
- Plate 6 View of the southern slope of the terrace, facing northeast
- Plate 7 View of the block bay, facing west
- Plate 8 View of the former location of the sports pavilion, facing northeast
- Plate 9 View of the terrace located in the centre of the Site, facing west from the eastern site boundary
- Plate 10 View of the terrace located in the centre of the Site, facing west from its eastern boundary
- Plate 11 View of the terrace located in the centre of the Site, facing east from its northwest corner
- Plate 12 View of the terrace located in the centre of the Site, facing northeast from the southwest section of the Site
- Plate 13 View of the concrete hard surface located in the centre of the terrace, facing north
- Plate 14 View of the shallow drainage ditch located on the western boundary of the Site, facing southwest
- Plate 15 View of the asphalt surface located near the centre of the western Site boundary, facing south
- Plate 16 View from the centre of the western Site boundary facing southwest towards Polegate Mill
- Plate 17 View from the centre of the terrace facing southwest towards Polegate Windmill
- Plate 18 View from the northeast Site boundary facing southwest towards Polegate Windmill
- Plate 19 View from the centre of the terrace facing southwest towards Polegate Windmill



## Summary

Wessex Archaeology was commissioned by Danescroft (FREOF V Willingdon) LLP to prepare a Historic Environment Desk-Based Assessment of land at Hindsland, Eastbourne Road, Willingdon, centred on National Grid Reference 558469, 104158. This study is intended to support an outline application for residential development within the site. The site lies within strategic development area SD4: Land at South Polegate and East Willingdon, identified within Policy WCS4 of the Wealden District Council Core Strategy.

The site is located to the east of Willingdon located in the area known as Willingdon Levels and comprises of a single rectangular grass field measuring c. 6.5 ha. A levelled/regraded area measuring c. 1.4 ha in the southern half of the Site represents the site of a former playing field, currently overgrown. The Willingdon Levels is an area of former wetlands that are known to have been exploited since the prehistoric period, in particular from the Bronze Age following sea level regression.

This assessment finds that while there is an archaeological interest within the site, it is limited to background potential for prehistoric and/or medieval activity relate to the exploitation of the Willingdon Levels for agricultural use. The recently completed geophysical survey of the site identified possible ridge and furrow in the northern section that could be medieval in origin. There are no indications that, if present, the archaeological resource within the Site would be so complex, rare, and well-preserved so as to elevate its significance and preclude development. In fact, the recently conducted geophysical survey failed to identify any other features within the Site that could be considered to be archaeological in nature.

Based on the currently available information, in particular the topography of the Site and previous impacts, there is considered to be little potential for the Site to contain deposits of Willingdon Levels peat. However, the survival of archaeological deposits buried at depth, especially for the prehistoric periods, cannot be ruled out. Further fieldwork surveys may be required to refine our understanding of the presence and significance of any archaeological remains.

The need for and timing of additional surveys should be discussed with the LPA, but it would be reasonable to suggest that any further surveys could be secured via a condition on the planning application. Areas of past impact could also be scoped out of any further assessment, in particular areas that have been subject to cut-and-fill levelling.

The settings assessment considered the effect of the proposed development upon the significance of the Grade II\* Listed Building Polegate Windmill. The assessment concluded that whilst the Site lies within the wider rural setting of the windmill, this aspect of setting makes no meaningful contribution to the ability to appreciate or understand the heritage significance of the asset, which lies primarily in its architectural interest. The assessment concluded that there will be no harm to Polegate Windmill's significance as a result of the development proposals.



## **Acknowledgements**

This project was commissioned by Danescroft (FREOF V Willingdon) LLP, and Wessex Archaeology is grateful to Aidan Robson in this regard. Wessex Archaeology would also like to thank East Sussex Council for supplying the Historic Environment Record data.



# Hindsland, Eastbourne Road, Willingdon

## Historic Environment Desk-Based Assessment

### 1 INTRODUCTION

#### 1.1 Project background

- 1.1.1 This study informs an outline planning application for mixed use development at Hindsland, Eastbourne Road, Willingdon, East Sussex (hereafter 'the Site'; **Figure 1**), centred on National Grid Reference 558469, 104158.
- 1.1.2 The Site lies within strategic development area SD4: Land at South Polegate and East Willingdon, identified within Policy WCS4 of the Wealden District Council Core Strategy. Policy SD4 indicates the provision of around 700 dwellings, 8,600 square metres net employment floorspace, leisure, recreation and community facilities.
- 1.1.3 An EIA scoping opinion was sought from Wealden District Council (WDC). The decision letter of 08 February 2021 confirms that heritage and archaeology was not scoped in to the EIA.
- 1.1.4 Consultations with Chris Greatorex, Archaeological Advisor to WDC, on 01/12/2020, confirmed that any required archaeological investigations or mitigation could be dealt with through the planning process rather than via EIA.
- 1.1.5 This assessment has reviewed the potential effects of the outline proposals on the significance of the historic environment resource, including assessing any likely effects resulting from change within the setting of heritage assets.

#### 1.2 Development proposals

- 1.2.1 The outline application description reads;
- 1.2.2 *'Outline Application All Matters Reserved except for Access (excluding internal estate roads beyond the access to serve the Medical Centre Plot) for demolition of existing vacant dwelling and erection of up to 180 no. dwellings and medical centre together with all parking, servicing and onsite open space.'*
- 1.2.3 The illustrative sketch layout (Appendix 4) indicates that the proposed development will include a broad mix of 1- & 2-bedroom flats and 2,3- & 4-bedroom houses. Access to the development will be via a new access road from Eastbourne Road. Areas of open space will be created, and existing vegetation boundaries will be enhanced with new tree plantings.
- 1.2.4 A medical centre is proposed in the southern-western area of the Site centre. However, the sketch layout's mix is indicative only, with the scale, appearance, and landscaping to be addressed at reserved matters stage.



- 1.2.5 The existing late-20<sup>th</sup> century house located in the south-west corner of the Site (Section 4.1; Plate 2), as well as the sheds located south of the former pavilion (Plates 3 and 4), will be demolished.

### 1.3 Aims and purpose of the assessment

#### *Introduction*

- 1.3.1 The purpose of this assessment is to comply with the appropriate assessment planning guidance as outlined in paragraph 189 of the NPPF, 2019 and in line with ClfA Guidance Standards and Guidance (2017). This assessment will also identify and reference any other relevant and/or appropriate documents such as existing heritage or archaeological site management plans that may be in operation in the locality.

#### *Aim*

- 1.3.2 This report will determine, as far as is reasonably possible from existing records, the nature, extent and significance of the historic environment within a specified area. Desk-based assessment will be undertaken using appropriate methods and practices which satisfy the stated aims of the project, and which comply with the Code of Conduct and other relevant regulations of the Chartered Institute for Archaeologists.
- 1.3.3 This report will establish the impact of the proposed development on the significance of the historic environment, or will identify the need for further evaluation to do so, and will enable reasoned proposals and decisions to be made to mitigate, offset or accept without further intervention that impact.

## 2 PLANNING BACKGROUND

### 2.1 Introduction

- 2.1.1 There is national legislation and guidance relating to the protection of, and proposed development on or near, important archaeological sites or historical buildings within planning regulations as defined under the provisions of the *Town and Country Planning Act 1990*. In addition, local authorities are responsible for the protection of the historic environment within the planning system.
- 2.1.2 The following section summarises the main components of the national and local planning and legislative framework governing the treatment of the historic environment within the planning process. Further detail is presented in **Appendix 2**.

### 2.2 Designated heritage assets

- 2.2.1 Designated heritage assets are defined in NPPF Annex 2 as:

*'A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.'*

- 2.2.2 Designation can be defined as:

*'The recognition of particular heritage value(s) of a significant place by giving it formal status under law or policy intended to sustain those values' (English Heritage 2008, p.71).*

- 2.2.3 Statutory protection is provided to certain classes of designated heritage asset under the following legislation:

- *Planning (Listed Buildings and Conservation Areas) Act 1990; and*
- *Ancient Monuments and Archaeological Areas Act 1979*

2.2.4 Further information regarding heritage designations is provided in **Appendix 2**.

### **2.3 National Planning Policy Framework**

2.3.1 The National Planning Policy Framework (NPPF) was published on 27 March 2012 and revised in June 2019 and sets out the government's planning policies for England and how these are expected to be applied.

