

APPENDIX C

List descriptions for Brook House and Boship Farm Hotel

BROOK HOUSE

Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1353343**

Date first listed: **11-Aug-1981**

List Entry Name: **BROOK HOUSE**

Statutory Address 1: **BROOK HOUSE**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

[Understanding list entries](https://historicengland.org.uk/listing/the-list/understanding-list-entries/) (<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>)

[Corrections and minor amendments](https://historicengland.org.uk/listing/the-list/minor-amendments/) (<https://historicengland.org.uk/listing/the-list/minor-amendments/>)

Location

Statutory Address: **BROOK HOUSE**

The building or site itself may lie within the boundary of more than one authority.

County: **East Sussex**

District: **Wealden (District Authority)**

Parish: **Hellingly**

National Grid Reference: **TQ 57304 11369**

Details

HELLINGLY HORSEBRIDGE 1. 5208 Brook House TQ 51 SE 12/613

II

2. 1830 circa. Half-H-shaped. Two storeys. Three windows. Ground floor red brick and grey headers, above tile-hung. Tiled roof. Casement windows. The wings have gables with scalloped bargeboards. The ground floor of the centre portion has been filled in later to form a porch.

Listing NGR: TQ5730411369

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: **295262**

Legacy System: **LBS**

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



Map

This map is for quick reference purposes only and may not be to scale.
This copy shows the entry on 22-Mar-2024 at 21:55:35.

© Crown Copyright and database right 2024. All rights reserved. Ordnance Survey
Licence number 100024900. © British Crown and SeaZone Solutions Limited 2024. All
rights reserved. Licence number 102006.006.

Use of this data is subject to **Terms and Conditions**

(<https://historicengland.org.uk/terms/website-terms-conditions/>).

End of official list entry

BOSHIP FARM HOTEL

Official list entry

Heritage Category: **Listed Building**

Grade: **II**

List Entry Number: **1180372**

Date first listed: **29-Aug-1966**

Date of most recent amendment: **11-Aug-1981**

List Entry Name: **BOSHIP FARM HOTEL**

Statutory Address 1: **BOSHIP FARM HOTEL**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

[Understanding list entries](https://historicengland.org.uk/listing/the-list/understanding-list-entries/) (<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>)

[Corrections and minor amendments](https://historicengland.org.uk/listing/the-list/minor-amendments/) (<https://historicengland.org.uk/listing/the-list/minor-amendments/>)

Location

Statutory Address: **BOSHIP FARM HOTEL**

The building or site itself may lie within the boundary of more than one authority.

County: **East Sussex**

District: **Wealden (District Authority)**

Parish: **Hellingly**

National Grid Reference: **TQ 57054 11085**

Details

HELLINGLY LOWER DICKER 1. 5208 Boship Farm Hotel (formerly listed as TQ 51 SE 12/621 30.8.66 Boship Farm House)

II

2. Originally known as Horeship Farm. Built by M Fuller in 1652. Timber-framed building encased in red brick and altered in the early C19. Two storeys and attic. Four windows. Three gables containing attic windows. Centre gable has a pendant with the date 1653 and the initials "M.F.". Pentice on west side of west gable. Cemented stringcourse. Tiled roof. Early C19 windows with rusticated painted surrounds and 2 or triple narrow sashes. Four-centred doorway flanked by narrow lights. Brick chimney breast with offsets on east wall.

Listing NGR: TQ5705411085

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number: **295270**

Legacy System: **LBS**

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



Map

This map is for quick reference purposes only and may not be to scale.
This copy shows the entry on 22-Mar-2024 at 21:55:38.

© Crown Copyright and database right 2024. All rights reserved. Ordnance Survey
Licence number 100024900. © British Crown and SeaZone Solutions Limited 2024. All
rights reserved. Licence number 102006.006.

Use of this data is subject to **Terms and Conditions**

[\(https://historicengland.org.uk/terms/website-terms-conditions/\)](https://historicengland.org.uk/terms/website-terms-conditions/).

End of official list entry



[Back to top](#)

APPENDIX D

Village Character Statements – Hellingly Parish extracts (Introduction, Lower Dicker Character Assessment, and Lower Horsebridge Character Assessment)

VILLAGE CHARACTER STATEMENTS HELLINGLY PARISH



**Hellingly . Lower Dicker
Lower Horsebridge . Roebuck Park**

Table of Contents

Introduction	4
What is a Village Character Statement and who is it for?	4
What effect does a Village Character Statement have? The planning context:	4
Why is it important?	5
Hellingly Village Character Assessment	7
Historical overview	7
Geology	12
Topography	12
Hellingly Today - Townscape Appraisal	13
Natural Environment.....	17
Views.....	17
Traffic and Movement.....	18
Heritage Assets	19
Issues	20
Planning & Other Development - Recommendations:	20
Appendices.....	22
Appendix He 01. Designated Heritage Assets & Positive Buildings.....	22
Appendix He 02. Heritage Asset Mapping	29
Appendix He 03. Key Views & Landmarks.....	30
Appendix He 04. Conservation Area (Extended)	31
Appendix He 05. Flood Risk Plan (Environment Agency)	32
Lower Dicker Village Character Assessment.....	33
Historic Overview	33
Geology	41
Topography	41
Townscape Appraisal	42
Natural Environment.....	46
Traffic and Movement.....	47
Views.....	48
Heritage Assets	48
Issues	49
Planning & Other Development - Recommendations:	49
Appendices.....	51
Appendix LD 01 Designated Heritage Assets & Positive Buildings.....	51
Appendix LD 02. Heritage Asset Mapping	53
Appendix LD 03. Key Views and Landmarks	54
Appendix LD 04. Location of Brickyard sites in Lower Dicker	55
Lower Horsebridge Village Character Assessment.....	57
Historic Overview	57
Geology	62
Topography	62
Townscape Appraisal	63
Natural Environment.....	71
Traffic and Movement.....	71
Views.....	72
Heritage Assets	72
Issues	72
Planning & Other Development - Recommendations:	73
Appendices.....	75
Appendix LH 01. Designated Heritage Assets	75
Appendix LH 02. Heritage Assets Mapping.....	78
Appendix LH 03. Key Views & Landmarks.....	79
Appendix LH 04. Flood Risk Map (Environment Agency)	80

Roebuck Park Village Character Assessment	81
Historic Overview	81
Geology	83
Topography	83
Townscape Appraisal	83
Natural Environment.....	87
Views.....	89
Traffic and Movement.....	89
Heritage Assets	90
Issues	90
Planning & Other Development - Recommendations:	91
Appendices.....	92
Appendix RP 01. Designated Heritage Assets.....	92
Appendix RP 02. Heritage Asset Mapping	94
Appendix RP 03. Key Views & Landmarks	95
Appendix RP 04. Flood Risk Map (Environment Agency).....	96
Main Appendices	97
Appendix A – Criteria for identifying Locally Listed Buildings.....	97
Sources of Information.....	99

Introduction

What is a Village Character Statement and who is it for?

A Village Character Statement describes the qualities and characteristics of our village which are appreciated and valued by local people and visitors. In doing so it provides guidance for:

- the local planning authority
- the parish council
- developers and residents

People choose to live in villages for a wide range of reasons including the location and amenities, but most particularly the style and character. In doing so, they inevitably change and shape the village character themselves.

Although a Village Character Statement draws on the past in order to explain how it has shaped the present character of the village, the focus of a Village Character Statement is in looking forward to the future and the probable character of the village then.

Apart from Roebuck Park which arose from the redevelopment of the former East Sussex County Council Asylum, the main three settlements of Hellingly, Lower Horsebridge and Lower Dicker, have evolved over time.

The settlements are located in the rural setting of the Low Weald countryside which should be protected in that it forms the setting for the settlements. In recognition of this and to control development, the Local Planning Authority did not set down defined development boundaries.

However, it is recognised that the settlements, can accommodate a certain amount of development, at varying degrees and depending on the ability to accommodate change.

This set of Village Character Statements seek to define what makes each settlement special; what contributes to their character; what should be protected and preserved including designated heritage assets and their settings and what opportunities exist for enhancement, what needs to be improved and what kind of development would be appropriate – or inappropriate. Once adopted they will form part of the evidence base for the Hellingly Neighbourhood Plan.

What effect does a Village Character Statement have? The planning context:

The Localism Act 2011 and the National Planning Policy Framework (2012) changed the approach to planning and intended, through a local parish council or neighbourhood forum, to give communities more influence over what occurs in their

areas, what they think about development and what it should look like.

Provided a Neighbourhood Development Plan is aligned with the National Planning Policy Framework and the Local Plan has been the subject of public consultation and an independent assessment to ensure conformity, and then approved, it becomes part of the Local Development Framework.

Under section 38(6) of the Planning and Compulsory Purchase Act 2004, it must be taken into account in the assessment and determination of applications, unless material circumstances indicate otherwise.

Although Wealden District Council adopted the 'Wealden Design Guide' (2008) as a Supplementary Planning Document (SPD), this is a generic document that applies across the whole of the District. It identifies the key characteristics of the Low Weald and provides generic information on traditional materials and building types. It is not specific and was not intended to capture the identity of each settlement.

Planning in the Hellingly Parish is influenced by:

- National Planning Policy Framework (2012)
- Wealden Local Plan (1998) (saved policies)
- The Wealden Core Strategy (2012)
- Wealden Design Guide SPD (2008)

From a policy point of view, the Wealden Local Plan Draft Proposed Submission will be the subject of a statutory period of public consultation. It contains a number of draft policies arising from the responses to the 'Issues and Options' process. However, and as with the Wealden Design Guide, the majority of the draft Policies are District-wide. There is little design guidance for planners based on local character, unless the area has already been the subject of a Village Character Assessment, includes a conservation area where a Conservation Area Character Appraisal has been carried out or has been the subject of an Extensive Urban Assessment by Historic England, East Sussex County Council and the District Council.

Therefore, and to have real influence, these Village Character Statements would need to be approved as part of the statutory process for Neighbourhood Plans. This means the Neighbourhood Plan has to complement and not conflict with policies and guidelines set out in the Local Plan and the National Planning Policy Framework. It cannot change policies - there are other mechanisms for doing that - but it can elaborate on them and relate them to our own settlements and community.

Our Village Character Statements have been written in the context of the aforementioned policy documents. Of particular relevance is the longstanding protection of the countryside and not allowing development unless it meets specific requirements in terms of need and is compatible with its surroundings and context.

Why is it important?

Where development is considered acceptable and provided it respected the character

of the settlement, there would be less opposition to proposals. Our character statements help therefore to build a better understanding between our community, the local planners, designers and developers.

For local people, the planning process and rules are often complex and can take a significant amount of time and effort to review if we wish to question or challenge a particular development. A Village Character Statement helps us with this by taking our views and representing them in a document, which can be used by the planning department to evaluate applications.

To ensure that this document accurately reflects the views of the community, it was subject to the statutory period of consultation. It was also assessed to ensure that it was aligned with the Development Plan and National Planning Policy Framework 2012.

For planners: a Village Character Statement is important because:

- It is a single source of reference which represents the view of the whole Parish;
- It complements the existing planning system and can help strengthen the planner's position when advising or negotiating on design and at appeal;
- It enables local people to make a positive contribution to the development debate, rather than having to rely on protest and a confrontational stance to make their views heard.

For designers and developers: A Village Character Statement describes what local people think is important and can, therefore, help reduce the amount of conflict over controversial proposals by giving clear guidelines about what will be acceptable to the community which can be followed in addition to Local Planning Policies in preparing development proposals.

As a Parish we hope that in preparing Village Design Statements that this will help the settlements in Hellingly develop in a positive manner, sustain and enhance their character for present and future generations and avoid the pitfalls of poorly conceived change.

Once adopted the Village Character Statements aim to make all residents and developers aware of the assets that are unique to the settlements in the Parish and encourage the community to take responsibility for ensuring that future changes and developments will preserve and enhance these assets.

Lower Dicker Village Character Assessment

Historic Overview

History

Lower Dicker is a dispersed linear settlement straddling the A22 from the Boship Hotel close to the Boship roundabout, at the junction with the A267 and the Golden Cross hamlet to the west. Exceptions to the linear form occurs along roads that run perpendicular to the A22 including Coldharbour Lane, Camberlot Road to the south side and Hackhurst Lane which leads to an industrial estate to the north.

There is no reference to 'Dicker' in the Domesday Book of 1086. However, the name 'Dicker' derives from the Middle English word *diche* meaning ditch and thus Dicker means digger or one who lives by the ditch.

Historic mapping shows that the area was generally low lying and was largely covered by woodlands and a forest during the Middle Ages. Above Michelham Priory to the north and west was the great forest of Dicker. The former Vert Wood is recorded on Speede's Map of 1610 (Sussex County Record Society Collection Ref PM118) and Morden's coloured Sussex Map of 1695. Dyke Wood is also recorded to the west of Hailsham (*Haylfham*).



Fig 16: Extract from Morden's coloured map of Sussex dated 1695

This was reduced in size due to pressures to provide fuel for iron furnaces and further depleted with timber being the main building in the local area. However, income from the production of 'cords of wood' fell during 1547-9 and the woods at Dicker were one of the many sufferers. The Dicker lands fell under the Manor of Laughton and were referred to as common land. Much of the common land was enclosed at this time.

The presence of buildings scattered around the periphery of the common are noted. There were few farms on the common land, most likely due to the poor quality of the land being considered waste land and therefore suitable for exploitation when demand arose.

Yeakell and Gardner's map of 1778 identifies Dicker Common and clearly shows the small irregular incursions around the edges of the Common with contained brickyards within. By this time the forests were reduced in their coverage with pockets of woodland surviving and some larger areas such as Downland Wood. The old road to Lewes crossed the Common and today is Coldharbour Road. The road to Uckfield was formed under the 1754 Turnpike Act and has become today's A22. It is distinctly straight in its path through the Common.



Fig 17: Extract from Gardner and Yeakell's map of 1778

Budgen's map of 1789 reveals an increase in development toward the eastern end of the Common as more enclosures and brickyards sprang up.



Fig 18: 1789 Thomas Budgen's map of 'Dicker Common'.

There is no specific date as to when bricks and tiles were first made on the Dicker. The Boship was built with a timber frame in 1652. There were early examples of both brick and tiles used on buildings in the surrounding area including Roman tiles in Arlington. There was a medieval tile-kiln at Michelham Priory; Herstmonceux castle built of brick in circa. 1440. Laughton Place was built of brick in 1534. There was a brick oast in Ripe circa.1571. In the 18th century, fireplaces and chimney stacks were built in more humble houses (Beswick. M. 'Brick and Tilemaking on the Dicker in East Sussex', Sussex Industrial History, 1983).

Forest clearance released the value of the Weald clay and soon the area saw an emergence in brickworks and potteries. When a site was required for a kiln or for clay extraction, the brickmaker had to obtain a license from the Manor of Laughton and the lease was converted to a grant which was entered into the Manor Court Books. Occasionally encroachments were made when clay was extracted without permission.

One of the earliest brickmakers on the Dicker is recorded as being Nicholas Willard who was recorded as renting land near Boship Green in 1703, was noted for supplying bricks and tiles to the churchwardens of Chiddingly in 1672. Willard is also referred to in connection with an encroachment on the waste common land near Starnash on the East Dicker.

As the demand for bricks and tiles increased, brickmaking and pottery activities increased and the value of Weald clay increased, particularly during the second half of the 18th century. The clays were very versatile with different materials found in close proximity that were suitable for producing facing bricks, standards bricks, roof and hanging tiles, terracotta and earthen ware pottery.

Grants from the Manor of Laughton were only issued to two persons - William Funnell in 1756 and again in 1773, and Richard Guy in 1766. Three more grants of parcels of land were made to brickmakers in 1765 and included William Wenham who was *granted 'a messuage, tenement, brick-kyln, lime-kyln, garden, orchard and 1 1/2 acres of waste on the East side of the Dicker near Boarship'*.

Approximately 15 brickyards were granted between the Boship and Golden Cross. Although the brickyards were numerous, they were all fairly small-scale operations. William Funnell senior had two brick-kilns but the other brickmakers, when the kiln was specifically mentioned, had one only, although some, for example Wenham, Wood and William Funnell junior had a lime-kiln as well.

Pottery manufacture appears to have been confined to the East side of the Dicker. The new grant made to Thomas Wood in 1767 was of *"one brick-kyln and one lime-kyln with the yard thereto belonging on the East side of the Dicker near Stern Ash Also the liberty of taking water out of the pond there to make his bricks and ware ."*

An ornate piece of pottery recorded as coming from the Dicker potteries in 1774 – one shared by Thomas Wood and William Cuckney. But in 1774 William Cuckney built his own 'Crockhouse' and was recorded as the owner of a 'crock kiln' and a 'brick kiln' according to 1779 sales particulars in the Sussex Weekly Express.

Two families were the dominant brick makers in the Dicker – the Guys and the Goldsmiths.

The Guys of Chiddingly became the main brickmakers in the late 18th century and early 19th century through a number of acquisitions by individual members of the family. In 1802 Richard Guy's will bequeathed to two of his sons, Jesse and David, *"equally to be divided between them, my moiety or hale part of all the stock of bricks and tiles which at the time of my death shall be in or belonging to my business of a brickmaker wherein I am now engaged in partnership with my son Walter ."*

The business activities of the Guy family members, jointly as Guy & Co. and severely prevailed through to the last years of the 18th century, holding a monopoly on the west side of the Dicker. Some members of the family were also recorded as being farmers and therefore were able to sustain themselves through periods of decline.

The Goldsmiths interest is recoded in 1790 and the turn of the century, the four brothers - Benjamin, James, George and Robert Goldsmith were each running their own brickyard on the East Dicker. The Manor Court Books for the period from 1793 to 1806 indicates that George Goldsmith, received two separate grants of unenclosed land and acquired two holdings of already enclosed land on the Dicker. Mortgages were made to acquire the holdings and by 1810 he was having to sell some land. James Goldsmith was also in a similar position. Robert is recorded as having to sell his land due to defaulting on his mortgage and by 1811 he had returned to farming.

At the end of the Napoleonic Wars, only two brickmakers were left in business on the East side of the Dicker - George and Benjamin Goldsmith. By 1857 the Goldsmiths no longer had yards in the Dicker.

In the 19th century Lower Dicker was referred to as the *'lower end of the Diccar'* in Hellingly Parish. In 1843 Uriah Clark (Beswick,1983) took over the Goldsmith brickyard near Boship Green and turned it into the Dicker Pottery which he ran until his death in 1904.



Fig 19: Uriah Clark shaping a bowl at Dicker Pottery
(Source – www.sussexpostcards.info)

As the name implies, pottery was Uriah Clark's main concern but he also continued to make bricks and tiles as can be seen from his entry in Kelly's Directory for 1874, which reads:

"Uriah Clark, potter, maker of red and white-chimney pots, socket pipes and junctions ; slate crest and roll and fancy ridge tiles, plain and paving bricks ; all kinds of pottery made to order ; coal and coke merchant etc ., Dicker Pottery Works ."

However, records indicate that his main concern became more varied. In 1862 and 1867 the trade directory lists Uriah as a grocer, draper and potter, in 1878 as a potter and maker of red and white chimney pots, socket pipes and junctions, slate, cress, roll and fancy ridge-tiles, plain and paving bricks, coal and coke merchant, and a wholesale glass, china and earthenware dealer. In 1887, 1895 and 1899 he is listed as a potter (ESRO AMS4439).



Fig 20: 1878 OS Map Extract with inset of the Potteries close to the Boship.



The shift in emphasis on the East Dicker from brickmaking to pottery manufacture during the 19th Century can be gauged from the census returns for Hellingly which recorded an increase in persons employed in the industry (Beswick. M.1983).

Two more brickyards briefly made their appearance in the late 19th Century, one in Chiddingly and one in Hellingly, but the final decline of brickmaking in the area had already set in with the coming of the railways to Sussex.

Lower Dicker was renowned for its Dickerware Pots and bricks made from local clay and in 1925, a study of three fields covering 12 acres to the rear of the Pottery revealed the Weald Clay beds in this area contain a more diversified clay than other geological formations used for pottering and brick making (Beswick. M,1983). Clays were found in relatively small areas. The three fields that adjoined the Dicker Pottery were recorded with the first adjacent to the pottery having dark red clean plastic clay – suitable for the highest class of red wares including pottery, facing bricks, roofing, floor tiles and terracotta. In the second field, the clay was similar but with a rougher texture more suitable for rougher common bricks and the lower field a greenish-grey clay which burns to a buff quality which was used for salt-glazed stoneware pipes. The results of this report indicated that there was enough clay for 100 million bricks or equivalent. Although referring to three fields covering approximately 12 acres, it is considered that the geological strata is typical of the Dicker as a whole. But even this report was not sufficient to encourage the brickyards to remain.

The Dicker Pottery and the brickyard at Upper Dicker merged with the neighbouring Boship Green Pottery owned by William Bridges with the business becoming known as 'Uriah Clark and Nephew Limited'. It survived into the 20th Century, specialising to some extent in paving bricks, which fulfilled a demand in the developing coastal resorts but, as was noted earlier, the attempt to modernise and expand in the 1920's came to nothing. By the time road transport took over from the railways, the-Dicker brickworks had ceased production.

In 1941 some of the buildings at the Pottery were requisitioned by the War Department for use by the Royal Artillery Regiment and were released in June 1946 (ESRO AMS4439). At this time it was producing notable art-ware sold to the tourist trade. It was taken over by Wightman and Parish, local ironmongers in Lewes who employed persons to run the business as 'Dicker Potteries Ltd' but it never gained prominence and was forced to abandon its traditional black glaze, due to its lead content and use a substitute and by 1956 it closed (Graces Guide to British Industrial History). After this it became a Plastics Moulding Factory which has been vacant for some time now.

Apart from the Boship, the earliest form of housing in Lower Dicker was erected by squatters in the form of single storey cottages that had encroached on common land. Some of those earlier dwellings still exist but have been the subject of change and alteration.



Fig 21: Dicker Pottery, Lower Dicker c.1910.



Fig 22: The Dicker Pottery was taken over by a Plastics Moulding factory, now vacant.

Dwellings from the mid to late 19th century appeared displaying the brickmaker's wares including quality facing bricks with vitrified headers laid in a Flemish Bond, diamond patterned diaper work and decorative banding in contrasting bricks, clay tile hanging including bands of fish scale tiles and terracotta crested ridge tiles. Some of the earlier houses may well have been built by the brickwork owners.



Fig s 23 & 24. Examples of houses with contracting brick banding and decorative work.

This area was generally occupied by Non-conformists with the Calvinist movement becoming popular. Several meetings are understood to have taken place in the Dicker area from the late 18th century, in barns, houses and above an ironmonger's shop near the brickworks. The chapel at Lower Dicker is 'strict Baptist', the Zoar Chapel, which is unusually "large and impressive" for the denomination. It was erected in 1837, enlarged in 1874 and again in the 20th century. Mr Hickman of Brooklands, Lower Horsebridge was recorded as the pastor of the Zoar Chapel. He was also an employee at the Dicker Potteries for 53 years.



