

Archaeological Desk-Based Assessment in  
Advance of the proposed development at the site  
of Polegate Primary School, Oak Leaf Drive,  
Polegate BN26 6PT

NGR: TQ 58369 05268



Report for Gleeds Cost Management Ltd

Date of Report: August 2017

**SWAT Archaeology**

Swale & Thames Archaeological Survey Company

School Farm Oast, Graveney Road

Faversham, East Sussex

ME13 8UP

Tel: 01795 532548 or 07885 700112

[www.SWATarchaeology.com](http://www.SWATarchaeology.com)

## Contents

<i>Appendix 1 Archaeological Sites</i> .....	30
<i>List of Plates</i> .....	5
<i>List of Figures</i> .....	6
1. SUMMARY.....	7
2. INTRODUCTION.....	8
3. GEOLOGY AND TOPOGRAPHY.....	9
3.1 Geology.....	9
3.2 Topography.....	9
3.3 Historic hedgerows.....	9
4. PLANNING BACKGROUND.....	10
4.1 The Proposed Development.....	10
4.2 The National Planning Policy Framework.....	10
4.3 Planning Policy Guidance.....	11
4.4 Statutory Protection.....	11
4.5 Regional Policies.....	12
4.6 Desk Based Assessment.....	12
5. PROJECT CONSTRAINTS.....	13
6. AIMS AND OBJECTIVES.....	13
6.1 Introduction.....	13
6.2 Desktop Study – Institute for Archaeologists (revised 2011).....	13
7. METHODOLOGY.....	14
7.1 Desk-Based Assessment.....	14
7.1.1 Archaeological Databases.....	14
7.1.2 Historical Documents.....	14
7.1.3 Cartographic and Pictorial Documents.....	14

7.1.4 Aerial Photographs.....	14
7.1.5 Geotechnical Information.....	14
7.1.6 Secondary and Statutory Resources.....	15
8. RECENT ARCHAEOLOGICAL INVESTIGATIONS.....	15
8.2 Archaeology.....	15
8.2.2 0-100m Radius.....	15
8.2.3 100-200m Radius.....	15
8.2.4 200-300m Radius.....	15
8.2.5 300-400 Radius.....	16
8.2.6 400-500 Radius.....	16
8.2.7 Established Stratigraphy.....	16
9. ARCHAEOLOGICAL AND HISTORICAL DEVELOPMENTS.....	17
9.1 Historic Period Table.....	17
9.2 Specification.....	17
9.3 Introduction.....	17
9.4 History of the Locality.....	18
9.5 Map Regression 1869 – 1992.....	20
9.6 Aerial Photographs.....	22
9.7 Scheduled Monuments; Listed Buildings; Historic Parks & Gardens and Conservation Areas.....	23
9.8 Setting of Listed Buildings.....	23
10. ARCHAEOLOGICAL POTENTIAL.....	23
10.1 Walkover Survey.....	23
10.2 East Sussex Historic Environment Record.....	24
10.2.1 Palaeolithic, Mesolithic, Neolithic and Bronze Age.....	24
10.2.2 Iron Age.....	25
10.2.3 Roman-British.....	25
10.2.4 Anglo-Saxon.....	26
10.2.5 Medieval.....	26
10.2.6 Post-Medieval.....	26
10.2.7 Modern.....	26

10.2.8 Farmsteads.....	27
10.2.9 Undated Records.....	27
10.3 Summary of Potential.....	27
11. IMPACT ASSESSMENT.....	28
11.1 Introduction.....	28
11.2 Historic Impacts.....	29
11.3 Summary of Impacts Both Historic and Proposed.....	29
12. MITIGATION.....	29
13. OTHER CONSIDERATIONS.....	30
13.1 Archive.....	30
13.2 Reliability/limitations of Sources.....	30
13.3 Copyright.....	30
14. REFERENCES & BIBLIOGRAPHY.....	31

## List of Plates

- Plate 1. Aerial photograph from 2004  
Plate 2. Aerial photograph from 2006  
Plate 3. Aerial photograph from 2015