2.3.2 Section 16 of the NPPF, entitled 'Conserving and enhancing the historic environment', sets out the principal national guidance on the importance, management and safeguarding of heritage assets within the planning process.

2.3.3 The aim of NPPF Section 16 is to ensure that Local Planning Authorities, developers, and owners of heritage assets adopt a consistent and holistic approach to their conservation and to reduce complexity in planning policy relating to proposals that affect them.

2.3.4 To summarise, government guidance provides a framework which:

- recognises that heritage assets are an irreplaceable resource.
- requires applicants to provide proportionate information on the significance of heritage assets affected by the proposals and an impact assessment of the proposed development on that significance.
- considers the desirability of sustaining and enhancing the significance of heritage assets and their setting.
- places weight on the conservation of designated heritage assets, in line with their significance; and
- requires developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and impact, and to make this evidence (and any archive generated) publicly accessible.

2.3.5 A selection of excerpts from NPPF Section 16: Conserving and enhancing the historic environment is presented in **Appendix 2**. The NPPF should be read in conjunction with the Planning Practice Guidance Note for the Historic Environment (updated July 2019).

### **2.4 Local planning policy**

2.4.1 The Site is situated within the Wealden District Council's administrative boundaries, which adopted the Wealden District Core Strategy Local Plan in February 2013.

2.4.2 The local planning policy that relates to the historic environment and is relevant to the proposed development is presented in Appendix 2.

### **2.5 Supplementary Planning Guidance**

2.5.1 *Statements of Heritage Significance: Analysing Significance in Heritage Assets* (Historic England 2019) - This guidance covers the NPPF requirement for describing heritage

significance and is designed to help local planning authorities and applicants to understand significance of heritage assets as part of a staged approach to the decision-making process in planning applications.

- 2.5.2 *Managing Significance in Decision-Taking in the Historic Environment: Good Practice Advice in Planning Note 2* (Historic England 2015) - This guidance addresses ways of assessing the significance of a Site and the surrounding heritage assets, whether they are below or above-ground.

### 3 METHODOLOGY

#### 3.1 Introduction

- 3.1.1 The methodology employed during this assessment was based upon relevant professional guidance, including the Chartered Institute for Archaeologists' *Standard and guidance for historic environment desk-based assessment* (CIfA 2017).

#### 3.2 Study Area

- 3.2.1 Baseline conditions were established through a desk-based review of publicly accessible sources of primary and synthesised information pertaining to the historic environment within a 1 km radial Study Area. The recorded historic environment resource within the Study Area was considered to provide a context for the discussion and interpretation of the known and potential historic environment resource (heritage assets) that could be affected by the proposed development, via the application of informed professional judgement.

#### 3.3 Sources

- 3.3.1 The following publicly accessible sources of primary and synthesised information were consulted:
- *the National Heritage List for England (NHLE), which is the only official and up to date database of all nationally designated heritage assets*
  - *the East Sussex Historic Environment Record (ESHER), comprising a database of recorded archaeological sites, find spots, and archaeological events within the county*
  - *relevant national, regional and thematic Research Frameworks*
  - *national heritage datasets including the Archaeological Data Service (ADS), Heritage Gateway, OASIS, PastScape and the National Record of the Historic Environment (NRHE) Excavation Index*
  - *historic manuscripts, surveyed maps, and Ordnance Survey maps; and*
  - *relevant primary and secondary sources including published and unpublished archaeological reports relating to excavations and observations in the vicinity of the Site.*
- 3.3.2 Sources consulted during the preparation of this assessment are listed in the References section at the end of this report. Records obtained from the NHLE and SHER are listed in Appendix 3 and illustrated in **Figures 1-2**.

### **3.4 Site visit**

- 3.4.1 The Site was visited on the 15th of December 2020. Site conditions are summarised below (see **Section 4.1**).
- 3.4.2 The aim of the Site visit was to assess the general aspect, character, condition and setting of the Site and to identify any prior impacts not evident from secondary sources. The Site visit also sought to ascertain if the Site contained any previously unidentified features of archaeological, architectural or historic interest.
- 3.4.3 A key objective of the Site visit was the gathering of observations upon which to assess the potential for the development proposals to change the settings of heritage assets (see **Section 5**).

### **3.5 Assessment of significance**

- 3.5.1 NPPF defines significance as: the value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.
- 3.5.2 Current national guidance for the assessment of the significance of heritage assets is based on criteria provided by Historic England in Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment (English Heritage 2008). Within the guidance, significance is weighed by consideration of the potential for the asset to demonstrate differing 'values'.
- 3.5.3 The Planning practice guidance for the NPPF interprets and defines these values as:
- Archaeological Interest: there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
  - Architectural and Artistic Interest: these are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.
  - Historic Interest: An interest in past lives and events (including prehistoric). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.
- 3.5.4 For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance.
- 3.5.5 This assessment was also informed by the advice published by Historic England in the documents Statements of Heritage Significance: Analysing Significance in Heritage Assets (Historic England 2019) and Managing Significance in Decision-Taking in the Historic Environment: Good Practice Advice in Planning Note 2 (2015b).

### 3.6 Setting assessment

3.6.1 Annex 2 of the NPPF defines the setting of a heritage asset 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.'*

3.6.2 The setting assessment was guided by *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3* (GPA 3; Historic England 2017), which states that:

3.6.3 *'Setting is not itself a heritage asset, nor a heritage designation, although land comprising a setting may itself be designated.... Its importance lies in what it contributes to the significance of the heritage asset or to the ability to appreciate that significance.'* (GPA 3, para. 9)

3.6.4 When undertaking settings assessment, intervisibility between the development and a heritage asset does not, in and of itself, constitute an adverse effect to significance. A specific adverse effect on the significance of an asset, occurring as a result of changes within its setting, must be identified in order for 'harm' to be deemed to occur.

3.6.5 GPA3 advocates a systematic and staged approach to the assessment of the effects of development:

- Step 1 of the approach is to *'identify which heritage assets and their settings are affected'*
- Step 2 requires assessment of *'the degree to which these settings and views make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated'*
- Step 3 is to *'assess the effects of the proposed development, whether beneficial or harmful, on the significance or on the ability to appreciate it'*
- Step 4 is to explore ways to *'maximise enhancement and avoid or minimise harm'*
- Step 5 is to *'make and document the decision and monitor outcomes'*

3.6.6 For the purposes of this assessment, only Steps 1-4 of the process have been followed (as required). Step 5 is not included as part of this assessment, as this is the responsibility of the Local Planning Authority.

### 3.7 Assumptions and limitations

3.7.1 Data used to compile this report consists of secondary information derived from a variety of sources, only some of which have been directly examined for the purposes of this Study. The assumption is made that this data, as well as that derived from other secondary sources, is reasonably accurate. The records held by the SHER are not a record of all surviving heritage assets, but a record of the discovery of a wide range of archaeological and historical components of the historic environment. The information held within it is not complete and does not preclude the subsequent discovery of further elements of the historic environment that are, at present, unknown.



### **3.8 Copyright**

- 3.8.1 This report may contain material that is non-Wessex Archaeology copyright (e.g., Ordnance Survey, British Geological Survey, Crown Copyright), or the intellectual property of third parties, which Wessex Archaeology are able to provide for limited reproduction under the terms of our own copyright licences, but for which copyright itself is non-transferable by Wessex Archaeology. Users remain bound by the conditions of the Copyright, Designs and Patents Act 1988 with regard to multiple copying and electronic dissemination of the report.