Fig 25: The Zoar Strict Baptist Chapel

Over the subsequent decades of the 20th century, including during the interwar period, 1960's and 70's, a number of new dwellings were constructed including infilling on former brickwork sites, former farms and spaces in between. In the early part of the 21st century a small residential scheme, Court Lodge Close and Orange Grange were constructed to the west side of Coldharbour Lane.

The most significant development of the late 20th century was the Service Station, Travel Lodge and Café on the north west side of the Boship Roundabout.

Geology

The Low Weald is dominated by the Lower Cretaceous Weald Clay formation which largely forms an elongated horseshoe around the older rocks of the High Weald and is encircled by the Greensand Ridge. It is predominantly low lying, dominated by heavy clay soils, with thin bands of calcareous limestone (the fossil-rich Paludina beds), and beds of sandstone deposited by a river and estuary system flowing from the north, west and south. Weald clay consists of clays, silts and localised sands and limestones, marking increased marine dominance within the Weald.

Lower Dicker is in the Low Weald and an area renowned for its Weald Clay. It lies on the band of Weald clay that stretches from Hailsham to Burgess Hill and widens toward the west. This impervious clay does not make for good draining and in turn does not make for good farming land and was therefore considered to be waste ground or common ground. The Weald Clay beds in this area are noted as containing a more diversified clay than other geological formations.

However and as previously explained, the clays in the Dickers and Dicker Common contain a more diversified clay than other geological formations used for pottering and brick making. It was found in small pockets and this resulted in the pattern of enclosed brickyards within the common and on the periphery.

Topography

The Low Weald is relatively flat with slight rounded undulations with contours gently rising to no more than 100 metres above sea level. The lands generally fall toward tributaries that feed into the Cuckmere River which meanders to the east of the Boship Roundabout. Land to the north of the A22 drains into the tributary that feeds into the Cuckmere River. To the south, multiple watercourses are less defined.

Due to the presence of poorer quality soils, the area was predominantly forested but human activity over the centuries has resulted in the survival of pockets of woodlands with farming more inclined to be pasture and grazing rather than arable farming. A number of the fields now put to pasture are uneven and pitted due to the past extractions of clay.

Woodland areas still survive to the north of Hackhurst Lane at Dicker Wood and to the north of Caldicots Farm at Caldicott's Wood, to the south of the Lower Dicker Garden Centre and west of Camberlot Road.

A significant amount of historic field boundaries have survived over the centuries and are defined by indigenous hedgerows interspersed with trees. Fields on either side of the A22 are generally rectangular in shape reflecting the later planned subdivision and enclosure that occurred during the 19th century. Some fields have been conjoined to create larger grazing areas. The road is and remains a strong feature in the landscape due to its straightness and acts as a spine running through this linear settlement.

Townscape Appraisal

Pattern and grain of development

Historic mapping clearly demonstrated the influences on the spatial character of Lower Dicker as a settlement including deforestation; the Turnpike Act 1754 with the formation of the A22; the quality of the land and its enclosure as common land as well as location of brick and tile kilns; associated encroachment and licensed brickyards and clay extractions granted by the Manor of Laughton.

It is clear that that the geology of Lower Dicker, ownerships, the evolution of industries and pattern of farming has shaped the pattern of development. A sketch map at Appendix LD-02 locates the former brickworks within Lower Dicker.

Lower Dicker represents a form of ribbon development straddling both sides of the A22. Remnants of the former Dicker common still remains as green fields between clusters of buildings.

Since the mid to late 20th century there is clear evidence of further development including infill housing, garden centres and other business uses. This has resulted in the clusters extending and intensifying the sporadic linear development of the settlement.

The clusters occur between the Boship and the Zoar Chapel, to the south side of the A22; at the junction with Coldharbour Lane and at Hackhurst Lane which leads to an industrial estate. Some older farms remain including Knights Farm and Caldicott's Farm with former brickfields reverting to agricultural use.

As the clusters of built form give way to views of open spaces and stretches of road bordered by agricultural fields with boundaries defined by hedgerows and mature trees, the sense of a more rural context prevails. This pattern of development results in views of the agricultural lands to positively contribute to the character and identity of Lower Dicker. It is however, under threat with increasing pressures for development.

Also the road is a dominant feature, sequential views and a sense of continuation is provided from the approach from the Boship roundabout travelling in a westerly direction. The curvature of the road sees buildings to one side aligned with the road and on the other, set an angle. Visual interest is created by the patterned brickwork to a number of dwellings, the multi gabled brick building with decorative finials and its late 19th century shopfront; the Zoar Chapel which is a distinctive dominant building with its rendered gabled elevation visible from the road, and the Boship Hotel with its gabled brick frontage concealing a timber framed building.

Building types (scale, mass, form)

The buildings within Lower Dicker range from the Boship Hotel, the former farmhouse to Boship Farm which dates from 1652 to the more recent residential and commercial developments of the 21st century.

The grade II listed Boship Hotel sits well back from the roadside within its own substantial

grounds. It has seen a number of alterations and extensions over time including changes to its grounds. The building of the Hailsham bypass has had a significant impact on its grounds and setting. Nevertheless it retains the appearance of a 17th century building with its brick façade concealing a timber framed structure beneath. Unfortunately more recent chattels and paraphernalia are not overly complimentary to the setting of the heritage asset.



Fig 26: The Boship Hotel, listed Grade II

The only other listed building in Lower Dicker is Fair Place, Mansers Lane which dates from the 18th century. It too is built of brick which has been painted over. It is of a simple appearance with its central entrance flanked by multi-paned sash windows.

Despite the presence of industrial buildings with large plan forms, two storey dwellings remain the predominant building type. They are arranged as detached, semi-detached or short terraces with decorated brickwork, traditional pitched roofs and chimney stacks at each end gable. These tend to date from the mid to late 19th century but there are Edwardian dwellings also present including Laurel Hurst with its canted bays with central entrance and continuous porch over, with tile hanging above with decorative bands.

Some buildings present a gabled elevation to the street such as the Dyson Service Centre with its triple parallel ranges with valleys offsetting the larger plan form of the building.



Fig 27: Laurel Hurst,



Fig 28. A triple gabled building with decorative finials and a 19th century shopfront, likely to have been in mixed use as a home and business.

A number of buildings, despite having been converted to business or residential uses, still reveal their former agricultural origins. This includes the A22 Pet-Store with its single storey buildings with its paired ranges and the courtyard grouping with its U-shaped plan form further to the west where the entrance to the courtyard has been filled in.



Fig 29. Former farm buildings of a U-shaped plan form with access to the Common.

The Zoar Chapel is not listed but is considered to be an important local building. It sits back from the road within its own walled grounds with a graveyard to the front. A high brick wall, curving to the central gate directs a path to the central entrance. It has been extended in phases and contains Upvc windows but it is a positive and important building in Lower Dicker.

Juxtapositions of buildings to each other and spaces between

Apart from some key buildings that were purposefully set back from the road, most buildings directly face or address the road. The alignment at the eastern end of Lower Dicker is staggered to the south side of the A22 but the majority of dwellings are aligned with the road and provided with small front gardens with brick walls and piers marking paths to the front doors. Where that front enclosure has been removed, the separation between public and semi-public space is eroded and degrades the quality of the

streetscene. The contrast is particularly notable when the front of dwellings is dominated by hard surfaces and parked cars.

Further to the east, more buildings, including dwelling houses tend to be entered straight from the back edge of the pavement. Their containment, perhaps to the side, has often been removed to make way for within plot parking. Some dwellings retain picket type fencing which does not appear to be traditional or original.



Figs 30 and 31. The loss of the containing and defined front gardens changes the relationship between the dwelling and the street.

With semi-detached dwellings there is a reasonable spacing between dwellings allowing views between and through to a green backdrop, open fields or in some locations, along private roads, tracks serving dwellings or farms set further back from the road.

Away from the cluster groupings, the spacings are greater and more noticeable. Views are often afforded of the countryside beyond.

Modern or more recent dwellings fail to retain that sense of openness and views through. Or in the case of large single span buildings, their relationship with the natural landscape is often strained and creates visual discord. This is also due to the desire of commercial buildings to have a higher degree of visibility, signage and car parking.

Roofscape and skyline interest

As the buildings are generally of two storeys, there is little variation in scale and roof heights. A number of buildings have evolved over time and have been extended with extensions that have subservient extensions and ranges.

Traditional tiled roofs of between 42 and 45 degrees, tend to have decorative finials, ridge tiles and chimney stacks that add interest to the roofscapes and the skyline. This is a regular occurrence with earlier dwellings – detached, semi-detached and short terraces.

Dwellings from the postwar period to modern times provide less attractive roofscapes. Commercial buildings tend to have a confusion architectural form and language that in some cases creates visual discord.

Dormers do exist to a number of properties and span the late 20th to the late 21st century. Where designed as part of the original dwelling, they are balanced and proportionate. However, where dormers are later additions, they tend to be overly large and discordant.

Materials

Given the history of Lower Dicker, it is not surprising that the predominant building materials includes brick and tiles, most likely from local brickyards and the Common itself. Bricks vary from high quality red facing bricks to lower quality bricks used to side or rear elevations. A number of buildings display the wares of the brickyards and the skill of the bricklayer with contrasting bands, diaper work and dog toothing, vitrified headers and a prevalence for a Flemish bond. Roofs tend to be covered with plain clay tiles with decorative ridge tiles and finials.

Toward the end of the 20th century the use of plain clay tile hanging – plain, scalloped and shaped in bands, was used above the ground floor and in some cases, the full elevation. Some brick elevations have been painted over rendered.

Windows and doors would have been timber but overtime Upvc has seen a rapid loss of traditional features and materials.

Natural Environment

It is evident that the natural environment and landscape character of the Low Weald had played an important part in the shaping of Lower Dicker. The countryside still prevails and thus the settlements unique character of clusters of development with sporadic linear incursions on each side of the A22 remain. Fields, open spaces and agricultural land has an important part to play, not only in providing visual interest and greening the environment but also preventing the consolidation of the current built form.

This role is reinforced by the fact that the settlement itself has no defined development boundary at present and any new development requires a robust justification. However the proposed development zone for industrial and commercial development to the north side of the A22 presents a threat to remaining green space and lands and thus the positive characteristics of Lower Dicker in its rural environs.

Traffic and Movement

The A22 is part of the primary network (Wealden, 1998) linking London and Eastbourne and more locally provides a cross country link with Hailsham, Uckfield and Lewes. Formed under the 1754 Turnpike Act, it is distinctly straight and has a speed limit of 40mph passing through the undefined settlement of Lower Dicker.

This road carries a high volume of traffic and even more so in holiday season. The road has been widened in sections over time and a greater number of new accesses have been created as the number of dwellings and commercial premises has increased. However, it remains a concern as there have been a number of traffic accidents along the Lower Dicker stretch between Golden Cross and the Boship roundabout which becomes heavily congested. Turning off the A22 into Coldharbour Lane is often difficult during peak times when travelling from west to east. Hackhurst lane passes between residential properties and is of a narrow width with no pavements and cars parked generally on one side. It also serves the existing Hackhurst Lane Industrial Estate resulting in heavy traffic particularly at peak times.

Residents and business premises have a strong desire to park within their own grounds off road. This has resulted in vehicles parking along or in front of buildings and in some cases, straddling the pavement. Car parking also tends to occur along side roads running perpendicular to the A22 such as along Coldharbour Lane and Hackhurst Lane.

Due to the limited availability of services, the residential population travels to nearby settlements for daily and weekly needs including shopping, banking, attending schools and medical services. There are three bus stops on each side of the Lower Dicker stretch of the A22. Three bus services run between 15 mins to an hour during the day, 30 minutes at peak evening time with the last service at 7.25pm. However this provision does not dissuade residents from using private cars for daily journeys.

The A22 does not have a continuous pavement to both sides of the road. It is more defined to the south side of the road but to the north side it is often very limited in width, overgrown and only suitable for one person to walk along. Beyond Hackhurst Lane there is no path to the south side of the A22. Despite refuge points being provided, it is not pedestrian friendly. Therefore, increases in traffic generation remain a concern particularly if housing numbers rise and should land to the north side be allocated for a greater amount of employment floor space as promoted by the Local Planning Authority.

Cyclist movement is along the existing road network but as the A22 is heavily trafficked, it is not an attractive route to cycle along.

Views

Views along the A22 are dominated by the long stretch of the road itself which has long lengths of verges, trees and hedgerows which give way to built form, including residential, commercial and industrial buildings.

The nature of the Low Weald landscape, the pattern and grain of development with large gaps between, provide the settlement with a rural setting, often with views achievable of open space and agricultural fields through and over boundary trees and hedgerows. Gaps and accesses between buildings allow views through to fields behind.

To the rear of the Zoar Chapel views over the graveyard extend beyond to the fields and low rolling landscape of the Low Weald beyond the built form.



Fig 32. View along an access of fields beyond.



Fig 33. View across the Low Weald landscape from the rear of the Zoar Chapel.

Heritage Assets

There are two listed buildings in Lower Dicker. The most noted is the Boship Hotel, a timber framed, brick faced building dating from 1652. The re-fronting with brick is understood to have occurred in the early 19th century. Fair Place is a detached 18th century dwelling located along Mansers Lane. It is constructed of brick which has been painted and has a large mono-pitched addition to one side. The statutory List entries are included at Appendix LD-01.

However, there are a number of buildings in the Lower Dicker settlement that would potentially meet a number of the criterion for consideration as locally listed buildings (see Appendix A). This would afford those buildings a degree of protection under the National Planning Framework.

At this moment in time, where buildings are considered to display positive attributes, such as the Zoar Chapel and the late 19th century red brick houses with decorative work and some buildings with tile hanging, can be considered as non-designated heritage assets.

The Zoar Chapel may well have been a candidate for consideration as a statutory listed building but the extent of alterations including the presence of Upvc windows may reduce its potential. It is nevertheless an important building for its appearance, historical associations and communal value.

Issues

Although the historical value and evolution of Lower Dicker has been understood with Wealden District Council acknowledging that it '*has a distinctive character derived from its historic land uses*', it was not selected as a candidate for conservation area designation in the 2005.

The local distinctiveness of the settlement is clearly derived and influenced by the historic landscape and pattern of uses. However, overtime infill developments, modern housing schemes and large industrial-type portal framed buildings have started to erode its distinctiveness and threaten its unique character and appearance, despite it being a settlement with no development boundary where countryside policies of restraint prevail.

Although there is concern for the rural environs and local amenities, the main focus arising with emerging Wealden Local Plan (14th March 2017) in respect of Lower Dicker is to improve the A22 corridor to accommodate and cope with increased traffic generation that would potentially arise from the proposed A22 Employment Sector which proposes an allocation for 38,600 sqm. of floorspace. The 'Sector' is shown to extend to the north of the A22, between Nash Street and the Service Station and Travelodge to the west side of the A267. This proposed designation needs to given careful consideration as wholesale development could have a negative impact on the distinctiveness of the settlement, eroding the rural and agricultural lands that to the setting of the distinctive character of the settlement.

Planning & Other Development - Recommendations:

Due to the issues affecting Lower Dicker and the pressures for development, there are considered to be limited opportunities for new development.

For all development proposals consideration should be given to the following:

1. Support the preservation and enhancement of designated heritage assets and their settings

2. Acknowledge buildings that make a positive contribution to the settlement and its character and appearance through designation as locally listed buildings.
This includes the Zoar Chapel
3. Protect the historic development pattern of clusters of built form and the important gaps between and views of the countryside between and beyond
4. Support the use of designated areas of land for amenity purposes
5. Resist unwarranted and unjustified development that erodes the sense of openness and rural character of the setting of the settlement
6. Promote the provision of local services and shops to meet the basic requirements of the population
7. Improve the A22 for pedestrians and cyclists through effective traffic management schemes
8. Where new development is considered to be acceptable, seek to ensure that it respects the prevailing scale, mass, form, footprint, materials and appearance of positive and locally distinct buildings in the settlement
9. Promote the use of locally distinctive materials including brick, tile hanging and plain tiled roofs.
10. Proposals for contemporary and modern buildings, where acceptable in principle, will not be resisted where they respect the prevailing settlement pattern and grain, are of a high quality and make a positive contribution to the identity of Lower Dicker
11. Seek to ensure the retention of field patterns along with hedgerows and trees along boundaries.
12. Safeguard surviving remnants of woodlands

Specific Design Criteria

- New dwellings should not be more than two storeys in height
- Standard designs should be avoided
- Roofs should be pitched to no less than 35°- 45°
- Front dormers and roof extensions should be resisted
- Extensions to existing dwellings should be subordinate to the host building
- Gaps between buildings should be retained and not encroached upon or reduced

Appendices

Appendix LD 01 Designated Heritage Assets & Positive Buildings

Lower Dicker

Boship Farm Hotel

Listing Date: 30 August 1966
Last Amended: 12 August 1981
Grade: II

HELLINGLY LOWER DICKER Boship Farm Hotel (formerly listed as TQ 51 SE 12/621 30.8.66 Boship Farm House) II

Originally known as Horeship Farm. Built by M Fuller in 1652. Timber-framed building encased in red brick and altered in the early C19. Two storeys and attic. Four windows. Three gables containing attic windows. Centre gable has a pendant with the date 1653 and the initials "M.F.". Pentice on west side of west gable. Cemented stringcourse. Tiled roof. Early C19 windows with rusticated painted surrounds and 2 or triple narrow sashes. Four-centred doorway flanked by narrow lights. Brick chimney breast with offsets on east wall.

Listing NGR: TQ5705411085

The Fair Place

Listing Date: 12 August 1981
Grade: II

Listing Text
HELLINGLY LOWER DICKER The Fair Place II

C18. Two storeys. Two windows. Painted brick. Eaves cornice of brick cogging. Tiled roof. Glazing bars intact.

Listing NGR: TQ5626511320

Positive Buildings

The following buildings have been identified as being 'positive' buildings and having attributes that would potentially suggest that they could be recognised for Local Listing.

A22 Lower Dicker South side

Albion Cottages, Nos 1 & 2
Box Tree Cottages, Nos 1 & 2
Chapel Cottage
Chapel House
Hawthorn Cottage
Jubilee Cottage
Lower Dicker, Nos 7 – 12 (consec) (east)

Lower Dicker, Nos 1 – 5 (consec) (west)
Thompsons Cottage
Whitehouse Cottages, Nos 1 – 3 (consec)
Zoar Strict Baptist Chapel
Zoar Villa

North Side

Anyers
Beaulieu Cottage
Boship Cottages, Nos 1 – 4 (consec)
Dyson Cottage
Hackhurst Lane, No.1
Laurel Hurst
Providence
The Croft Nos.1 - 7 (consec terrace)
The Firs
Toronto Cottage
Verdun House
Vienna
Yew Tree Cottages, Nos. 1 & 2

Appendix LD 02. Heritage Asset Mapping



Appendix LD 03. Key Views and Landmarks



Appendix LD 04. Location of Brickyard sites in Lower Dicker

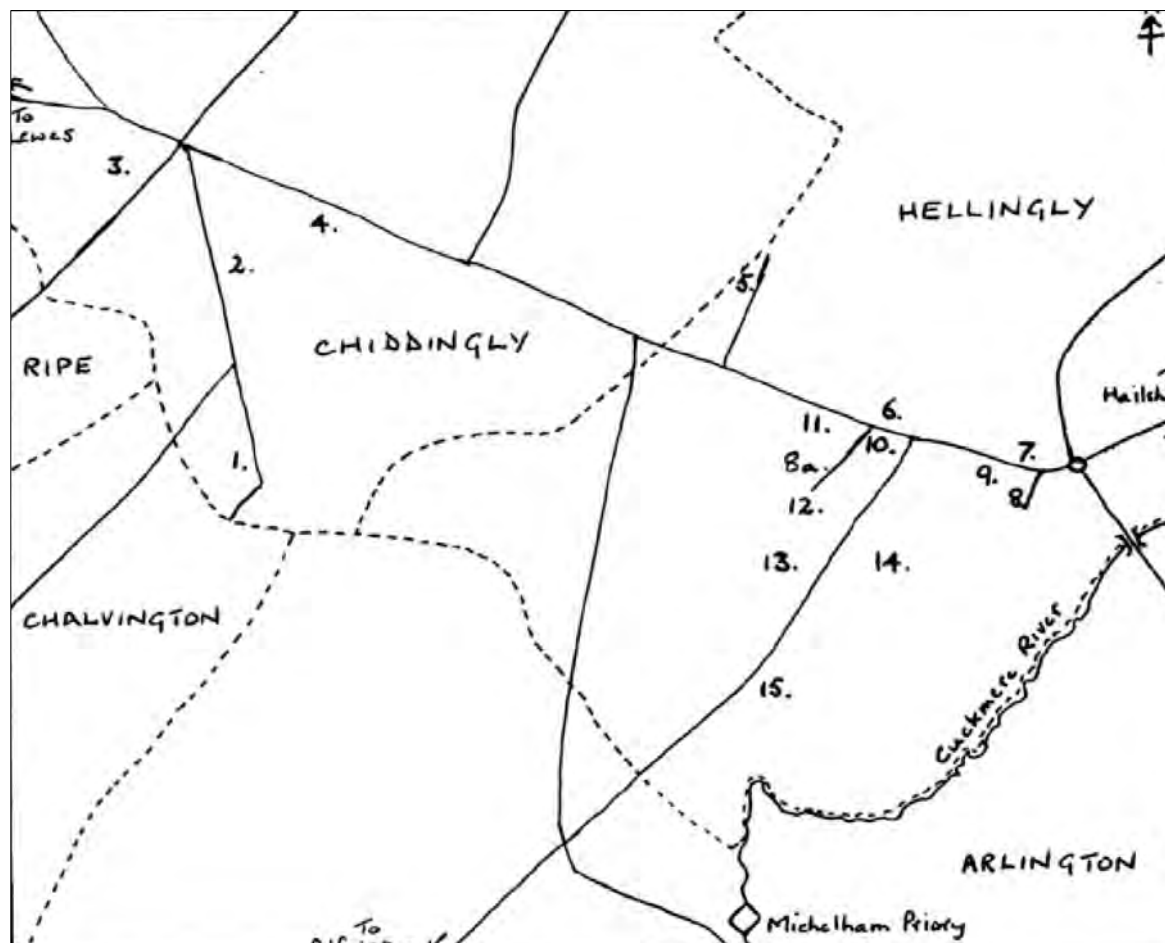


Fig 34: Sketch of the location of former Brickyards. Source – Sussex Industrial History No. 13 1983

5. Brickworks on the West side of Hackhurst Lane on the boundary between Chiddingfold and Hellingly: A 20th Century brickworks now being redeveloped as an industrial estate.

6. Brickyard on the North side of the turnpike road in Hellingly. Leased by the Wenham family from at least 1708. The will of Edward Wenham, brickmaker, made in 1758, mentions his stock of bricks and tiles. The site contained a pond. By 1842 the only record of its former use is the name "Kiln Plot" on the Hellingly Tithe Award.

7. Boship Pottery on the North side of the turnpike in Hellingly. Though never a brickyard, the Boship Pottery is included in this survey as tiles formed an important part of its output. In 1821 William Miller of Hellingly, potter, bought a small plot North of the turnpike. In 1842 the pottery is listed as "Tile Yard" with Edward Miller as owner and occupier.

