

Archaeological Desk-Based Assessment
in advance of the Proposed Development at Old
Polegate Station, Station Road, Polegate, East
Sussex BN26 6EH

NGR: TQ 5865 0482



Report for Cook Associates

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**Archaeological Desk-Based Assessment in Advance of the Proposed Development
at Old Polegate Station, Station Road, Polegate, East Sussex BN26 6EH**

1 SUMMARY

Swale & Thames Survey Company (SWAT Archaeology) has been commissioned to carry out an archaeological desk-based assessment in advance of the proposed residential development at Old Polegate Station, Station Road, Polegate, East Sussex BN26 6EH as part of the planning application submitted by Cook Associates.

This Desk Based Assessment examines the wide variety of archaeological data held by East Sussex County Council and other sources.

Based on this data the potential for archaeological sites either on or in the near vicinity of the proposed development can be summarised as:

- *Prehistoric: Low*
- *Iron Age: Low*
- *Romano-British: High*
- *Anglo-Saxon: Low*
- *Medieval: Low*
- *Post-medieval: High*
- *Modern: High*

The Desk Based Assessment concludes that:

- *The site has **moderate** potential for any archaeological discoveries.*

The PDA is a former railway station located in the town and civil parish of Polegate.

The town is situated between the South Downs National Park and the Pevensey

Levels, in the Wealden district of East Sussex, five miles north of the coastal town of Eastbourne, in the south of England. The area is characterised by urban development that once formed a railway settlement. The PDA is bounded to the north by the Pevensey Road (B2247) and to the south by the railway line that once served Lewes, Hastings Eastbourne and Hailsham. To the west is a small development and to the east is The Sidings. The station is surrounded by high-density residential and commercial development, opening on to agricultural fields beyond. The railway opened for business on 3rd of October 1881 by the London Brighton & South Coast Railway and closed on the 25th May 1986. One platform has been demolished, the other has been partially demolished but the substantial station building still stands and has been converted into a pub and restaurant known as Old Polegate Station but now closed and due for demolition in the current development plans. The County Archaeologist has requested a Historic Building Recording Report prior to development.

2 INTRODUCTION

SWAT Archaeology has been commissioned by Cook Associates to carry out an Archaeological Desk-Based Assessment to supplement a planning application for the proposed residential development at Old Polegate Station, Station Road, Polegate, East Sussex BN26 6EH (Figures 1-2). The report has accessed various sources of information to identify any known heritage assets, which may be located within the vicinity of the Proposed Development Area. The PDA is centered on National Grid Reference: NGR 58650 104826.

Archaeological investigations, both recent and historic have been studied and the information from these investigations has been incorporated in to the assessment. This report is a desk-based appraisal from known cartographic, photographic and archaeological sources and is a research led statement on the archaeological potential which may be impacted on by the proposed development. It may be that intrusive investigations, such as a Geophysical Survey and/or an Archaeological

Evaluation, with machine cut trial trenching, may be requested by the Local Planning Authority (LPA) as a Planning Condition.

The site falls within an Archaeological Notification Area relating specifically to the Pevensey to Arlington Roman Road (DES9300/ANA898), a Roman settlement at Church Road (DES9250/ANA846) and the Willingdon Levels (DES10069) a prehistoric wetland that has a high potential for archaeological features and deposits.

In 2009, Archaeology South East carried out trial trenching (EES14465) at Redcroft, St John's Road, c.500m southwest of the PDA with a negative result.

2.1 Geology and Topography

The Geological Survey of Great Britain (1:50,000) shows that the PDA is set on Bedrock Geology of Wealden Group – Mudstone, siltstone and sandstone – Sedimentary bedrock formed approximately 125 to 146 million years ago in the Cretaceous period in a local environment previously dominated by swamps, estuaries and deltas. These rocks were formed in marginal coastal plains with lakes and swamps periodically inundated by the sea or in estuaries, deltas and shallow seas. No superficial deposits are recorded.

The PDA is set at an average height of 13m AOD.

2.2 Planning Background

The National Planning Policy Framework (March 2012)

Policy 12 is the relevant policy for the historic environment:

2.2.1 Conserving and Enhancing the Historic Environment

Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. In doing so, they should recognise that heritage assets are an irreplaceable resource and conserve them in a

manner appropriate to their significance. In developing this strategy, local planning authorities should take into account:

- the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- the desirability of new development making a positive contribution to local character and distinctiveness; and
- opportunities to draw on the contribution made by the historic environment to the character of a place.

2.2.2 In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation (NPPF 2012).

The Wealden Core Strategy Local Plan, adopted in 2013, focuses on Wealden's environmental heritage, protecting the South Downs National Park to the west and the Pevensey levels and Ashdown Forest to the east, both important environmental assets

Regional Policies

The South-East Research Framework (SERF) is on-going with groups of researchers producing a Resource Assessment, which will identify research questions and topics in order to form a Research Agenda for the future.

This Archaeological Desk-Based Assessment has been prepared in accordance with the guidance in the National Planning Policy Framework and the Good Practise Advice notes 1, 2 and 3, which now supersede the PPS 5 Practise Guide, which has been withdrawn by the Government. The Good Practise Advice notes emphasises the need for assessments of the significance of any heritage assets, which are likely to be changed, so the assessment can inform the decision process. Significance is defined in the NPPF Guidance in the Glossary as “the value of the heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic, or historical. Significance derives not only from a heritage asset’s physical presence, but also it’s setting”. The setting of the heritage asset is also clarified in the Glossary as “the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve”.

This Desk-Based Assessment therefore forms the initial stage of the archaeological investigation and is intended to inform and assist in decisions regarding archaeological mitigation for the proposed development and associated planning applications.

2.3 The Proposed Development

The proposed development will comprise of a planning application for a mixed use development comprising a ‘convenience store’ and residential.

2.4 Project Constraints

No project constraints were encountered during the data collection for this assessment.

3 AIMS AND OBJECTIVES

3.1 The Desk-Based Assessment was commissioned by Cook Associates in order to supplement a planning application for the proposed mixed use and convenience

store plus residential development at Old Polegate Station, Station Road, Polegate, East Sussex BN26 6EH (TQ 5865 0482), to establish the potential for archaeological features and deposits.

3.2 Desktop Study – Institute for Archaeologists (revised 2011)

This desktop study has been produced in line with archaeological standards, as defined by the Institute for Archaeologists (2014). A desktop, or desk-based assessment, is defined as being:

“a programme of study of the historic environment within a specified area or site on land, the inter-tidal zone or underwater that addresses agreed research and/or conservation objectives. It consists of an analysis of existing written, graphic, photographic and electronic information in order to identify the likely heritage assets, their interests and significance and the character of the study area, including appropriate consideration of the settings of heritage assets and, in England, the nature, extent and quality of the known or potential archaeological, historic, architectural and artistic interest. Significance is to be judged in a local, regional, national or international context as appropriate”. (CiFA 2014)

4 METHODOLOGY

4.1 Desk-Based Assessment

4.1.1 Archaeological Databases

The local Historic Environment Record (HER) held at East Sussex County Council provides an accurate insight into catalogued sites and finds within both the proposed development area (PDA) and the surrounding environs of Polegate.

The Archaeology Data Service Online Catalogue (ADS) was also used. The search was carried out within a 500m radius of the proposed development site and relevant HER data is included in the report. The Portable Antiquities Scheme Database (PAS) was also searched as an additional source as the information contained within is not always transferred to the local HER.

4.1.2 Historical Documents

Historical documents, such as charters, registers, wills and deeds etc., were considered not relevant to this specific study.

4.1.3 Cartographic and Pictorial Documents

A cartographic and pictorial document search was undertaken during this assessment. Research was carried out using resources offered by East Sussex County Council, the Internet and Ordnance Survey Historical mapping (Figs. 3-13).

Map Regression 1867 - 1994

In the A Drury, W Herbert Map of 1769 (54cm x 71cm) the PDA is located on the Pevensey Road between Polegate Green to the south and Swines Hill Gate to the north and east of the High Street.

In the OS Map of 1875 the PDA is a small enclosure (82) at the eastern corner of the 'Brick Field', bounded east by scrubland, south by the railway and north by the Pevensey Road. The surrounding area is rural, fields and ponds to the north and orchards and stream to the south. A signal box and turntable are to the west where the railway branches off to the north. A few small, scattered buildings to the northwest are probably connected with the railway or brickworks. The Liberty Boundary is a 3ft root hedge to the east. (Fig.2).

In the OS Map of 1899 the PDA has been developed into the new station. To the north is a new development of semi-detached houses set around Junction Road and the Junction Hotel and to the northwest the brick works is established with a chimney, clay pit and four semi-detached dwellings. The northern railway track is a goods yard and the railway has been developed three tracks at Polegate Junction; the branch from the east is disused. The southern orchards have been developed into glasshouses and the Liberty boundary is now the Union Boundary Fig.3).

In the OS Map of 1909-1910 the station has the addition of a small entrance to the north. There has been further residential development to the north and to the west with the addition of allotment gardens (Fig.4).

In the OS Map of 1928 a letterbox has been added to the front of the station and the southern glasshouse are marked as Nurseries (Fig.5)

In the OS Map of 1937 the area to the south has been developed into a medium density housing estate and long oval traffic island has been installed outside the station (Fig. 6)

In the OS Map of 1960 -61 the housing estate to the south has been further expanded and the stream is named Wannock Mill Stream. A new residential area has been developed to the north. The railway has had further development with the addition of water points, a loading gauge, a weighbridge and a sand drag (Fig.7-8)

In the OS Map of 1971-73 a shelter has been installed to the traffic island outside the station (Fig.9)

In the OS Map of 1983-85 the area immediately to the west that was once scrubland has been developed into residential dwellings (Fig.10)

In the OS Map of 1989-94 there has been further residential development to the south and the former station has been redeveloped into a much larger building and is now a public house and restaurant known as the Old Polegate Station (Fig.11-14)

4.1.4 Aerial Photographs

The study of the collection of aerial photographs held by Google Earth was undertaken. In 2004 the PDA is the site of Polegate Station (MES4751), built in 1881. The railway line (MES26458) is immediately south and the Pevensey Road is

immediately north. The area to the west has been developed and to the east is a small copse of trees. By 2014 the site remains unchanged (Plates 1-6).

4.1.5 Geotechnical Information

To date, no known geotechnical investigations have been carried out at the site.

4.1.6 Secondary and statutory resources

Secondary and statutory sources, such as regional and periodic archaeological studies, landscape studies; dissertations, research frameworks and websites are considered appropriate to this type of study and have been included within this assessment where necessary.

5 ARCHAEOLOGICAL AND HISTORICAL DEVELOPMENT

5.1 Introduction

Prehistoric	Palaeolithic	c. 500,000 BC – c.10,000 BC
	Mesolithic	c.10,000 BC – c. 4,300 BC
	Neolithic	c. 4,300 BC – c. 2,300 BC
	Bronze Age	c. 2,300 BC – c. 600 BC
	Iron Age	c. 600 BC – c. AD 43
Romano-British		AD 43 – c. AD 410
Anglo-Saxon		AD 410 – AD 1066
Medieval		AD 1066 – AD 1485
Post-medieval		AD 1485 – AD 1900
Modern		AD 1901 – present day

Table 1 Classification of Archaeological Periods

The Archaeological record within the assessment area is diverse and should comprise possible activity dating from one of the earliest human period in Britain through to the post-medieval period. The geographic and topographic location of Polegate is within a landscape that has been the focus of trade, travel and communication since the Neolithic.

This section of the assessment will focus on the archaeological and historical development of this area, placing it within a local context. Each period classification will provide a brief introduction to the wider landscape, followed by a full record of archaeological sites, monuments and records within the site's immediate vicinity. Time scales for archaeological periods represented in the report are listed on the previous page in **Table 1**.

5.2 History of the site

The name Polegate is derived from the ancient word '*pol*' meaning '*pool*' and '*gat*' meaning an entrance, usually related to roman roads. It may also come from the word 'Polder' used to describe land reclaimed by the sea and translating to gate to the pool or polder.

Polegate is located on a ridge, between the Weald and the South Downs. Some 10,000 years ago, rising sea levels flooded the lower coastal river valleys in the Pevensey area, to the east of Polegate, creating an estuary and a wide bay. Gradually, the Levels changed from saltmarsh to reedy meadows although much of the area was still under water as recently as 700 to 800 years ago. The Pevensey levels are now an area of marshland and a site of specific scientific interest (SSSI) and are home to many nationally rare plants and invertebrates including the fen raft spider.