## **4 BASELINE RESOURCE**

### **4.1 Site Description**

- 4.1.1 The Site is located on the southern edge of Polegate and lies c. 6 km northwest of the centre of Eastbourne. The Site comprises a single rectangular field measuring c. 6.5 ha, currently under grass. There is a levelled/regraded area measuring c. 1.4 ha in the southern half of the Site (Plates 9-12), the site of a former playing field, currently overgrown. The site of a now-demolished pavilion (Plate 8) and associated sheds or storage buildings (Plates 3 and 4) are located along the eastern boundary. A single house, now unoccupied, is located in the Site's southern extremity, on the corner with Eastbourne Road (Plate 2).
- 4.1.2 The south-western Site boundary is formed by Eastbourne Road (Plate 1), with suburban development beyond. The Site is bounded by a single small pasture field to the west, and by housing development to the north. The eastern Site boundary is marked by an access road (Plate 3), with an expanse of agricultural land beyond to the east.
- 4.1.3 The Site is situated on a gentle south-facing slope, with land in the north lying at c. 20 m above Ordnance Datum (aOD), whilst the northwest corner is c. 15 m aOD.
- 4.1.4 The underlying bedrock geology within the north of the Site is mapped as Lower Greensand Group - Sandstone, Siltstone And Mudstone; a Sedimentary Bedrock formed approximately 101 to 126 million years ago. The south of the Site is mapped as Gault Formation – Mudstone; a Sedimentary Bedrock formed approximately 101 to 113 million years ago. No superficial deposits are recorded within the Site (British Geological Survey, Geology of Britain Viewer).
- 4.1.5 The overlying soils within the Site are recorded as 'Slowly permeable seasonally wet slightly acid but base-rich loamy and clayey soils' (<http://www.landis.org.uk/soilscapes>). They are characterised by impeded drainage and moderate fertility and associated with seasonally wet pastures and woodlands.

### **4.2 Designated Heritage Assets**

- 4.2.1 There are no designated heritage assets within the Site itself.
- 4.2.2 Within the 1km Study Area are one Grade II\* and two Grade II Listed Buildings, the nearest of which is Polegate Windmill (National Heritage List Entry number 1043086).
- 4.2.3 There are no Scheduled Monuments, World Heritage Sites, Historic Battlefield or Historic Wreck sites identified within the study site or its immediate vicinity. The nearest Conservation Area is Church Street, Willingdon, located c. 1.4 km south-east of the Site.
- 4.2.4 The Site lies within an Archaeological Notification Area (ANA) defined by the ESHER as Willingdon Levels: prehistoric wetlands. This ANA defines an area of wetlands containing a

buried waterlogged prehistoric land surface and associated organic structures and remains. The ANA will be discussed in further detail in **Sections 4.3 and 5**.

### 4.3 Previous Investigations

- 4.3.1 A geophysical survey was carried out across a larger area that included the Site in 2017 (GSB Sumo 2017). Moreover, traces of ridge and furrow cultivation were identified within the north of the Site (see **Section 4.4.9**). The survey identified no geophysical anomalies that were interpreted as probable or possible archaeology within the Site. However, the underlying geology of the Site is considered sometimes to cause an inadequate magnetic response. The geophysical survey does also not take into account the potential for archaeology to be buried at depth.
- 4.3.2 Within the vicinity of the site, a number of archaeological investigations have been undertaken previously, in particular immediately to the east of the Site in the vicinity of Mornings Hill Farm. These include:
- Archaeological monitoring near the south-eastern edge of the Study Area during flood alleviation works, which revealed nothing of archaeological interest (EES14272; ASE 2006);
  - Archaeological monitoring at Mornings Mill Farm towards the centre of the study area identified nothing of archaeological interest (EES14353);
  - Geophysical survey of earthworks at Mornings Mill Farm revealed a possible building and other anomalies (EES16180);
  - Archaeological monitoring at Broad Road, Willingdon, c. 170m southwest of the Site, (EES14385) and at 5 Tott Yew Road, Lower Willingdon, c. 330 m south of the Site (EES14191) identified nothing of archaeological interest.
- 4.3.3 These investigations mean that the historical and archaeological development of the site and surrounding area is understood fairly well, and that predictions regarding the archaeological potential of the Site can be made with a reasonable degree of confidence.

### 4.4 Historic and Archaeological Background

- 4.4.1 All heritage assets and archaeological events identified within the east Sussex Historic Environment Record (ESHER) are listed in Appendix 3 and illustrated in **Figures 1–4**. Where relevant to the assessment of the Site's archaeological potential and historical development, the results of these investigations are discussed in further detail.

#### *Introduction*

- 4.4.2 The Site is located in the area known as the Willingdon Levels. The Willingdon Levels, along with the Pevensey Levels form a former area of low-lying coastal marshland around Eastbourne. This area developed as a result of rising sea levels that 'drowned' the low reaches of river valleys leading to spit growth, river silting, fen developments landwards and salt marsh seawards (Bates 2019 p15). At times, the levels were subsequently renewed with new seawater due to inundation by the sea when the shingles spits and barriers were breached, typically during a period of stormy weather. This led to what is thought to be a tidal lagoon over a large part of the levels that was exploited during the late prehistoric period, referred to as Shinewater (Jennings 2003).

- 4.4.3 In 2013, Historic England republished its inventory of Exceptional Waterlogged Sites (Historic England 2013). Shinewater is identified as one of the sites that meet the selection criteria for consideration as an Exceptional Waterlogged Site. Its status as an important site was solidified through its designation as an Archaeological Notification Area.

*Prehistoric (970,000 BC–AD 43)*

- 4.4.4 The early prehistoric periods are associated with hunter-gatherer patterns of exploitation and shifting settlement. While there are no early prehistoric remains recorded within the Study Area, past studies have indicated that the Levels would have provided an ideal landscape for hunting and fishing throughout the periods.
- 4.4.5 Paleoenvironmental work has shown that the Willingdon Levels developed as rising sea levels deposited sediment upon which peat formed as the sea level regressed in the Bronze Age. Although the Willingdon Levels are known to have important prehistoric archaeological deposits, with Neolithic to Bronze Age timber trackways recorded in its eastern extent (MES15464, MES15465), little archaeological evidence has been found within a 1km radius of the Site. What has been found comprises of a Bronze Age arrowhead found 750m to the north of the Site (MES26460) and an Iron age field boundary 980m to the west of the Site recorded from aerial photographs (MES6911). The latter was, however, subject to a geophysical survey that failed to identify the features, citing magnetic interference as a possible hindrance to the survey (EKE17463)

*Romano-British (AD 43–410)*

- 4.4.6 The Site and the Willingdon area's environment remained similar to that of the prehistoric period, with the area formed of low-lying marsh. Access through the landscape was made possible during the Romano-British period by two roads; The Arlington to Ouse Valley Roman Road (MES4753) and the Stone Cross to Jevington Roman Road (MES5058). Both roads were located on areas of higher ground and linked the south coast to the Roman road network present in the Weald, which led to large urban settlements and areas of industry. The Roman road network allowed the Romans to exploit and transport the vast quantities of iron and wood resources extracted from the Weald quickly and safely.
- 4.4.7 The only remaining records of Romano-British date within the Study Area relate to chance discoveries and findspots and include a lamp (MES4746), a coin hoard (MES4745), a rim sherd (MES35044) and further Roman pottery (MES4747). Given the environmental conditions that would have been present, it is highly unlikely that there was any form of permanent settlement in the area.

*Saxon and medieval (AD 410–1500)*

- 4.4.8 By the 11th century, a settlement had been established in Willingdon known as 'Willendone'. The settlement had a total population of 122 households putting it in the largest 20% of settlements recorded in the Domesday Book. Two individuals lorded over the settlement itself; Robert, Count of Mortain and Robert, Count of Eu, son of William I. A smaller hamlet also existed in the Study Area known as Wannock that comprised of only three households.
- 4.4.9 Medieval ridge and furrow were identified within the Site during the geophysical survey (Sumo 2017). Located in the northwest corner of the Site the ridge and furrow are broadly aligned northeast-southwest following the Site's general slope. Other areas of ridge and furrow were also found in the fields to the northeast of the Site. Collectively, they indicate exploitation of this area of land during either the medieval or post-medieval for agricultural use.

4.4.10 A third medieval settlement was found during a geophysical survey at Mornings Mill, 950m to the northeast of the Site (MES19036). The anomalies identified consisted of a series of earthwork features representing boundaries for medieval and/or post-medieval houses or a former mill (EES16180). No intrusive survey has been conducted on these features.

4.4.11 The remaining medieval records relate to the recovery of an 11th-century lead coffin and medieval pottery from Morning Mill (MES19036 and MES4534).