8. The "Old Brickyard" at Boship Green in Hellingly. This site appears to have been the starting point for George Goldsmith's operations and its use as a brickyard may go much further back than that. It is marked as "Old Brickyard" on the Tithe Award of 1842 and the house adjacent to it was occupied by Goldsmith's son John, who was listed in Kelly's Directory for 1855 as a brickmaker. The pond still exists within lands owned by the Boship Hotel.

8a . George Goldsmith's grant of land on the Dicker.

9. Dicker Pottery on the South side of the turnpike road in Hellingly. In 1842 the site is listed as a brickyard, owned by George Goldsmith but occupied by John Morris. Uriah Clark took it over in 1845. On the OS map of 1875 the sites of the Dicker and Boship Potteries are transposed but the mistake is rectified in 1898 and by 1910 the Dicker Pottery alone survived

10. Brickfield on the South side of the turnpike road in Hellingly. This appeared briefly at the end of the 19th Century.

11. Brickyard on the South side of the turnpike road in Hellingly. In 1800 a new grant was made to Robert Goldsmith of Hellingly, brickmaker, of *"one acre on the Dicker adjacent to lands of Hellingly parish on the South East, to the Dicker on the East and West and to the Lewes to Horsebridge turnpike on the North."* This was followed in 1806 by a further grant of one acre to the West of the above. The brick-kiln, though still mentioned in the Manor Court Book, had clearly not been in use for some time.

12. Brickyard on the East Dicker in Hellingly. In 1798 James Goldsmith of Hellingly, brickmaker, was granted an acre with a cottage on the Dicker. Another acre of land was added in 1801 and in 1806 a further acre *"with the brick-kiln and other buildings thereon."* By 1875 the brickyard had gone and the site had been returned to agricultural use.

13. Price's Farm on the East Dicker in Hellingly. Richard Price is first referred to as a brickmaker in 1800 when he was granted one acre on the Dicker adjoining his other copyhold land. The earliest grant of part of this copyhold was to William Cuckney, a brickmaker, in 1775. The adjacent holding, called Warren House, had been granted to Thomas Wood, also a brickmaker. Therefore, although no brick-kiln is specifically mentioned, the site was in use for brickmaking over a period of time. When Richard Price died in 1838, the property passed to his wife and daughters and no further mention is made of brickmaking.

14. The "Old Pottery" on the East side of the Dicker in Hellingly. In 1765 William Cuckney was granted 11/2 acres of waste. A mortgage of 1775 mentions a *"Crockhouse lately erected"* with the pottery subsidiary to the brickmaking business. Cuckney sold the property in 1787. By 1842 the site had become a brickyard once more, with Stephen Goldsmith as tenant. Goldsmith moved back into his father's old yard in 1850 and this was probably when this site was returned to agricultural use.

15. Brickyard and former pottery at Upper Dicker. This site was in use over a very long period. A brick in the chimney of nearby Starnash farmhouse is dated 1697. The first documentary evidence for the brickyard itself is the grant of the site to Thomas Wood in 1767. After bankruptcy in 1776 the new owners, Thomas and James Peckham continued to run the business, being on record as supplying tiles to the Pelham estate at Bishopstone between 1780 and 1789. The property was acquired by Benjamin Goldsmith in 1799 and he was succeeded by his son Stephen in 1827. In 1840 the yard was sold to Samuel Gravett, a brickmaker who had his own business in Eastbourne. George Goldsmith, is listed as owner and occupier in 1842 but was a leasee. On Gravett's death in 1850 Stephen Goldsmith bought the property back and he was still described as brickmaker in a mortgage of 1862. By 1871, however, he had retired and James Goldsmith was listed in the census returns as brick and tilemaker. The brickyard was sold on Stephen's death in 1876. James Goldsmith was still the brickmaker in 1887 but by the 1890's Harry Page was running the yard. His name still appeared in Kelly's Directory for 1927.

Lower Horsebridge Village Character Assessment

Historic Overview

History

There is no reference to 'Horsebridge' or 'Little Horsebridge' in the Domesday Book of 1086. Horsebridge is a derivative of '*Herstbridge*'. How Horsebridge became two small settlements as both lie along the same route, is not known. However, both lie within the Manor of Michelham and were referred to as 'wastelands'. The lands were once covered by woodland and forests during the Middle Ages. As with Lower Dicker, the forests were depleted due to timber being required for building and provided fuel for iron furnaces.

Although brickworks were not recorded in Lower Horsebridge, there were a number of forges in the area including The Forge at Upper Horsebridge and Cripps Corner, Lower Horsebridge. Fragments of Horsebridge Woods survive to the east of the River Cuckmere but this is significantly smaller than it was in the Middle Ages. Other pockets of woodland survive in sporadic patches.

Therefore along with using wood for furnaces and charcoal as well as for building materials this would have resulted in de-forestation. Certainly enclosures were taking place which resulted in a field pattern that has survived in part today.

Lower Horsebridge is located approximately 2.7km from Hailsham. It is to the east of the Boship Roundabout and straddles both sides of the A271, a historic route that connected with the A22 and ran between Battle and Uckfield crossing past the north of Hailsham. Although Upper Horsebridge is further to the east, it is a separate settlement.



Fig 35: - 1789 Thomas Budgen map extract of Lower Horsebridge.

The route of this road appears on Yeakell and Gardner's map of 1778 - 1783 and although it may have been in existence from medieval times, it was formalised under the 1754 Turnpike Act, enacted in 1766. A Toll House was placed on the A271 close to the junction with North Street and its presence is noted on Thomas Budgen's 1789 map which suggests that the current toll house is much later. 'Horfe Br' is noted on the Yeakell & Gardner map. Brook House appears on both maps and was occupied by George Keen, a farm bailiff (1881 Census).



Fig 36: 1778-1783 - Yeakell & Gardner map extract (Source: National Library of Scotland)

Alterations were agreed in 1932 when a new link was approved to connect to an east – west bypass road connecting the A22 to North Street which was referred to as New North Street and a new link at Hailsham (Sussex Agricultural Express, 1932). Later changes included an improved bypass to Hailsham and the Boship Roundabout that took place pre 1950. The A271 became a through road with a junction formed with North Street, the B2104. This road retains its sinuous winding character between the Boship Roundabout and Horsebridge today.

The River Cuckmere meanders through the landscape of the Low Weald to the south and east of Lower Horsebridge. The tributary to the east and a drain to the south east is crossed by the A271 and the River Cuckmere being crossed at 'Mill Bridge' continuing on its meanderings to a mill referred to as Horsebridge Mill. The present-day Mill, built circa 1902, is currently unoccupied but does not lie within the settlement of Lower Horsebridge.

The King's Head is noted on Yeakell & Gardner map of 1789 and therefore, despite its appearance, it conceals a much older rear and at one time was a coaching inn with stables for a large number of horses (ESRO, AMS5681/76), being at the junction of two turnpike roads. It was a copyhold property of the Manor of Berwick until it was enfranchised in 1889 and past to Alexander Saxby Hurst and Charles Saxby Hurst (ESRO, AMS5681/76/1). After the Saxby Hurst's it was occupied by a number of families.

The Inn was the meeting place of the Manor Courts and the Turnpike Trustees and also auction sales of local farms and properties were held there. A nearby cattle fair was held each year on May 9th and September 29th. It is recorded that the Hon. John Byng (later Lord Torrington) stayed overnight in 1788 and noted that supper was eaten in a room 36 feet by 21 feet (Hailsham in Old Postcards). In 1881 the Kings Head was occupied by the Mead family and the cottage by the Russell family.

The 1842 Tithe Map notes the village the '*Village of Horsebridge*'. At this time the road was widened out at the east and west. The Kings Head was a more substantial building with a rear courtyard arrangement and a range of buildings extending to the south east in a curved form. The Toll House was positioned in the road controlling the junction. It was recorded that Lower Horsebridge had two Turnpike roads, one known as the Horsebridge and Horeham Trust and the other the Broyle Gate and Battle Trust which were established in 1754 but ceased operating in 1872. According to the 1851 Census, the Toll Gate House was occupied by Nathan Taylor, a toll collector.

The road at this junction was operated by two gates joined by a central post. The apportionment records a number of shops in the village, two public houses - the White Hart Inn with stables and the Kings Head Inn with yard, garden and cottage. At that time, Ann Chapman was recorded as a significant land and property owner who lived in the village and ran a local shop.

By 1874 development remained limited to a small cluster at the junction of North Street and the A271 including the Post Office, Toll House, and the Kings Head Inn. In 1851 the Post Office was occupied by Henry Bennett, a letter carrier and his family, plus a servant. Olive House which abuts the Post Office appears to have been a ladies school occupied by Martha Kenwood, Principle; 4 Governesses and 13 scholars from London, Reigate, Brighton, Bexhill, Eastbourne, Hastings and Paris aged between 7 and 14.

To the west, development was predominantly to the north side and included the White Hart Inn, and another grouping leading up to the Bridle Path that runs to the north west serving an outlying farm. This Bridle Way was a historic route that led to the north and across to Lower Dicker before being bisected by the link created in the interwar period.

Where farms existed, they were predominantly pastoral as opposed to arable as the lands beyond the build form were only really suitable for grazing due to the fact that they were liable to flooding. Ditches were formed to drain the heavy Weald Clay adding to the riparian network.

Development was slow but saw an increase with the arrival of the railway as an extension of the Tunbridge Wells and Eastbourne Line in the 1890's. By the turn of the

century, a small terrace of three dwellings are noted to the west and on the south side of the road.



Fig 37: 1874 OS Extract showing the original arrangement of routes

The Hellingly Mortuary, Chapel and Cemetery were laid out further to the north of the settlement and on the east side of North Street. A number of later Victorian and early Edwardian dwellings were added to the south-east side of the A271 on former pasture land.

An entry in the Sussex Agricultural Express dated August 1927, refers to;

“The busiest stretch of road in the district is probably that between the Horsebridge Mill and the Kings Head Hotel, Hellingly, which takes all the traffic from the Tunbridge Wells, London, Lewes and Brighton roads en route to Eastbourne, Bexhill and Hastings. Owing to its narrow and winding character, this piece of road has to be negotiated with some care and special caution is necessary at the present time, as the Hailsham Water Company are extending their mains to supply ten houses that the Hailsham Rural District Council are building at Lower Horsebridge”

These ten dwellings are known as Brooklands Terrace and are arranged as pairs of semi-detached dwellings set well back from the north side of the road and having long back gardens. There was no development beyond the nucleus forming by the Post Office, adjacent terrace, the Toll House and Kings Head until the arrival of Rothwebis Nursery and infill housing to the north side of the A271 and a Telephone Exchange was between the two groupings. This increase is clearly shown on the 1930 OS extract.

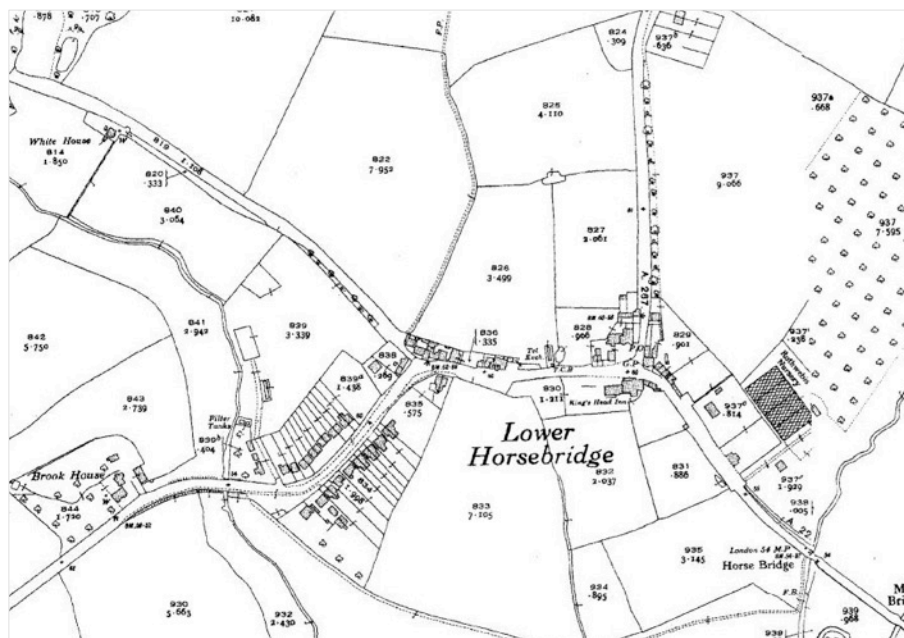
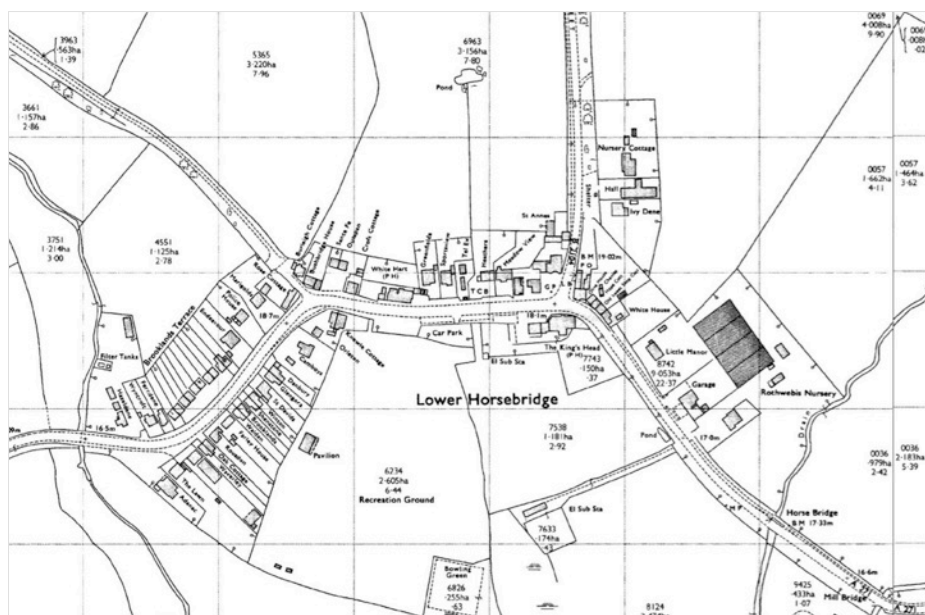


Fig 38: 1930 OS extract showing a noticeable increase in development.

The increase in development and through traffic resulted in further improvements to the road to remove a dangerous double bend near Brook House. This resulted in the widening of a culvert of a tributary of the River Cuckmere (Sussex Agricultural Express, 1936).

During the post war era infill and up to the 1970s, development took place intensifying the amount of building form consolidating the pre-existing ribbon development and expansion to the north to include a village hall and nursery cottages and to the east to include a garage and an electricity substation opposite.



The parish car park and recreation ground are noted to the south side of the A271 (origins) and remain to this day providing a much needed amenity area for the settlement.

In the early part of the 21st century, 14 houses were constructed to the west side of North Street which introduced a development pattern that did not follow the prevailing pattern of development within the settlement. It extends the village northwards into the rural hinterland.

Similarly two further residential developments were approved in 2015 which would extend the settlement to the south east intensifying existing development to the north and east sides of the A271

Further developments are also in the pipeline which would see further development to the south of The Kings Head and on the opposite side of the road to the rear of a detached dwelling, Cobwebs.

Nevertheless and at this present moment in time, the evolution of the settlement is clearly identifiable and its form can be read.

Geology

The Low Weald is dominated by the Lower Cretaceous Weald Clay formation which largely forms an elongated horseshoe around the older rocks of the High Weald and is encircled by the Greensand Ridge. It is predominantly low lying, dominated by heavy clay soils, with thin bands of calcareous limestone (the fossil-rich *Paludina* beds), and beds of sandstone deposited by a river and estuary system flowing from the north, west and south. Weald clay consists of clays, silts and localised sands and limestones, marking increased marine dominance within the Weald.

Descending the Downs and crossing the Low Weald, where Lower Horsebridge is located the geology is predominantly of the Weald Clay Formation but also inter-bedded siltstones, mudstones and sandstones of the older Tunbridge Wells Sand Formation.

In this part of the Low Weald the Cuckmere River meanders to the south west and south of the settlement before meandering northwards toward Hellingly. As a result, the lands include bands of alluvium, sand and gravel river terrace deposits of the Cuckmere and are predominantly used for grazing and meadowland.

Horsebridge Wood was located to the south eastern bank of the Cuckmere River but this has largely been cleared leaving remnant pockets as lands were drawing and succumbed to development.

Topography

In this part of the Low Weald the land remains relatively flat with soft undulations gently rising to no more than 100 metres above sea level. The lands fall toward the meandering River Cuckmere and tributaries which has resulted in lands being liable to flooding.

Due to the nature of the alluvial soils, and the flat lands carved and bisected by tributaries and drainage channels, it is liable to flooding. The lands have generally been farms for pasture and grazing. Some nurseries arose over time due to the presence of pockets of rich mineral soils.

Because of the natural constraints, the field pattern has survived relatively well to both sides of the A271.

Townscape Appraisal

Pattern and grain of development

Lower Horsebridge has evolved over time to its present form which is a combination of a nucleated settlement with linear development. Originally there were two distinct groupings at either end of the A271 that passed through the settlement with sporadic linear development predominantly to its north side. Over time the settlement saw additional development extending northwards along North Street and to the south west along both sides of the A271. The southern section of the A271 in the centre of the settlement remains largely undeveloped and is used primarily for recreation.

Brook House is the first dwelling encountered on the approach from the west. It is an early Victorian dwelling with a recessed central entrance bay and two front projecting wings, with its vitrified headers and Flemish bond brickwork to the ground floor and tile hanging above and decorated eaves boards. It is probable that this dwelling replaced an older one for a dwelling appears on this site in Morden's 1670 map.



Fig 40: Rural setting on the approach from the west

Both approaches lead one through a sequence of views from one end of the village to the other with long views across fields being of note along both east and west approaches which form the rural setting and context of the village. From the east the pattern of development is irregular with the large span and form of the Horsebridge

Veterinary Practice dominating this approach. There is no defined building line along this section of the A271 as properties tend to be individual and a variety of postwar 20th century styles set within plots of varied sizes.

The core of the settlement from this approach is marked by the tile hung gable end of an irregular terraced property of two storeys with a painted front façade named The White House. This curved terrace is formed by 3 two storey cottages, 2 of which have painted brick facades and a blocked entrance or possible shopfront the property being called 'Old Sweet Shop Cottage'. In contrast and sitting at an angle with its gable addressing the corner of North Street, is Olive House, a grade II building dating from the early 19th century, which is a two taller two storey building being part rendered and part tile hung.

The former Post Office is located in the adjacent red bricked building to the rear. The arrangement of these buildings follows the curvature of the road but unusually, they sit at a lower level to the road.



Fig 41: A group of properties addressing the road and following its alignment,

This approach opens up as the road widens at its junction with North Street and the building arrangement creates an informal 'square' with The Kings Head Inn dominating the southern side of the road. The Old Toll House and former Spa Stores, a grade II listed 17th century timber framed building define the northern part of this space.



Fig 42: The Kings Head Inn before renovation works in 2017.

Although dating from various periods, the arrangement of the built form creates a sense of containment to the 'space'.

On the stretch between the Wheelwrights Cottage and the White Hart Inn, there are a number of interwar and postwar building types of varying scales and heights with a staggered building line. Unifying elements include red facing bricks with brown tiled roofs of which only two are roofed with plain clay tiling. The reason for setting these building back from the edge of the road is not known but the benefit today is that these dwellings are not prominent in the streetscene.

The White Hart Inn sits close to the edge of the pavement and benefits from a commanding position looking over the fields of the Low Weald to the south. Beyond is Croft Cottage, a grade II listed timber framed building of two storeys, with its extended side elevation facing the road.

As with the eastern end of the settlement, the alignment of the A271 and the Public Bridle Road to the north west is framed by Bushbridge House, a grade II 18th century building, Burleigh Cottage, which along with Rose Cottage was formerly two cottages. The variation in the pattern of development and building styles creates visual interest in the streetscene.



Fig 43: A group of properties following the alignment of the A271 as it sweeps to the right.

The pairs of semi-detached Edwardian properties with short front gardens, located to the south east side of the A271, provide a tighter urban grain with a regularity in the gaps between the pairs and their gables. Although of a tight grain, the 1920's paired semis of Brooklands Terrace, to the opposite side of the road are placed much closer together but the full hips provide a greater sense of spaciousness. The fact that they are set back from the road with good sized front gardens assists in reducing their impact on the streetscene.



Fig 44: The 1920's paired semis sit in contrast to the Edwardian dwellings to the opposite side of the road.

Building types (scale, mass, form)

Lower Horsebridge contains a variation of building types along the route of the A271. These vary from 17th century timber framed buildings to interwar and postwar developments and 20th century residential buildings including 2 inns, a number of shops, a Toll House, outlying farm houses and farm buildings as well as residential properties, nurseries and commercial properties.



Fig 45: The Spa Stores dating from circa. 17th century with its exposed timber box framing to one side.

Despite evidence of older buildings concealed behind brick and rendered facades, there are only 7 listed buildings in this settlement. For instance both the Kings Head and White Hart Inns appear on earlier mapping, suggesting earlier origins.

Buildings are predominantly of two storeys under a variety of roof forms including pitched and full hipped. Buildings from the early 20th century tend to have canopies extending across ground floors with gabled dormers either breaking the eaves or placed within the roofscape.

The Kings Head Inn is a more substantial building in terms of floor to ceiling heights and with its flat roofed, two storey addition to the front, is a prominent form in the streetscene.

In contrast, the Toll House is a small single storey with a full hipped slated roof with a later extension. Its neighbour to the west has an asymmetrical roof that has been extended to the front to a lower eaves level and a flat roofed dormer introduced.

The majority of properties have their principal elevations facing the road with one or two presenting side gabled elevations or dual front and side elevations, particularly when occupying a corner position.

Within the earlier parts of the settlement, gardens were generally contained and short, running parallel to the road. This was largely due to the fact that lands to the north side of the A271 were better drained and required for agriculture.

There is a notable change however, between those properties located to the western end of the A271 where late Victorian, early Edwardian and 1920's interwar properties are provided with long back gardens.

Due to the spatial arrangement of the buildings to one another, the ability to extend to the side has been limited and therefore any extensions have therefore been to the rear.

Juxtapositions of buildings to each other and spaces between

A key feature of Lower Horsebridge is its rural setting and context. This is very pronounced on the approach to the settlement and within its core where the southern side of the A271 is largely devoid of built form and permits long views over the recreation ground and Low Weald landscape.

Apart from the nucleated groups at each end of the core, the pattern of development to the north side is loose, enabling views of the trees and the countryside beyond to the north to be seen. The tighter groupings on the western approach with the Edwardian paired semis have small gardens devoid of planting but regular gaps between allowing glimpses of greenery and fields beyond. The spacing of the 1920's dwelling, albeit with hipped roofs, do not provide sufficient spacing for the rural setting to be appreciated. However, where gardens remain intact and defined by hedgerows and trees, this provides a degree of compensation. Where front enclosures have been removed, the separation between public and semi-public space is eroded and degrades the quality of the streetscene. The contrast is particularly notable when the front of dwellings is dominated by hard surfaces and parked cars.