## List of Figures

- Fig.1 Site location map  
Fig.2 Proposed layout  
Fig.3 Historic mapping OS first edition 1875  
Fig.4 Historic mapping OS 1:2500 1899  
Fig.5 Historic mapping OS 1:2500 1909  
Fig.6 Historic mapping OS 1:2500 1928  
Fig.7 Historic mapping OS 1:2500 1937  
Fig.8 Historic mapping OS 1:2500 1960  
Fig.9 Historic mapping OS 1:2500 1961  
Fig.10 Historic mapping OS 1:2500 1963  
Fig.11 Historic mapping OS 1:12500 1965-69  
Fig.12 Historic mapping OS 1:2500 1974  
Fig.13 Historic mapping OS 1:1250 1989-94  
Fig. 14 Historic mapping OS 1:1250 1994

# Archaeological Desk-Based Assessment in Advance of the proposed development at the site of Polegate Primary School, Oak Leaf Drive, Polegate BN26 6PT

NGR: TQ 58369 05268

## 1. SUMMARY

**1.1** SWAT Archaeology has been commissioned by Gleeds Cost Management Ltd to carry out an archaeological desk-based assessment on the site of Polegate Primary School, Oak Leaf Drive, Polegate.

**1.2** The proposed development comprises of a new two storey building, new fencing, landscaping, extended junior playground with new cycle shelter and play equipment storage (Figure 2).

**1.3** The proposed development area (PDA) is located in the town and civil parish of Polegate, in the Wealden district of East Sussex and the south of England. The PDA (NGR: TQ 58369 05268) is located to the north of the town on Oak Leaf Drive. It is within an urban area that is separated from the surrounding rural area by the Polegate bypass and the A27. The school is bounded to the north, south and west by medium density residential development, to the east by hedgerows and trees and further residential development beyond. To the north and northeast are fields encompassed by the Polegate Bypass (Fig.1-2).

**1.4** This Desk Based Assessment has examined the wide variety of archaeological data held by ESHER and other sources (section 10.2). Based on this data the potential for archaeological sites either on or in the near vicinity of the proposed development can be summarized as:

- Prehistoric: **Low**

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

*The Desk Based Assessment concludes that the site has a **low** potential for archaeological discoveries.*

## **2. INTRODUCTION**

**2.1** The PDA is centered on the National Grid Reference: TQ 58369 05268

The report has accessed various sources of information to identify any known heritage assets, which may be located within a c.500m vicinity of the Proposed Development Area.

**2.2** Archaeological investigations, both recent and historic have been studied and the information from these investigations has been incorporated into the assessment.

**2.3** This report is a desk-based appraisal from known cartographic, photographic and Archaeological sources and is a research led statement on the archaeological potential of the proposed development.

**2.4** 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.

### **3. GEOLOGY AND TOPOGRAPHY**

#### **3.1 Geology**

**3.1.1** The Geological Survey of Great Britain (1:50,000) shows that the PDA is set on Bedrock Geology of Weald Clay Formation (Mudstone); sedimentary Bedrock formed approximately 125 to 134 million years ago in the Cretaceous period in a local environment previously dominated by swamps, estuaries and deltas.

**3.1.2** No superficial deposits are recorded.

#### **3.2 Topography**

**3.2.1** The PDA comprises of c.1.8 Ha. The north corner sits at an average height of 15m AOD rising in the south corner to 22m AOD. It is located in the town of Polegate, between the South Downs National Park and the Pevensey Levels, five miles north of the coastal town of Eastbourne, 3km southeast of the town of Stonecross, 2km northeast of the village of Folkington, and 3.5km west of the village of Hankham (Fig.1).

#### **3.3 Historic Hedgerows**

The PDA is located within an urban town with development to all boundaries. The construction of the railway line on the southeast boundary towards the end of the 19<sup>th</sup> century and the housing estate to the west boundaries in the 20<sup>th</sup> century resulted in the removal of the hedgerows and trees. There is no evidence of that the vegetation that now populates the southeast boundary qualifies as 'important' as defined by Schedule 1 of the Hedgerows Regulations 1997 (Plate 12-15).