*Post-medieval (AD 1500–1899)*

4.4.12 The post-medieval period was a time of change for the Site and the landscape. Following the passing of enclosure acts in the 18th and 19th centuries the landscape transitioned from what would have been open agricultural land to a more regular field management system. This change brought with it the development of new farmsteads through the Willingdon area, many of which are located within the Study Area. This development was also a result of land reclamation activities that saw the Willingdon Levels altered into land for grazing livestock with water levels managed by drainage ditches, some of which fed to power newly constructed mills.

4.4.13 Most of the post-medieval HER records reflect the development of the land following enclosure with former and still standing post-medieval farmsteads making up the bulk of the entries for the period. Other entries include the site of the railway, residences, churches and former industrial sites. Collectively they document, along with the historical maps (discussed below), the level of development that occurred in Willingdon during the period.

*Modern (AD 1900-present)*

4.4.14 A World War I airfield is recorded 720m to the southwest of the Site known as RNAS Polegate (MES7490). The airfield was used to station airships with the station opened in 1915 with several airship storage sheds built within the 142-acre site. The airfield was closed in 1918 with all but one of the structures demolished; the single workshop that remained was removed in 1995. It is uncertain if the Site formed part of the airfield, though it is a possibility given its size.

4.4.15 The HER records for the modern period primarily relate to former WWII defences or sites with a couple of recorded bomb sites and one crash site. Eastbourne was subject to several raids by the Luftwaffe, with planes dropping any remaining ordnance over the town on their journey back to mainland Europe after hitting other inland targets. The area was also thought to a possible site of the German invasion, and as a result, a gun emplacement was created at Mornings Mill Farm 150m to the east of the Site equipped with 52-pounder artillery guns (MES26451). Remains of the emplacement were found during the geophysical survey undertaken by Sumo (2017).

*Map regression*

4.4.16 The Willingdon parish Tithe map of 1842 (Figure 3A) depicts the Site as comprising a single rectangular field, oriented north-east to the southwest. The apportionment identifies the field as plot 23, a pasture field owned by Reverend Willard Richard Warmford. The field name is recorded as Great Hinds, together with plot 14, the field immediately east of the Site. The Site's field boundaries and the field to the east have remained unchanged since the Tithe map, except for the loss of the northwest corner to the rear gardens of the adjacent residential development (Figures 3B-F).

4.4.17 The historic mapping shows very few changes within the Site and surrounding agricultural fields to the north and east until the mid-20<sup>th</sup> century (**Figures 3B-D**). South of Eastbourne

Road, changes to field boundaries and gradual infill of settlement can be seen from the late 19<sup>th</sup> century onwards. Between 1961-81, significant cut-and-fill levelling took place within the southern half of the Site to create the playing field. The pavilion adjacent to the eastern Site boundary also appears at this point. The mapping indicates drainage of the site was undertaken, as evidenced by the installation of a drain and the pond's disappearance in the south of the Site.

- 4.4.18 By the 1876 OS map, an L-shaped building had been constructed within the southwest corner of the Site, orientated northeast-southwest on its long axis and accompanied by a smaller rectangular building to its rear (Figure 3B). The rectangular building, likely some form of outbuilding, was demolished by 1899, however, the main structure remained on site into the 1980s, when it was replaced by the existing house (Figure 3F).
- 4.4.19 By the 1980s, residential development has extended up the northwest corner of the Site and occupies the land south of Eastbourne Road (**Figure 3F**).

## **4.5 Historic Landscape Character**

- 4.5.1 The Historic Landscape Character of the Site is characterised as the broad category '*Recreational*'. This reflects the Site's most recent use, and it is a prevalent type to appear in modern town/residential development areas.
- 4.5.2 The fields to the north-east and east of the Site are narrow and aligned north-east to the southwest. The majority have straight regular boundaries. The field pattern is likely indicative of relatively late, formal enclosure of the formerly open wetland pasture of the level. The rectilinear boundaries are likely indicative of a drainage system.

## **5 ARCHAEOLOGICAL INTEREST AND SIGNIFICANCE**

### **5.1 Potential impact**

- 5.1.1 As detailed above, the proposed development is for mixed-use development. The foundation schemes for the buildings and groundworks for the access roads and landscaping will result in significant breaking of ground. Therefore, the potential for the physical loss of archaeological remains (where present) is clear. This physical loss would result in harm to or total loss of significance for any buried archaeology which might be present, in the absence of mitigation or offsetting.

### **5.2 Conditions for survival**

- 5.2.1 The Site has been agricultural land throughout its recorded history. The remnants of ridge and furrow cultivation in the northern half of the Site indicate that the potential for survival here is likely to be good.
- 5.2.2 Within the southern half of the Site, the site visit identified that considerable cut and fill has occurred to level the natural topography and create the playing field area. Historic mapping indicates this occurred between 1961-81. The Site visit shows a change of several metres at the northern edge of the playing field (Plates 5, 6, 9, 10 and 11). There is also evidence of landscaping at the southern edge, with the ground surface likely built up slightly in this part of the Site (Plate 12).
- 5.2.3 Several structures were identified along the eastern site boundary. A house and adjacent electrical substation are located at the Site's southern edge (Plate 2). An access road enters the Site at the southern corner, off Eastbourne Road, and runs for c. 90 m before terminating

in a tarmacked parking area with outbuildings (Plates 3 and 4). Immediately to the north of the carpark lies the site of a now-demolished pavilion (Plate 8). A small three-sided bay-type structure, built of a single skin of concrete blocks, was identified just east of the playing field (Plate 7).

- 5.2.4 The Site visit identified a number of small areas of hardstanding within and around the edges of the playing field (Plates 5 and 13), including a hemispherical tarmac surface likely to represent a sports court (Plate 15).
- 5.2.5 The geophysical survey undertaken within the Site in 2017 identified a number of services crossing the Site, mainly located within the south of the Site, and associated with the sports facilities.
- 5.2.6 The above groundworks will have caused localised damage to or removal of any archaeological deposits which may have been present within their footprints. The extent of this truncation or removal will depend upon the depth below ground level at which any such deposits were present. Within those parts of the Site not subject to any former impacts, especially the northern half of the Site, it is anticipated that any archaeological features of deposits will survive well.
- 5.2.7 The Site lies within the Willingdon Levels, an area identified as having the potential for the survival of waterlogged archaeological deposits and peats. It is not yet known whether the geology and hydrology of the Site are conducive to the survival of any such deposits, and if so, what damage, specific to waterlogged deposits, might have arisen as a result of the previous impacts identified above. Until 1961, the historic mapping (Figures 3b-e) depicts a pond in the south of the Site. By the time the playing field had been constructed, by 1981, the pond had disappeared, and a substantial drain is shown along the eastern Site boundary. The Site visit identified further drainage ditches along the boundaries (Plate 14). The drainage of the Site will likely have adversely affected the survival of any waterlogged or wetland archaeological deposits. Consultations with the archaeological advisor to East Sussex Council indicated that, based on the currently available information, there is considered to be little to no potential for the site to contain deposits of Willingdon Levels peat.
- 5.2.8 Archaeological monitoring a short distance to the southwest of the Site on Broad Road and Oldfield Road's junction in Willingdon (EES14191) identified approximately 600mm of truncated head deposits overlay gault clay, which was observed to a maximum depth of 2.5 metres below ground level. As Head deposits are not mapped in that location, it is unclear whether similar Head deposits might be anticipated to overlie the Gault clay within the southern part of the Site.

### **5.3 Archaeological interest and significance**

- 5.3.1 The Site forms part of the Willingdon Levels area, a former landscape of low-lying coastal marshland that has been exploited since at least the Neolithic period. However, little archaeological evidence for the prehistoric period has been found within a 1km radius of the Site. The geophysical survey completed within the Site also failed to identify any archaeological anomalies that may be prehistoric in origin. However, due to prehistoric archaeology's ephemeral nature and the potential for deposits to be buried at depth within the Willingdon Levels, the potential for prehistoric archaeology to exist within the Site cannot be wholly ruled out.
- 5.3.2 There is no existing evidence to presume that the area was settled during the Romano-British or Anglo-Saxon period with settlement likely occurring on areas of higher ground

outside the Levels, or along the coast. Activity during this period is likely to have been largely limited to transportation of raw materials through the area via the road network.