Neolithic settlement seems to have been focused around the Cuckmere valley and the Bronze Age barrows along the scarp are part of a vast sacred landscape rather than a local phenomenon. The prehistoric landscape survives in the form of earthworks, although excavations for the A27 produced only a scatter of Bronze Age flints and no remains prior to the 12th century.

The town of Polegate lies only a few miles east of Pevensey Bay where Julius Caesar landed in 55BC and began the Roman invasion of Britain. The Roman road, constructed in the 1st century AD ran from Pevensey to Lewes and passed through the small settlement of Polegate where excavations have uncovered a roadside settlement and cemetery adjacent to the river Cuckmere crossing. The Saxon shore fort at Pevensey was established in c.290AD and lasted until the end of the Roman occupation of Britain at the beginning of the 5th century. The road remained in use until it was replaced with a turnpike (now the A27) from London to Eastbourne in 1828.

Pevensey bay was also the landing point of William Duke of Normandy who defeated King Harold on 14th October 1066 on Senlac Hill at Battle to the northeast. In 1180 Ralph de Dene established an order of premonstratensian monks, however, because of its position in the Pevensey marshes, Otham Abbey proved to be 'impossibly damp and inhospitable' and by 1208 they had moved to a new monastery at Bayham. The abbey remained as a grange and a chapel but by the 16th century they were developed into two private houses, Sayerlands House and Otteham Court. The chapel at Otteham court is 14th century and still retains the sedilia, piscina and gothic windows.

Ovenden's Mill or Mockett's Mill is a Grade II Listed Tower Mill built in 1817 for Joseph Seymour from Pounsley near Blackboys and continued to work by wind until 1943. It is a 45 ft. high, four storey, brick tower mill with domed cap, winded by a fantail that drove two pairs of over drift millstones.

The railway, built by the London Brighton and South Coast Railway, arrived in 1846; the first station sited on the High Street. The line was extended in 1849 with branches to Eastbourne and Hailsham (Cuckoo Line) and later to Eridge and the town became an important junction between the market town of Hailsham and the local brick making industry. The route from Eastbourne to Hailsham required a reversal at Polegate and in 1881 a new station (PDA) was built 300yds east of the original station with four platforms and three signal boxes. Two of the signal boxes were demolished in 1969 but one remains. It is an example of a Saxby and Farmer Type 5 design introduced in 1876. It was one of the most common Victorian signal boxes and there are 21 examples nationally with eleven currently in use. Polegate

station closed on 25th May 1986 due to lack of use and the Beeching's cuts and the turnpike is now the A22 road. The disused railway line is now the Cuckoo Trail, a 14-mile footpath and cycleway. The railway line was so named by the railway workers after the tradition that the first cuckoo in spring was heard at the fair at Heathfield, a station on the route.

The town had grown from the influx of railway employees and their families and from the travel prospects that the railway provided. In 1851 a church school was established and in 1876 St John's church opened. Mr. Fuller-Meyrick owner of the Brightling Park Estate donated the church and the parsonage. Polegate was originally in the parish of Hailsham until the civil parish of Polegate was created on the 1st April 1939.

5.3 This section of the assessment will focus on the archaeological and historical development of this area, placing it within a local context. Each period classification will provide a brief introduction to the wider landscape (500m radius centered on each site of the PDA), followed by a full record of archaeological sites, monuments and records within the site's immediate vicinity. Time scales for archaeological periods represented in the report are listed on page 25 in **Table 1**.

A preliminary review of the cultural heritage data shows that the site has **medium** archaeological potential.

5.4 Scheduled Monuments; Listed Buildings; Historic Parks & Gardens and Conservation Areas

The PDA is located within an Archaeological Notification Area. No Listed Building are recorded within the confines of the proposed development area (PDA). One event, one building, one find spot, one place name, one communication, four woodlands, five fieldscapes, five monuments and twenty-nine houses are recorded within a c.500m vicinity of the PDA; No listed buildings share intervisibility with the PDA. (Plates 11-17).

The report has accessed various sources of information to identify any known heritage assets, which may be located within the vicinity of the Proposed Development Area. Archaeological investigations, both recent and historic have been studied and the information from these investigations has been incorporated in this assessment.

5.5 Walkover Survey

A walkover survey by the writer of this report was accomplished on Thursday 29th September 2016. Weather conditions were dry and overcast. The reason for the survey was to:

1. Identify any historic landscape features not shown on maps
2. Conduct a rapid survey for archaeological features
3. Make a note of any surface scatters of archaeological material
4. Constraints or areas of disturbance that may affect archaeological investigation

The walkover survey was not intended as a detailed survey but the rapid identification of archaeological features and any evidence for buried archaeology in the form of surface scatters of lithic or pottery artifacts.

The PDA is the site of the former Polegate railway station. The Pevensey Road is immediately north, the disused railway track to the south, the sidings to the east and commercial and residential development to the west (Plates 3-12). The site is at an average level of 13m OD. The plot was developed into a railway site in 1881 and therefore it is unlikely that below ground archaeological features or deposits would be present.

6. ARCHAEOLOGICAL POTENTIAL

6.1 Palaeolithic, Mesolithic, Neolithic and Bronze Age

The Palaeolithic represents the earliest phases of human activity in the British Isles, up to the end of the last Ice Age. Sussex was on the edge of an ice sheet and though the land was inhospitable for permanent settlement it is possible that hunters crossed the landmass from Europe in the short summers. The East Sussex HER has no record of archaeological evidence relating to this period within the assessment area.

The Mesolithic period reflects a society of hunter-gatherers active after the last Ice Age. The East Sussex HER has no record of archaeological evidence from this period within the assessment area.

The Neolithic period, the beginning of a sedentary lifestyle based on agriculture and animal husbandry, is not represented within the assessment area.

The Bronze Age was a period of large migrations from the continent and more complex social developments on a domestic, industrial and ceremonial level. There is one record in the East Sussex HER within the assessment area for this period. A Bronze Age arrowhead (MES26460) was found at Ottenham Close c.150m south east of the PDA. There is a high potential for the recovery of archaeological deposits and features from prehistoric wetlands within the Archaeological Notification Area (DES10069).

The potential for finding remains that date prior to the Iron Age within the confines of the proposed development is therefore considered **low**.

6.2 Iron Age

The Iron Age is, by definition a period of established rural farming communities with extensive field systems and large 'urban' centres (the Iron Age 'Tribal capital' or

civitas of the *Regni*, the tribe occupying the area that is now Sussex, was Chichester). The East Sussex HER has no record of archaeological evidence within the assessment area, therefore the potential for finding remains that date to this period within the confines of the development site is considered **low**.

6.3 Romano-British

The Romano-British period is the term given to the Romanised culture of Britain under the rule of the Roman Empire, following the Claudian invasion in AD 43, Britain then formed part of the Roman Empire for nearly 400 years.

The predominant feature of the Roman infrastructure within Sussex is arguably the extensive network of Roman roads connecting administrative centres: the towns to military posts and rural settlements (villas, farmsteads and temples) increasing the flow of trade, goods, communications and troops. Chichester or *Noviomagus Reginorum* was a major town of the Roman province of Britannia and the regional capital.

There are three records relating to this period within the assessment area. The Roman Road (MES4753/DES9300), now the Pevensey Road ran from Pevensey to Arlington passing through Polegate and is sited within c.50m south of the PDA. A Roman roadside settlement is also recorded (DES9250). Therefore, the potential for finding archaeological features or deposits from this period is considered **high**.

6.4 Anglo-Saxon

There are no records dating to the Anglo-Saxon period within the assessment area. Therefore, it is reasonable to conclude that the potential for finding remains dating to the Anglo-Saxon period in the PDA is considered as **low**.

6.5 Medieval

There are no records dating to the medieval period within the assessment area. Therefore the potential for finding remains dating to the medieval period is considered as **low**.

6.6 Post Medieval to Modern

The post-medieval to modern period is well represented within the assessment area.

There are five fieldscape records; 1500AD to 1599AD (HES26632/26731); 1600AD to 1799AD (HES26617/26626); 1845 to 2010 (HES26757). Four Woodland records from 1845AD to 2010AD (HES26738/26753/26767/26807). Twenty-nine Settlement records; 1845AD to 2010AD (HES26754/26755/26756/26758/26759/26763/26764/26766/26768/26771/26791/26792/26793/26794/26798/26808/26809/26810/26811/26813/26817/26818/26819/26822); 1869 to 1875 (HES26797); 1891 to 1896 (HES26769/26816); 1909 to 1912 (HES26770); 1914 to 1945 (HES26812) and a communications record from 1869 to 1875 (HES26765).

The PDA is Polegate Station (MES4751), is a building dating to the 19th century. The original Polegate station (MES33523) on the High street is c.150m west, the signal box (MES22445) is c.500m west and the Polegate to Eridge railway line (MES26458) immediately to the south of the PDA.

'Kiln Field' (MES19035) is a recorded place name from the Ordnance Survey map and is connected with the c.20th brickworks at Willingdon Drove (MES29591) c.400m east.

The potential for finding remains dating to the post-medieval to modern period is therefore considered as **high**.

There are no undated records.

6.7 Summary of Potential

The desk-based assessment has considered the archaeological potential of the site but this potential can only be tested by fieldwork. Research has shown that the PDA may contain archaeological sites and these can be summarised as:

- Prehistoric: **low**
- Iron Age: **low**
- Roman: **High**
- Anglo-Saxon: **Low**
- Medieval: **Low**
- Post-Medieval and Modern: **High**

7. IMPACT ASSESSMENT

7.1 Introduction

Cartographic Regression, Topographical Analysis, and Historic Research have provided evidence for the historic use of the site. By collating this information we have assessed the impact on previous archaeological remains through the following method of categorisation:

- **Total Impact** - Where the area has undergone a destructive process to a depth that would in all probability have destroyed any archaeological remains e.g. construction, mining, quarrying, archaeological evaluations etc.
- **High Impact** – Where the ground level has been reduced to below natural geographical levels that would leave archaeological remains partly in situ either in plan or section e.g. the construction of roads, railways, buildings, strip foundations etc.
- **Medium Impact** – Where there has been low level or random disturbance of the ground that would result in the survival of archaeological remains in areas undisturbed e.g. the installation of services, pad-stone or piled foundations, temporary structures etc.

- **Low Impact** – Where the ground has been penetrated to a very low level e.g. farming, landscaping, slab foundation etc.

7.2 Existing Impacts

7.2.1 Cartographic regression (4.1.3), Topographic analysis (4.1.4) and Historical research (5.2) indicate that the site was developed by the railway in the C19th, therefore, previous impacts to archaeological remains from construction are considered to be **high**.

7.2.2 Agriculture became gradually more intense over time and by the modern era it was mechanised. Although the farming process rarely penetrates below the upper layers of the ground, plough truncation can have a significant impact on preserved shallow deposits. The site has been heavily developed over the past two centuries, therefore the residual impact of the agricultural process is considered to be **low**.

7.3 Proposed Impacts

7.3.1 The general development of the site

At the time of preparing this archaeological assessment, the extent of the proposed development was for the construction of residential housing, associated access roads and landscaping.

7.3.2 The very nature of construction can have a negative impact on below ground deposits through the movement of plant, general ground disturbance and contamination and excavation. Therefore, extensive impact can be expected within the development area once construction begins.

7.3.3 With due consideration to the impacts sited above the following is an assessment of the specific impacts and their relation to this development:

- Ground contamination from the storage and use of materials may have an adverse effect on soil sampling and recording of shallow deposits – **Medium impact**
- Ground vibration, weight displacement and surface disturbance from the movement and use of plant and machinery may cause disruption of shallow features and deposits – **Medium impact**
- Ground penetration from the erection of access equipment, barriers etc. could result in isolated damage to shallow features and deposits – **Medium impact**
- Landscaping may result in the displacement of shallow features and deposits – **Medium impact**
- Ground stripping and levelling could remove shallow deposits and features and leave the archaeological horizon open to damage or destruction from the foot, plant or vehicle traffic – **High impact**
- Trenching for the installation of services may involve the removal of shallow deposits or features and further damage the archaeological horizon sited immediately below or neighbouring archaeology – **High impact**
- The excavation of the foundations may result in the entire removal of the archaeological feature or deposit from a localised area, subsequently intruding on related neighbouring archaeology – **High impact**
- The long-term effect of the development will be in the new use of the site and changes resulting therein. In this case the possibility of higher foot and vehicular traffic to the site – **Low impact**

7.4 Proposed mitigation for the impact of the construction process

The adherence to the general requirements required by HSE to increase safety, reduces risk and lessens the impact of the construction process.