At certain points, the regular pattern of buildings and spaces between break is broken where a two-storey extended interwar house sits between single-storey interwar bungalows. Nevertheless, in some locations dwellings are set well-back from the road and a sylvan setting prevails.

Despite a number of buildings sit in close proximity or forming the back edge of the pavement, this hard edge is offset by views over or through gardens to the countryside beyond. In contrast, the postwar infilling to the centre of the northern stretch of the A271, facing the recreation ground, when viewed in isolation, does not compliment the rural character of the village being typically suburban in character.



Fig 46: View from the recreation ground toward suburban infill development.

Apart from the recreation ground, the only 'space' is that in front of the Spa Store and the side of the Toll House. It is cluttered with posts, a telecoms unit, a telegraph pole and a street light. Historically, this is an important space, being the point where the two toll roads met and are both gated. It provides a formal nucleus to this end of the settlement but is reduced effectively to a wide grass verge.

From the northern progressive approach to the settlement, the rural setting also prevails. This has been intruded upon in more recent times with the Field Close development, being typically urban, of two-storey dwellings lacking in spatial quality and sense of place. It is a development that could be in any place. For a small rural settlement, the pattern of development and the juxtaposition of buildings is out of character.

Roofscape and skyline interest

Within the settlement there are some variations in building style, heights and roof forms. A number of buildings have evolved over time and have been altered with extensions and the introduction of garages. In addition a more recent development has been introduced, Field Close, to the west side of North Street.

Although there are some single storey buildings, apart from the Toll House and interwar bungalows, the majority of the buildings are of two storeys. There is a reasonable variation in roof types including dual pitched, barn hipped, full hipped including added catslide extensions. Some roofs see dropped dormers breaking the eaves or sitting within the roof plane.

Traditional roofs tend to be between 42 to 45 degrees, occasionally 47 degrees and tend to be covered with plain clay tiles. The Toll House is the only one that is covered with slate. Chimneystacks still survive and include end stacks as well as central stacks. It is noticeable where these have been removed or not provided to buildings and perhaps, as in some cases, metal flues protrude from a roof.

Skyline interest is seen in various locations including the Edwardian dwellings to the south and the 1920's dwellings, where roof heights drop to a lower scale and form; where views of buildings converge, for example with Bushbridge House, Burleigh Cottage, and Rose Cottage and the arrangement with the Kings Head, Toll House, former Spa Store, Post Office, Olive House and the terraced arrangement to the White House.

Interest is also achieved where the eaves line is broken by gables over first floor windows with heavy barge boards and also where the ridge of a rear range sits above the main elevation.

Dwellings from the postwar period to modern times provide less attractive roofscapes particularly where dominated by large dormers.

Skyline interest is also complimented and provided by the strong presence of trees and overall, the rural setting which is ever present.

Materials

Given the proximity to Lower Dicker and its brickyards, it is not surprising that brick and tiles are predominant materials in Lower Horsebridge. Notwithstanding this, there is a variation in materials, including 17th century box timber framing to the Spa Store with rendered infill panels facing North Street and its rendered façade to the A271. Where other timber framed buildings are noted, they have been rendered over or faced with brick. Some buildings have full brick elevations with the Flemish bond being the most prevalent amongst 19th and early 20th century buildings. The Post Office has been constructed in a Flemish header-stretcher bond with tight mortar joints. The Kings Head has sections of Flemish bond brick work with vitrified headers. Unfortunately later additions have failed to respect this bond.

Edwardian buildings display a variation of the Flemish bond with 1 header to 3 stretchers or a full stretcher bond. Stretcher bond prevails with interwar and postwar buildings. A few buildings have incorporated contrasting darker brick around openings and corner quoining. One pair of semis had a paler brick in a stretcher bond with angle bays rising over two-storey faced with a darker red brick and capped with projecting gabled roofs above with tile hanging and decorative terracotta finials. This pair has a terracotta tile plaque with the date 1913.



Fig 47: An example of paired Edwardian semi-detached dwellings

Buildings also see a mix of materials including ground floor bricked or rendered, first floor with tile hanging or roughcast render. Some brick faced buildings have been rendered over or painted.

As stated previously, roofing materials tend to be plain clay tiling with one building, the Toll House being slated. More modern concrete tiles appears on postwar buildings including the early 21st century Field Close buildings.

The settlement has seen a noticeable loss of traditional features including windows and doors and replacement with modern joinery with inappropriate style for the period of the building, and more commonly, off-the-shelf doors and various forms and styles of Upvc windows. Where traditional windows survive, albeit in need of attention and repair, they contribute positively to the historic character and appearance of the building and settlement.

The Post Office retains its late 19th century shopfront with mutli-paned fanlights. Its postbox is retained in the brick façade but Upvc windows exist above. The former Spa Store which has one elevation displaying its timber frame retains its bays to each side of the central entrance which evidence its past use as a shop. It retains a number of its multi-paned sashes but sees some later windows. The Kings Head, although not listed, is considered to be an important building. As part of past and recent works, it contains two styles of Upvc windows. Modern Upvc lattice leaded lights are present on at least two buildings that are of historic value. Unfortunately statutorily listed buildings have also seen traditional windows replaced with Upvc.

Generally, ground floor canopies and entrance porches to the Edwardian and early 20th century buildings have largely been retained in their original form. Where altered and closed in, the visual impact is noticeable.

Natural Environment

The presence of the natural environment is very evident and can be seen as a significant influence on the shape of the settlement. The influences are seen in the route of the A271 which meanders across the Low Weald pastoral landscape. Constraints such as the Cuckmere River, its tributaries and drainage channels carved up the landscape leaving areas that are liable to flooding with meadow lands providing flood plains.

Because of the importance of the natural landscape and its role, the settlement of Lower Horsebridge is seen as a distinct settlement, separate from the northern reaches of Hailsham. This is recognised by Wealden's emerging Local Plan (2017). The Cuckmere River provides a natural barrier to the northwestern spread of Hailsham. In addition, the surrounding rural environment has sought to constrain the growth of the settlement so that it remains distinct and contained.

In recognition of this sensitive rural environment, the development boundary identified in the 1998 Wealden Local Plan is proposed to be removed under the emerging Local Plan (2017).

However, indicated allocations for development such as land to the east side of North Street for approximately 110 houses will alter the balance of the settlement and its contained form. This designation does not represent an organic evolution of the settlement and will reduce the role that the natural landscape plays in that area.

Traffic and Movement

Despite the Hailsham bypass, the A271 is heavily trafficked and bisects the village. It is a main access for routes travelling from east to west and vice versa to the north of Hailsham. As the A271 meanders through the settlement, restrictions in traffic flow are experienced at the Boship roundabout and the junction with North Street, particularly at peak times. Further development proposals within the settlement and also in other settlements such as Lower Dicker and North Hailsham will have an impact on traffic generation through the village and increased congestion.

Although there is a car park in the settlement, this tends to be in association with the use of the recreation ground. Private car parking tends to occur in plot but there are locations where safe and limited car parking occurs on street such as North Street and the layby to the west of the White Hart Inn. Nevertheless, where this occurs, it can interrupt traffic flows and in some cases, pedestrian movement as cars are parked indiscriminately either straddling the pavement or wholly on the pavement.

There are a number of bus services that stop in Lower Horsebridge with bus stops located close to the Kings Head running approximately every 30 - 50 minutes with the last service being at 7.22pm. One bus service runs once a day in either direction. This is considered to be quite poor for a settlement that is close to Hailsham and a popular route. With limited services available in the settlement, journeys tend to be by car and will increase with growing population numbers and new homes.

There is cyclist movement along the existing road network but this tends to be limited due to the nature of the A271 and the level of traffic using it. Cyclists tend to use quieter more rural routes as a result.

Views

Views along the A271 are dominated on the approach to the settlement by the rural surroundings. Particular stretches of the A271 are dominated by the long stretches of verges, trees and hedgerows but give way to built form at either end and from the north.

In the centre of the settlement, the advantage of little development to the south side of the A271 ensures that its rural setting is ever present and that presence is strong. Therefore, the prevailing character of the Low Weald as a natural landscape and a settlement in a rural settlement is particularly important.

The presence of agricultural lands is also experienced on the approach from the north and from the Public Bridle Road beyond Burleigh Cottage. Unfortunately, Field Close detracts from those views due to its arrangement and form.

Heritage Assets

There are seven listed buildings in Lower Horsebridge which are listed at Appendix LH 01. These include Brook House on the outskirts of the settlement; Bushbridge House, a grade II 18th century; The Spa Stores dating from the 17th century or earlier; the Toll House, Olive House and Croft House.

As the settlement is not designated as a conservation area and no designations have been forthcoming from the Local Authority, the remainder of the buildings in the settlement are not protected. Nevertheless, there are a number of buildings in the settlement that occupy key locations, read as landmarks, create interesting townscape groups and possibly have earlier origins than their appearance reveals. This includes the Kings Head, the Post office with its attractive shopfront and brick façade, the group of cottages adjacent to Olive House, Rose Cottage and Burleigh Cottage, the Edwardian semi-detached pairs to the western end of the settlement. It is considered that these buildings warrant consideration for local listing (see the criteria at Appendix A) and therefore would be provided with a degree of protection under the National Planning Framework.

The Kings Head may well have had potential for listing but the extent of alterations and Upvc may have reduced its potential for consideration. Nevertheless it is an important building for its appearance, historical associations and communal value. Likewise the terrace to the opposite side of the road, with its historic origins, may be worthy of consideration for listing for Group Value as well as the Post Office.

Issues

Although the historical value and evolution of Lower Horsebridge has been considered, it has been underestimated. The 1998 Wealden Local Plan refers to its as '*consisting primarily of inter-War and post-War frontage development along the A271.*' It is considered that this impression has influenced the present position and the fact that it has not been considered for any heritage designations despite its historical evolution and the presence of some important listed buildings and non-listed buildings.

Its form is typical of settlements in the Low Weald that have been influenced by the natural landscape and riparian system. This has resulted in the settlement being contained and confined by the countryside around it and the important views available across the low-lying landscape.

It is therefore clear that the local distinctiveness of the settlement has been derived from its historic landscape and pattern of uses, primarily pastoral farming. In modern times, the role of recreation has replaced some agricultural uses and as a designation, is an important factor in ensuring the character of the settlement is respected.

Despite it being a settlement with no development boundary where countryside policies of restraint prevail, it is, under threat from pressures for development, in particular housing including infill and new designations such as land to the east of North Street. A major scheme such as this will erode its distinctiveness and threaten its unique character and appearance.

There are locations where low key housing development has been proposed such as adjacent to the Kings Head which may be capable of being accommodated without tilting the balance unlike more prominent or large sites.

Planning & Other Development - Recommendations:

In terms of development and change, consideration should be given to the following:

1. Support the preservation and enhancement of designated heritage assets and their settings
2. Acknowledge buildings that make a positive contribution to the settlement and its character and appearance through designation as locally listed buildings.
3. Protect the historic development pattern including important views of the countryside between and beyond
4. Support the use of designated areas of land for amenity purposes
5. Resist unwarranted and unjustified development that erodes the sense of openness and rural character of the setting of the settlement
6. Improve public spaces including existing car parks
7. Promote the retention and provision of local services and shops to meet the basic requirements of the population
8. Effectively manage traffic movement and improve provision for cyclists

9. Where new development is considered to be acceptable, seek to ensure that it respects the prevailing scale, mass, form, footprint, materials and appearance of positive and locally distinct buildings in the settlement
10. Promote the use of locally distinctive materials including brick, tile hanging and plain tiled roofs
11. Promote the retention of traditional windows, doors, porches and canopies, and shopfronts where they exist
12. Seek to ensure the retention of field patterns along with hedgerows and trees along boundaries.

Specific Design Criteria

- New dwellings should not be more than two-storeys in height
- Standard designs should be avoided
- Roofs should be pitched to no less than 40° - 45°
- Front dormers and roof extensions should be resisted
- Extensions to existing dwelling should be subordinate to the host building
- Gaps between buildings should be retained and not encroached upon or reduced
- Traditional features, elements and proportions should be respected

Appendices

Appendix LH 01. Designated Heritage Assets

Lower Horsebridge

Brook House

Listing Date: 12 August 1981
Grade: II

HELLINGLY HORSEBRIDGE Brook House TQ 51 SE 12/613 II

1830 circa. Half-H-shaped. Two storeys. Three windows. Ground floor red brick and grey headers, above tile-hung. Tiled roof. Casement windows. The wings have gables with scalloped bargeboards. The ground floor of the centre portion has been filled in later to form a porch.

Listing NGR: TQ5730411369

Busbridge House

Listing Date: 12 August 1981
Grade: II

HELLINGLY HORSEBRIDGE Busbridge House TQ 51 SE 12/614 II
C18. Two storeys. Three windows. Stuccoed. Tiled roof, Glazing bars missing. Trellised wooden porch.

Listing NGR: TQ5756711494

Croft Cottage

Listing Date: 12 August 1981
Grade: II

Listing Text
HELLINGLY HORSEBRIDGE Croft Cottage TQ 51 SE 12/615 II

C18. Two storeys. Two windows. Stuccoed. Tiled roof. Glazing bars missing.

Listing NGR: TQ5760011490

Milepost at Horse Bridge on the north side of the A271

Listing Date: 28 March 2012
Grade: II

Summary

Milepost, circa 1754 for the Union Point to Hailsham Turnpike Trust.

Description

MATERIALS: wood with attached cast iron front.

DESCRIPTION: gabled wooden post 100 cm high, 30 cm wide and 15 cm deep with attached gabled cast iron plate depicting the buckle of the Pelham family at the top, the figure 54 below it, representing the number of miles between the mile post and St Mary-le-Bow Church, London followed sequentially by a stylised bow and five stylised bells. The background is painted white and all relief elements are painted black.

History

This is one of a series of mileposts erected by the Union Point to Hailsham Turnpike Trust circa 1754 between Hailsham and East Grinstead which shows the distance to St Mary-le-Bow Church in London. It is shown on the 1875 Ordnance Survey map in the same position. These mile posts are known as 'rebus' or puzzle mile posts because of their visual reference to Bow Church, all having the relief of a bow with a string of bells dangling from it. This example has the figure 54 above the bow, the distance in mileage to Bow church, and above that is a relief of a buckle representing the Pelham family, prominent local landowners. The buckle represents the king's belt buckle, given to Sir John Pelham as a badge of honour following the Battle of Poitiers in 1356 when he and Sir Roger de la Warr captured John II King of France. Only the mile posts between 44 and 54 miles have this buckle.

Reasons for Listing

The cast iron milepost at Horse Bridge is designated at Grade II for the following principal reasons:

- * Design value: an unusually elaborate and visual design with bow and bells showing the distance from the church of St Mary-le-Bow in London;
- * Early Date: an early example of a cast iron mile post; most survivals being C19 in date;
- * Degree of survival: survives intact;
- * Authenticity: shown in the same position on the 1875 Ordnance Survey map;
- * Group value: one of a series of almost identical mile posts built for this turnpike trust, other examples of which have been listed elsewhere.

Olive House

Listing Date: 12 August 1981

Grade: II

Listing Text

HELLINGLY HORSEBRIDGE Olive House TQ 51 SE 12/618 II GV

Early C19. Two storeys. Three windows. Red brick and grey headers alternately. Modillion eaves cornice. Tiled roof. Sash windows on ground floor with vertical glazing bars intact, casement windows above. Round-headed wooden trellised porch.

Listing NGR: TQ5776611483

Tollhouse Antique Centre

Listing Date: 12 August 1981

Grade: II

Listing Text

HELLINGLY HORSEBRIDGE The Cottage (Antiques) TQ 51 SE 12/616 II GV

Early C19. Probably built as a toll-house at the Horsebridge cross-roads. Small single-storeyed building, now a shop. Two windows. Stuccoed. Hipped slate roof. Windows altered.

Listing NGR: TQ5772111490

The Spa Stores

Listing Date: 12 August 1981

Grade: II

Listing Text

HELLINGLY HORSEBRIDGE The Spa Stores TQ 51 SE 12/617 II GV

C17 or earlier timber-framed building with plaster infilling. Ground floor of the east front and the whole of the south front refaced in brick, now painted. Tiled roof. Glazing bars intact on first floor only. Modern shop windows below.

Listing NGR: TQ5774811506

Positive Buildings

The following buildings have been identified as being 'positive' buildings and having attributes that would potentially suggest that they could be recognised for Local Listing.

Along the A22

Brooklands
Camboys
Farley House
Glengora
Hope Cottage
Kings Head PH
Oak Cottage
Old Sweet Shop
Olive House
Rose Cottage
Rousdon
St. Davids
Shenstone
Walden
Waverley
White Hart PH
White House
Winton

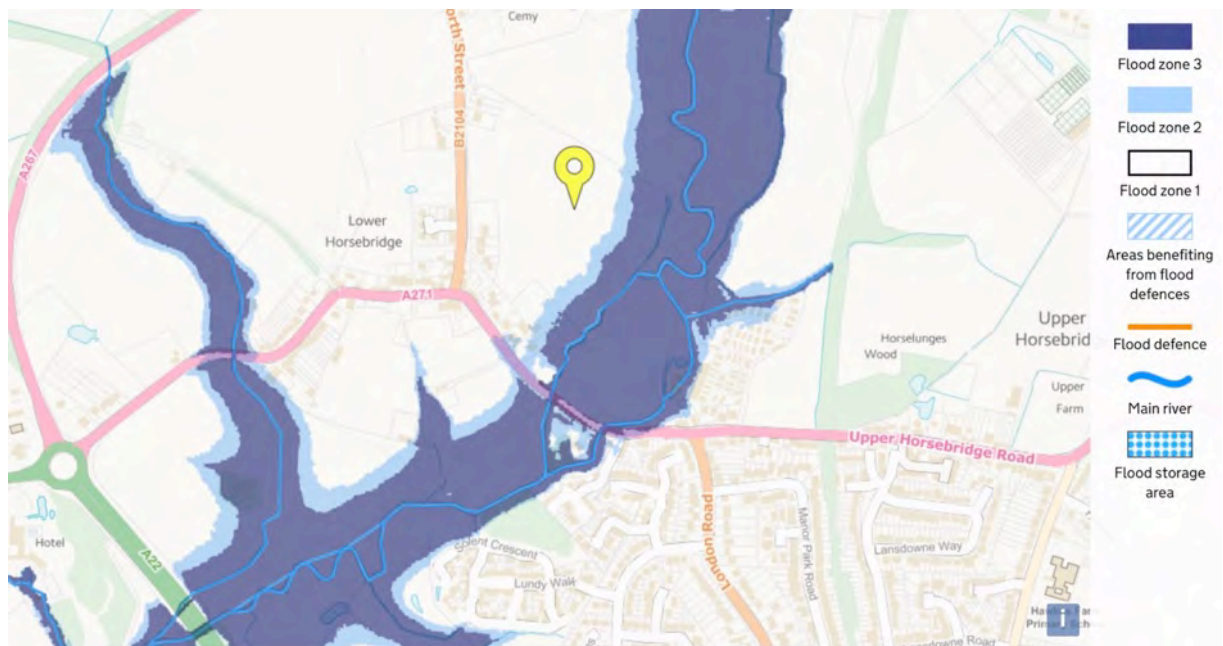
Appendix LH 02. Heritage Assets Mapping



Appendix LH 03. Key Views & Landmarks



Appendix LH 04. Flood Risk Map (Environment Agency)



Main Appendices

Appendix A – Criteria for identifying Locally Listed Buildings

The National Planning Policy Framework (NPPF) provides the overriding definition of what is a **Designated heritage asset**:

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

By using the generic expression of 'heritage asset', the NPPF also allowed for the other buildings of local interest to be considered as 'Locally Listed Buildings' or non-designated heritage assets. A 'Heritage Asset' is therefore defined as:

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

Heritage assets embrace all manner of features but not all potential heritage assets are of a quality to be worthy of designation and protection at the national level. However, there are likely to be historic features within the district/parish that have local heritage value, and are worthy of consideration in making planning decisions. The following criteria will assist in identifying and selecting such assets. Potential candidates are not required to meet all of the criteria. Some may be considered worthy of local listing for their Aesthetic Interest, Historical Association, Landmark Status as well as Social and Communal Value. Others may be due to Rarity and Group Value.

Age:	The age of an asset may be an important criterion taking account of distinctive local characteristics or building traditions.
Rarity	Appropriate for all assets as judged against local characteristics
Aesthetic Interest:	The intrinsic design of an asset relating to local styles, materials or any other distinctive local characteristics.
Group Value:	Grouping of assets with a clear visual design or historic relationship.
Archaeological Interest:	The local heritage asset may provide evidence about past human activity in the locality, which may be archaeological, in the form of buried remains, in the structure of a building, or in a manmade landscape. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.
Archival Interest:	The significance of a local heritage asset of any kind may be enhanced by a significant contemporary or historic written record.
Historical Association:	The significance of a local heritage of any kind may be enhanced by a significant historical association of local or national note, including links to important local figures.
Designed Landscape Interest:	The interest attached to locally important historic designed landscapes, parks and gardens, which may relate to their

design or social history. This may complement a local green space designation for green areas of particular importance to local communities for their current use.

Landmark Status:

An asset with strong communal or historical associations, or because it has especially striking aesthetic value, may be signalled out as a landmark within the local scene.

Social and Communal Value:

Relating to places perceived as a source of local identity, distinctiveness, social interaction and coherence, sometimes residing in intangible aspects of heritage, contributing to the 'collective memory' of a place.