- 5.3.3 The presence of ridge and furrow within the Site indicates it formed part of Willingdon's agrarian hinterland from the medieval period. Currently, there is no evidence to suggest that it was settled. The ridge and furrow are likely to be linked to a wider field or field system with further ridge and furrow areas present in the field adjacent to the Site's eastern Site boundary.
- 5.3.4 The Site remained part of the agricultural land east of Willingdon until the 1960s when it was altered for recreational use, which involved episodes cut-and-fill levelling. Evidence of past 19th and 20th century buildings may survive within the Site. The remains of the buildings are, however, of no archaeological interest and have no significance.
- 5.3.5 Overall, there is no definitive archaeological potential within the Site and nothing to indicate complex and extensive archaeological remains. Instead, the archaeological interest is characterised as a background potential for the presence of evidence of prehistoric and medieval activity inferred by the known exploitation of the Willingdon Levels during both periods.
- 5.3.6 Any evidence for prehistoric activity would carry more interest, particularly in studies relating to the exploitation of coastal/mash environments in East Sussex and Southern Britain and our understanding of Willingdon Levels' use. Any dating evidence of medieval activity would have a more local interest, contributing to our understanding of past agrarian activities on the Willingdon Levels.

## 6 SETTING ASSESSMENT

### 6.1 Introduction

- 6.1.1 The scoping exercise aims to identify any designated heritage assets (**Figure 1**) that could experience an impact (either beneficial or harmful) through development within their setting.

### 6.2 Scoping exercise (Step 1)

- 6.2.1 The scoping process was undertaken primarily by means of a GIS analysis combined with observations made during the Site visit. This was also done in conjunction with consideration of the significance of potentially affected assets, and an appraisal of the degree of change likely to arise from the development proposals.
- 6.2.2 There are three designated heritage assets located within the 1km Study Area, comprising one Grade II\* and two Grade II Listed Buildings.
- 6.2.3 The Grade II\* Polegate Windmill (NHLE 1043086) is located 170m west of the Site, off Park Croft road and within an area of residential development. Due to its proximity to the Site, Polegate Windmill has been scoped in for further assessment.
- 6.2.4 The two Grade II Listed buildings, The Old Mill House (NHLE 1028505) and Stream Cottage (NHLE 1185017) comprise a pair of houses both located near the southwest corner of the Study Area, within the residential area of Wannock. There is no potential for adverse impacts on these two Listed Buildings' significance, and they are therefore scoped out from further assessment.

- 6.2.5 There is no potential for adverse effects on Church Street Conservation Area's significance and it is therefore scoped out.

### 6.3 Settings – Step 2 and 3

- 6.3.1 Step 2 GPA3 requires assessment of *'the degree to which these settings and views make a contribution to the significance of the heritage asset(s) or allow significance to be appreciated'*. Step 3 is to *'assess the effects of the proposed development, whether beneficial or harmful, on the significance or on the ability to appreciate it'*.
- 6.3.2 This section will therefore assess the significance of the heritage asset, and the contribution made by setting to that significance, for those assets scoped in for further assessment. Where setting contributes to significance, it will then assess the likely impacts of development proposals upon the significance of these assets, which might arise due to change within their settings. The impact assessment is based on the details of the Concept Illustrative Site Layout (Appendix 4).

### 6.4 Polegate Windmill (Grade II\* Listed Building)

#### *Significance*

- 6.4.1 Grade II\* Listed Polegate Windmill (NHLE 1043086) was constructed c.1817 by the Mockett family and previously known as Mockett's Mill and Ovenden Mill after past owners. The List Entry records the building as of red brick construction, all headers, and is partly tile hung with a domed cap winded by a fantail. Most of the features related to its use as a windmill (sails, wind shaft, cowl etc) are all modern replacements with the windmill undergoing restoration by E Hole and Sons in the 1960s and further work taking place in the early 2000s through Heritage Lottery funding. The internal machinery is, however, all original and intact. The windmill today is used as part of a heritage site along with the range of outbuildings that reside directly to its east.
- 6.4.2 Polegate Windmill is amongst the 5.8% of all Listed Buildings in England accorded Grade II\* status, which are deemed to be particularly important buildings of more than special interest. It is a good example of an early 19th-century tower-style windmill that retains its original internal machinery and overall built form. Its significance is heavily derived from its architectural interest, vested in its built form, and archaeological interest through the potential for former features to be masked internally. The windmill also has some artistic interest having been the subject in several paintings, including one by Edwin Byatt (1888-1948), a noted landscape and flower painter.

#### *Contribution of setting to the significance of the asset (Plates 15- 18)*

- 6.4.3 The immediate setting of Polegate Windmill comprises of modern-day boundaries and its existing location within a late 20th-century residential estate. Directly east of the windmill is a series of outbuildings with a past former association with the windmill as former storage and farm outbuildings. They would undoubtedly have been used to store the raw and processed flour created by the windmill. Today they function as part of the heritage site.
- 6.4.4 The windmill is today surrounded by modern two-storey semi-detached housing, constructed from the 1960s onwards. Its current setting is a complete contrast to its former open agricultural setting as depicted in several paintings, including Edwin Byatt's landscape view. The development of the residential estate has divorced the windmill from its former agricultural landscape with views from its immediate setting severely restricted; only the upper floor and sails can be seen past the immediate setting's limits.

- 6.4.5 The windmill's wider setting comprises further areas of modern residential with former undeveloped agricultural land found to the east. What remains of the Willingdon Levels echoes the original rural landscape within which Polegate windmill once resided. However, the ability to experience the windmill within its wider setting is minimal due to the surrounding residential development and the presence of many mature trees that almost reach similar heights to the windmill. From the Site, which is set at a higher elevation than the windmill, only the cowl and sails could be identified (Plates 16-19).
- 6.4.6 The immediate setting makes a minimal contribution to its significance. From within its immediate grounds, one can appreciate the relationship the windmill has to several former outbuildings that are found directly to its east. The windmill was only one part of what would have been a working site with the storage and processing of flour also an essential cog in its workings. The immediate setting also allows one to appreciate the windmill's architectural design and to understand how it had functioned. Several different windmill sail designs and shapes exist in Britain as new methods were employed to better exploit environmental conditions. The former relatively open landscape would have allowed the windmill to exploit wind coming down from the South Downs and over the Willingdon Levels. However, the presence of the existing residential estate means it is no longer possible to appreciate the reasons for the windmill's placement in its current position.
- 6.4.7 The wider setting makes even less contribution towards the significance of the windmill as only the upper sections and brief glimpses of the sails are possible. Any relationship between the windmill and its former agricultural landscape has effectively been severed. When viewed from a distance, it is also experienced as part of the residential housing backdrop. Any glimpsed views of the wider agricultural setting which may be available from the windmill make no meaningful contribution to the ability to appreciate or understand its significance, which lies primarily in its architectural interest.

*Potential effects of development*

- 6.4.8 The primary (but not singular) way in which development within setting could affect the significance of Polegate Windmill is through visual changes that alter the way in which the asset is experienced.
- 6.4.9 The site visit found that views of the windmill are severely restricted in all areas of the Site, with no line of sight possible to the windmill from the northern section of the Site, which stands at a higher elevation. Where there are glimpsed views in the southern section of the Site, the windmill is masked in the foreground by the existing residential development.
- 6.4.10 In addition, giving the limited contribution made by the wider setting to the windmill, it is considered that any development within the Site would not alter the significance of the asset, nor in the way in which we can appreciate or understand that significance.

## **7 CONCLUSION**

### **7.1 Archaeological interest**

- 7.1.1 This assessment finds that whilst there is an archaeological interest within the Site, it is limited to a background potential for prehistoric and/or medieval activity related to the Willingdon Levels' exploitation.
- 7.1.2 There are no indications that, if present, the archaeological resource within the Site would be so complex, rare, and well-preserved so as to elevate its significance and preclude development. In fact, the recently conducted geophysical survey failed to identify any



features within the Site that could be considered to be archaeological in nature. Based on the currently available information, in particular the topography of the Site and previous impacts, there is considered to be little potential for the Site to contain deposits of Willingdon Levels peat. However, the survival of archaeological deposits buried at depth, especially for the prehistoric periods, cannot be ruled out. Further fieldwork surveys may be required to refine our understanding of the presence and significance of any remains.