The proposed development would have no impact on any vegetation.



## **4. PLANNING BACKGROUND**

### **4.1 The Proposed Development**

The proposed development area comprises of c. 1.8 hectares currently containing Polegate Primary School with a planning application for a new two-storey building, entrance courtyard with fencing, landscaping and tree works. An extended junior playground will be added with new cycle sheds and play equipment storage, additional parking space and a remodeled nursery play area with a hard standing reception area.

### **4.2 The National Planning Policy Framework (March 2012) Policy 12**

The NPPF (2012) paragraphs 126 – 141 is the relevant policy for the historic environment, particularly paragraphs 126 and 128:

#### **4.2.1 Conserving and Enhancing the Historic Environment**

Paragraph 126. 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.

**4.2.2** Paragraph 128. 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).

### **4.3 Planning Policy Guidance**

Planning Policy Guidance that help to preserve the built and archaeological heritage are:

- PPG15 Planning and the Historic Environment
- PPG16 Archaeology and Planning

### **4.4 Statutory Protection**

Both above and below ground archaeological remains that are considered Nationally can be identified and protected under the Ancient Monuments and Archaeological Areas Act 1979.

Any works affecting a scheduled Monument should be preceded by an application to the Secretary of State for Scheduled Monument Consent (SMC). Geophysical investigation or the use of a metal detector requires advance permission from Historic England.

The legal requirements on control of development and alterations affecting buildings, including those which are listed or in conservation areas (which are protected by law), is set out in the Planning (Listed Buildings and Conservation Areas) Act 1990.

#### **4.5 Regional Policies**

**4.5.1** 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

**4.5.2** 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.

**4.6** This Archaeological Desk-Based Assessment has been prepared in accordance with the guidance in the National Planning Policy Framework and the Good Practice Advice notes 1, 2 and 3, which now supersede the PPS 5 Practice Guide, which has been withdrawn by the Government.

The Good Practice Advice notes emphasizes 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.

## **5. PROJECT CONSTRAINTS**

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

## **6. AIMS AND OBJECTIVES**

**6.1** The Desk-Based Assessment was commissioned by Gleeds Cost Management Ltd in order to supplement a planning application for improvements to the existing primary school to establish to potential for archeological features and deposits.

### **6.2 Desktop Study – Institute for Archaeologists (revised 2014)**

This desktop study has been produced in line with archaeological standards, as defined by the Sussex Archaeological Standards (April 2015), and 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)

## **7. METHODOLOGY**

### **7.1 Desk-Based Assessment**

#### **7.1.1 Archaeological Databases**

The East Sussex Historic Environment Record (HER) provides an accurate insight into catalogued sites and finds within both the proposed development area (PDA) and the surrounding environs of Polegate. The HER records were accessed on 1<sup>st</sup> August 2017 (HER Reference Number 321/17). 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.

#### **7.1.2 Historical Documents**

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

#### **7.1.3 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. 3-16).

#### **7.1.4 Aerial Photographs**

The study of the collection of aerial photographs held by Google Earth was undertaken (Plates 1-11).

#### **7.1.5 Geotechnical Information**

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

### **7.1.6 Secondary and statutory resources**

Secondary and statutory sources, such as regional and periodic archaeological Studies are considered appropriate to this type of study and have been included within this assessment where necessary.

## **8. RECENT ARCHAEOLOGICAL INVESTIGATIONS**

**8.1** 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 into the assessment.

### **8.2 Archaeology**

**8.2.1** The site is located within c.150m south of an archaeological notification area (DES9300) relating to the Roman Road from Pevensey to Cuckmere and c.500m north of an archaeological area (DES8620) relating to the Medieval Grange that was once Ottenham Court.

#### **8.2.2 0-100m Radius:**

There are no events recorded within this distance.

#### **8.2.3 100-200m Radius:**

There are no events recorded within this distance.

#### **8.2.4 200-300m Radius:**

An excavation at Hailsham Road was carried out in 1972 (EES9161).

### 8.2.5 300-400m Radius:

There are no events recorded within this distance.