Sources of Information

Antram, N and Pevsner, N (2012) *'The Buildings of England: Sussex, East with Brighton & Hove'*
Austin, B and Upton, P, (1972) *'East Sussex Milestones – A Survey'* SIH
Barlett, J A. (1993) *'British Ceramic Art 1870-1940'* Schiffer Publishing Ltd, Atglen, Pennsylvania
Beswick, M (1983) *'Brick and tile making on the Dicker in East Sussex'* SIH
Census 1851 – *Boship Farm, Lower Horsebridge, Hellingly*
Census 1881 – *Hellingly*
ERSO AMS4439 - *Records of Uriah Clark and Nephew Limited, The Dicker Pottery, Hellingly*
Hailsham Town Council & Hellingly Parish Council (2009) *'Hailsham & Hellingly Masterplan – A Programme for the Future'*
Harris, B. (2008) *'Hailsham Historic Character Assessment Report'* EUS
Johnson, G.D (1947) *'Abstract of Turnpike Acts relating to Sussex'* SAC Library
Perry, M (2011) *'Pottery History'*
Salzman, L.F. (1901) *The History of Hailsham'* Farncombe & Company Ltd
Smith, L (2003) *'A history of the Dicker: Two Sussex villages'*
Wealden District Council *'Wealden Local Plan'* (1998)
Wealden District Council: *Conservation Areas: Wealden Local Plan issues, options and recommendations* – 2015

Web Sources

www.britishnewspersonline.co.uk
www.countyasylums.co.uk/hellingly-hospital-years/
www.gracesguide.co.uk/Dicker_Pottery
www.studiopottery.com/
www.sussex-opc.org
www.sussexpostcards.info
www.sussex.villagenet.co.uk
www.theweald.org - census

Other sources

East Sussex Records Office, The Keep, Falmer

APPENDIX E

Map of Boship Farm and Mouse House 1770 (AMS 6234/1)

Surveyors draft to the 1770 map with legend (Extract of ACC 3412/170/3/13)

pe1

A Survey of Boreship and
Mousehouse Farm in the Pa-
rish of Hellingly in the Coun-
ty of Sussex, belonging to
Rose Fuller Esq^r

From Stephen Hatt's Survey

Table of Contents

<i>No.</i>	<i>Table to Boreship</i>	<i>A R P</i>	<i>10</i>	<i>Contents of Mousehouse</i>	<i>ARP</i>
1	House, Plots, Yards &c.	0 3 2	1	House, Plots, Yards & Garden	0 3 17
2	Forestall	2 0 36	2	Mere Plant	1 0 20
3	Barn Plots	1 0 39	3	Wine Area	2 3 10
4	Culver Plot	1 1 20	4	Upper Field	2 1 35
5	Orchard	2 1 25	5	five Acres	5 2 12
6	four Acres	4 1 25	6	Barn field	3 2 2
7	five Acres	5 2 0	7	Brook	2 1 30
8	Neighbourhood Brook	2 1 36	8	Further F ^d	1 2 25
9	Eastwards	13 1 16	9	One Mere	1 1 12
10	Hensbridge Brook	4 2 32	10	Hollow F ^d	2 0 1
11	Nine Acres	10 2 36	11	High Field	2 2 37
12	Hailesham Brook	2 2 12	<i>Total</i>		<u>26 2 9</u>
13	Boreship Field	5 0 10			
14	The Drove	1 1 35			
15	Culver Field	5 2 3			
16	Acres Plot	1 3 2			
17	Upper Cow Pasture	4 3 20			
18	Four Oaks	4 0 5			
19	Lower Cow Pasture	6 2 30			
20	The Almshouse	5 3 20			
21	Wentons F ^d	4 0 7			
22	Lower Acres and half	1 3 16			
23	four Acres	4 3 37			
24	Stand Ash Brook	4 1 22			
<i>Total</i>		<u>102 1 22</u>			

To Hellingly Church

1/10/1722

APPENDIX F

Tithe Apportionment extract



Hellingly Tithe Map 1842



Hellingly Tithe Map 1842, extract showing Boship Farm Hotel



Hellingly Tithe Map 1842, extract showing Lower Dicker

Hellingly Tithe Apportionment – extract showing plots reviewed as part of the assessment, as shown on the tithe map extracts and indicating the full demise of owner/occupiers within Hellingly Parish.

Plots highlighted in **yellow** are associated with Boship Farm. Plots highlighted in **blue** are associated with Brook House.
BOLD indicates that plots form part of the appeal site.

Full Apportionment available at: <https://apps.eastsussex.gov.uk/leisureandtourism/localandfamilyhistory/tithemaps/map/artefact/112667>

Plot	Land Owner surname	Land owner first name	Occupier surname	Occupier first name	Land description	Cultivation	Acres	Roods	P
1237	Chadwell	Lucas	Huggett	William	Kings Head and yard	No data	0	1	28
1238	Chadwell	Lucas	Huggett	William	Kings Head and garden	No data	1	1	23
1239	Chadwell	Lucas	Huggett	William	Cottage	No data	0	0	2
...									
1242	Chapman [of Olive House, Lower Horsebridge]	Ann	Chapman	Ann	Six Acres	Meadow	6	3	26
...									
1245	Vine [of Bushbridge / Burleigh House, Lower Horsebridge]	John	Vine	John	Two Acres	Meadow	2	1	0
1246	Bennett [of Upper Horsebridge]	John	Bennett	John	The Paddock	Meadow	0	3	18
...									
1248	Fuller	Agustus Elliot	Smith	Henry	Four Acres	Meadow	4	2	20
...									
1339	Fuller	Augustus Elliot	Smith	Henry	The Eastlings	Arable	13	0	30
1340	Fuller	Augustus Elliot	Huggett	William	Furze	Furze	0	1	38
1341	Fuller	Augustus Elliot	Sherwood	Henry	Cottage and garden	No data	0	0	30
1342	Fuller	Augustus Elliot	Huggett	William	Barn and yard	No data	0	0	12
1343	Fuller	Augustus Elliot	Huggett	William	Mouse House Mead	Meadow	3	2	25
1344	Fuller	Augustus Elliot	Huggett	William	Five Acres	Arable	5	0	19
1345	Fuller	Augustus Elliot	Huggett	William	Brook	Meadow	2	2	22
1346	Fuller	Augustus Elliot	Huggett	William	Backham Field	Arable	3	0	4
1347	Fuller	Augustus Elliot	Huggett	William	Five Acres	Arable	5	2	9
...									
1350	Barber	James	Huggett	William	Copse	Copse	0	0	9
1351	Barber	James	Huggett	William	Copse	Copse	0	1	19
1352	Barber	James	Huggett	William	Seven Acres	Arable	6	3	5

Plot	Land Owner surname	Land owner first name	Occupier surname	Occupier first name	Land description	Cultivation	Acres	Roods	P
1353	Barber	James	Huggett	William	The Mead	Pasture	4	0	30
1354	Barber	James	Huggett	William	Eleven Acres	Arable	11	3	22
1355	Barber	James	Huggett	William	Eight Acres	Rough Pasture	8	1	33
1356	Fuller	Augustus Elliot	Huggett	William	Cow Field	Arable	2	1	32
1357	Fuller	Augustus Elliot	Huggett	William	Boaship Field	Meadow	3	3	20
1358	Allcock	Thomas	Clarke	James	Lower Meadow	Meadow	1	1	36
...									
1360	Allcock	Thomas	Clarke	James	Two tenements and garden		0	0	36
1361	Allcock	Thomas	Clarke	James	Plot	pasture	0	1	9
1362	Allcock	Thomas	Clarke	James	Barn and yard	No data	0	1	0
1363	Allcock	Thomas	Clarke	James	Road Field	Arable	1	1	21
1364	Miller	Edward	Miller	John	Garden	Garden	0	1	21
1365	Miller	Edward	Miller	John	Cottage & Garden	No data	0	0	20
1366	Miller	Edward	Miller	John	Cottage & tile yard	No data	0	2	9
...									
1368	Barber	James	Huggett	William	Boor Sheep Field	Arable	4	0	0
1369	Barber	James	Huggett	William	Chapel Field	Pasture	5	2	13
1370	Barber	James	Huggett	William	Two tenements and gardens	No data	0	0	33
1371	Barber	James	Huggett	William	Barn and Buildings	No data	0	0	36
...									
1374	Barber	James	Huggett	William	House Mead	Meadow	6	3	15
1375	Barber	James	Huggett	William	Old Six Acres	Arable	6	0	22
1376	Barber	James	Huggett	William	Old Six Acres Shaw	Copse	0	3	28
...									
1427	Fuller	Augustus Elliot	Huggett	William	Nineteen Acres	Arable	19	0	22
1428	Fuller	Augustus Elliot	Huggett	William	Barn & Yard	No data	0	1	21
...									
1430	Fuller	Augustus Elliot	Huggett	William	Eleven Acres	Arable	11	1	6
1431	Fuller	Augustus Elliot	Huggett	William	Twenty Three Acres	Arable	23	0	10
...									
1437	Radcliffe Lunatic Asylum at Oxford, trustees of	No data	Huggett	William	Four Acres	Arable	4	0	4
1438	Radcliffe Lunatic Asylum at Oxford, trustees of	No data	Huggett	William	Eight Acres	Arable	8	1	4

Plot	Land Owner surname	Land owner first name	Occupier surname	Occupier first name	Land description	Cultivation	Acres	Roods	P
...									
1471	Thorpe	William	Dodson	John	Paddock	Meadow	1	1	32
1472	Thorpe	William	Christmas	Horace	Two Tenements and garden	No data	0	0	29
1473	Thorpe	William	Akehurst	Harriet	Cottage and Garden	No data	0	0	23
1474	Goldsmith	George, the elder	Goldsmith	George, the elder	Old Brick Yard	No data	1	1	1
1475	Goldsmith	George, the elder	Goldsmith	George, the elder	Garden	Garden	0	0	39
...									
1479	Goldsmith	George, the elder	Morris	John	Brick Yard	No data	0	2	28
...									
1485	Huggett	William	Huggett	William	Lower Plot	Pasture	0	2	2
1486	Huggett [Pinsons Grove]	William	Huggett	William	Cottage and garden	No data	0	0	36
1487	Huggett	William	Huggett	William	Upper Plat	Pasture	0	3	28
1488	Huggett	William	Huggett	William	Upper Field	Pasture	1	2	30
1489	Huggett	William	Huggett	William	Back Meadow	Pasture	1	1	6
1490	Fuller	Augustus Elliot	Smith	Henry	Forestall	Rough & pasture	2	2	28
1491	Fuller	Augustus Elliot	Smith	Henry	Farmyard	No data	0	3	29
1491a	Fuller	Augustus Elliot	Smith	Henry	Enclosed Wood	No data	0	2	3
1492	Fuller	Augustus Elliot	Smith	Henry	House	No data	0	1	0
1493	Fuller	Augustus Elliot	Smith	Henry	Cottage and Garden	No data	0	1	2
1494	Fuller	Augustus Elliot	Smith	Henry	Old Moat, part of	No data	0	0	11
1495	Fuller	Augustus Elliot	Smith	Henry	Pasture Piece	Pasture	5	1	15
1496	Fuller	Augustus Elliot	Smith	Henry	Union House Field	Arable	5	1	8
1497	Fuller	Augustus Elliot	Smith	Henry	Union House Brook	Meadow	2	0	15
1498	Fuller	Augustus Elliot	Smith	Henry	The Pits	Meadow	0	2	17
1499	Fuller	Augustus Elliot	Smith	Henry	The Shaw	Copse	0	1	3
1500	Fuller	Augustus Elliot	Smith	Henry	Nine Acres	Arable	9	3	8
1501	Fuller	Augustus Elliot	Smith	Henry	Bridge Brook	Meadow	3	1	28

Plot	Land Owner surname	Land owner first name	Occupier surname	Occupier first name	Land description	Cultivation	Acres	Roods	P
1502	Fuller	Augustus Elliot	Smith	Henry	Boreship Field	Arable	4	3	36
1503	Fuller	Augustus Elliot	Smith	Henry	Orchard	Meadow	0	0	16
1504	Fuller	Augustus Elliot	Smith	Henry	Pond	Pond	2	3	36
1505	Fuller	Augustus Elliot	Smith	Henry	The Laine	Pasture	1	2	0
1506	Fuller	Augustus Elliot	Smith	Henry	Home Pasture	Pasture	1	0	30
1507	Fuller	Augustus Elliot	Smith	Henry	Home Pasture Copse	Copse	0	1	10
1508	Fuller	Augustus Elliot	Smith	Henry	Six Acre Field	Arable	6	2	34
1509	Fuller	Augustus Elliot	Smith	Henry	Hopping Field	Arable	2	2	15
1510	Fuller	Augustus Elliot	Smith	Henry	The Brook	Meadow	4	3	0
1511	Fuller	Augustus Elliot	Smith	Henry	The Brook	Meadow	5	0	0
1512	Fuller	Augustus Elliot	Smith	Henry	Twelve Acres, Part of	Arable	4	1	4
1513	Fuller	Augustus Elliot	Smith	Henry	Four Acres	Arable	4	3	24
1514	Fuller	Augustus Elliot	Smith	Henry	Lower Brook	Meadow	7	3	9
1515	Fuller	Augustus Elliot	Smith	Henry	Twelve Acre Field	Arable	8	1	0
...									
1529	Thorpe	William	Goldsmith	Stephen	Brick yard	No data	0	1	26
...									
1531	Thorpe	William	Goldsmith	Stephen	Brick yard	No data	1	2	25
...									
1590	Goldsmith	George, the elder	Goldsmith	George, the elder	Brick yard	No data	0	3	19
1591	Goldsmith	George, the elder	Goldsmith	George, the elder	Cottage & garden	No data	0	0	27
...									
1661	Radcliffe Lunatic Asylum at Oxford, trustees of	No data	Huggett	William	Arable	Arable	3	2	11
...									
1666	Wood	Alfred	Goldsmith	George	Brick yard	No data	3	0	35

APPENDIX G

SAS PS/19 Sales Particulars 1918, Boship Farm

Auction, 31st July, 1918.

PS
19.

EAST SUSSEX.

Properties

IN THE PARISHES OF

Hellingly,
Ringmer,
Waldron,
Pevensey,
Westham,



Wartling,
Hooe,
Willingdon,
Eastbourne,
Southover,

Hailsham.

EDGAR SMITH, GENERAL PRINTER, HAILSHAM.



*By order of the Trustees of the late Alfred Hillman, Esq.
By order of the Trustees of the late Robert Hillman, Esq.
By order of Miss Hillman.*

EAST SUSSEX.

IN THE PARISHES OF

*Hellingly, Ringmer, Waldron, Pevensey, Westham, Wartling,
Hooe, Willingdon, Eastbourne, Southover and Hailsham.*

PARTICULARS, PLANS, AND CONDITIONS OF SALE OF

Valuable Freehold Estates

INCLUDING

**Productive Dairy Farms, Small Holdings,
Accommodation Land, Building Sites, Rich Marshland,
and Cottages,**

The whole extending to an area of about

377a. 3r. 18p.

and producing an Annual Rental of £720,

TO BE OFFERED FOR SALE BY AUCTION BY

MESSRS. A. BURTENSHAW & SON,

(Acting as to Lots 1 to 5 in conjunction with Messrs. Herbert Morris & Son),

In the Corn Exchange, Hailsham,

On WEDNESDAY, 31st JULY, 1918,

At Half-past TWO o'clock.

Particulars, Plans and Conditions of Sale may be obtained from MESSRS. HUNT, CURREY, NICHOLSON & Co., Solicitors, Lewes; from MESSRS. HERBERT MORRIS & SON, Land Agents, Lewes; or from MESSRS. A. BURTENSHAW & SON, Auctioneers, Hailsham.

EDGAR SMITH, PRINTER, THE LIBRARY, HAILSHAM



General Remarks.



1. *All the Lots will be sold subject to the existing tenancies and tenant right.*
2. *The Plans and Quantities are taken from the latest Ordnance Survey, and the Plans, though believed to be correct, are published for convenience only and are not guaranteed.*
3. *The Timber (where any) will be included in the Sale of the various Lots.*
4. *The Lots are nearly all let to Tenants of many years' standing and no revision of Rents has taken place to meet the increased demand for and value of Land.*
5. *The Lots may be viewed by permission of the respective Occupiers.*



(By ord

Lot.

1. BOSHIP FARM,
2. LONG LUCKS
3. MARSHLAND, N
4. SEWERS BRID
5. BROOKLAND IS

(By o

6. HALL'S MEAD
7. SWINGATE F
8. THE CORNER
9. BARRACK F
10. THE FLINTS
11. BOTTING'S F
12. MYNN'S MA
13. OLD COURT
14. MARSHLAND,
15. COTTAGES, '

16. LAND OPPOS

SUMMARY.



(By order of the Trustees of the late Alfred Hillman, Esq.)

Lot.		A.	R.	P.	Rent. £
1.	BOSHIP FARM, HELLINGLY Mr. J. S. Ford	107	0	11	136
2.	LONG LUCKS MARSH, WESTHAM Mr. E. Gearing	55	0	36	120
3.	MARSHLAND, NEAR EASTBOURNE Mr. G. W. Cheal	23	3	27	82
4.	SEWERS BRIDGE MARSH, HOVE Mr. John Dunn	13	2	23	30
5.	BROOKLAND IN SOUTHOVER Mr. James Urry	5	1	28	18

(By order of the Trustees of the late Robert Hillman, Esq.)

6.	HALL'S MEADOWS, CLAYHILL, RINGMER	Mr. G. L. Andrew	20	2	0	35
7.	SWINGATE FARM, RINGMER	Mr. F. Durrant	12	2	7	40
8.	THE CORNER FIELD, RINGMER	Ditto	3	0	0	5
9.	BARRACK FIELD, RINGMER	Ditto	5	2	34	8
10.	THE FLINTS, RINGMER	Ditto	4	3	30	7
11.	BOTTING'S BROOK, RINGMER	Messrs. E. & W. Foord	20	1	20	45
12.	MYNN'S MARSH, WESTHAM	Mr. F. J. Vine	24	3	36	56
13.	OLD COURT MARSHES, WARTLING	Mr. W. Boniface	60	3	32	75
14.	MARSHLAND, NEAR HORSEYE	Mr. Nelson Kenward	19	0	4	35
15.	COTTAGES, WALDRON	Ditto	0	2	0	25

(By order of Miss Hillman.)

16.	LAND OPPOSITE HAILSHAM STATION	Mr. J. E. Gutsell	—			3
-----	--------------------------------	-------------------	---	--	--	---

Acres 377 3 18 £720

particulars.

Lot 1. (Coloured Red on Plan No. 1.)

The very desirable Freehold Farm,

Known as "BOSHIP FARM,"

Well situated on the Main Road from Lewes to Hailsham, close to the Dicker in the Parish of Hellingly, one mile from Hellingly Station, 2 miles from the Market Town of Hailsham, and only nine miles from Eastbourne

There is a substantial Brick-built and Tiled FARM HOUSE, of attractive appearance, with triple gables, containing

IN BASEMENT—Good Cellars.

ON GROUND FLOOR—Square Hall, Paved Dining Room, $17\frac{1}{2}$ by 14, with oak beams, and Storeroom: Drawing Room, $13\frac{1}{2}$ by 12; Breakfast Room, Kitchen and Scullery, now partitioned. Two Staircases lead to the

FIRST FLOOR, on which are 5 Bedrooms and 2 Boxrooms, whilst a third Staircase leads to an Office and 3 Attics.

There is a good Garden with Well of Water.

THE FARM BUILDINGS are mostly of Brick and Tile and include 2 Barns, Stabling, Cow Stalls, Pig Pounds, Cattle Lodges and Yards, and Implement Sheds. In all there are Stalls for 31 Cows.

Certain improve

There is

The Land extends

Ordnance No.

923

924

925

926

929

930

931

932

933

936

part 939

941

942

943

944

945

946

1051

1051a

1052

1053

1054

1055

1056

1057

1058

The 1
the South-East

The 1
Mr. J. S. Ford

The 1
Tithe at £19 1

The

Certain improvements and fittings are the property of the Tenants and will not be included in the Sale.

There is a Brick-built and Tiled 5-roomed COTTAGE.

The Land extends to an area of about **107a. 0r. 11p.**, as set out in the following

SCHEDULE.

Ordnance No.	Description.	Area.
923	Pasture	2.949
924	Pond	.321
925	House and Buildings	1.074
926	Cottage and Garden	.205
929	Pasture	4.251
930	Arable	5.653
931	Wood	.734
932	Brook	2.442
933	Wood	.304
936	Brook	4.786
part 939	Brook	.125
941	Brook & Arable (laid down by Tenant)	12.646
942	Brook	3.517
943	Arable	9.824
944	Arable	9.663
945	Pasture	1.142
946	Pasture	1.420
1051	Wood	.360
1051a	Pond	.091
1052	Arable	9.715
1053	Arable	4.818
1054	Brook	5.004
1055	Brook	4.730
1056	Arable	5.063
1057	Arable	8.272
1058	Brook	7.961
		Acres 107.070

The Land is, to a considerable extent underdrained, and slopes well to the South-East, and is well farmed.

The Farm is let on a yearly Michaelmas tenancy to Mrs. Ruth Ford and Mr. J. S. Ford at the low rent of **£136** per annum.

The Vicarial Tithe is commuted at £10 16s. 6d. per annum, the Rectorial Tithe at £19 15s. 6d. and the Land Tax paid last year was £2 14s. 2d.

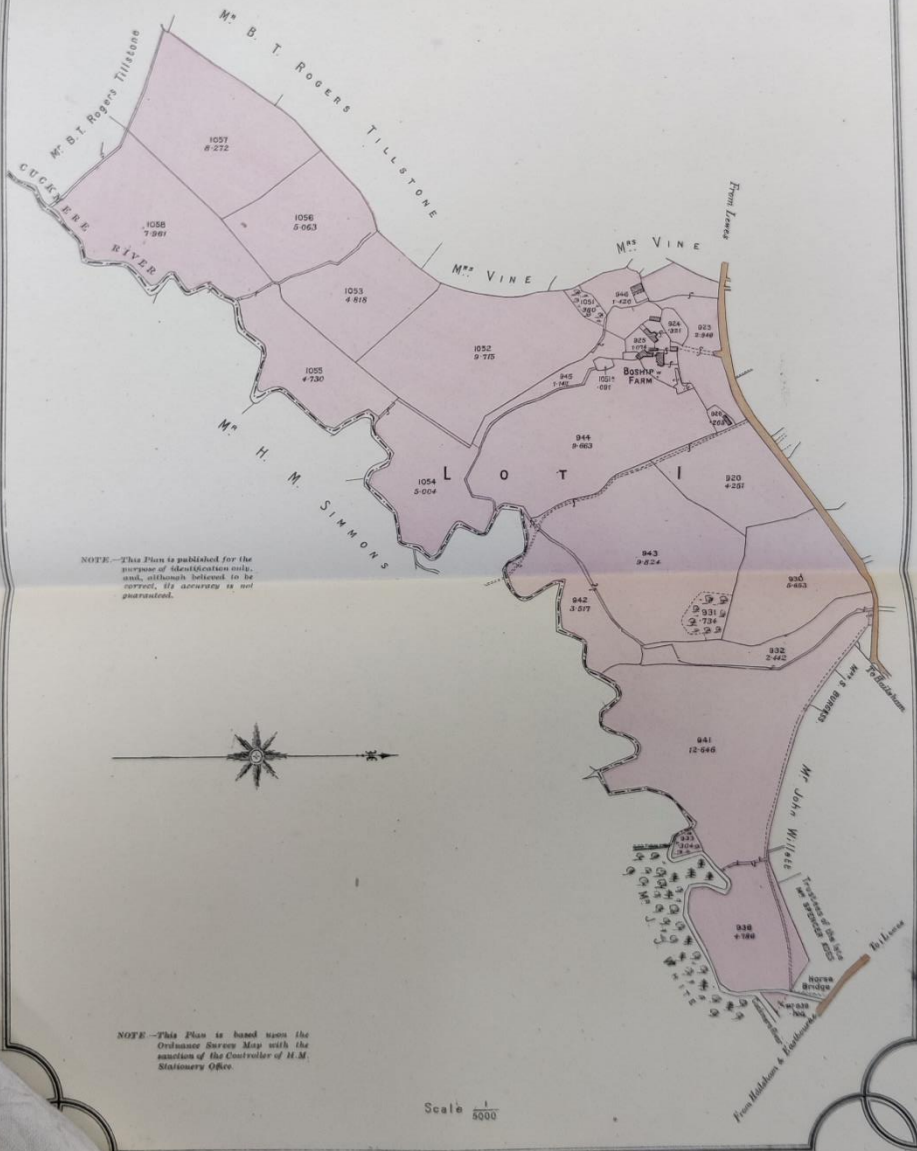
The Timber will be included in the purchase.