- 7.1.3 The need for and timing of additional surveys should be discussed with the LPA, but it would be reasonable to suggest that any further surveys could be secured via a condition on the planning application. Areas of past impact could also be scoped out of any further assessment, in particular areas that have been subject to cut-and-fill levelling.

## **7.2 Setting**

- 7.2.1 The settings assessment considered the effect of the proposed development upon the Grade II\* Listed Building Polegate Windmill's significance. The Site lies within the wider rural setting of the windmill. However, this aspect of setting was found to make no meaningful contribution to the ability to appreciate or understand the heritage significance of the asset, which lies primarily in its architectural interest. The assessment concluded that there will be no harm to Polegate Windmill's significance as a result of the development proposals.

## REFERENCES

### Bibliography

- Ancient Monuments and Archaeological Areas Act 1979*. Available at: <http://www.legislation.gov.uk/ukpga/1979/46>.
- Bates, M and Corcoran, J. 2019. South East Research Framework Resource Assessment and Research Agenda for Geology and Environmental Background. South East Research Framework. Available at: [https://www.kent.gov.uk/\\_data/assets/pdf\\_file/0006/93165/South-East-Research-Framework-Resource-Assessment-and-Research-Agenda-for-Geology-and-Environment.pdf](https://www.kent.gov.uk/_data/assets/pdf_file/0006/93165/South-East-Research-Framework-Resource-Assessment-and-Research-Agenda-for-Geology-and-Environment.pdf)
- Chartered Institute for Archaeologists 2014 (revised 2017). *Standards and guidance for historic environment desk-based assessment*. Available at: <http://www.archaeologists.net/codes/ifa>
- Department for Culture, Media and Sport (DCMS) March 2010. *Principles of Selection for Listing Buildings*. Available at: <https://www.gov.uk/government/publications/principles-of-selection-for-listing-buildings>
- DCMS October 2013. *Scheduled Monuments & nationally important but non-scheduled monuments*. Available at: <https://www.gov.uk/government/publications/scheduled-monuments-policy-statement>
- English Heritage 2008. *Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment*. Available at: <https://www.historicengland.org.uk/images-books/publications/conservation-principles-sustainable-management-historic-environment/>
- GSB Sumo 2017. *Land at Polegate East Sussex: Geophysical Survey Report*. Unpublished client report.
- Historic England 2019. *Statements of Heritage Significance: Analysing Significance in Heritage Assets* Historic England Advice Note 12. Available at: <https://historicengland.org.uk/images-books/publications/statements-heritage-significance-advice-note-12/heag279-statements-heritage-significance/>
- Historic England 2015a. *Managing Significance in Decision-Taking in the Historic Environment: Historic Environment Good Practice Advice in Planning Note 2*. Available at: <https://historicengland.org.uk/images-books/publications/gpa2-managing-significance-in-decision-taking/>
- Historic England 2015b (revised December 2017). *The Setting of Heritage Assets: Historic Environment Good Practice Advice in Planning Note 3*. Available at: <http://historicengland.org.uk/images-books/publications/gpa3-setting-of-heritage-assets/>
- Historic England 2013. NHPP 3A5 Identification of Wetland/Waterlogged Sites. 6240 Exceptional Waterlogged Heritage. Stage 1: Inventory. Available at: <https://research.historicengland.org.uk/Report.aspx?i=15783>
- Jennings, S., Greated, C., Smyth, C. and Spurr, G. 2003. The Environmental Archaeology of the Late Bronze Age Occupation Platform at Shinewater, near Eastbourne, UK. In AJ Howard,



MG Macklin and DG Passmore (eds.) *Alluvial Archaeology in Europe*. Swets and Zeitlinger, Lisse

Ministry of Housing, Communities and Local Government (DCLG) 2018. [National Planning Policy Framework](https://www.gov.uk/government/publications/national-planning-policy-framework--2). Available at: <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

*Planning (Listed Buildings and Conservation Areas) Act 1990*. Available at: <http://www.legislation.gov.uk/ukpga/1990/9/contents>

Sumo 2017. Polegate, East Sussex: Geophysical Survey Report. Unpub. ref. 11415.

### **Historic Environment Records**

East Sussex Historic Environment Record (ESHER)

### **Cartographic and documentary sources**

1842 Parish Tithe map of Willingdon

1876 First Edition Ordnance Survey map

1899 Second Edition Ordnance Survey map

1928 Third Edition Ordnance Survey map

1961 Edition Ordnance Survey map

1981 Edition Ordnance Survey map

### **Online resources**

<http://archaeologydataservice.ac.uk/>

<http://opendomesday.org/>

<http://www.heritagegateway.org.uk>

<http://www.historicengland.org.uk/listing/the-list/>

<http://www.old-maps.co.uk/index.html>

<http://www.pastscape.org.uk/>

<http://www.british-history.ac.uk/>

<http://mapapps.bgs.ac.uk/geologyofbritain/home.html>

<http://planningguidance.planningportal.gov.uk/>

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

All URLs Accessed on 08/01/2021

## APPENDICES

### Appendix 1: Terminology

#### Glossary

The terminology used in this assessment follows definitions contained within Annex 2 of NPPF:

|                                           |                                                                                                                                                                                                                                                                                                                                                                                                                                |
|-------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Archaeological interest</b>            | There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.                                                                                                                                                                                                                                                     |
| <b>Conservation (for heritage policy)</b> | The process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.                                                                                                                                                                                                                                                                                   |
| <b>Designated heritage asset</b>          | A World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.                                                                                                                                                                                                                           |
| <b>Heritage asset</b>                     | A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).                                                                                                                     |
| <b>Historic environment</b>               | All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.                                                                                                                                                                      |
| <b>Historic environment record</b>        | Information services that seek to provide access to comprehensive and dynamic resources relating to the historic environment of a defined geographic area for public benefit and use.                                                                                                                                                                                                                                          |
| <b>Setting of a heritage asset</b>        | 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.                                                                                                      |
| <b>Significance (for heritage policy)</b> | The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance. |

#### Chronology

Where referred to in the text, the main archaeological periods are broadly defined by the following date ranges:

| Prehistoric        |                 | Historic       |                  |
|--------------------|-----------------|----------------|------------------|
| Palaeolithic       | 970,000–9500 BC | Romano-British | AD 43–410        |
| Early Post-glacial | 9500–8500 BC    | Saxon          | AD 410–1066      |
| Mesolithic         | 8500–4000 BC    | Medieval       | AD 1066–1500     |
| Neolithic          | 4000–2400 BC    | Post-medieval  | AD 1500–1800     |
| Bronze Age         | 2400–700 BC     | 19th century   | AD 1800–1899     |
| Iron Age           | 700 BC–AD 43    | Modern         | 1900–present day |