### 8.2.6 400-500m Radius:

During the Lyndholm Road Pumping Station to Hailsham South Water Treatment Works, rising main replacement Scheme in 2012, Archaeology South East carried out a strip, map and sample to the area and uncovered two phases of Medieval field systems consisting of several ditches, gullies and pits with finds of 12<sup>th</sup>-13<sup>th</sup> century pottery (EES15198)

The A27 Polegate Bypass works in 1999, required 118 trial trenches to excavated by Archaeology South East. The evaluation revealed a medieval domestic site with a possible hearth, pits and large quantities of medieval pottery west of Bay Tree Lane. South of Otham Court there were high quantities of tile, a possible kiln and small amounts of C15th pottery. Prehistoric struck flints and burnt flint were also recovered. The recovery of flints continued to the east of Shepham Lane and north of the A27. The C18th house that was identified by a DBA was not found and a Brick kiln was also not found. There were no coins or artifacts in the area of the fair at Fair field Place (EES14002).

### 8.2.7 Established stratigraphy

Due to the lack of intrusive events within the vicinity of Oak Leaf Drive, no established stratigraphy exists for this site.

## 9. ARCHAEOLOGICAL AND HISTORICAL DEVELOPMENT

### 9.1 Table of Historical Periods

Paleolithic	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*

**9.2** 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 this page and page 15 in **Table 1**.

### **9.3 Introduction**

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 modern period. The geographic and topographic location of Polegate is within a landscape that has been the focus of trade, travel, settlement, industry and communication since the Paleolithic.

### **9.4 History of the Locality**

**9.4.1** The name Polegate is derived from the ancient word ‘*pol*’ meaning ‘*pool*’ and ‘*gat*’, from the word ‘Polder’, used to describe land reclaimed by the sea and translating to gate to the pool or polder. The place first appeared in records in 1563.

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.

**9.4.2** 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 12<sup>th</sup> century.

**9.4.3** The town of Polegate lies only a few miles east of Pevensey Bay where Julius Caesar landed in 55BC and began the Roman incursion into Britain. The Roman road, constructed in the 1<sup>st</sup> 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 5<sup>th</sup> century. The road remained in use until it was replaced with a turnpike (now the A27) from London to Eastbourne in 1828.

**9.4.4** Pevensey bay was also the landing point of William Duke of Normandy who defeated King Harold on 14<sup>th</sup> October 1066 on Senlac Hill at Battle to the northeast.

**9.4.5** 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 16<sup>th</sup> century they were developed into two private houses, Sayerlands House and Otteham Court. The chapel at Otteham court is 14<sup>th</sup> century and still retains the sedilia, piscina and gothic windows.

**9.4.6** 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.

**9.4.7** 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 25<sup>th</sup> 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.

**9.4.8** 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 1<sup>st</sup> April 1939.

## **9.5 Map Regression 1869 – 1992**

### **9.5.1 Historic maps**

**9.5.1.1** In the OS map (1st series, sheet 5, 1813), the PDA is in a rural area with roads bounding the northeast and southeast boundaries and a small cluster of dwellings make up the hamlet of Swine Hill Gate located to the south where two roads intersect and where Swine Hill Farm was once situated. Poolgate Green, later to become the town of Polegate, is to the southwest (Fig.3).

## **9.5.2 The Ordnance Survey Maps**

### **9.5.2.1** Historic OS map 1875 1:2500

The PDA is located in an area that is made up by three fields (363, 364 and 370). A footpath crosses the western corner and the railway line crosses the eastern corner. Swine's Hill Farm is located just off the south boundary (Fig.3).

### **9.5.2.2** Historic OS map 1899 1:2500

The PDA is made up of two fields (708 7.780a) and (709 4.470a) The footpath changes direction from the corner and runs along the northwest boundary to cross the railway line. A school has been built west of Swine Hill Farm (Fig.4).

### **9.5.2.3** Historic OS map 1909 1:2500

The PDA remains unchanged (Fig.5).

### **9.5.2.4** Historic OS map 1928 1:2500

The PDA remains unchanged (Fig.6).