PLAN N^o I

Plan of BOSHIP FARM

— IN THE PARISH OF —
HELLINGLY, SUSSEX

To be Sold by Auction,
31st JULY, 1918.



APPENDIX H

1921 Conveyance from Mr J.S. Ford to R.M. Pratt, of a freehold farm known as Boship Farm in the Parish of Hellingly (ACC 5777/1 extract)

Dated 11th Oct. 1921

Sealed

38

94 H 353

Mr J. S. Ford

— to —

R. M. Pratt Esq^{re}.

Conveyance

of a freehold Farm known as Boship
Farm in the Parish of Hellingly
in the county of Sussex Together
with freehold marshland situate
in the Parish of Hailham in the
County of Sussex.

38

00835

12 10 21

SHAW & SONS,
Law Stationers, &c.
FETTER LANE,
LONDON, E.C.**This Indenture**made the eleventh
day of October
One thousand and ninehundred and twenty one **Between** Jabez Samuel
Ford of Boship Farm in the Parish of Hellingly in the
County of Sussex Farmer (hereinafter called the Vendor)
of the one part and Richard Montague Pratt of De
Walden Lodge Eastbourne in the County of Sussex Esquire
(hereinafter called the Purchaser) of the other part—**Whereas** the Vendor is seized of the hereditaments—
hereinafter assured for an estate of fee simple in—
possession free from incumbrances and has agreed with the
Purchaser for the sale thereof to him for the sum of
Seven thousand seven hundred and fifty pounds**Now This Indenture witnesseth** that inpursuance of the recited agreement and in consideration
of the sum of seven thousand seven hundred and fifty
pounds now paid by the Purchaser to the Vendor (the
receipt whereof is hereby acknowledged) the Vendor as Beneficial
Owner hereby conveys unto the Purchaser **Firstly** **That**
Farm with the house cottage and farm buildings thereon
erected containing by admeasurement One hundred and seven
acres and Ten poles more or less and known as Boship
otherwise Boship Farm in the Parish of Hellingly in the
County of Sussex as the same hereditaments are more—
particularly described in the Schedule hereto and with
the abutments and boundaries thereof are delineated in the

Plan N^o 1 drawn on or annexed to these presents and
 are thereon coloured Pink Secondly **2^d** that piece
 or parcel of marsh land known as Hughair or Huggear
 Marsh situate in the Parish of Hailsham in the
 County of Sussex and containing by admeasurement
 fifteen acres two roods or thereabouts as the same is
 more particularly delineated in the Plan N^o 2 drawn
 on or annexed to these presents and is thereon coloured
 Pink Thirdly **3^d** those two pieces or parcels of marsh
 or meadow land or ground formerly in one piece or
 parcel called or known by the name of Spylands
 with the appurtenances containing five acres and
 one rood or thereabouts situate in the Parish of
 Hailsham in the County of Sussex as the same are
 more particularly delineated in the said Plan N^o 2
 drawn on or annexed to these presents and are thereon
 coloured Green **To hold** the same unto and to the
 use of the Purchaser in fee simple **In witness**
 whereof the said parties to these presents have hereunto
 set their hands and seals the day and year first
 before written.

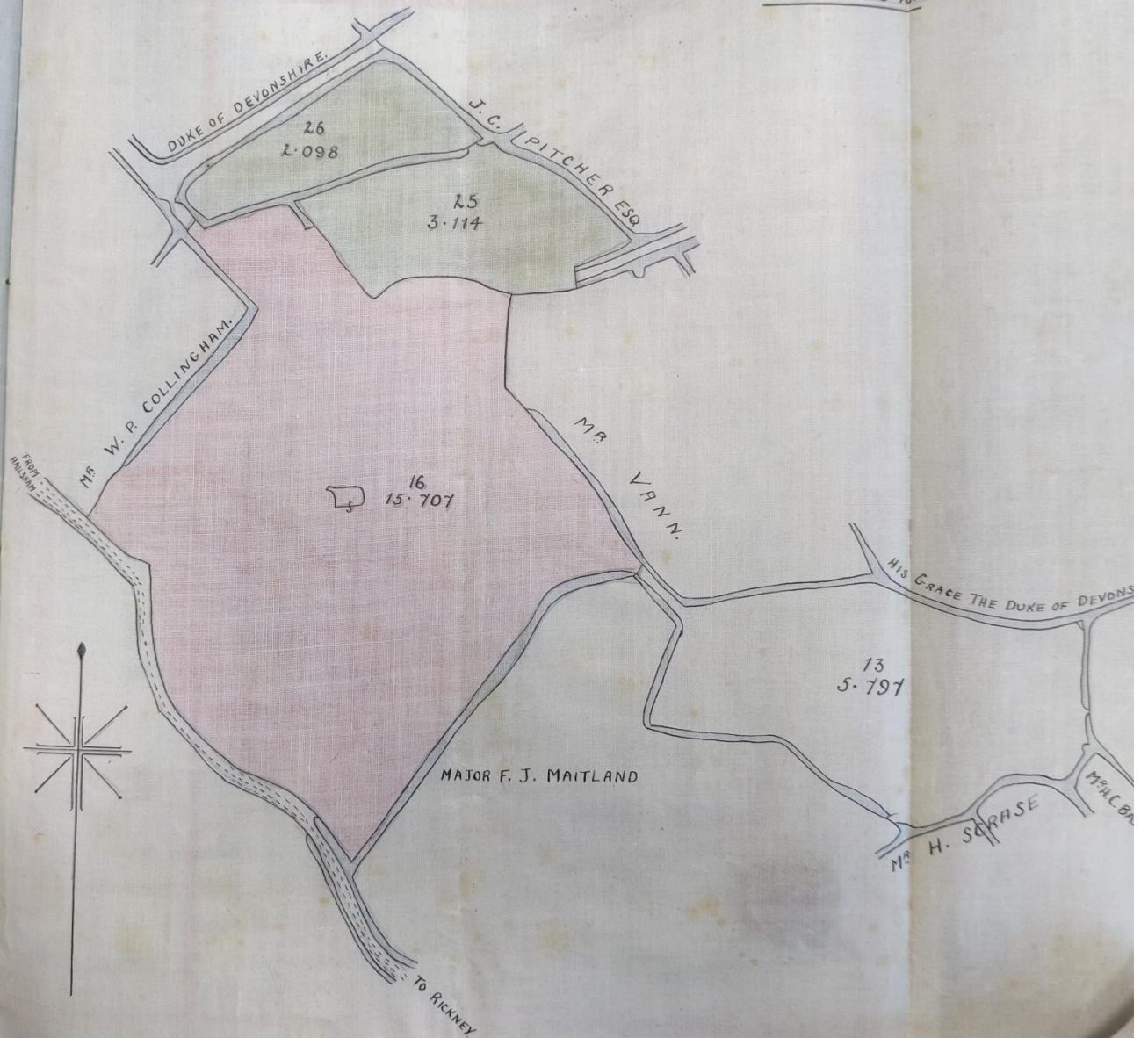
The Schedule hereinbefore referred to.

<u>Ordinance N^o</u>	<u>Description</u>	<u>Area</u>
923.	Pasture	2.949.
924.	Pond	.321.
925.	House and buildings.	1.074.
926.	Collage and garden	.205.
<u>Total</u>		<u>4.549.</u>

PLAN No. 1



PLAN No. 2.



		<u>Toward</u>	4.549
✓	929.	Pasture.	4.251.
	930.	Arable.	3.653.
	931.	Wood.	.734
	932.	Brook.	2.442.
X	933.	Wood.	.304.
X	936.	Brook.	4.786.
	part 939.	Brook.	.125.
X	941.	Brook and Arable.	12.646.
X ✓	942.	Brook.	3.517.
✓	943.	Arable.	9.824.
X ✓	944.	Arable.	9.663.
	945.	Pasture.	1.142.
	946.	Pasture.	1.420.
	1051.	Wood.	.360.
	1051 ^a .	Pond.	.091.
	1052.	Arable.	9.715.
	1053.	Arable.	4.818.
X	1054.	Brook.	5.004.
X	1055.	Brook.	4.730.
	1056.	Arable.	5.063.
	1057.	Arable.	8.272.
X	1058.	Brook.	7.961
		<u>Acres.</u>	<u>107.070.</u>

Signed Sealed and Delivered by
the said Jabez Samuel Ford
in the presence of:

J. S. Ford
J. S. Ford
J. S. Ford

J. S. Ford



APPENDIX I

1936 East Sussex London-Eastbourne Road (Hailsham By-pass and Link Road)
Compulsory Purchase Order, including portions of Boship Farm and Brook House (ACC
5777/1 extract)

74/4353

EAST SUSSEX COUNTY COUNCIL.

2

PUBLIC WORKS FACILITIES ACT, 1930.

**THE EAST SUSSEX LONDON-EASTBOURNE ROAD (HAILSHAM BY-PASS
AND LINK ROADS) COMPULSORY PURCHASE ORDER, 1936.**

The County Council for the Administrative County of East Sussex hereby make the following order :—

1. Subject to the provisions of this Order the above-named County Council are hereby authorised to purchase compulsorily for the purpose of the widening and improvement of the London to Eastbourne Road and the construction of a by-pass road and link roads at Hailsham the lands which are described in the Schedule hereto and are defined and coloured pink on the map in four sheets marked "The East Sussex London-Eastbourne Road (Hailsham By-pass and Link Roads) Compulsory Purchase Order, 1936," and sealed with the Common Seal of the County Council and deposited at the Offices of the Clerk of the County Council at Pelham House, Lewes, in the County of Sussex.

2. Subject to any necessary adaptations the provisions of :—

(a) The Lands Clauses Acts (except Section 92 and Sections 127 to 132 of the Lands Clauses Consolidation Act, 1845) ;

(b) The Acquisition of Land (Assessment of Compensation) Act, 1919 ;
and

(c) Section 77 of the Railways Clauses Consolidation Act, 1845, and Sections 78 to 85 of that Act ;

are hereby incorporated in this Order, and the provisions of those Acts shall apply accordingly.

3. In lieu of Section 92 of the Lands Clauses Consolidation Act, 1845, the following provisions shall have effect :—

No person shall be required to sell a part only of any house, building, or manufactory or of any land which forms part of a park or garden belonging to a house if he is willing and able to sell the whole of the house, buildings, manufactory, park or garden, unless the arbitrator determines that in the case of a house, building, or manufactory such part as is proposed to be taken can be taken without material detriment to the house, building, or manufactory, or in the case of a park or garden that such part as aforesaid can be taken without seriously affecting the amenity or convenience of the house and, if he so determines, he may award compensation in respect of the severance of the part so proposed to be taken, in addition to the value of that part, and thereupon the person interested shall be required to sell that part of the house, building, manufactory, park or garden.

4. The sums agreed upon or awarded for the purchase of the lands described in the Schedule to this Order, if glebe land or other land belonging to an ecclesiastical benefice, or to be paid by way of compensation for damage to be sustained by the owner by reason of severance or injury affecting any such land, shall not be paid as directed by the Lands Clauses Acts, but shall be paid to the Ecclesiastical Commissioners, to be applied by them as money paid to them upon a sale, under the provisions of the Ecclesiastical Leasing Acts, of land belonging to a benefice.

5. This Order may be cited as "The East Sussex London-Eastbourne Road (Hailsham By-Pass and Link Roads) Compulsory Purchase Order, 1936."

THE SCHEDULE.

Ref. No. on Map.	O.P. No. (1910-11 Edn.).	Quantity Acre.	Description.	Situation.	Owners or Reputed Owners.	Lessees or Reputed Lessees.	Occupiers (other than Tenants for a month or less period than a month).
200	14	0.253	Woodland.	Parish of Folkington.	Executors of the late J. E. A. Gwynne. <i>Executors:—</i> Lt.-Col. Roland Vaughan Gwynne, D.S.O., Folkington Manor, Polegate; and John Gordon Gordon Woodhouse, Nether Lypiatt, Manor Stroud, Gloucester.		Walter Goacher, "Natewood," Polegate.
201	14	0.098	Front garden, and part of dwelling house known as "Natewood."	"	"		"
202	12a	0.430	Farm access, pasture land, cowsheds and Farm buildings.	"	"		"
203	12	0.213	Pasture land.	"	"		"
204	13	1.721	Pasture land.	"	"		"
205	2	3.548	Woodland.	"	"		Executors of the late J. E. A. Gwynne.
206	422	0.104	Woodland.	Parish of Hailsham.	"		"
207	422	0.613	Woodland.	"	"		"

Ref. No. on Map.	O.P. No. (1910-11 Edn.).	Quantity Acre.	Description.	Situation.	Owners or Reputed Owners.	Lessees or Reputed Lessees.	Occupiers (other than Tenants for a month or less period than a month).
208	422	0.097	Woodland.	Parish of Hailsham.	Frank Richard Revell Davis, Southlands Estate, Polegate.		Frank Richard Revell Davis (Owner).
209	421a	2.094	Grassland.	"	"		"
210	422	0.107	Woodland.	"	"		"
211	421a	0.407	Grassland.	"	"		"
212	421	0.970	Grassland.	"	Mrs. Doris Pound, "Arklow," Summerdown Road, Eastbourne.		George Thomas Parker, Whiteleigh Kennels, South Road, Hailsham.
213	421	0.430	Grassland.	"	Henry Richard Carson, "High Barn," Arlington Road, Hailsham.		Henry Richard Carson (Owner).
214	420	0.845	Grassland.	"	Executor of the late Hubert Waudby Yates:— Mrs. Kathleen Maud Yates, "Robin Post," Arlington Road, Hailsham.		Mrs. Kathleen Maud Yates, "Robin Post," Arlington Road, Hailsham.
215	419	1.296	Grassland used as poultry farm and part of chicken house.	"	"		"
216	824	0.079	Copse.	"	"		"
217	418	0.746	Grassland.	"	"		"

<i>Ref. No. on Map.</i>	<i>O.P. No. (1910-11 Edn.).</i>	<i>Quantity Acre.</i>	<i>Description.</i>	<i>Situation.</i>	<i>Owners or Reputed Owners.</i>	<i>Lessees or Reputed Lessees.</i>	<i>Occupiers (other than Tenants for a month or less period than a month).</i>
218	825	0.049	Grassland.	Parish of Hailsham.	Executor of the late Hubert Waudby Yates :- Mrs. Kathleen Maud Yates, " Robin Post," Arlington Road, Hailsham.		Mrs. Kathleen Maud Yates, " Robin Post," Arlington Road, Hailsham.
219	417	0.761	Grassland and copse.	"	"		"
220	416	0.497	Grassland.	"	Morgan Vine, 11, George Street, Hailsham.		Morgan Vine (Owner).
221	415	2.413	Grassland.	"	"		"
222	831	0.145	Agricultural right of way.	"	(as to one half co-extensive with the frontage thereto of item No. 221) Unknown (as to remainder)		"
223	414	0.785	Nursery Garden.	"	Knight's Nurseries, Ltd., Ersham Road, Hailsham.		Knight's Nurseries, Ltd. (Owners).
224	412	1.134	Grassland and Lily-pond.	"	"		"
225	412	0.226	Grassland.	"	"		"
226	411	0.336	Grassland.	"	George Rumary, Sydney Rumary, Stanley Rumary, all of Grovelands Farm, Hailsham.		George Rumary, Sydney Rumary, Stanley Rumary (Owners).
227	836	1.694	Grassland.	"	"		"

<i>Ref. No. on Map.</i>	<i>O.P. No. (1910-11 Edn.).</i>	<i>Quantity Acre.</i>	<i>Description.</i>	<i>Situation.</i>	<i>Owners or Reputed Owners.</i>	<i>Lessees or Reputed Lessees.</i>	<i>Occupiers (other than Tenants for a month or less period than a month).</i>
228	835	0.018	Grassland.	Parish of Hailsham.	George Rumary, Sydney Rumary, Stanley Rumary, all of Grovelands Farm, Hailsham.		George Rumary, Sydney Rumary, Stanley Rumary (Owners).
229	410	1.602	Grassland.	"	"		"
230	850	0.715	Grassland.	"	"		"
231	849	2.194	Grassland.	"	"		"
232	846	0.433	Scrubland.	"	Charles Richard Baitup, " Oakville," Hempstead Lane, Hailsham.		Charles Richard Baitup (Owner).
233	846	0.412	Part Woodland and port- able wooden hut and rough garden.	"	Ernest Erridge, 16, South Avenue, Eastbourne.		Ernest Erridge (Owner).
234	846	2.707	Woodland.	"	Arthur Sidney Cole, " Nutleigh," Hempstead Lane, Hailsham.		Arthur Sidney Cole (Owner).
235	846	1.709	Woodland, and part of pond.	"	Richard Henry Hibbs, Woodside Farm, Hempstead Lane, Hailsham.		Richard Henry Hibbs (Owner).

<i>Ref. No. on Map.</i>	<i>O.P. No. (1910-11 Edn.).</i>	<i>Quantity Acre.</i>	<i>Description.</i>	<i>Situation.</i>	<i>Owners or Reputed Owners.</i>	<i>Lessees or Reputed Lessees.</i>	<i>Occupiers (other than Tenants for a month or less period than a month).</i>
236	27	0.004	Copse.	Parish of Arlington.	Edward John Urwick and Ethel Alexandra Urwick, Caulfields, West Vancouver, B.C.		Frederick George Moulden, Hempstead Farm, Hempstead Lane, Hailsham.
237	25	0.060	Grassland.	"	"		"
238	13	1.841	Grassland.	"	"		"
239	27	0.079	Grassland.	"	Captain John Gwyn Jeffreys, Knockhatch Farm, Hailsham.		Captain John Gwyn Jeffreys (Owner).
240	9	0.445	Grassland.	"	"		"
241	12	0.126	Grassland.	"	"		"
242	3	2.324	Grassland.	"	"		"
243	2	1.103	Grassland and part of River Cuckmere.	"	"		"
244	942	0.958	Grassland and part of River Cuckmere.	Parish of Hellingly.	Richard Montague Pratt and Sylvia Margaret Pratt, Boship Farm, Lower Dicker, Hellingly. Westminster Bank Limited, Trustee Department, 51, Threadneedle Street, London, E.C.2.		Richard Montague Pratt and Sylvia Margaret Pratt, Boship Farm, Lower Dicker, Hellingly.

<i>Ref. No. on Map.</i>	<i>O.P. No. (1910-11 Edn.).</i>	<i>Quantity Acre.</i>	<i>Description.</i>	<i>Situation.</i>	<i>Owners or Reputed Owners.</i>	<i>Lessees or Reputed Lessees.</i>	<i>Occupiers (other than Tenants for a month or less period than a month).</i>
245	943	1.465	Grassland.	Parish of Hellingly.	Richard Montague Pratt and Sylvia Margaret Pratt, Boship Farm, Lower Dicker, Hellingly. Westminster Bank Limited, Trustee Department, 51, Threadneedle Street, London, E.C.2.		Richard Montague Pratt and Sylvia Margaret Pratt, Boship Farm, Lower Dicker, Hellingly.
246	929	0.970	Grassland.	"	"		"
247	944	0.236	Grassland.	"	"		"
248	926	0.206	Cottage and garden.	"	"		"
249	923	0.345	Grassland and shed.	"	"		"
250	923	0.212	Rough garden and part entrance to Boship Farm.	"	"		"
251	923	0.048	Grassland.	"	"		"
300	922	0.053	Grassland.	"	Charles Frederick Woodhams, Grantham House, Horsebridge, Hellingly.		Charles Frederick Woodhams (Owner).
301	927	0.870	Grassland and part of farm building.	"	"		"
302	847	0.497	Grassland.	"	"		"

<i>Ref. No. on Map.</i>	<i>O.P. No. (1910-II Edn.).</i>	<i>Quantity Acre.</i>	<i>Description.</i>	<i>Situation.</i>	<i>Owners or Reputed Owners.</i>	<i>Lessees or Reputed Lessees.</i>	<i>Occupiers (other than Tenants for a month or less period than a month).</i>
303	846	0.457	Grassland.	Parish of Hellingly.	James Izzard, Brook House, Horsebridge, Hellingly.		James Izzard (Owner).
304	850	0.975	Grassland.	"	Lealands Estates, Ltd., Registered Office, Kennans Hotel, Crown Court, Cheapside, London, E.C.2.		Gomer Emlyn Jones, Knight's Farm, Lower Dicker, Hellingly.
305	812	2.014	Grassland.	"	"		"
306	811	1.365	Grassland.	"	"		"
307	763	0.470	Marshland.	"	"		"
308	759	0.016	Grassland.	"	"		Thomas Mortimer Lee, Broad Farm, Hellingly.
309	756	0.988	Grassland.	"	"		"
310	757	1.189	Grassland.	"	"		"
311	755	0.836	Grassland.	"	"		"
312	752	0.923	Grassland.	"	"		"
350	509	3.302	Grassland and belt of trees.	Parish of Hailsham.	Walter Goacher, "Natewood," Polegate.		Walter Goacher (Owner).
351	508	0.017	Grassland.	"	"		"

<i>Ref. No. on Map.</i>	<i>O.P. No. (1910-II Edn.).</i>	<i>Quantity Acre.</i>	<i>Description.</i>	<i>Situation.</i>	<i>Owners or Reputed Owners.</i>	<i>Lessees or Reputed Lessees.</i>	<i>Occupiers (other than Tenants for a month or less period than a month).</i>
352	512	0.066	Grassland.	Parish of Hailsham.	Gordon Houstoun Boswall- Preston, "Coppards," Polegate.		Gordon Houstoun Boswall- Preston (Owner).
353	511	3.725	Grassland.	"	"		Walter Goacher, "Natewood," Polegate.
354	587	0.345	Part copse and part pond.	"	"		Gordon Houstoun Boswall- Preston (Owner).
355	526	0.523	Grassland.	"	"		"
356	586	0.130	Grassland.	"	"		Walter Goacher, "Natewood," Polegate.
357	585a	0.021	Grassland.	"	"		"
358	527	1.490	Grassland.	"	John Gosden, "Michelham," Mill Hill, Westham, Pevensey.		John Gosden (Owner).
359	531	1.357	Grassland.	"	"		"
360	581	0.075	Grassland.	"	Mark Anstee Hookham, Peel House Farm, Polegate.		Mark Anstee Hookham (Owner).
361	579	0.500	Grassland and pond.	"	"		"
362	578	0.933	Grassland.	"	"		"
363	578	0.031	Part of garden.	"	"		"
364	576	1.173	Grassland.	"	"		"
365	572	0.717	Grassland.	"	John Gosden.		John Gosden (Owner).
366	573	1.503	Grassland.	"	"		"

<i>Ref. No. on Map.</i>	<i>O.P. No. (1910-11 Edn.).</i>	<i>Quantity Acre.</i>	<i>Description.</i>	<i>Situation.</i>	<i>Owners or Reputed Owners.</i>	<i>Lessees or Reputed Lessees.</i>	<i>Occupiers (other than Tenants for a month or less period than a month).</i>
303	846	0.457	Grassland.	Parish of Hellingly.	James Izzard, Brook House, Horsebridge, Hellingly.		James Izzard (Owner).
304	850	0.975	Grassland.	"	Lealands Estates, Ltd., Registered Office, Kennans Hotel, Crown Court, Cheapside, London, E.C.2.		Gomer Emlyn Jones, Knight's Farm, Lower Dicker, Hellingly.
305	812	2.014	Grassland.	"	"		"
306	811	1.365	Grassland.	"	"		"
307	763	0.470	Marshland.	"	"		"
308	759	0.026	Grassland.	"	"		Thomas Mortimer Lee, Broad Farm, Hellingly.
309	756	0.988	Grassland.	"	"		"
310	757	1.189	Grassland.	"	"		"
311	755	0.836	Grassland.	"	"		"
312	752	0.923	Grassland.	"	"		"
350	509	3.302	Grassland and belt of trees.	Parish of Hailsham.	Walter Goacher, "Natewood," Polegate.		Walter Goacher (Owner).
351	508	0.017	Grassland.	"	"		"

<i>Ref. No. on Map.</i>	<i>O.P. No. (1910-11 Edn.).</i>	<i>Quantity Acre.</i>	<i>Description.</i>	<i>Situation.</i>	<i>Owners or Reputed Owners.</i>	<i>Lessees or Reputed Lessees.</i>	<i>Occupiers (other than Tenants for a month or less period than a month).</i>
352	512	0.066	Grassland.	Parish of Hailsham.	Gordon Houstoun Boswall- Preston, "Coppards," Polegate.		Gordon Houstoun Boswall- Preston (Owner).
353	511	3.725	Grassland.	"	"		Walter Goacher, "Natewood," Polegate.
354	587	0.345	Part copse and part pond.	"	"		Gordon Houstoun Boswall- Preston (Owner).
355	526	0.523	Grassland.	"	"		Walter Goacher, "Natewood," Polegate.
356	586	0.130	Grassland.	"	"		"
357	585a	0.021	Grassland.	"	"		John Gosden (Owner).
358	527	1.490	Grassland.	"	John Gosden, "Michelham," Mill Hill, Westham, Pevensey.		"
359	531	1.357	Grassland.	"	"		Mark Anstee Hookham (Owner).
360	581	0.075	Grassland.	"	Mark Anstee Hookham, Peel House Farm, Polegate.		"
361	579	0.500	Grassland and pond.	"	"		"
362	578	0.933	Grassland.	"	"		"
363	578	0.031	Part of garden.	"	"		"
364	576	1.173	Grassland.	"	John Gosden.		John Gosden (Owner).
365	572	0.717	Grassland.	"	"		"
366	573	1.503	Grassland.	"	"		"

GIVEN under the Common Seal of the County Council for the Administrative County of East Sussex this
thirteenth day of August, One Thousand Nine Hundred and Thirty-six.