8. MITIGATION

The purpose of this archaeological desk-based assessment was to provide an assessment of the contextual archaeological record, in order to determine the potential survival of archaeological deposits that may be impacted upon during any proposed construction works.

The assessment has generally shown that the area to be developed is within an area of **moderate** archaeological potential.

9. OTHER CONSIDERATIONS

Setting of Listed Buildings

One of the tasks of the site visit was aimed to identify any designated heritage assets within the wider context of the PDA in accordance with *The Setting of Heritage Assets – English Heritage Guidance* (English Heritage 2011). This guidance states that “*setting embraces all of the surroundings (land, sea, structures, features and skyline) from which the heritage asset can be experienced or that can be experienced from or with the asset*” (The Setting of Heritage Assets, English Heritage 2011).

There are no listed buildings within the PDA (Plates 7-10).

9.1 Archive

Subject to any contractual requirements on confidentiality, two copies of this desk-based assessment will be submitted to East Sussex County Council (Heritage) within 6 months of completion.

9.2 Reliability/Limitations of Sources

The sources that were used in this assessment were, in general, of high quality. The majority of the information provided herewith has been gained from either published texts or archaeological ‘grey’ literature held at East Sussex County Council, and therefore considered as being reliable.

9.3 Copyright

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Paul Wilkinson PhD., MCifA., FRSA.

27th October 2016

10 REFERENCES & BIBLIOGRAPHY

Wealden District Core Strategy Plan (2013)

IFA (2014) STANDARD AND GUIDANCE for historic environment desk-based assessment.

National Planning Policy Framework 2012.

Data provided by East Sussex HER

APPENDIX 1 ARCHAEOLOGICAL SITES

KHER Ref	Type	Location	Period	Description
DES9250	ANA	N/a	Roman	Archaeological Notification Area 846, Roman settlement at Church Road, Wealden, East Sussex
DES9300	ANA	N/a	Roman	Archaeological Notification Area 896, Pevensey to Arlington Roman road, Wealden, East Sussex
DES10069	ANA	N/a	Roman	Archaeological Notification Area 731, Willingdon Levels, high potential prehistoric wetlands, Wealden, East Sussex
EES14465	Event	c.500m SW	Negative	2009, Trial Trenching, Archaeology South East Redcroft, St Johns Road, Polegate – Negative result
HES26617	Fieldsapes		1600AD-1799AD	FLD-Fenc, Consolidated strip fields, formal enclosure (planned/private), by Polegate, external boundary character. Dogleg, 23.5 Acres, pattern regular, parcel medium, boundary hedge, dominants straight, 0% loss .
HES26626	Fieldsapes		1600AD-1799AD	FLD-lfld, Brooks innings, informal fieldsapes, along mill ditch, 59.14 acres, regular pattern, medium parcel, boundary ditch, dominants straight, secondary sinuous
HES26632	Fieldsapes		1500AD-1599AD	FLD-Fenc, planned private enclosure, formal enclosure (planned/private), Willingdon, external boundary character. Railway, road, 54.99 Acres, pattern regular, parcel medium, boundary hedge, dominants straight, 1%-25% loss.
HES26731	Fieldsapes		1500AD-1599AD	FLD-lfld, regular piece meal enclosure, ponds, informal fieldsapes, some subdivision into paddocks external boundary character: other fields/hedges, railway, 61.82 acres, regular pattern, mixed

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				parcel, boundary hedge, dominants straight, 1%-25% gain.
HES26738	Woodland		1845AD-2010AD	WL-Wrgn, regenerated scrub, regenerated type, by Ottenham Court, external boundary character: railway, settlement edge, other fields/hedges, 1.99 acres, irregular pattern, medium parcel, straight dominants, 1%-25% loss.
HES26753	Woodland		1845AD-2010AD	WL-Wrgn, plantation mixed, regenerated type, by Mill Ditch, external boundary character: railway, settlement edge, 0.91 acres, irregular pattern, small parcel, straight dominant.
HES26754	Settlement		1845AD-2010AD	SET-Sexsb, planned estate, expansion suburbs, edge of Polegate 2.14 acres, semi-regular pattern, medium parcel.
HES26755	Settlement		1845AD-2010AD	SET-Sexsb, planned estate, expansion suburbs, edge of Polegate 9.53 acres, regular pattern, small parcel.
HES26756	Settlement		1845AD-2010AD	SET-Sexsb, planned estate, expansion suburbs, by Ditton, 2.43 acres, regular pattern, small parcel.
HES26757	Fieldsapes		1845AD-2010AD	FLD-lfld, wastes/commons/greens, informal fieldsapes, by Ditton, external boundary character: railway, water course, 0.75 acres, irregular pattern, medium parcel, boundary wooded hedge, dominant sinuous, 0% loss.
HES26758	Settlement		1845AD-2010AD	SET-Sexsb, schools, expansion suburbs, Polegate, 1.87 acres, medium parcel.
HES26759	Settlement		1845AD-2010AD	SET-Sexsb, planned estate, expansion suburbs, Polegate, 9.39 acres, regular pattern, medium parcel.
HES26763	Settlement		1845AD-2010AD	SET-Sexsb, planned estate, expansion suburbs, Polegate, 15.48 acres, regular pattern, medium parcel.
HES26764	Settlement		1845AD-2010AD	SET-Sexsb, planned estate, expansion suburbs, Polegate, 11.45 acres, regular

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				pattern, small parcel.
HES26765	Communications		1869AD- 1875AD	COM-Statn, Stations & Sidings, Polegate Station, external boundary character: settlement edge, 5.26 acres.
HES26766	Settlement		1845AD- 2010AD	SET-Sexsb, planned estate, expansion suburbs, edge of former railway, 6.54 acres, semi-regular (mixed) pattern, small parcel.
HES26767	Woodland		1845AD- 2010AD	WL-Wrgn, regenerated scrub, regenerated type, Ditton, external boundary character: settlement edge, other fields/hedges, 2.56 acres, irregular pattern, medium parcel, erratic dominant, 0% loss.
HES26768	Settlement		1845AD- 2010AD	SET-Sexsb, planned estate, expansion suburbs, Polegate, 1.47 acres, regular pattern, large parcel.
HES26769	Settlement		1891AD- 1896AD	SET-Sexot, planned estate, expansion other, Polegate, 0.56 acres, regular pattern, small parcel.
HES26770	Settlement		1909AD- 1912AD	SET-Sexot, planned estate, expansion other, Polegate, 0.91 acres, regular pattern, small parcel.
HES26771	Settlement		1845AD- 2010AD	SET-Sexsb, infill, expansion suburbs, Polegate junction, 1.24 acres, semi-regular (mixed) pattern, medium parcel.
HES26791	Settlement		1845AD- 2010AD	SET-Sexot, infill, expansion other, centre of Polegate, 4.65 acres, irregular pattern, mixed parcel.
HES26792	Settlement		1845AD- 2010AD	SET-Sexsb, planned estate, expansion suburbs, Polegate, 3.61 acres, regular pattern, medium parcel.
HES26793	Settlement		1845AD- 2010AD	SET-Sexsb, planned estate, expansion suburbs, Polegate, 3.97 acres, regular pattern, small parcel.
HES26794	Settlement		1845AD- 2010AD	SET-Sexsb, planned estate, expansion suburbs, Polegate, 2.08 acres, regular pattern, medium parcel.
HES26797	Settlement		1869AD-	SET-Sexot, hamlet, expansion other,

Old Polegate Station, Station Road, Polegate, East Sussex BN26 6EH

			1875AD	Polegate, 0.35 acres, regular pattern, small parcel.
HES26798	Settlement		1845AD-2010AD	SET-Sexot, ribbon development, expansion other, Polegate, 0.70 acres, regular pattern, medium parcel.
HES26807	Woodland		1845AD-2010AD	WL-Wrgn, regenerated scrub, regenerated type, Polegate, external boundary character: settlement edge, 1.40 acres, irregular pattern, medium parcel, straight dominant, erratic secondary, 0% loss.
HES26808	Settlement		1845AD-2010AD	SET-Sexot, infill, expansion other, Swines Hill, 0.48 acres, irregular pattern, mixed parcel.
HES26809	Settlement		1845AD-2010AD	SET-Sexot, infill, expansion other, Swine's Hill, 0.80 acres, regular pattern, medium parcel.
HES26810	Settlement		1845AD-2010AD	SET-Sexot, infill, expansion other, Polegate, 0.82 acres, regular pattern, large parcel.
HES26811	Settlement		1845AD-2010AD	SET-Sexsb, planned estate, expansion suburbs, Polegate, 4.93 acres, semi-regular (mixed) pattern, mixed parcel.
HES26812	Settlement		1914AD-1945AD	SET-Sexot, ribbon development, expansion other, Polegate, 0.24 acres, regular pattern, large parcel.
HES26813	Settlement		1845AD-2010AD	SET-Sexsb, infill, expansion suburbs, Polegate, 0.65 acres, semi-regular (mixed) pattern, mixed parcel.
HES26816	Settlement		1891AD-1896AD	SET-Sexot, planned estate, expansion other, Polegate, 0.97 acres, regular pattern, small parcel.
HES26817	Settlement		1845AD-2010AD	SET-Sexsb, planned estate, expansion suburbs, Polegate, 3.69 acres, regular pattern, medium parcel.
HES26818	Settlement		1845AD-2010AD	SET-Sexot, infill, expansion other, Southdown Hall, 1.55 acres, regular pattern, medium parcel.
HES26819	Settlement		1845AD-	SET-Sexot, infill, expansion other, Polegate,

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			2010AD	1.09 acres, semi-regular (mixed) pattern, mixed parcel.
HES26822	Settlement		1845AD-2010AD	SET-Sexot, infill, expansion other, Polegate, 3.26 acres, semi-regular (mixed) pattern, mixed parcel.
MES4753	Monument	c.350m NW	Roman	Arlington to Ouse Valley: Roman Road
MES25640	Monument	c.100m W	Post-Medieval	Brickfield Hailsham 19 th Century
MES22445	Building	c.500m W	1800AD-2050AD	A C19 Signal Box on High Street, Polegate
MES33523	Monument	c.150m W	Post Medieval	Polegate- Eridge Railway: C19 Railway (site of)
MES4751	Listed Building	c.50m E	1800AD-1999AD	Pevensey Road, Polegate: C19 Station
MES29591	Monument	c.400m E	Post Medieval	Willingdon Drove, Westham: C20 Brickworks
MES26460	Find Spot	c.150m SE	Bronze Age	3 Ottenham Close, Polegate, Bronze Age arrowhead
MES26458	Monument	c.150m SE	Post Medieval	Heron Ridge, Polegate: C19 Railway (site of)
MES19035	Place	c.400m SE	1540AD-1900AD	Place 'Kiln Field' recorded on Tithe award, small pond also recorded in NW corner. No structure recorded on later maps (ANA731).