### **9.5.2.5** Historic OS map 1937 1:2500

The fields that make up the PDA have been re-designated (40, 7.705a) (66, 4.461a) Electricity pylons have been installed across the north of the top field. There is a small development of low-density houses east of Swine Hill Farm and east of the railway there is a new development of housing to accommodate the growing population of the village (Fig.7).

### **9.5.2.6** Historic OS map 1960 1:2500

The fields have been re-designated once again (4242, 1.43a) (3836, 3.09a) (2830, 4.58a) (3523, 3.03a). A new footpath has appeared to the north boundary and a small cluster of buildings have sprung up on the southern corner. Polegate County Primary School has been redeveloped. The land that was Swine Hill Farm has now been developed into a bakery and terraced housing that continues west along Station Road. The area to the east of the railway line is now entirely taken up with new housing (Fig.8).

#### **9.5.2.7** Historic OS map 1961 1:1250

The PDA remains unchanged (Fig.9).

#### **9.5.2.8** Historic OS map 1963 1:2500

The PDA remains unchanged (Fig.10).

#### **9.5.2.9** Historic OS map 1965-69 1:1250

The fields west of the railway line including those of the PDA, with the exception of a large trapezoidal shaped area, have been developed into medium density housing (Fig.11).

#### **9.5.2.10** Historic OS map 1974 1:2500

The PDA remains unchanged (Fig.12)

#### **9.5.2.11** Historic OS map 1989-1994 1:1250

The undeveloped area has now become Polegate County Primary Junior School, the old school becoming the Polegate County Infant School. The railway is now disused and part of the area that was once the railway line has become a playing field (Fig.13).

#### **9.5.2.12** Historic OS map 1994 1:1250

The new school has now become the County Primary School and has been extended to accommodate the new pupils. The infant school no longer exists and the area has been developed into further housing (Fig.14).

## **9.6 Aerial photographs**

#### **9.6.1 1940**

The 1940 image is grainy and unclear .

#### **9.6.2 1960**

Not visible.

#### **9.6.3 1990**

Not visible.

#### **9.6.4 2004**

By 2004 the housing estate has been built and encircles the PDA to the north, south and west sides. Trees and hedgerow to the east boundary cover the disused railway line (Plate 1).

#### **9.6.5 2006 - 2016**

The PDA remains unchanged (Plates 2-3).

### **9.7 Scheduled Monuments; Listed Buildings; Historic Parks & Gardens and Conservation Areas**

**9.7.1** There are no Historic Environment Records within the confines of the proposed development area (PDA). There are two Archaeological Notification Areas, four events, eight monuments and one find spot are recorded within a c.500m vicinity of the PDA; No listed buildings share intervisibility with the PDA (Appendix I).

### **9.8 Setting of Listed Buildings**

**9.8.1** 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).

**9.8.2** There are no listed buildings within the vicinity of the PDA.

## **10. ARCHAEOLOGICAL POTENTIAL**

### **10.1 Walkover Survey**

**10.1.1** The walkover survey was accomplished on 23/07/2017 . Weather conditions were good. The purpose of the survey was to:

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

**10.1.2** 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. No artefacts or archaeological features were recognized.

### **10.2 East Sussex Historic Environment Record**

See Appendix I

#### **10.2.1 Palaeolithic, Mesolithic, Neolithic and Bronze Age**

The Palaeolithic period represents the earliest phases of human activity in the British Isles, up to the end of the last Ice Age. The East Sussex HER has no record of archaeological evidence from 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 from this period within the assessment area.

The Neolithic period was the beginning of a sedentary lifestyle based on agriculture and animal husbandry. The East Sussex HER has no record dating to this period 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. Prehistoric flints were found c.400m north of the PDA (EES14002).

The potential, therefore, for finding remains that date to the prehistoric period within the confines of the development site is considered **low**.

### **10.2.2 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 records dating to this period 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**.

### **10.2.3 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 two 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.350m south of the PDA.

A C3rd Roman coin hoard was found in a garden at Cairn Cove, c.450m southwest of the site and is now held in the Birmingham Museum. Therefore, the potential for finding archaeological features or deposits from this period is considered **moderate**.