### Appendix 2: Legislative and planning framework

#### Designated Heritage Assets

| Designation                                                       | Associated Legislation                                             | Overview                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|-------------------------------------------------------------------|--------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>World Heritage Sites</b>                                       | -                                                                  | The United Nations Educational, Scientific and Cultural Organisation (UNESCO) World Heritage Committee inscribes World Heritage Sites for their Outstanding Universal Value (OUV) – <i>cultural and/or natural significance which is so exceptional as to transcend national boundaries and to be of common importance for present and future generations of all humanity</i> . England protects its World Heritage Sites and their settings, including any buffer zones or equivalent, through the statutory designation process and through the planning system. The National Planning Policy Framework sets out detailed policies for the conservation and enhancement of the historic environment, including World Heritage Sites, through both plan-making and decision-taking.                                                                           |
| <b>Scheduled Monuments and Areas of Archaeological Importance</b> | <i>Ancient Monuments and Archaeological Areas Act 1979</i>         | Under the <i>Ancient Monuments and Archaeological Areas Act 1979</i> , the Secretary of State (DCMS) can schedule any site which appears to be of national importance because of its historic, architectural, traditional, artistic or archaeological interest. The historic town centres of Canterbury, Chester, Exeter, Hereford and York have been designated as Archaeological Areas of Importance under Part II of the <i>Ancient Monuments and Archaeological Areas Act 1979</i> . Additional controls are placed upon works affecting Scheduled Monuments and Areas of Archaeological Importance under the Act. The consent of the Secretary of State (DCMS), as advised by Historic England, is required for certain works affecting Scheduled Monuments.                                                                                              |
| <b>Listed Buildings</b>                                           | <i>Planning (Listed Buildings and Conservation Areas) Act 1990</i> | In England, under Section 1 of the <i>Planning (Listed Buildings and Conservation Areas) Act 1990</i> , the Secretary of State is required to compile lists of buildings of special architectural or historic interest, on advice from English Heritage/Historic England. Works affecting Listed Buildings are subject to additional planning controls administered by Local Planning Authorities. Historic England is a statutory consultee in certain works affecting Listed Buildings. Under certain circumstances, Listed Building Consent is required for works affecting Listed Buildings.                                                                                                                                                                                                                                                               |
| <b>Conservation Areas</b>                                         | <i>Planning (Listed Buildings and Conservation Areas) Act 1990</i> | A Conservation Area is an area which has been designated because of its special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance. In most cases, Conservation Areas are designated by Local Planning Authorities. Section 72 (1) of the <i>Planning (Listed Buildings and Conservation Areas) Act 1990</i> requires authorities to have regard to the fact that there is a Conservation Area when exercising any of their functions under the Planning Acts and to pay special attention to the desirability of preserving or enhancing the character or appearance of Conservation Areas. Although a locally administered designation, Conservation Areas may nevertheless be of national importance and significant developments within a Conservation Area are referred to Historic England. |
| <b>Registered Parks and Gardens and Registered Battlefields</b>   | <i>National Heritage Act 1983</i>                                  | The Register of Parks and Gardens was established under the <i>National Heritage Act 1983</i> . The Battlefields Register was established in 1995. Both Registers are administered by Historic England. These designations are non-statutory but are, nevertheless, material considerations in the planning process. Historic England and The Garden's Trust (formerly known as The Garden History Society) are statutory consultees in works affecting Registered Parks and Gardens                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Protected Wreck Sites</b>                                      | <i>Protection of Wrecks Act 1973</i>                               | The <i>Protection of Wrecks Act 1973</i> allows the Secretary of State to designate a restricted area around a wreck to prevent uncontrolled interference. These statutorily protected areas are likely to contain the remains of a vessel, or its contents, which are of historical, artistic or archaeological importance.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |

## National Planning Policy Framework (NPPF)

| NPPF Section 16: Conserving and enhancing the historic environment |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|--------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Para. 189</b>                                                   | In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.                              |
| <b>Para. 190</b>                                                   | 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 into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Para. 192</b>                                                   | In determining applications, local planning authorities should take account of:<br>a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;<br>b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and<br>c) the desirability of new development making a positive contribution to local character and distinctiveness.                                                                                                                                                                                                                                                                                                                                                         |
| <b>Para. 193</b>                                                   | When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| <b>Para. 194</b>                                                   | Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:<br><br>a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;<br>b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional <sup>63</sup> .<br><br><sup>63</sup> Non-designated heritage assets of archaeological interest, which are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets. |
| <b>Para. 195</b>                                                   | Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:<br><br>a) the nature of the heritage asset prevents all reasonable uses of the site; and<br>b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and<br>c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and<br>d) the harm or loss is outweighed by the benefit of bringing the site back into use.               |
| <b>Para. 196</b>                                                   | Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <b>Para. 197</b>                                                   | 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.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>Para. 199</b>                                                   | Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible <sup>64</sup> . However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.                                                                                                                                                                                                                                                                                                                                                                                                            |



| NPPF Section 16: Conserving and enhancing the historic environment |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|--------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                    | <sup>64</sup> Copies of evidence should be deposited with the relevant historic environment record, and any archives with a local museum or other public depository.                                                                                                                                                                                                                                                                                                                                                                                                         |
| <b>Para. 200</b>                                                   | Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.                                                                                                                                                                     |
| <b>Para. 201</b>                                                   | Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 195 or less than substantial harm under paragraph 196, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole. |
| <b>Para. 202</b>                                                   | Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.                                                                                                                                                                                                                                                                                   |



## Local Planning Policy

| Wealden District Core Strategy Local Plan (Adopted February 2013) |                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|-------------------------------------------------------------------|----------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Policy ref.                                                       | Title                                  | Scope                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| SPO2                                                              | Vision and Spatial Planning Objectives | We will ensure that the intrinsic quality of the historic environment is protected and that Wealden's environmental, heritage and cultural assets are used appropriately to encourage suitable tourism development and support inward investment.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| WSC4                                                              | Strategic Development Areas            | <p>The following strategic development areas are the locations that are considered to be critical to the delivery of the overall strategy and provide for the new housing employment and community facilities as follows:</p> <p>SD1: Land at West Uckfield - provision of around 1,000 dwellings, 12,650 square metres net employment floorspace and education provision</p> <p>SD2: Land at East Hailsham- provision of around 600 dwellings</p> <p>SD3: Land at North Hailsham - provision of around 700 dwellings, 8,650 square metres net employment floorspace, 300 square metres retail floor space and education provision</p> <p>SD4: Land at South Polegate and East Willingdon- provision of around 700 dwellings, 8,600 square metres net employment floorspace, leisure, recreation and community facilities</p> <p>SD5: Land at Dittons Road, Polegate - provision of around 8,290 square metres net employment floorspace</p> <p>SD6: Land at East and South East of Stone Cross - provision of around 220 dwellings with flexibility between SD6 and SD7</p> <p>SD7: Land at North Stone Cross - provision of around 430 dwellings with flexibility between SD6 and SD7</p> <p>SD8: Land at Pine Grove, Crowborough and SD9: Land at Jarvis Brook, Crowborough - provision of around 140 dwellings</p> <p>SD10: Land at South East Crowborough - provision of around 160 dwellings</p> <p>SD11: Land adjacent to Tunbridge Wells, in the Parish of Frant - provision of around 120 dwellings</p> <p>The Strategic Development Areas are provided in the Key Diagram and allocation of sites and specific policies, including phasing where necessary, will be provided in the Strategic Sites Development Plan Document</p> |
|                                                                   |                                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |

## Appendix 3: Gazetteer

### Designated Heritage Assets

| List Entry | Name               | Grade | Easting | Northing |
|------------|--------------------|-------|---------|----------|
| 1043086    | POLEGATE WINDMILL  | II*   | 558152  | 104072   |
| 1028505    | THE OLD MILL HOUSE | II    | 557523  | 103559   |
| 1185017    | STREAM COTTAGE     | II    | 557620  | 103628   |

### Non-designated Heritage Assets

| MonUID   | Name                                         | Period                           | Easting | Northing |
|----------|----------------------------------------------|----------------------------------|---------|----------|
| DES10069 | Willingdon Levels : prehistoric wetlands     | Archaeological Notification Area |         |          |
| DES9300  | Pevensey to Cuckmere Roman road              | Archaeological Notification Area |         |          |
| DES9965  | Parkcroft, Willingdon : C19 Mill             | Archaeological Notification Area |         |          |
| MES26460 | 3 Otteham Close, Polegate : BA arrowhead     | Bronze Age                       | 558701  | 104690   |
| MES6911  | Paragon Field: earthwork                     | Iron Age                         | 557731  | 103210   |
| MES4745  | St Johns Road: Roman lamp                    | Romano-British                   | 558200  | 104600   |
| MES4747  | Church Road: Romano-British & medieval finds | Romano-British                   | 558121  | 104571   |
| MES4752  | Cairne Cove: Roman coin hoard                | Romano-British                   | 558000  | 105000   |