Plates



Plate 3. Historic view of Site (looking East)



Plate 4. View of Station (looking SW)



Plate 5. View of Station (looking SE)



Plate 6. View of Site (looking East)



Plate 7. Detail of Old Polegate Station (looking South)



Plate 8. Rear view of Site (looking West)



Plate 9. Rear view of Site (looking East)



Plate 10. View of Station (looking East)



Plate 11. Historic view of station (looking West)

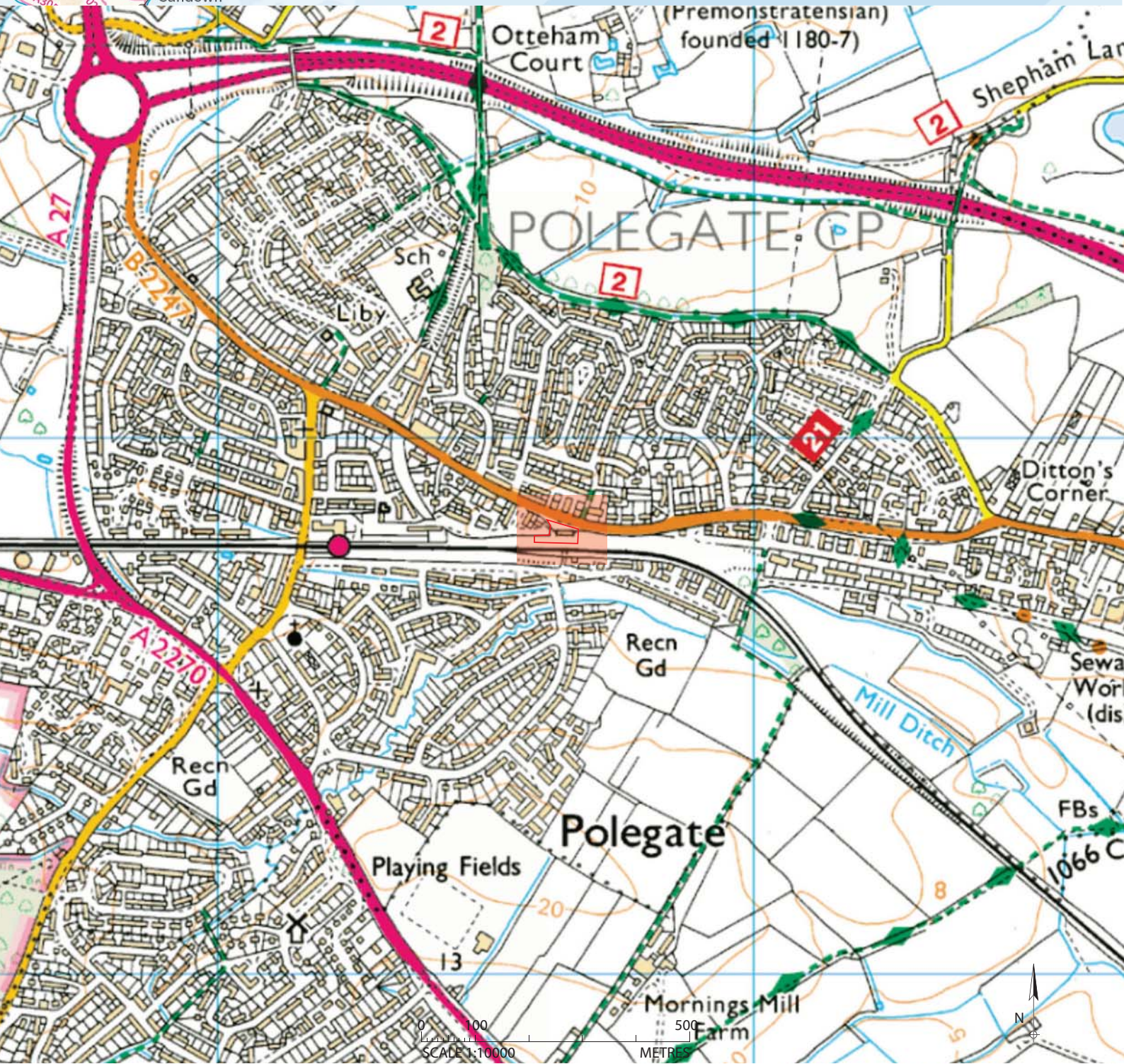


Figure 1: Site location map, scale 1:10000.