#### **10.2.4 Anglo-Saxon**

There are no East Sussex HER records from this 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 **low**.

#### **10.2.5 Medieval**

There are four East Sussex HER records from this period within the assessment area; The Medieval Grange that was once Ottenham Court and Abbey is located c.500m northeast and St Lawrence's Chapel, the remains of the medieval abbey-grange is c550m southeast (DES8620/MES4748), Medieval field systems were found in 2012 by archaeology South East (EES15198/MES21667), therefore, it is reasonable to conclude that the potential for finding remains dating to the medieval period in the PDA is considered **low**.

#### **10.2.6 Post Medieval**

The post-medieval to modern period is represented within the assessment area. Swine's Hill Farm is recorded c.250m southwest (MES32645), Outfarm is also recorded (MES33058), the original Polegate station (MES33523) on the High street is c.450m southeast, a Brickfield was recorded on the 1875 OS map c.500m southeast (MES25640) and Post-medieval glass was found during a strip, map and sample at Lyndholm Road Pumping Station (MES21668). The potential for finding remains dating to the post-medieval to modern period is therefore considered as **moderate**.



### **10.2.7 Modern**

There are no records in the East Sussex HER within the assessment area from this period. Therefore, the potential for finding remains dating to this period is considered **low**.

### **10.2.8 Farmsteads**

There are two farmsteads recorded within the assessment area. Swine's Hill Farm (MES32645) is a loose courtyard with buildings to two sides of the yard, a detached farmhouse, in an isolated location, with a significance loss of traditional buildings. Outfarm southeast of Brambley Field, is a loose courtyard with buildings to one side, in an isolated location, now demolished.

### **10.2.9 Undated Records**

There are no undated records within the assessment area.

## **10.3 Summary of Potential**

**10.3.1** The PDA is located on the north outskirts of the town in an area that was once the hamlet of Swine Hill Gate, which appears to have been set around Swine Hill Farm. The site remained open fields until the 1980's when a junior school was built there. The school was expanded to become a primary school replacing the 19<sup>th</sup> century infant's school to the south. The Roman period and the post medieval period offer the highest potential for archaeological features and deposits. The Roman period represented by the Roman Road (MES4753/DES9300), now the Pevensy Road that ran from Pevensy to Arlington passing through Polegate, c.350m south of the PDA (a Roman roadside settlement (DES9250) is also recorded). The post medieval period saw the arrival of the railway and the development of the village into a town. The disused railway line creates the southeast boundary.

**10.3.8** The desk-based assessment has considered the archaeological potential of the site. Archaeological investigations in the vicinity, map research, the historical environment record results and recent archaeological investigations have shown that the PDA may contain archaeological sites and these can be summarised as:

- Prehistoric: **Low**
- Iron Age: **Low**
- Roman: **Moderate**
- Anglo-Saxon: **Low**
- Medieval: **Low**
- Post-Medieval: **Moderate**
- Modern: **Low**

## 11. IMPACT ASSESSMENT

### 11.1 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.

## **11.2 Historic Impacts**

**11.2.1** Cartographic regression (8.5), Topographic analysis (3.2) and Historical research (8.4) indicate that the PDA was open fields until the late 20<sup>th</sup> century when it was developed into a primary school and school grounds, therefore, previous impacts to archaeological remains from construction are considered to be **high**

**11.2.2** 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 PDA was open fields until the late 20<sup>th</sup> century, therefore, the damage to archaeological remains from the agricultural process is considered to be **medium**.

## **11.3 Summary of Impacts Both Historic and Proposed**

**11.3.1** The site was probably subject to the agricultural process from at least the post medieval period through to the late 20<sup>th</sup> century when it was developed into a school. The areas around the school buildings have probably suffered high impact from the construction process, however there may be areas of the school grounds that have only suffered low impact from their previous agricultural use.

**11.3.2** The level of natural geology of the site is unconfirmed.

## **12. 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 **low** archaeological potential and the periods that have the highest potential for survival are the Roman and Post-Medieval period.