The Common Seal of the County Council of East Sussex was affixed
hereto by order of the County Council in the presence of

R. V. GWYNNE,
Vice-Chairman of the County Council.
and of
HUGH J. T. McILVEEN,
Clerk of the County Council.



10

NOTE.—This Order does not become operative until the date on which notice of its confirmation is published.

The foregoing Order as made by the County Council for the administrative County of East Sussex and
modified by the Minister of Transport by modifications in Article 1 thereof and in the Schedule thereto is
hereby confirmed by the Minister of Transport.

Given under the Seal of the Minister of Transport this eighteenth day of June, 1937.



(Signed) ROBERT H. TOLERTON,
*Assistant Secretary,
Minister of Transport.*

11

APPENDIX J

1970 conveyance of Westlands Horsebridge, Hellingly, part of Boship Farm (ACC 5777/1 extract)

DATED

1970

NATIONAL WESTMINSTER BANK
LIMITED

- to -

J. NIELSEN LIMITED

Duplicate/

C O N V E Y A N C E

- of -

Westlands Horsebridge, Hellingly
Sussex.

nd. Ref. 1111

Macedonalf & Bracey & Co
7 & 8 King Bench Walk
Temple London E.C.4
583 8961

105/JR
18.6.1970

5/-

Denote
S 95

h-77



dc 7/40:

20/7

THIS CONVEYANCE is made the *Please State Date* day of

; *July* One thousand Nine hundred and Seventy BETWEEN
NATIONAL WESTMINSTER BANK LIMITED of 41 Lothbury London E.C.2.

(hereinafter called "the Vendor") of the one part and J. NIELSEN LIMITED
whose registered office is at Smallford Nurseries Station Road Smallford
Near St. Albans Hertfordshire (hereinafter called "the Purchaser") of the
other part

WHEREAS

(1) By a Conveyance made the Thirteenth day of January One thousand Nine
hundred and Thirty-one between Richard Montague Pratt of the first part
 Sylvia Margaret Pratt of the second part and the Vendor then known as The
 Westminster Bank Limited of the third part the property hereinafter
 described together with other property was conveyed to the Vendor in fee
 simple upon trust to sell the same

(2) The Vendor in exercise of the said trust for sale has agreed with
 the Purchaser for the sale to it of the property hereinafter described for
 an estate in fee simple subject as hereinafter mentioned but otherwise free
 from incumbrances at the price of Fourteen Thousand pounds (£14,000)

NOW THIS DEED WITNESSETH as follows :-

1. IN pursuance of the said agreement and in consideration of the sum
 of FOURTEEN THOUSAND POUNDS (£14,000) paid by the Purchaser to the Vendor
 (the receipt whereof the Vendor hereby acknowledges) the Vendor as Trustee
 hereby conveys unto the Purchaser ALL THAT the property shortly known
 as Westlands Horsebridge in the Parish of Hellingly in the County of
 Sussex as the same is more particularly described in the First Schedule
 hereto TOGETHER WITH the benefit of the covenants conditions rights
 exceptions and reservations (as the case may be) contained in the Deeds
 specified in Part I and Part II of the Second Schedule hereto so far as
 the same are still subsisting and as regards the said covenants and
 conditions capable of being enforced TO HOLD the same unto the Purchaser
 in fee simple SUBJECT as to the relative parts of the property hereby
 conveyed to (a) all rights of way (public or private) of water light and
 drainage and all other rights ^{And Rights in the nature of} easements or quasi easements affecting the
 same (b) the covenants ^{and} ~~in the nature of~~ restrictions ^{and}
 stipulations ~~and conditions~~ contained in and rights granted by (as the case
 may be) the said Deeds specified in Part I of the said Second Schedule so
 far as the same are still subsisting and as regards the said covenants and

Bm
Bm
Bm

conditions remain to be observed and performed and (c) the right of the South Eastern Electricity Board to maintain certain poles stays and cables on over and under the property hereby conveyed granted by three several Wayleave Agreements made the Fourteenth day of December One thousand Nine hundred and Thirty-two the Thirty-first day of August One thousand Nine hundred and Fifty-three and the Twenty-sixth day of March One thousand nine hundred and Sixty-four subject to the provisions thereof but with the benefit of the rents payable thereunder in so far as they relate to the land hereby conveyed

2. WITH the object and intention of affording the Vendor a full and sufficient indemnity but not further or otherwise the Purchaser hereby covenants that it and the persons deriving title under it will henceforth observe and perform the covenants and other matters contained in the said Deeds specified in Part I of the Second Schedule hereto so far as they apply to the property hereby conveyed and are still subsisting and capable of taking effect and that the Purchaser will indemnify and keep indemnified the Vendor from and against all claims and demands for or in respect thereof or in anywise relating thereto

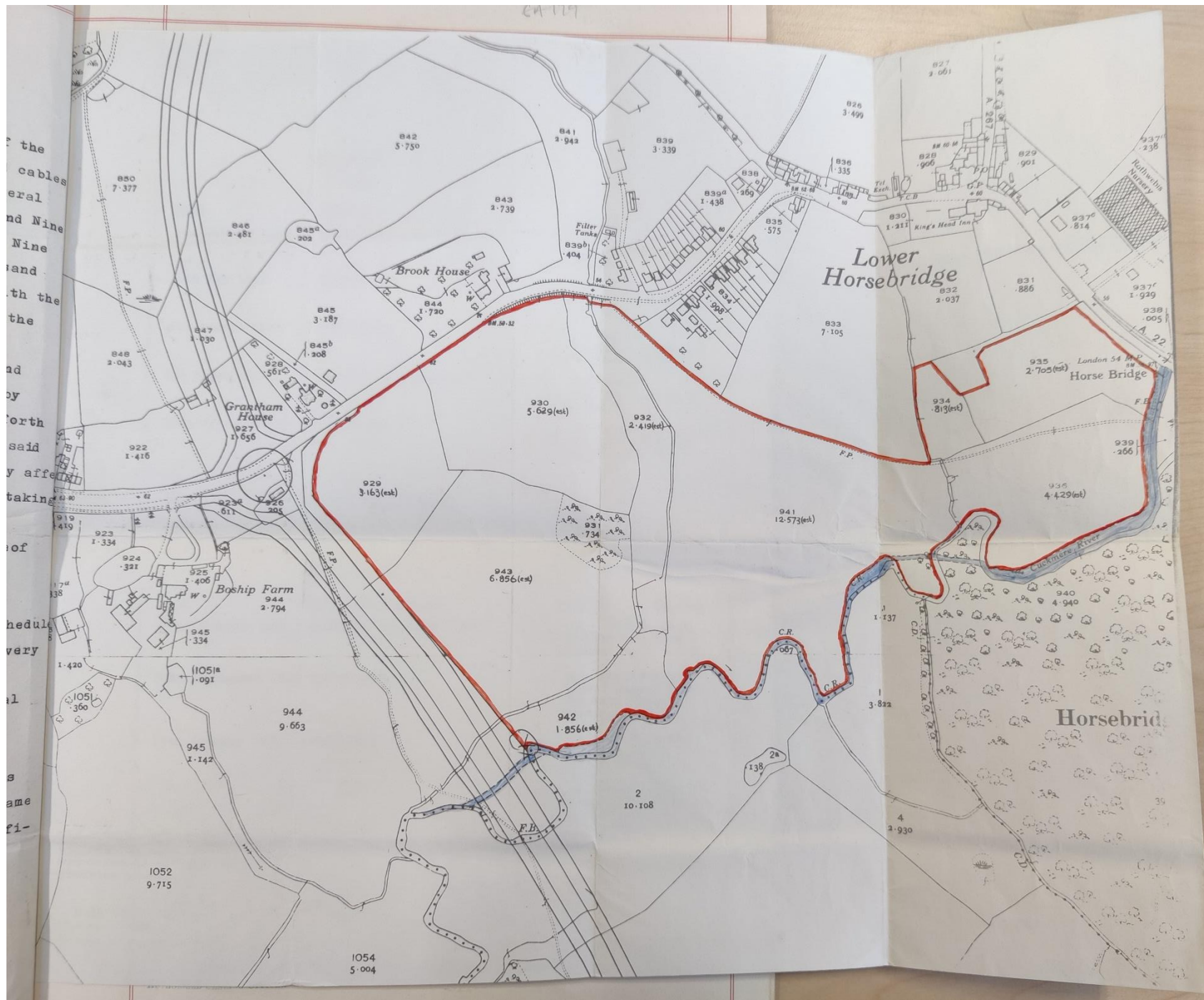
3. THE Vendor hereby acknowledges the right of the Purchaser to the Purchaser to the production of the documents specified in the Third Schedule hereto (the possession of which is retained by the Vendor) and to delivery of copies thereof

I N W I T N E S S whereof the Vendor has caused its Common Seal to be hereunto affixed the day and year first above written

THE FIRST SCHEDULE

ALL THAT land containing 41.177 acres or thereabouts known as Westlands Horsebridge in the Parish of Hellingly in the County of Sussex as the same is more particularly described hereunder and for the purposes of identification only shown edged red on the plan annexed hereto

<u>O.S. NO.</u>	<u>Description</u>	<u>Acreage</u>
929	Pasture	3.163 (est)
930	Pasture	5.629 (est)
931	Wood	.734
932	Pasture	2.419 (est)
934	Pasture	.813 (est)
935	Pasture	2.705 (est)
936	Pasture	4.429 (est)
941	Pasture	12.573 (est)
942	Pasture	1.856 (est)
943	Pasture	6.856 (est)
		<u>41.177</u>



EA 179

THE SECOND SCHEDULE

PART I

<u>DATE</u>	<u>NATURE OF DOCUMENT</u>	<u>PARTIES</u>
7th October 1936	DEDICATION AGREEMENT	1. The Vendor 2. East Sussex County Council
15th May 1942	CONVEYANCE	1. The Vendor 2. The East Sussex County Council
9th August 1943	CONVEYANCE	1. The Vendor 2. The River Cuckmere Catchment Board
9th March 1955	DEDICATION AGREEMENT	1. The Vendor 2. East Sussex County Council
14th November 1963	CONVEYANCE	1. The Vendor 2. The South Eastern Electricity Board

PART II

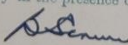
<u>DATE</u>	<u>NATURE OF DOCUMENT</u>	<u>PARTIES</u>
10th March 1964	CONVEYANCE	1. The Vendor 2. The South Eastern Electricity Board

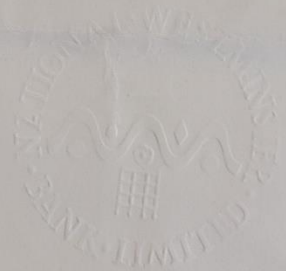
THE THIRD SCHEDULE

<u>DATE</u>	<u>NATURE OF DOCUMENT</u>	<u>PARTIES</u>
11th October 1921	INDENTURE OF CONVEYANCE	1. Jabez Samuel Ford 2. Richard Montague Pratt
30th September 1929	CONVEYANCE	1. Boaz Cornford and Albert Ernest Kemp 2. The said Richard Montague Pratt
13th January 1931	CONVEYANCE	1. The said Richard Montague Pratt 2. Sylvia Margaret Pratt 3. The Vendor (then the Westminster Bank Limited)

~~THE COMMON SEAL OF NATIONAL
WESTMINSTER BANK LIMITED
was hereunto affixed in the
presence of~~

The Common Seal of
NATIONAL WESTMINSTER BANK LIMITED
was hereunto affixed in accordance with the
regulations of the Company in the presence of


AUTHORISED SEALING OFFICER



APPENDIX K

Historic images of Boship Farm Hotel



BOSHIP FARM TEA GARDENS, HELLINGLY, SUSSEX.

Hellingly Village History Trail Facebook page, undated

<https://www.facebook.com/photo/?fbid=178568221358170&set=pb.100076149799634.-2207520000>



*Boship Farm
Jabez and Ruth Ford*

1920

Boship Farm 1920, From Lez Smith *A History of the Dicker: Two Sussex Villages*



c.1930 - <https://www.sussex-opc.org/index.php?t=postcard&k=2192>



undated, but likely c.1930 - <https://www.sussex-opc.org/index.php?t=postcard&k=2188>



c.1930 - <https://www.sussex-opc.org/index.php?t=postcard&k=2189>
 [Colourised version as ESRO PCA/375/7 – c.1910]



c.1930 - <https://www.sussex-opc.org/index.php?t=postcard&k=2190>



c.1930 - <https://www.sussex-opc.org/index.php?t=postcard&k=2191>



TUDOR HOUSE AND LYCH GATE, BOSHIP FARM TEA GARDENS, HELLINGLY, SUSSEX.

c.1940 - <https://www.sussex-opc.org/index.php?t=postcard&k=14116>

APPENDIX L

Newspaper Extracts

THIS DAY.

HELLINGLY, SUSSEX.--Live Stock, Farm Implements, Household Furniture, &c.—TO BE SOLD BY AUCTION, BY

Mr. S. Southerden,

ON TUESDAY, September 21, 1858, on the premises, at the Mouse House Farm, near Horsebridge, by order of Mr. Thomas Goodwin.

The LIVE STOCK and Farm Implements consist of one brown cart mare, four years old, one ditto aged, three half-bred cows in calf, a quantity of poultry, $4\frac{1}{2}$ -inch-wheel waggon, two $4\frac{1}{2}$ -inch-wheel dung carts, wooden land roller, cleaning machine, turn-rise plough, round ditto, two horse harrows, one trace and two coiler harnesses, whippens and chains, iron hog trough, hop pitcher, ladder, trunking tools, chaff-cutting box, prongs, spades, shovels, and sundry husbandry tools.

The HOUSEHOLD FURNITURE comprises a 30-hour clock in wainscot case, wainscot bureau, wheel barometer, rush-seated chairs, mahogany dining and other tables, kitchen stove with oven and back boiler, fender and fire irons, box churn, wooden milk pail, milk pans, brass cream kettle, cheese press, hoops and vollers, two tent bedsteads, French ditto, blankets, washstands, double chest of wainscot drawers, iron furnace, wash keelers, and a general assortment of glass, tin, iron, and earthen ware.

The sale will commence at one o'clock.

By Order of the Devises in Trust for Sale }
of the late Alfred Hillman, Esquire. }

EAST SUSSEX.

VALUABLE FREEHOLD ESTATES, about 377 acres in extent, consisting of well-cultivated Farms, superior marsh land, and accommodation brook land, situate in the parishes of Mayfield, Framfield, Hellingly, Westham, Willingdon, Hoee, South Malling, and Southover, close to good roads, and within short distances of railway stations; also, a Freehold House in Lewes.

WHICH WILL BE SOLD BY AUCTION, BY SOUTHERDEN, MORRIS, & BURTENSHAW,
At the Star Hotel, Lewes, Sussex, on **TUESDAY, the 19TH JUNE, 1888,** at Three o'clock in the afternoon punctually, in 11 lots, as follows:—

	EXTENT.			RENT.		
	a.	r.	p.	£	s.	d.
Lot 1.—COLES HALL and CHEQUERS FARMS, with farm-house, three cottages, and suitable buildings, in the parish of Mayfield, 3½ miles from Buxted, Mayfield, and Heathfield Railway Stations respectively. Held on lease by the Executors of the late Mr. Isaac Hoadley, for a term of 10 years, from the 29th September, 1882. The land is in good heart and condition	157	1	14	170	0	0
Lot 2.—A piece of productive ARABLE LAND, situate at Blackboys, in the parish of Framfield. Let to Mr. Henry Hemsley. Tenancy, yearly.....	6	2	13	8	10	0
Lot 3.—BORESHIP FARM, with farm-house, cottage, and buildings, situate at Horsebridge, in the parish of Hellingly, 1½ miles from the Market Town of Hailsham, and about one mile from Hellingly Railway Station, reputed to be one of the best farms in the neighbourhood. Let to Mr. Chas. Caine on a yearly tenancy	105	2	15	150	0	0
Lot 4.—Three pieces of rich MARSH LAND, situate near Langney, in the parish of Westham, about 1½ miles from Eastbourne, in the occupation of Mr. Daniel Dumbrell, on a yearly tenancy.....	55	2	7	165	0	0
Lot 5.—Two pieces of very valuable ACCOMMODATION MARSH LAND, situate close to Eastbourne, in Willingdon Level, held on a yearly tenancy by Mr. James Tobutt.....	24	0	6	78	0	0
Lot 6.—Three pieces of very desirable MARSH LAND, known as Gadys, close to the village and railway station of Westham, let on yearly tenancy to Mr. Robert White	15	2	31	52	10	0
Lot 7.—Three pieces of good sound MARSH LAND, situate at Sewers Bridge, in the parish of Hoee, adjoining the high road, in the occupation of Mr. John Pilbeam, on a yearly tenancy	13	3	1	30	0	0

Lot 8.—Very valuable ACCOMMODATION BROOK LAND, adjoining the Priory Ruins, in the parish of Southover, Lewes, held on a yearly tenancy by Mr. W. P. Smith	10 2 21	40 0 0
Lot 9.—Very desirable BROOK LAND, situate between the Cockshute and Hither Rise, in the parish of Southover, Lewes, let on a yearly tenancy to Mr. George Hylands.....	5 0 34	19 0 0
Lot 10.—Two pieces of very valuable BROOK LAND, known as Swans Brooks, situate close to the Southdown Brewery, in the parish of South Malling, Lewes, in the occupation of Mr. Richard Povey, as yearly tenant	2 1 14	12 0 0
Lot 11.—A FREEHOLD HOUSE, No. 84, Southdown-terrace, Malling-street, Lewes, let to Mr. Isaac Funnell, on a weekly tenancy		13 0 0
	376 2 36	738 0 0

Application to view the different lots may be made to the Tenants.

Particulars and conditions of sale, with plans, may be obtained of Messrs. HUNT, CURREY, NICHOLSON, and SENIOR, Solicitors, Lewes; and of the AUCTIONEERS, at Lewes and Hailsham

By Order of the Owners and their Mortgagee.

**POULTRY FARMING: MR. W. H. PINK'S
EXPERIENCES.**

Mr. W. H. Pink, of the Brook House Poultry Yards, Hellingly, read an excellent paper, describing his experiences of poultry farming, at a meeting of the Herstmonceux Farmers' Club, held on Thursday week, at the Woolpack, Gardner Street. Mr. Pink dealt with his subject under the headings of stock, housing, feeding, hatching, rearing, and mating, and in the course of his remarks observed that the first conclusion at which he was compelled to arrive was that mongrel stock was only courting financial disaster. A pure breed of birds cost merely a few more shillings initial outlay, and the result was beyond all proportion to those few extra shillings. His opinion was based on actual experience. If a first cross be kept, it should be so bred and the strain so kept up that in time it practically established itself as a distinct bird. In the genuine Sussex fowl breed was practically established, although in many instances more by accident than design, and in these birds the Sussex farmer had a breed which it would be very difficult even to equal. The bird had been taken up by fanciers and exhibitors, improved in colour, and under various names exhibited, until at the present time the Buff Orpington, which he believed to be nothing more than an improved Sussex fowl, positively led the way both as a general utility bird and an exhibition bird, so far as to completely out-distance all other classes. Any farmer, Mr. Pink continued, with ordinary Sussex birds, could establish his own strain of pure Sussex fowl, and by means of statistics as to the egg producing propensities, the speaker clearly demonstrated the superiority of the Sussex type of fowl over other good strains of breeds noted for the excellence of their laying.

**WINTER EGGS.
W. H. PINK,**

**BROOK HOUSE POULTRY YARDS,
HELLINGLY, SUSSEX.**

**BREEDER AND EXHIBITOR OF BUFF, BLACK AND
WHITE ORPINGTONS.**

**Send order at once for these astonishing winter layers,
as now is the time.**

PRICES: Buff 3s. 6d. per sitting, 13 Eggs.

**For Exhibition Buffs, Blacks, and Whites, 7s. 6d.,
10s. 6d., £1 1s. 0d., and £2 2s. 0d. per sitting. Without
exception our last year's customers have testified to the
marvellous laying qualities of these birds during the
present winter. FLINT GRIT, in two grades, 2s. 6d.
per cwt.**

APPLY, S. R. CREE, MANAGER.

Saturday, Aug. 29, 1903.

face re-
minute,
Tulley,
Short,

ing de-
, Ohio:
nsist of
ller in-
h slate
een ex-
of the
The

SUSSEX.