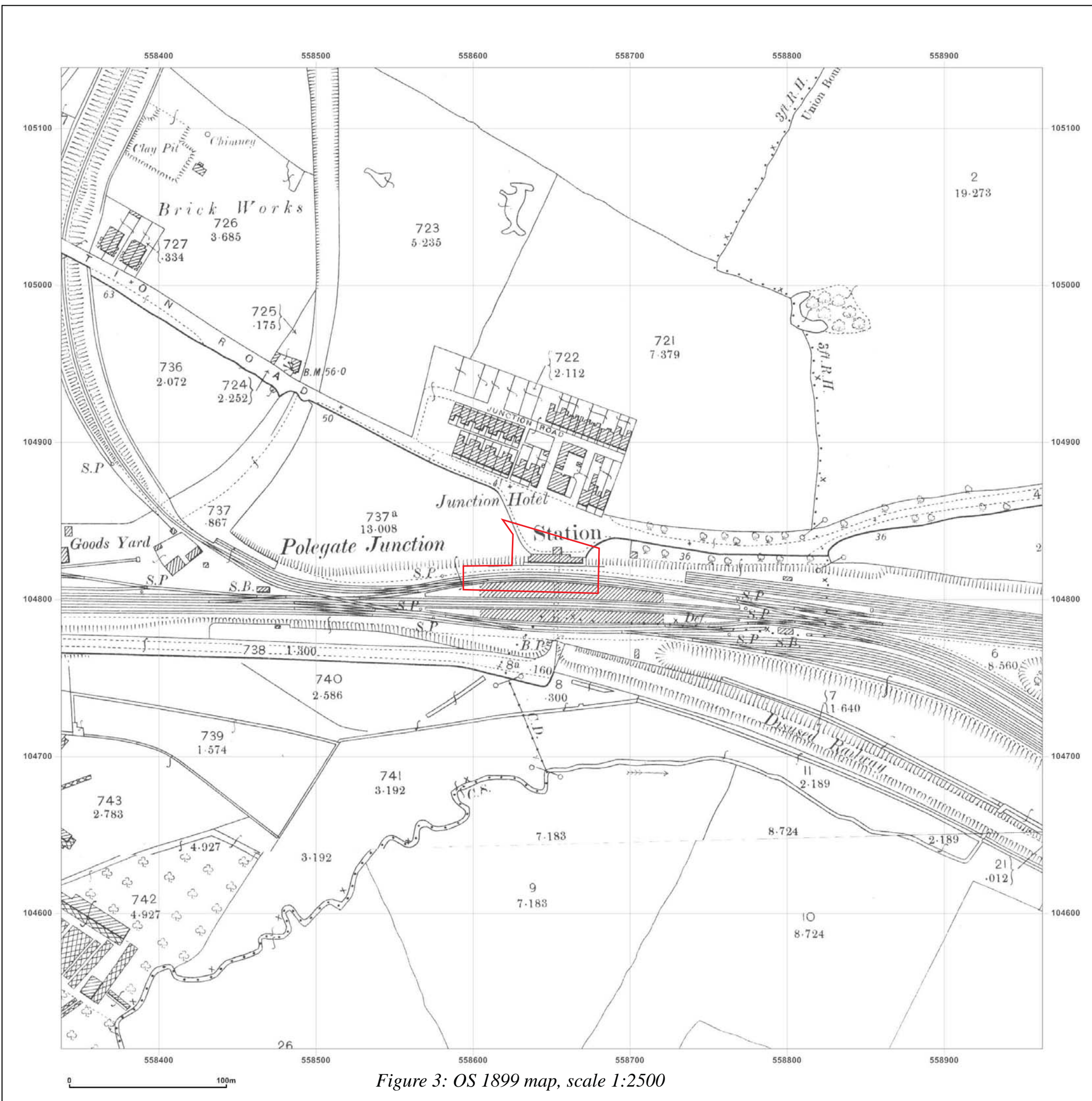


Figure 3: OS 1899 map, scale 1:2500

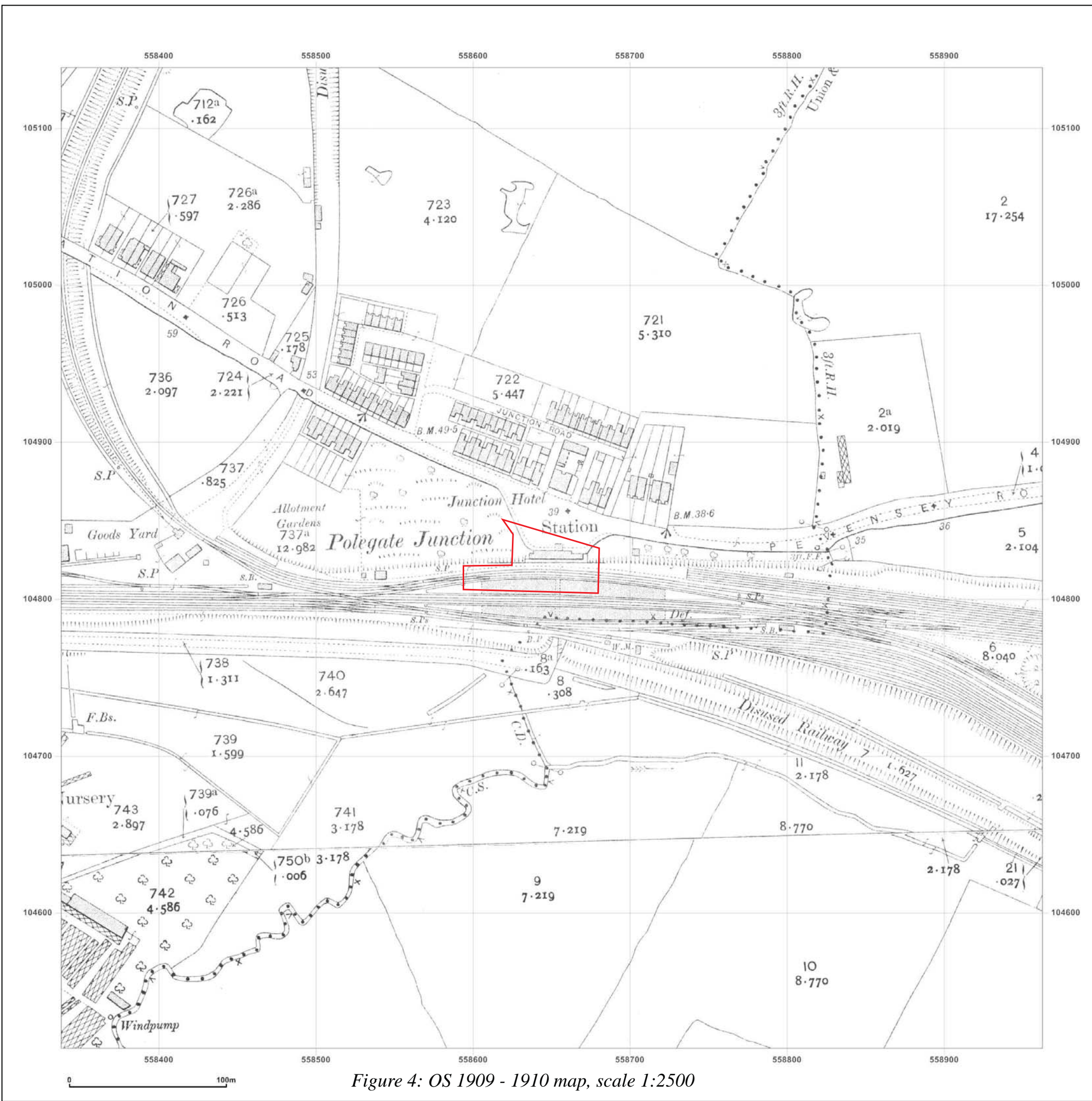


Figure 4: OS 1909 - 1910 map, scale 1:2500

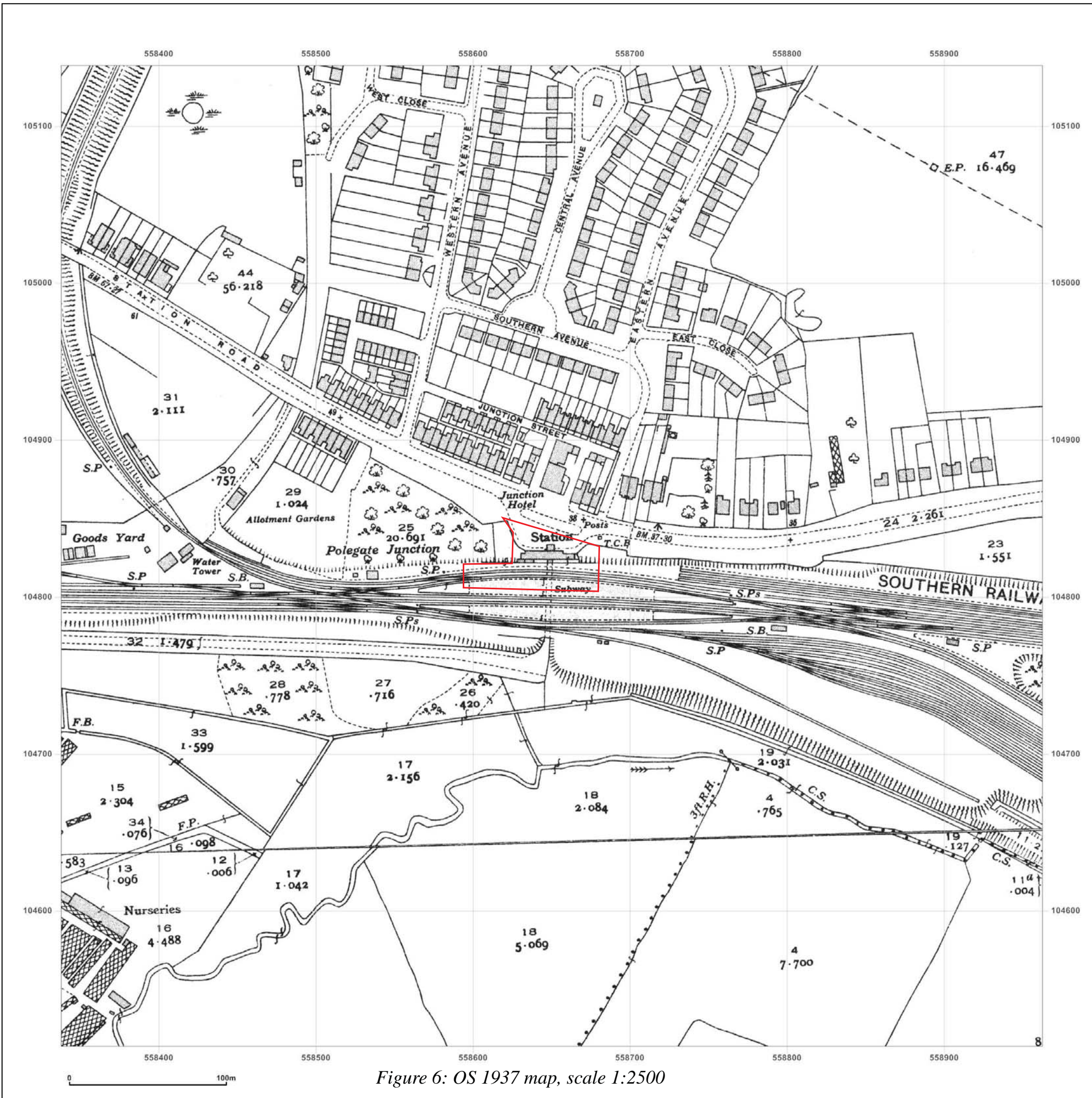


Figure 6: OS 1937 map, scale 1:2500

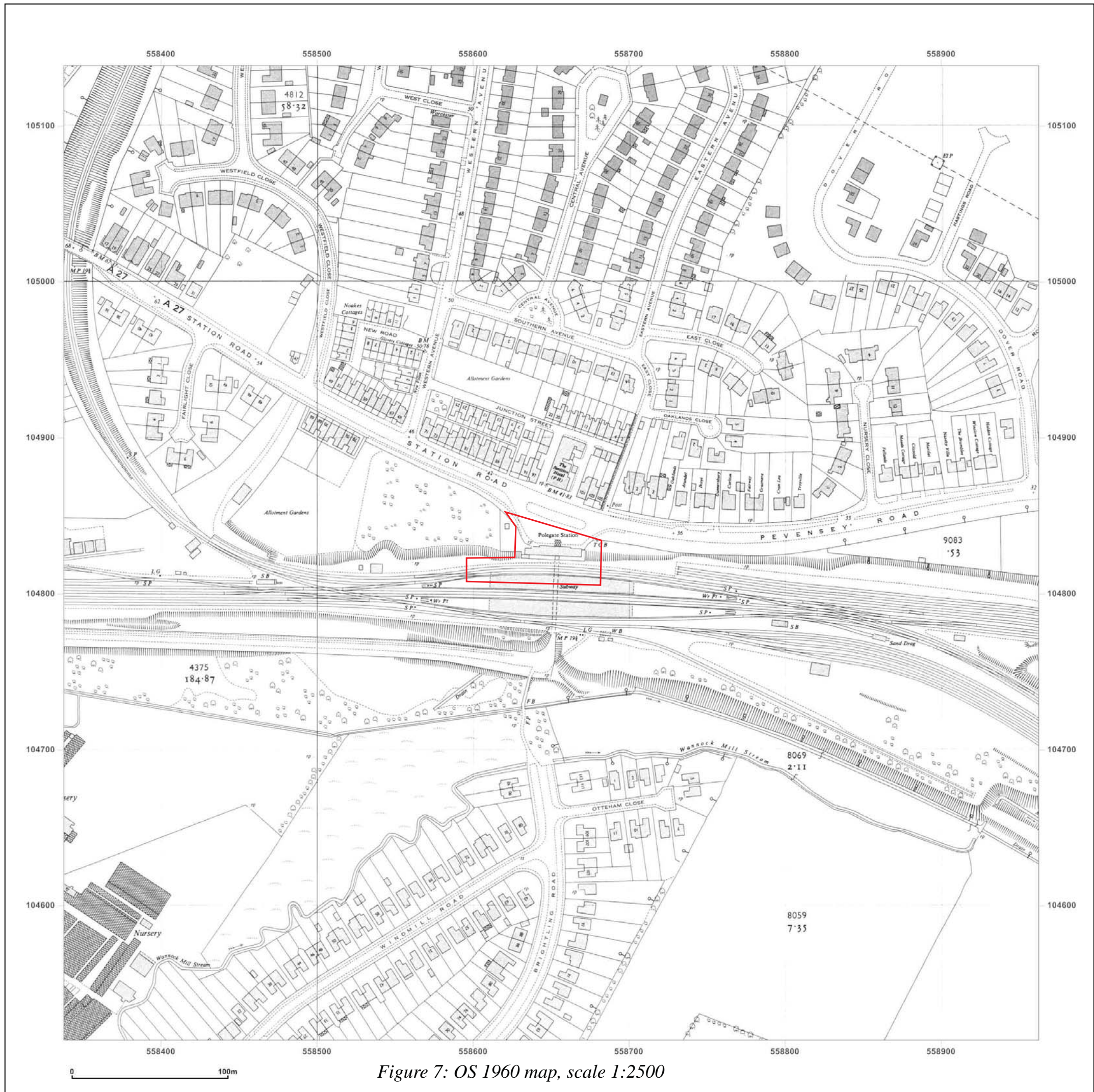


Figure 7: OS 1960 map, scale 1:2500



Figure 8: OS 1961 map, scale 1:2500

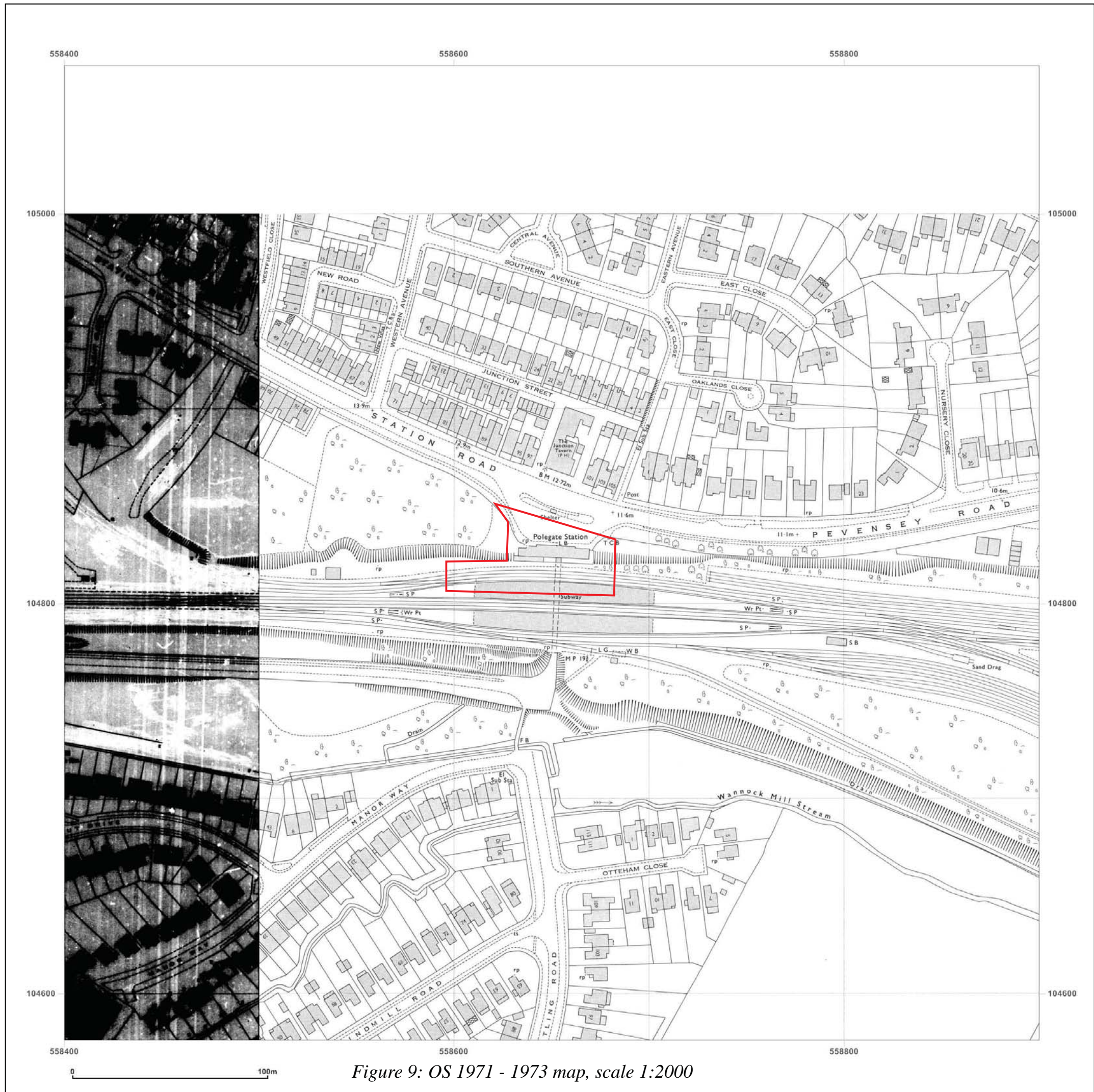


Figure 9: OS 1971 - 1973 map, scale 1:2000