### **13. OTHER CONSIDERATIONS**

#### **13.1 Archive**

Subject to any contractual requirements on confidentiality, two copies of this desk-based assessment will be submitted to East Sussex County Council within 6 months of completion as a PDF 'A' copy.

#### **13.2 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 Esher, and therefore considered as being reliable.

#### **13.3 Copyright**

SWAT Archaeology and the author shall retain full copyright of the commissioned report under the Copyright, Designs and Patents Act 1988. All rights are reserved, excepting that it hereby provides exclusive license to Gleeds Cost Management Ltd for the use of this document in all matters directly relating to the project.

**Paul Wilkinson**

**SWAT Archaeology**

#### **14. REFERENCES & BIBLIOGRAPHY**

The Wealden Core Strategy Local 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
DES8620	ANA	c.500m NE	Medieval	Medieval Grange – Ottenham Court, Grade II Listed
DES9300	ANA	c.150m S	Roman	Pevensey to Cuckmere Roman Road
EES14002	Event	c.400m N	Prehistoric – Post-Medieval	1999, Archaeology South East, A27 Polegate Bypass, 118 trenches, metal detector survey, West of bay Tree Lane – Medieval domestic site, perhaps farmstead – large quantities of Medieval pottery, possible hearth, pits. South of Otham Court – high quantities of tile and C15 <sup>th</sup> pottery, prehistoric flint work, possible kiln. Otham Court to Shepham Lane - low levels of medieval pottery and prehistoric flint work. East of Shepham Lane - high number of humanly struck flints. North of the A27 - assemblage of humanly struck flint and burnt flint. Site of house – some C18 <sup>th</sup> pottery. No evidence of post-medieval - C18th house identified in DBA. Brick Kiln – late medieval activity, no kiln. Fair field place – No coins or artifacts relating to the fair. Hipholes – no medieval settlement. Cropmarks revealed no features.
EES15198	Event	c.	Medieval	2012, Archaeology South East, Lyndholm Road Pumping Station to Hailsham South Water Treatment Works, Rising Main Replacement Scheme: Strip, map and sample, two phases of Medieval field system of several ditches and gullies and pits. C12th-13 <sup>th</sup> pottery.
EES17483	Event	c.350m N	N/a	2012, DBA, Greenleaf gardens, low potential, no issues relating to Listed Buildings.

EES9161	Event	c.200m SW		1972, Hailsham Road, Excavation
MES4748	Monument	c.550m SE	Medieval	St Lawrence's Chapel: remains of the medieval abbey-grange, including chapel, remains of Ottenham court
MES4752	Find Spot	c.450m SW	Roman	Cairn Cove: C3 <sup>rd</sup> Roman coin hoard found in garden, held at Birmingham City Museum from 1961.
MES4753	Monument	c.350m S	Roman	Arlington to Ouse Valley: Roman Road
MES21667	Monument	c.	Medieval	Lyndholm Road Pumping Station: Medieval field system: ditches, gullies, post-hole.
MES21668	Monument	c.	Post-medieval	Strip, map and sample: Post medieval dumping activity, post-medieval glass.
MES25640	Monument	c.500m SE	Post-Medieval	Brickfield Hailsham 19 <sup>th</sup> Century, OS map 1875, closed 1880
MES32645	Monument	c.	Post-medieval	Farmstead: Swine's hill farm. Loose courtyard with buildings to two sides of the yard, detached farmhouse, isolated location, significance loss of traditional buildings.
MES33058	Monument	c.	Post-medieval	Outfarm:, SE of Brambley Field, demolished C19th, loose courtyard with buildings to one side, isolated location.
MES33523	Monument	c.450m SE	Post Medieval	Polegate- Eridge Railway: C19 Railway (site of)
HES26704	Cohesive Assart: Fieldscapes, Assarts	c.500m NW	Medieval – C15th 1066 - 1499	By Brambley Field External Boundary Character: Road, Settlement edge
HES26730	Large farmstead, Manor site: Settlement, Historic	c.500m NE	Medieval – C15th 1066-1499	Otham Court/Otttenham Abbey (Premonstratensian) founded by Ralph de Dene 1180-1208, became grange of Bayham Abbey, suppressed 1526