If you want some good

SPECKLED COCKERELS OR PULLETS

of the above variety cheap, or

BUFF, BLACK OR WHITE ORPINGTONS,

FLINT OR OYSTER SHELL CRIT,

Apply—S. R. CREE (MANAGER),

BROOK HOUSE POULTRY YARDS,

HELLINGLY.

POULTRY ADVERTISERS

MISS E. OSBORN,

BROOK HOUSE POULTRY FARM, HELLINGLY.

SITTINGS from the following varieties can now be booked :—

**BUFF, BLACK, and WHITE ORPINGTONS,
RED, LIGHT, and SPECKLED SUSSEX,
BARRED PLYMOUTH ROCKS,
WHITE WYANDOTTES,**

and

AYLESBURY DUCKS.

SITTINGS FROM 3/6.

**Infertiles exchanged. For prices of different pens—
Address MANAGER, BROOK HOUSE, HELLINGLY.**

SALE OF PURE-BRED POULTRY AT HELLINGLY.

THE BROOK HOUSE STOCK.

One of the most important sales of pure-bred poultry in Sussex was that which took place at Brook House, Hellingly, on Tuesday. The poultry farm has for some time been carried on by Miss E. Osborn, and the opportunity of securing prize birds and others of the highest utility drew together a large number of buyers. Miss Osborn, who is quitting Brook House owing to the lease having run out, had the satisfaction of welcoming Sir L. Lindsay-Hogg, Mr. R. H. Sutton, Mr. W. Bailey, Mr. Niblett, and other prominent poultry breeders in the county and district. It goes without saying that the whole of the lots were vouched as having been properly classified, thanks to the interest which Mr. S. C. Sharpe, the well-known poultry expert to the East Sussex Agricultural College, took in this phase of the work. All the birds were in the highest condition, and buyers got hold of some good things. The highest figure which Mr. G. Guy (Guy and Sons, auctioneers, of Hailsham) received was £2 12s. 6d. for a very handsome Red Sussex cockerel, which Mr. Bailey purchased for his Heathfield farm; Sir Lindsay Lindsay-Hogg, Lord de Ramsay (Norwich), Mr. R. H. Sutton, Mr. Niblett (Horeham Road) and Major Maitland (Friston Place) were among the other buyers. Appended are the principal details:—

Young hens of the Red Sussex class were purchased by Mr. Reed and Mr. Bassett, 9s. and 8s., for pens of five; Mr. Reed also paid 16s. for four pure Light Sussex, 9s. for Speckled Sussex cock; 8s. for special Speckled Sussex hen; and 12s. each for two Speckled Sussex pullets.

Mr. Niblett bought five Light Sussex hens for 15s.; and paid 17s. for five Speckled Sussex hens; 20s. for five Buff Orpingtons; 7s. for three Speckled Sussex cockerels; 13s. for four Buff Orpington cockerels; 32s. 6d. for the Red Sussex cock, winner of medals, first, specials, and other prizes at various shows; 2s. 6d. for Red Sussex cock; 5s. for White Wyandotte cock; 12s. for two Red Sussex cockerels; 19s. for one Light Sussex cockerel; and 15s. for five Silver Wyandottes.

Mr. Dumbrell bought four Light Sussex hens at 13s.

Mr. G. Funnell paid 14s. for five Light Sussex hens; 9s. for each of three lots of five Buff Orpington hens; 11s. and 12s. for five White Orpingtons respectively; 18s. for eight White Orpington cockerels; 2s. 6d. for a White Orpington cock; and 13s. for two Red Sussex cockerels.

Mr. Bracewell bought five Speckled Sussex hens for 13s.; 12s. for two special Speckled Sussex pullets; and 8s. and 9s. were paid for three White Orpingtons in two instances.

Sir Lindsay Lindsay-Hogg paid 26s. for five Speckled Sussex hens; and 30s. for similar lots in two instances; £1 for five White Wyandotte hens; 11s. for two Buff Orpingtons; 18s. for four White Wyandottes; 18s. for three ditto; 12s. for Black Orpington cock; 6s. for White Wyandotte cock; 8s. for one Plymouth Rock cockerel, and 9s. for two ditto; and 35s. for two Speckled Sussex cockerels.

There were bought for Lord de Ramsay 10 Speckled Sussex hens at 38s. and five at 17s.; two Speckled Sussex pullets at 14s. and two at 12s.; two Speckled Sussex cockerels at 10s. and two at 16s.; 18s. for special Speckled Sussex hen, winner of the first prize at Brighton, 1906; 16s. for a similar lot and 14s. for two.

Mr. Lee paid £1 for five Speckled Sussex hens; 9s. for three Red Sussex cockerels, and 11s. for Red Sussex cockerel.

Mr. Criaford paid 19s. for five Speckled Sussex hens; 11s. for four White Orpingtons; 10s. for three ditto pullets; 12s. for three White Wyandottes; 9s. for three Speckled Sussex cockerels; 2s. for a White Orpington cock; 10s. for two special bred Black Orpington hens; 12s. for two White Orpington hens, the best on the premises; and 13s. for two White Wyandotte pullets.

Mr. Thomas bid 13s. and 15s. for two lots of four

Speckled Sussex hens.

Mr. Durrant (Willingdon) paid 15s. for five Buff Orpingtons, and 9s. for a similar lot; 9s. for five White Wyandottes.

Mr. Dann secured 10 Buff Orpingtons for 22s.; 13s. for four Silver Wyandottes; 2s. 6d. for White Orpington cock.

Mr. Fleetwood Curteis (Windmill Hill Place) bought five Black Orpingtons for 11s.

There was bought for Major Maitland, Friston Place, five Black Orpingtons for 10s.; four at 8s.; and four at 11s.; Black Orpington cock, 4s.; and the same price for White Leghorn cock.

Mr. Cole paid 9s. for five Black Orpington hens and 8s. for four.

Mr. Crocker bought five Black Orpington hens at 10s. and Buff Orpington cock at 5s.

Mr. Cree secured five White Orpingtons for 11s.; four Light Sussex cockerels at 12s.; four Buff Orpington cockerels at 10s.; one ditto (special), at 8s.

Mr. Miller paid 11s. for five White Orpingtons.

Mr. R. H. Sutton (Redlands, Heathfield), paid £1 for five White Orpingtons; 11s. for Red Sussex cockerel; 14s. for three Buff Orpington hens; 8s. for two White Orpington hens; 11s. for two ditto; 6s. for special Red Sussex hens; 15s. for two Light Sussex hens; 14s. for two ditto; 5s. for one Red Sussex pullet; 9s. for two ditto; 4s. for 14.

Mr. Adams paid 15s. for five White Orpingtons; Mr. Sydenham 11s. for four ditto; Mr. Locksley 12s. for four Silver Wyandottes; Mr. Horsfield, four Black Orpington cockerels at 10s.; Mr. Goodwin, special Sussex cock, 2s. 6d.; the Rev. T. D. Lovelace, two Red Sussex cockerels, 9s.; Mr. Huggett, a White Wyandotte cock, 3s.; Mr. Barber, 2s. for Red Sussex cockerel; Mr. Meredith, Light Sussex cock, 6s.; Mr. Smith, five mixed birds, 7s.; Mr. Fowler, 3s. for Light Sussex cock; Mr. Burgess, three Red Sussex pullets at 8s.; Mr. Gott, 8s. for two Speckled Sussex cockerels; Mr. Hope, Red Sussex pullet, 4s.; Mr. Lavender, 2s. for White Orpington cock.

Mr. Innes paid 12s. for five White Wyandotte hens; 12s. for four ditto; 8s. for two Buff Orpington hens; four ditto pullets, 28s.; six White Orpington pullets, 32s.; and 18s. for three White Wyandottes.

Mr. Coleman bought five Plymouth Rocks for 11s. and Mr. Langley paid 16s. for six White Leghorn hens.

Mr. Clements paid 23s. for seven Red Sussex pullets and 25s. for five White Sussex pullets.

Mr. Wadman paid 18s. for six Red Sussex pullets.

Mr. Hodges, 11s. for three Red Sussex pullets; 63s. for 14 White Sussex pullets; two Red Sussex cockerels, 9s.; two Red Sussex cockerels, 29s.; two at 22s.; and 2s. for Red Sussex pullet.

Mr. T. Fuller paid one guinea for a special lot of three Speckled Sussex; 32s. for a similar lot of four; and 36s. for four; 9s. for four White Orpington cockerels; 15s. for Speckled Sussex cockerel.

Mr. Marshall paid 8s. for two Speckled Sussex and 16s. and 16s. for a special lot of the same kind.

Mr. Baillie paid 18s. for a special lot of three Speckled Sussex; and Mr. Thomas 12s. for a similar lot.

Mr. Ford's purchases comprised six White Orpington pullets at 19s.; 12s. for three White Wyandottes; 12s. for three Light Sussex cockerels; 8s. for two White Orpington cockerels.

Mr. Flight paid 11s. for three White Wyandotte pullets and 12s. for four Plymouth Rocks.

For the Rev. F. Clyde Harvey there were bought two Plymouth Rocks at 8s.

Mr. Haffenden bought 14 Red Sussex cockerels at 45s.

Mr. Wooler paid 16s. for three Light Sussex cockerels, and Mr. M. R. Holman bought a White Orpington cock at 5s. 6d.; 2s. 6d. for a special Red Sussex hen, and 8s. for two Red Sussex pullets.

Mr. Ticehurst (Eastbourne) paid 9s. for a Light Sussex cockerel, 9s. for two White Wyandottes; 8s. for two Light Sussex hens, and 15s. for two pullets of similar kind.

Other purchasers included Messrs. Howard Bros. (Horsebridge Roller Mills, Hellingly), who paid 12s. for a beautiful Light Sussex cockerel; Mr. Bull, Mr. Geall, Mr. Roberts, Mr. F. G. Field, and others.

The entire plant and appliances of the poultry farm were also disposed of.

FUNERAL OF MR. H. FORD.

—:O:—
SENIOR DEACON AT ZOAR CHAPEL,
DICKER.

The congregation and friends connected with Zoar Strict Baptist Chapel have lost a zealous worker in the death of Mr. Henry Ford, of Boship Farm, Hellingly. Deceased's health had been failing for a long time. He left his house to feed chicken, and Mrs. Ford, becoming alarmed at his long absence, went to look for him, and found him lying dead in the yard. Mr. Ford was 65 years of age, and was senior Deacon of Zoar Chapel, and Superintendent of the Sabbath School there. He leaves a widow, two sons, and one daughter to mourn their loss.

The funeral service took place at Zoar Chapel, being attended by a large congregation, among which were noticed some from a long distance. The deceased was well known at the market as a farmer and milk producer, having been at the above farm 25 years.

Mr. Brookes, of Croydon, conducted the service, speaking from the words: "Enoch walked with God, and he was not: for God took him."

The chief mourners were:—The widow, Mr. and Mrs. Jabez Ford (son and daughter-in-law), Mr. Ebenezer Ford (son), Mr. and Mrs. Cree (son-in-law and daughter), Mrs. Pitcher, of Ripe (sister), Mr. and Mrs. Ashdown (brother-in-law and sister), Mr. and Mrs. Cane, of Tunbridge Wells (brother and sister-in-law), Mrs. Cane, of the Dicker (sister-in-law), Mr. D. Honeysett, of Cowden Farm (brother-in-law), Messrs. John and Joseph Honeysett (nephews), Mr. and Mrs. W. White, of Chiddingly (nephew and niece), Mrs. Gutsell, of Hailsham (niece), the Misses R. and M. Pitcher (nieces), Mr. W. Pitcher (nephew), Mr. J. Cane (nephew), Miss C. Cane (niece).

The coffin, which was of polished elm, with black furniture, was borne to the grave by Messrs. W. Clark, E. Lavender, J. Gurr, and H. Wooler. The inscription was: "Henry Ford, died July 3rd, 1914; aged 65 years."

The funeral arrangements were carried out by Mr. G. Akehurst, of Horsebridge.

Mrs. Ford and family desire to thank those friends who, by letter or otherwise, have so kindly expressed their sympathy with them in their deep trial and bereavement.

Estates, Farms, etc.

**BROOK HOUSE, HORSEBRIDGE,
HELLINGLY.**

FOR SALE BY PRIVATE TREATY,
Freehold 9-Roomed RESIDENCE and
nearly 28 Acres of Rich Grass Land. Pos-
session on completion. Price £2,500.
Apply Guy and Son, Hailsham.

BOSHIP FARM, HELLINGLY.

(On the main Dicker road, Hellingly Station
1 mile, Hailsham Station $1\frac{1}{2}$ miles.)

**62 HEAD OF CATTLE, viz. :—
THE HERD OF**

**28 EXCELLENT YOUNG SHORTHORN
RECORDED DAIRY COWS AND
HEIFERS,**

including many of good type and size,
and a number of first calvers with good
records.

And

12 WELL BRED HEIFERS,

from 6 to 33 months old,

selected from the best cows in the Herd.

By order of Mr. R. M. Pratt, giving up
Dairying.

ALSO

**16 EXCELLENT YOUNG SHORTHORN
RECORDED DAIRY COWS AND
HEIFERS**

nearly all entered in Shorthorn Society's
Grading-up Register, and two in the D.S.A.
Year Book.

5 SHORTHORN BULLING HEIFERS,

and PEDIGREE SHORTHORN BULL

(removed from Park Farm, Chiddingly, for
convenience of sale).

the Property of Mr. H. S. Greenwood,

WILL BE SOLD BY AUCTION BY

MESSRS.

A. BURTENSCHAW & SON

on **SATURDAY, 3rd OCTOBER, 1925,**

at 1.30 p.m.

Catalogues may be obtained from the Auc-
tioners at Hailsham ('Phone 15).

EASTBOURNE MOTOR CYCLE CLUB.

TRIAL RUN IN BAD WEATHER.

The above club held a half-day trial last Sunday, which proved to be the hardest one up to now owing to the bad weather setting in over the week-end. The going was terrible which is shown by marks lost. Great credit is due to those riders who ploughed their way through mud, in some places nearly two feet deep. The route was 80 per cent. colonial tracks—main roads were hardly touched. Solo Sports trial would have been more appropriate than open reliability, which means that combinations are eligible.

Special mention should be made of Wyatt who tied with Polley in the previous trial, but lost on a secret check. Although comparatively new to trial work he puts up a splendid show, and this time was the only rider to accomplish a non-stop run. Another competitor who deserves praise was A. R. Baxter, who piloted a heavy combination, the only one to finish, through such rough stuff. He had to lift his outfit out of ruts on more than one occasion and then had the misfortune to run out of petrol about 2 miles from the finish, pushing his outfit home.

The best performance of the day on figures, was made by H. C. Waldron, winning the silver cup presented to the club by Mr. G. Doull, Victoria-place. This cup has to be won three times to become the

property of the winner. His machine was shod with a very interesting tyre, the Palmer Horse Shoe, modelled after a horse shoe, to get a good grip. It is surprising how a tyre of this pattern cuts its way through the mud and grass tracks taken in these trials.

THE RESULTS.

The following are full results:

350 c.c. class—1, H. C. Waldron (Velocette), the Doull Cup (marks lost, 73); 2, N. Wenham (Douglas), club cup (120); 3, C. Hemsley (New Imp), medal (135).

500 c.c. class.—1, S. Wyatt (Rudge), captain's cup (83); 2, J. Polley (New Imp), club cup (109); 3, A. R. Baxter (Matchless), medal (129).

On total losses the 500 c.c. team win on points, losing 316 against the 350 c.c.'s 328.

Only 6 completed the course.

After the trial a well-earned tea was done justice to at the Boship Farm, the competitors voting the trial the very best the club have held.

The Trials Secretary, Mr. A. Brett, is to be complimented on the organisation of these trials. The marshalling and observing was exceptional. The club was greatly assisted by a large squad from Heathfield under the captaincy of Mr. Appleby. The public took a great interest in this trial, considerable numbers being present on different sections of the course.

Next Sunday (to-morrow), the club is holding an all-day trial, starting and finishing at the Boship Farm, starting at 11 o'clock. This is for the Mark Trophy, presented by Mr. Wynn Jones, Messrs. Marks, Seaside. Next Wednesday they are holding a carnival dance at Dale & Kerleys, when trophies, etc. will be presented to the winners by the Mayor, Col. Roland Gwynne.

Sussex Agricultural Express - Friday 20 February 1931

MOTHER'S-HELP REQUIRED: must be fond of children; good references essential.—Mrs. Pratt, Boship Farm, Hellingly. m6e

YOUNG LADIES required to learn tea room work.—Mrs. Pratt, Boship Farm Tea Gardens, Hellingly. m6e

Accommodation

HOLIDAYS and Residential; lovely
Sussex. Charming Tudor farm-
house; excellent cuisine; spacious
grounds. — Boship Farm, Lower
Dicker, Hailsham, Tel., Hellingly
239. G520

APPENDIX M

History of the Orpington, extract from The Orpington Club website

The Orpington Club - History of the Orpington

- [Home](#)
- [Breed Standards](#)
- [History of the Orpington](#)
- [Roll of Honour](#)
- [Gallery](#)
- [Show Results](#)
- [Links and Downloads](#)
- [Contacts](#)

ORPINGTON HISTORY by Will Burdett MBE



Will Burdett receiving his MBE

Way back in the nineteenth century the father of William Cook was a hostler on the infamous London to Dover road, but young Bill, after serving his time, soon forsook horses and coaches to keep chickens. In due course he rose to great prominence as an enterprising poultry developer, in those days when poultry keeping was very much in its infancy. He was a prolific journalist in poultry matters - lecturer, adviser and consultant - took in pupils - sold appliances, medicines, poultry foods, fattening powders and published the "Poultry Keepers Account Book" - the most complete of its kind for one shilling (5 pence).

William Cook, though, is immortalised for his origination of the Orpington which put his Kentish town on the poultry map and gave countless pleasures to generations of devoted followers.

It was in 1880 that Cook set about blending various breeds to produce a black fowl "of handsome appearance and a good winter layer".

By 1886 these black fowl made their appearance at the three big Dairy, Crystal Palace and Birmingham shows. It was two years later that separate classification was given for the Black Orpington at the 1888 Dairy Show at Islington where there were 14 cockerels and 19 pullets in the two classes.

The Orpington Club was formed in 1887 so promotion was rapid, but it was not until 1900 that the black was anything at all approaching a distinct kind. It was Joseph Partington and friends who transformed the Black Orpington, by decidedly increasing bulk and feather to the standard and hallmarks we have long since become accustomed to.

Originally launched as a utility fowl it prospered well in that form in Australia and then returned to this country under its new briefer name, taken from the import company, Australorp Farms Ltd.

Following the single comb came the Rose Comb black variety in 1888. Its origin was similar to the one preceding it, so presumably Plymouth Rocks or Langshans threw some Rose Combed progeny.

Second on the list as a distinct variety, was the Buff Orpington produced apparently to meet the then big demand for Buff plumaged fowls. Original work first commenced in 1886 with its first public appearance at the 1894 Dairy Show. It caught the public fancy even more completely than the Black, and for many years

was both one of the most popular exhibition fowls and by far the most popular heavy breed for utility purposes. Since the winner of the class of 56 pullets took the silver medal at the 1899 Dairy Show, there has never been a time when Buff Orpingtons have not been seen at our shows and that is due in some part to the support of the Buff Orpington Club which, founded in 1898, has given continuous service ever since. The Rose Combed Buff variety appeared in 1891.

The first White Orpingtons to appear in 1892-93 had Rose Combs. So few of such birds were exhibited that it is impossible to trace them in those early days. They were revived in 1912, but the passage of time only increases the question marks on those three varieties of Rose Combed Orpingtons. What a clash there would have been with the popular Wyandotte of the same colour if they had caught on. Curiously too, none of the specialist clubs deleted them from their Standards - in fact 100 years later, the Black Standard still lists the Rose Comb variety.

The lasting White Orpington was the single comb that first appeared in 1899. Their inventor Godfrey Shaw dubbed them "Albions" but Orpington enthusiasts claimed them as their own, since it resembled in most details an ideal White Orpington. Sometime a White Orpington Club was formed, but no details are traceable.

The Diamond Jubilee Orpington owed its name to the date of its first public appearance - 1897 - the Diamond Jubilee year of Queen Victoria. It obtained a certain vogue as a farmer's fowl with its red/chocolate ground colour and its black and white markings but the rise of a similar coloured Sussex fowl sapped its popularity, the Variety Orpington Club adopted it in 1903 until the Jubilee Orpington Club was formed in 1908.

The Spangled Orpington was introduced in 1900. It was possibly 1902 before it was first shown, but until 1905 little was known of it and it was practically in the sole hands of the originators. At the variety Club first show, held in conjunction with the Grand International at Sheffield in 1904, there were 14 entries in two classes all from the same source, while at the second show at Alexandra Palace in 1905, there were 13 entries but only one other than from William Cook and sons.

Of all the "off colour" Orpingtons, the Spangled with its green sheen and pure white spangles is the most striking, and it is regrettable that it has not enjoyed the popularity it deserves.

The Cuckoo Orpington made its debut at the Dairy Show of 1908 where 17 birds were staged. The originator's was not so much an exhibition variety, but a dual purpose type meat and egg layer, very much along the lines of the present day Marans. It did not however survive the first world war.

The Blue Orpington was slow to appear as the blue colour in poultry was not popular until 1910 onwards, it was not until the fine lacing and striking ground colour of the Andalusian was adopted that the charms of this variety really took hold of the fancy. By 1912 in the show of the Cuckoo and Blue Orpington Club at Crystal Palace, for the second time in succession, a Blue lifted the trophy for Best Orpington rather than Buff, thus beating the old established Blacks and Whites, as well as the Jubilees Spangled and Reds. In the 1920's and 1930's Blues came strongly into their own. With the Blue Orpington Clubs specialist promotion Club Shows, 80 plus entries were frequently obtained.

The Red Orpington variety was claimed by W Holmes Hunt and appeared in 1910/1912. Early specimens were seen at the Crystal Palace in 1911. A specialist breed club was formed in 1912, but it had two well established rivals to contend with, in the Red Sussex and the Rhode Island Red. Red Orpingtons were first seen at the 12th German National Show held at Nuremburg in 1908.

The Cook family originated the Orpington ducks too, in Buff Blue and Chocolate varieties between 1900 and 1920, they were developed on the same sound dual purpose lines as the fowl. The Buff in particular has withstood the passage of time and is known throughout the world for its distinctive plumage colour.

Orpington bantams first appeared in 1900 with the Buff variety imported from Germany. They made little if any progress. John Burdett bantamised the Black in 1929 and they had their first appearance at the 1936 Dairy Show. Next the White appeared in 1946 and was introduced to the Dairy Show in 1950. The Blue bantam was first exhibited at Bradford in 1953.

Development of the bantam accelerated with the formation of the Orpington Bantam Club in 1950. Classes from then on were guaranteed at the big shows, and by 1952 the bantam standard was accepted by the Poultry Club. The Orpington Bantam Club also produced its first year book in 1952 as well as the first club show where all four colours were represented.

Following the decline of various Orpington Clubs , a move was made in 1975 to amalgamate the Large Fowl and Bantams under one administration called The Orpington Club After the very first club in 1897 original design by [tri-star web design](#) adapted by [Sue White @ Broken Windows](#)