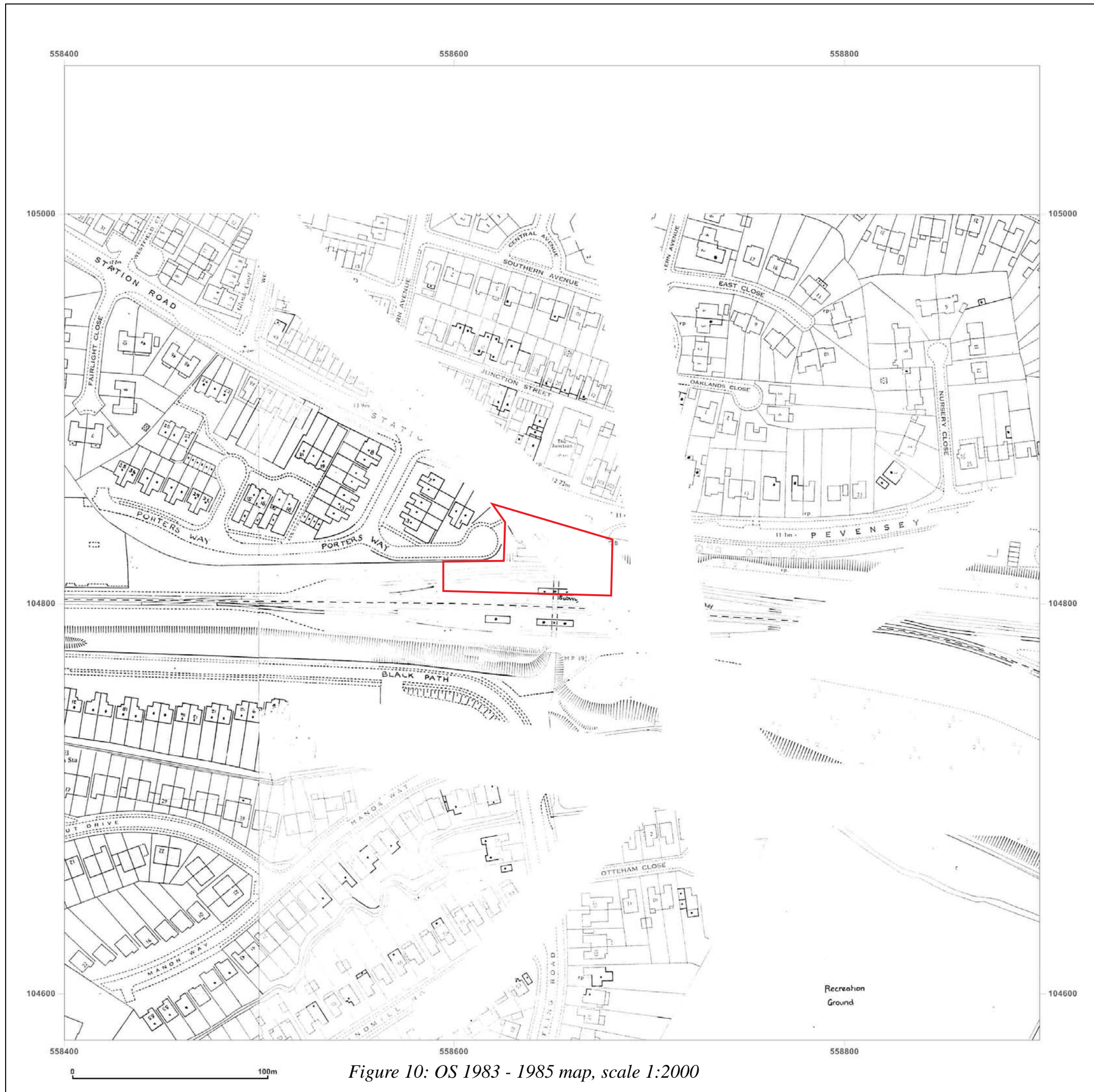


Figure 10: OS 1983 - 1985 map, scale 1:2000

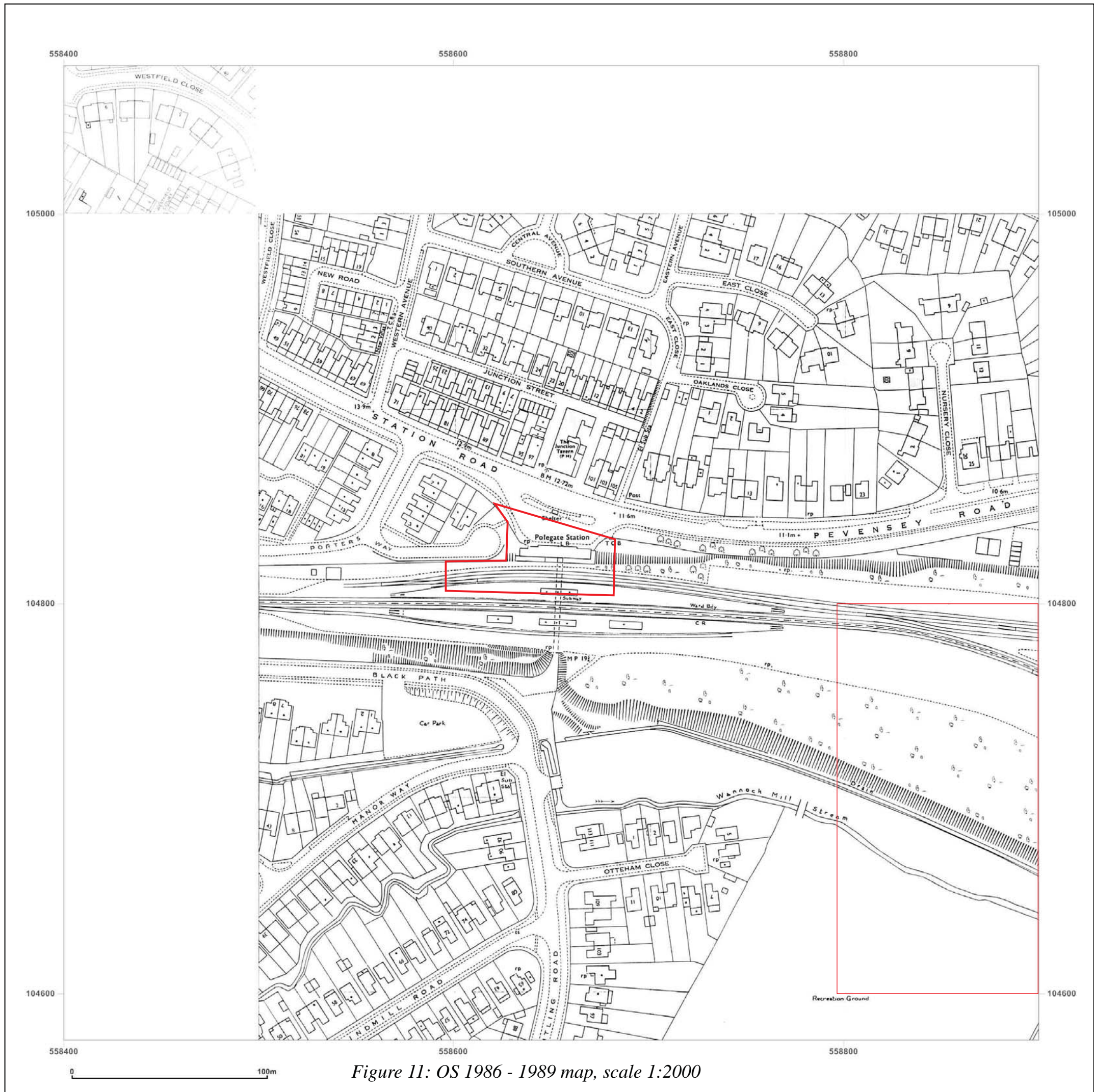


Figure 11: OS 1986 - 1989 map, scale 1:2000

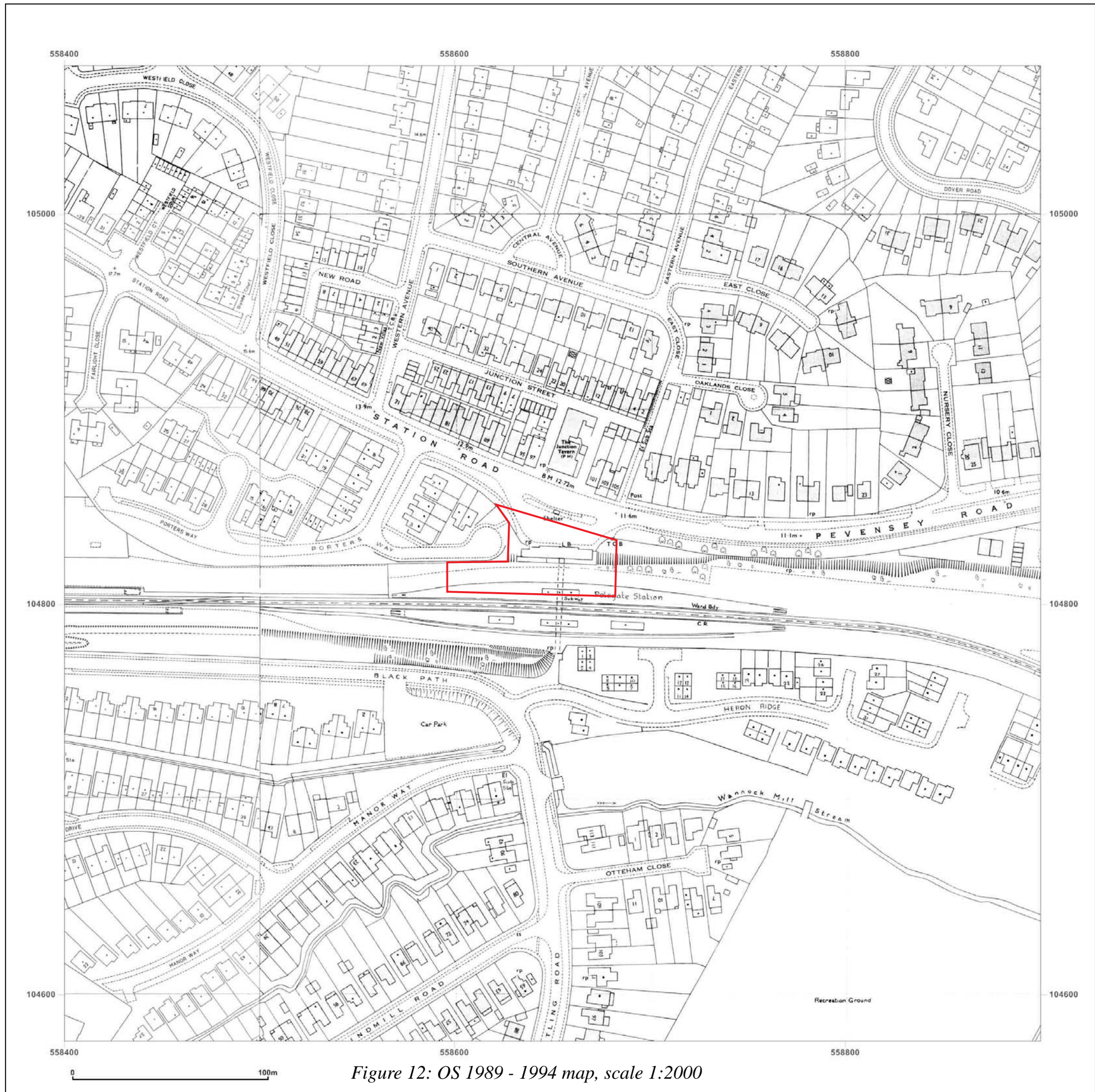


Figure 12: OS 1989 - 1994 map, scale 1:2000



Figure 13: OS 1990-94 map, scale 1:2000



Figure 14: OS 1994 map, scale 1:2000

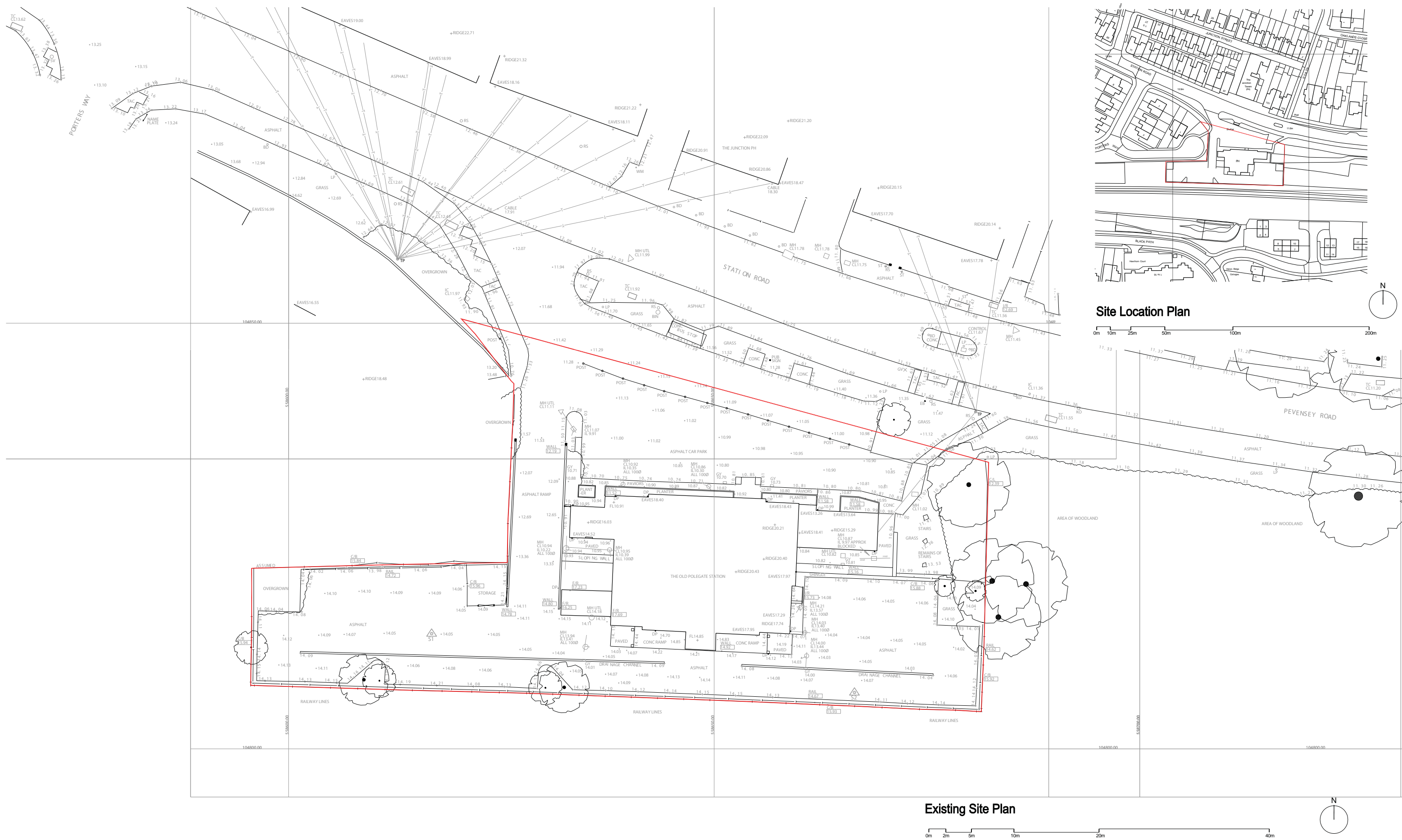


Figure 15: Existing site plan, scale 1:400.