|          |                                                                                       |                |        |        |
|----------|---------------------------------------------------------------------------------------|----------------|--------|--------|
| MES4753  | Arlington To Ouse Valley Roman Road : Roman road                                      | Romano-British | 558340 | 105000 |
| MES5058  | Stone Cross To Jevington Roman Road: ?Roman road                                      | Romano-British | 558993 | 103922 |
| MES35044 | Mornings Mill, Willingdon : Rom Sherd                                                 | Romano-British | 559405 | 104340 |
| MES19036 | Mornings Mill : Earthworks                                                            | Medieval       | 559398 | 104344 |
| MES21467 | Lower Willingdon: Medieval Hamlet                                                     | Medieval       | 558509 | 103157 |
| MES21772 | Wannock: Medieval Hamlet                                                              | Medieval       | 557533 | 103559 |
| MES4534  | C11 lead coffin                                                                       | Medieval       | 559622 | 104099 |
| MES35045 | Mornings Mill, Willingdon : Med pottery                                               | Medieval       | 559402 | 104340 |
| MES19035 | 'Kiln Field': 'Kiln Field'                                                            | Post-medieval  | 558741 | 104452 |
| MES21269 | Stream Cottage: C17 building                                                          | Post-medieval  | 557621 | 103627 |
| MES34449 | 52 Wannock Lane, Willingdon : C18 barn                                                | Post-medieval  | 558109 | 103139 |
| MES34450 | 50 Wannock Lane, Willingdon : C18 building                                            | Post-medieval  | 558125 | 103160 |
| MES34451 | Wannock Lane, Willingdon : C18 building (site of)                                     | Post-medieval  | 558100 | 103112 |
| MES34452 | Tutts Farm, Willingdon : C18 farm (site of)                                           | Post-medieval  | 558521 | 103403 |
| MES34475 | The Old Mill House, Wannock, Willingdon : C18 building                                | Post-medieval  | 557523 | 103560 |
| MES35046 | Mornings Mill, Willingdon : PM Pottery                                                | Post-medieval  | 559404 | 104342 |
| MES36003 | Wannock House, Wannock Lane : C18 building                                            | Post-medieval  | 557643 | 103511 |
| MES17127 | Lower Mill: watermill                                                                 | 19th century   | 557966 | 104013 |
| MES22445 | High Street, Polegate: C19 Signal Box                                                 | 19th century   | 558151 | 104794 |
| MES24667 | East of Honey Farm Development site:Former Brickfield (site of)                       | 19th century   | 557810 | 104750 |
| MES25640 | Brickfield Hailsham : C19 Brickfield                                                  | 19th century   | 558538 | 104849 |
| MES26454 | Foulride Green, Willingdon : C19 building                                             | 19th century   | 558611 | 103826 |
| MES26455 | Mornings Mill Farm, Willingdon : C19 building                                         | 19th century   | 558810 | 104031 |
| MES26456 | 4 & 5 Mornings Mill Farm, Willingdon : C19 building                                   | 19th century   | 558789 | 103990 |
| MES26458 | Heron Ridge, Polegate : C19 railway (site of)                                         | 19th century   | 558871 | 104697 |
| MES32603 | Outfarm southwest of Southdown Hall, Polegate : C19 Outfarm (site of)                 | 19th century   | 557639 | 104565 |
| MES32645 | Swine's Hill Farm, Polegate : C19 Farmstead                                           | 19th century   | 558223 | 105111 |
| MES32646 | Parkcroft, Polegate : C19 Farmstead (site of)                                         | 19th century   | 558224 | 104163 |
| MES32647 | Outfarm northwest of Baptist Chapel, Willingdon And Jevington : C19 Outfarm (site of) | 19th century   | 558172 | 103399 |
| MES32650 | Outfarm northwest of Meachants, Willingdon And Jevington : C19 Outfarm (site of)      | 19th century   | 558082 | 103088 |
| MES33059 | Outfarm east of Lower Willingdon, Willingdon And Jevington : C19 Outfarm (site of)    | 19th century   | 558755 | 103115 |
| MES33523 | Polegate - Eridge Railway : C19 Railway line (site of)                                | 19th century   | 558520 | 104806 |
| MES34448 | 42 Wannock Lane, Willingdon : C19 chapel                                              | 19th century   | 558232 | 103238 |
| MES4746  | Willingdon Mill: C19 windmill                                                         | 19th century   | 558153 | 104071 |
| MES4751  | Pevensy Road, Polegate : C19 station (site of)                                        | 19th century   | 558648 | 104822 |
| MES36015 | Swines Hill, Polegate : C19 toll house (site of)                                      | 19th century   | 558173 | 105097 |
| MES37274 | St John's Church, Polegate : C19 Church                                               | 19th century   | 558142 | 104632 |
| MES26459 | Dittons, Polegate : C19 railway (site of)                                             | 19th century   | 560133 | 104444 |
| MES26451 | Mornings Mill Farm, Willingdon : WW2 gun emplacements (site of)                       | Modern         | 558813 | 103991 |
| MES26452 | Mornings Mill Farm, Willingdon : WW2 bomb site                                        | Modern         | 558758 | 103940 |



|          |                                                                                                                                              |         |        |        |
|----------|----------------------------------------------------------------------------------------------------------------------------------------------|---------|--------|--------|
| MES26453 | Willows Farm, Willingdon : WW2 crash site (site of)                                                                                          | Modern  | 558583 | 103935 |
| MES26457 | Mornings Mill Farm, Willingdon : WW1 building (site of)                                                                                      | Modern  | 558905 | 103972 |
| MES29591 | Willingdon Drove, Westham : C20 Brickworks                                                                                                   | Modern  | 559100 | 104800 |
| MES7490  | Rnas Polgate: WW1 airfield                                                                                                                   | Modern  | 558100 | 103500 |
| MES35962 | Polegate Airship Station, Polegate : C20 Airship station (site of)                                                                           | Modern  | 558434 | 103392 |
| MES37075 | Off Lewes Road, Polegate : WW2 Anti-Tank Cylinders                                                                                           | Modern  | 557753 | 104746 |
| MES37275 | St Wilfrid's Church, Polegate : C20 Church                                                                                                   | Modern  | 557993 | 103635 |
| MES17254 | Place Field: cropmarks                                                                                                                       | Undated | 557366 | 104142 |
| EES13986 | 35 Aberdale Road, Polegate: Watching Brief                                                                                                   | event   | 559412 | 104749 |
| EES14191 | 5 Tott Yew Road, Lower Willingdon: Watching Brief                                                                                            | event   | 558497 | 103590 |
| EES14198 | 8 The Paragon, Wannock: Watching Brief                                                                                                       | event   | 557833 | 103218 |
| EES14272 | Land at Seven Sisters Road, Willingdon: Watching Brief                                                                                       | event   | 559213 | 103547 |
| EES14353 | Mornings Mill Farm, Willingdon: Watching Brief                                                                                               | event   | 558762 | 103869 |
| EES14385 | Broad Road, Willingdon: Watching Brief                                                                                                       | event   | 558281 | 103881 |
| EES14465 | 'Redcroft', St Johns Road, , Polegate: Evaluation                                                                                            | event   | 558201 | 104622 |
| EES16180 | Mornings Mill Farm, Willingdon: Geophysical Survey                                                                                           | event   | 559409 | 104344 |
| EES17463 | Wannock, Polegate : Geophysical Survey                                                                                                       | event   | 557370 | 104126 |
| EES17561 | Land at Brodricklands and Hamlands Farm : Desk Based Assessment and Geophysical Survey                                                       | event   | 559234 | 103655 |
| EES17876 | Mornings Mill, Willingdon : Survey                                                                                                           | event   | 559404 | 104340 |
| EES17942 | Old Polegate Station, Station Road, Polegate : historic building record<br><br>Old Polegate Station, Station Road : historic building record | event   | 558645 | 104829 |
| EES17957 | Mornings Mill Farm, Willingdon : Desk Based Assessment                                                                                       | event   | 558962 | 104151 |
| EES18088 | mornings mill farm, Willingdon : GEOPHYS                                                                                                     | event   | 558927 | 104088 |
| EES9161  | HAILSHAM ROAD: Excavation                                                                                                                    | event   | 558200 | 105100 |
| EES16077 | Willingdon Levels, Eastbourne : Geoarchaeological Desk Based Assessment                                                                      | event   | 562403 | 103202 |



## **Appendix 4: Illustrative layout of the proposed development**