North Elevation



South Elevation



Figure 16: Existing elevations, scale 1:200.

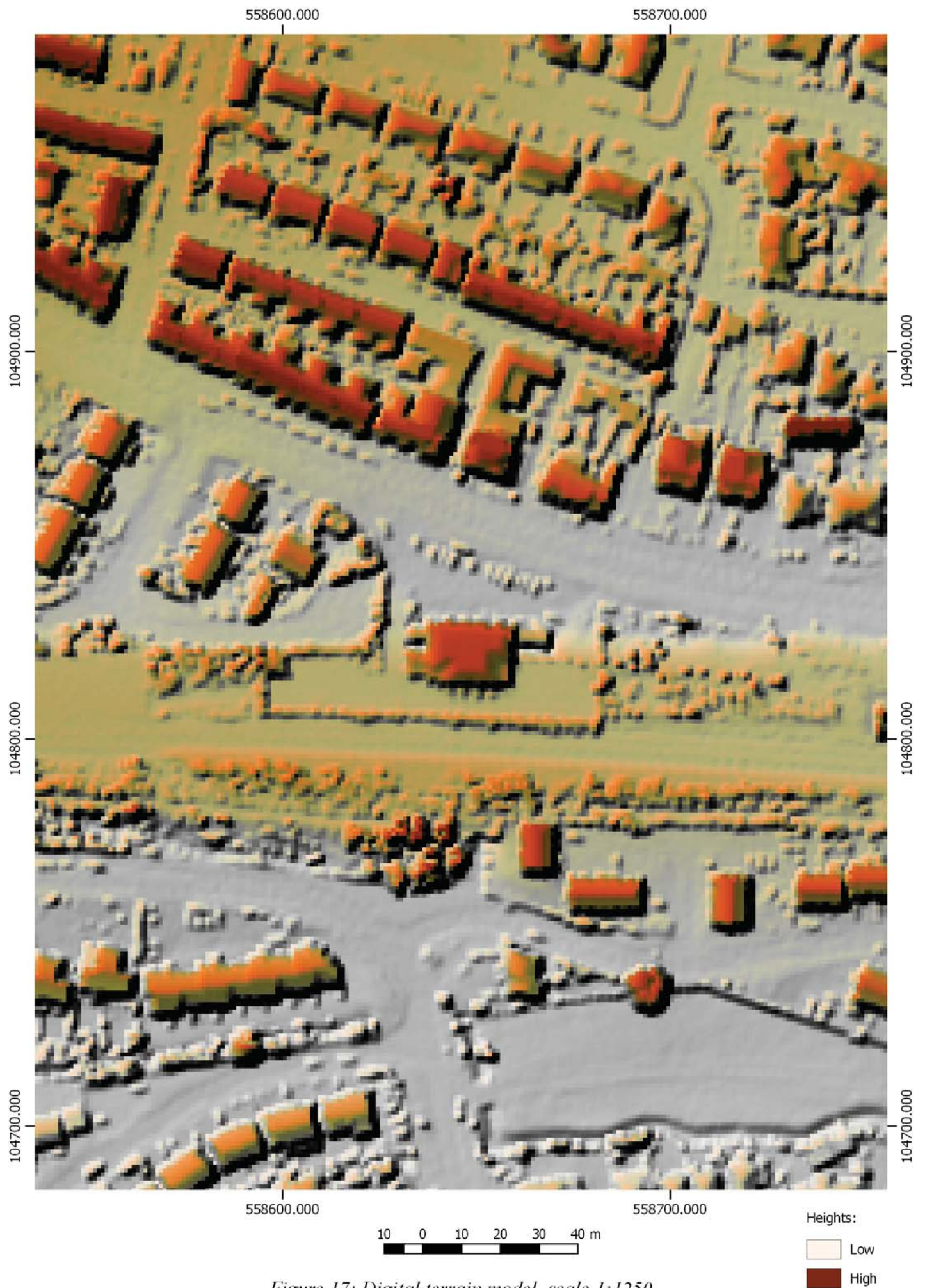
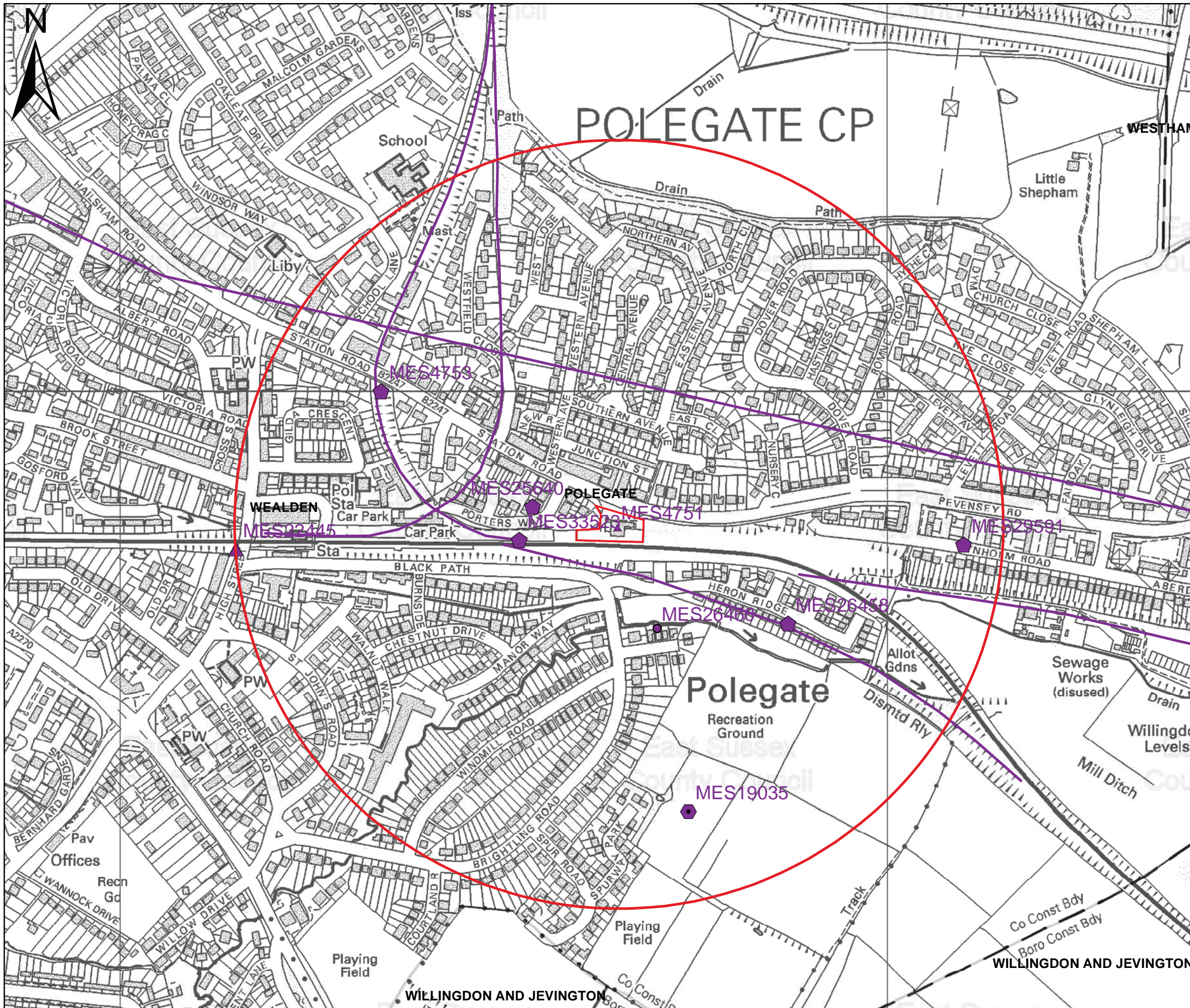


Figure 17: Digital terrain model, scale 1:1250

ESHER

Old Polegate Station



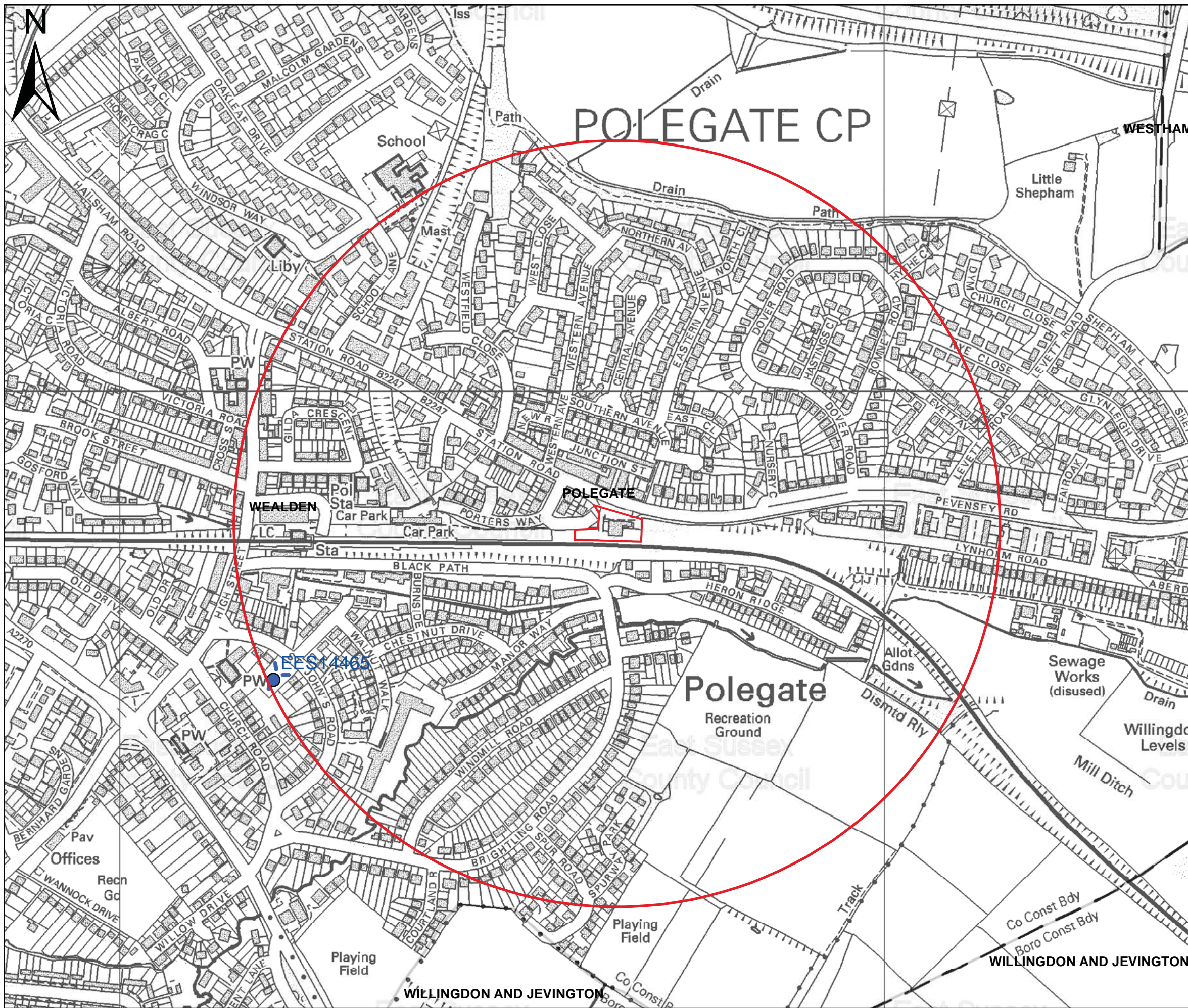
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 - <all other values>
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 - MON
 - LB
 - BLD *Historic Building*
 - LND
 - PLA
 - MAR
- Monuments (line)
- Monuments (poly)
- County
- Unitary
- District
- Parishes



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Old Polegate Station

Legend

- Study_Area
- Events (point)
- Events (line)
- Events (poly)
- County
- Unitary
- District
- Parishes

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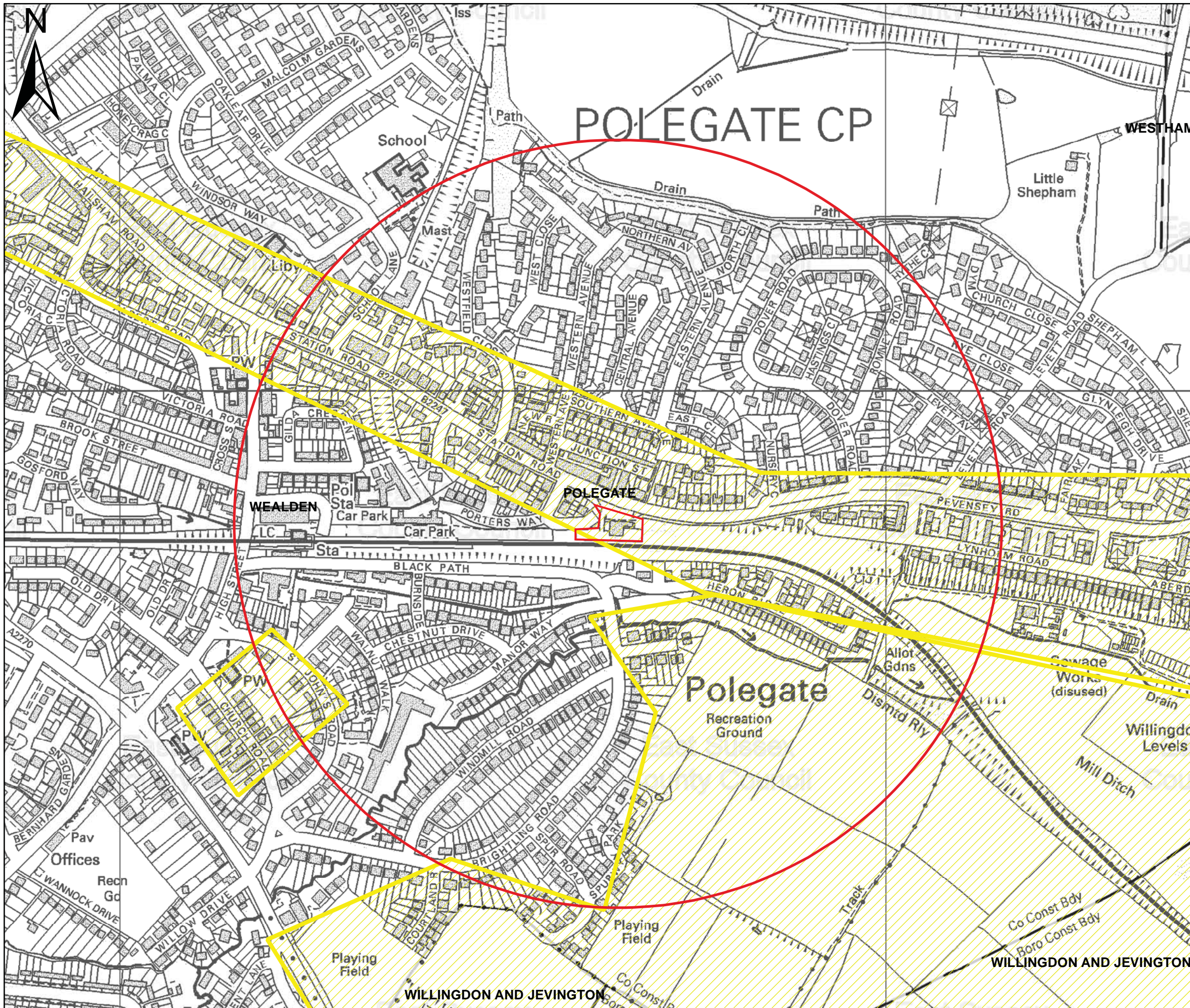
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Old Polegate Station



Legend

- Study Area
- Archaeological Notification Areas (poly)
- County
- Unitary
- District
- Parishes

0 65 130 260 390 520
Meters

1:5,000

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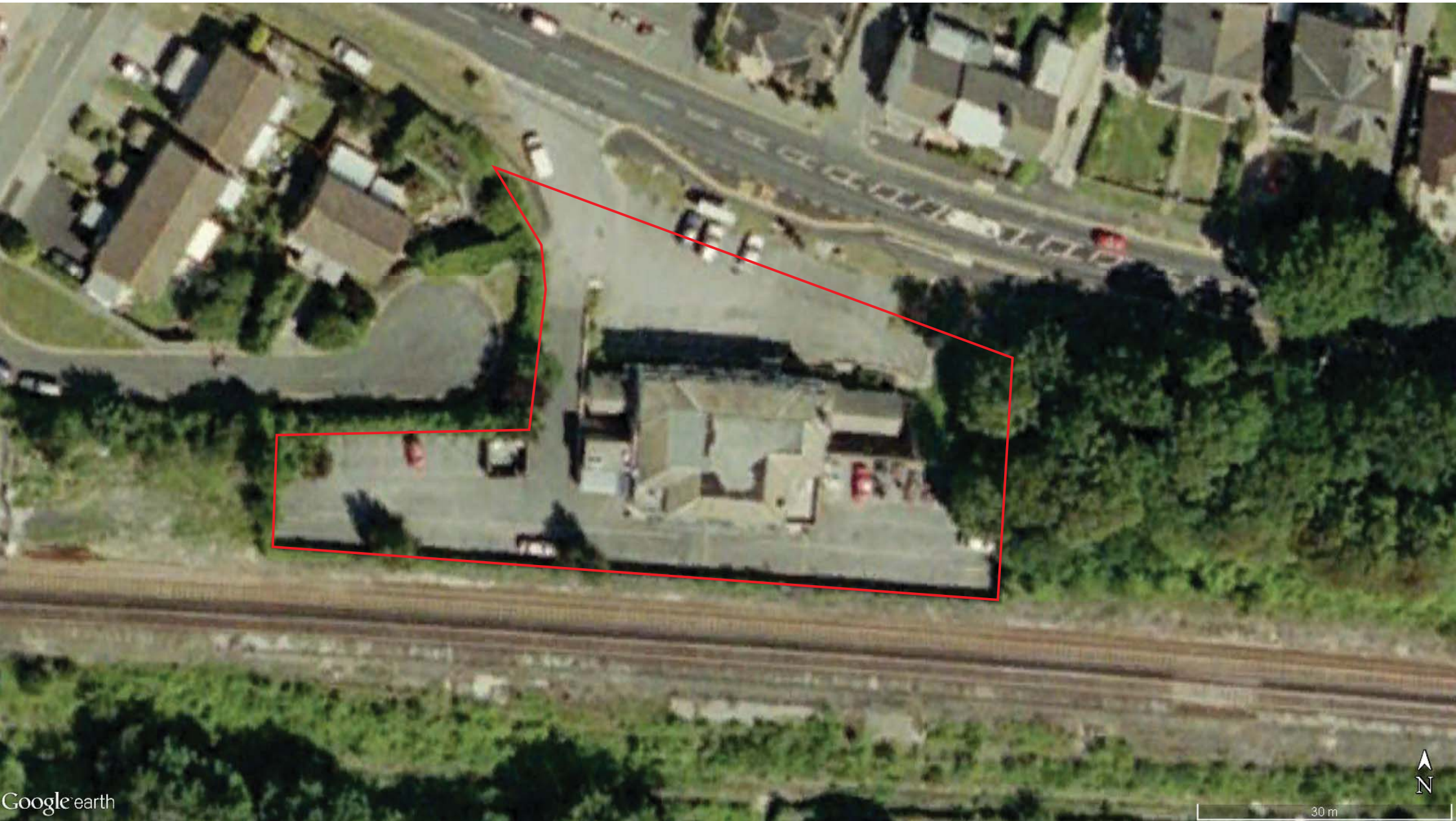


Plate 1: Google aerial photograph from 2004.

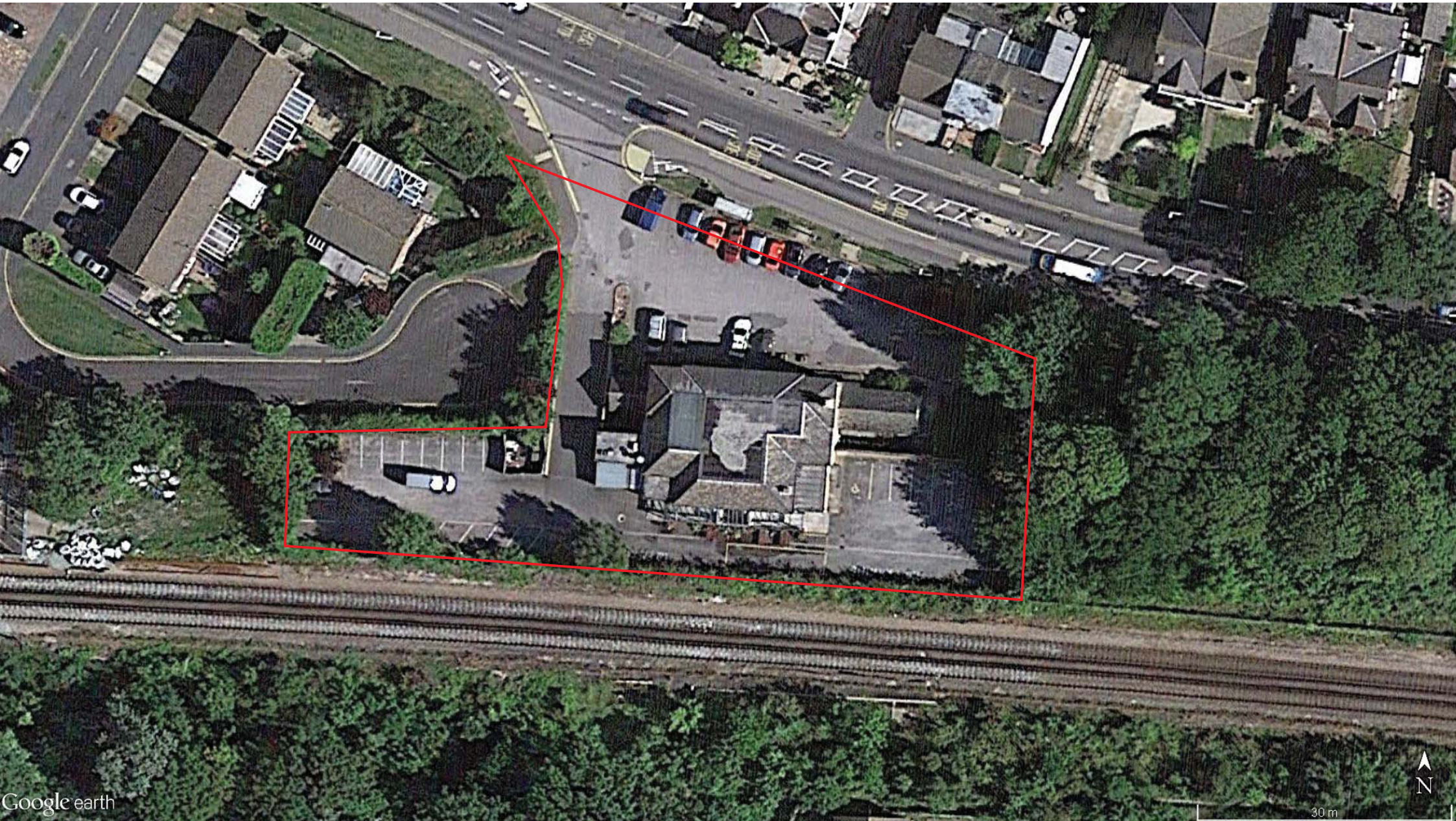


Plate 2: Google aerial photograph from 2014.