	dispersed			
HES26731	Regular piece meal enclosure, Ponds: Fieldscapes, Informal fieldscapes	c.200m E	C16th 1500-1599	Some subdivision into paddocks. External boundary character: other fields/hedges, railway
HES26736	Ribbon development: Settlement, Expansion – other	c.450m NW	C19th – modern 1845-2010	By Brambley.
HES26738	Regenerated - Scrub: Woodland, Regenerated	c.150m NE	C19th – Modern 1845-2010	By Ottenham Court. External boundary Character: Railway, settlement edge, other fields/hedges
HES26739	Regular piece meal enclosure: Fieldscapes, informal fieldscapes	c.300m N	C19th – Modern 1845-2010	By Ottenham – paddocks. External boundary character: Railway, other fields/hedges
HES26758	Schools: Settlement, expansion - suburbs	On site	C19th – Modern 1845-2010	Polegate
HES26759	Planned Estate: Settlement, expansion - other	Northwest boundary	C19th – Modern 1845-2010	Polegate
HES26760	Planned estate: Settlement, expansion - suburbs	c.300m NW	C19th – Modern 1845-2010	Polegate
HES26763	Planned estate: Settlement, Expansion – suburbs	c.500m SE	C19th – Modern 1845-2010	Polegate



HES26764	Planned estate: Settlement, expansion – suburbs	c.150m SE	C19th – Modern 1845-2010	Polegate
HES26765	Communications: stations and sidings	c.300m SE		Polegate Station. External boundary character: Settlement edge
HES26769	Planned estate: settlement, expansion – other	c.500m SE		Polegate
HES26770	Planned estate: settlement, expansion – other	c.400m SE		Polegate
HES26771	Infill: settlement, Expansion-suburbs	c.500m SE	C19th – Modern 1845-2010	Polegate Junction
HES26797	Hamlet: settlement, expansion – other	c.400m SW		Polegate
HES26798	Ribbon development: settlement, expansion – other	c.400m SW	C19th – Modern 1845-2010	Polegate
HES26801	Planned estate: settlement, expansion – suburbs	c.500m W	C19th – Modern 1845-2010	Polegate-brickworks
HES26802	Infill: settlement, expansion – suburbs	c.500m W	C19th – Modern 1845-2010	Polegate
HES26803	Ribbon development: settlement, expansion – other	c.500m W		Edge of Polegate

HES26805	Ribbon development: settlement, expansion - other	c.40m W	C19th – Modern 1845-2010	Edge of Polegate by Swines Hill
HES26806	Ribbon development: settlement, expansion-suburbs	c.300m W	C19th – Modern 1845-2010	Polegate – Swines Hill
HES26807	Regenerated scrub: woodland, regenerated	East boundary	C19th – Modern 1845-2010	Polegate. External boundary character: settlement edge
HES26808	Infill: settlement, expansion – other	c.200m S	C19th – Modern 1845-2010	Swines Hill
HES26809	Infill: settlement, expansion – other	West Boundary	C19th – Modern 1845-2010	Swine's Hill
HES26810	Infill: settlement, expansion – other	c.150m S	C19th – Modern 1845-2010	Polegate
HES26811	Planned estate: settlement, expansion – suburbs	c.200m S	C19th – Modern 1845-2010	Polegate
HES26812	Ribbon development: settlement, expansion-other	c.350m SE	C19th – Modern 1845-2010	Polegate
HES26813	Infill: settlement, expansion – other	c.350m SE	C19th – Modern – 1845 - 2010	Polegate
HES26816	Planned estate, settlement, settlement – expansion – other	c.500m SW		Polegate

HES26817	Planned estate: settlement, expansion – suburbs	c.600m SW	C19th – Modern – 1845 - 2010	Polegate
HES26819	Infill: settlement, expansion – other	SWc.500m SW	C19th – Modern – 1845 - 2010	Polegate
HES26820	Hamlet: settlement, expansion – other	c.300m SW		Polegate
HES26821	Hamlet: settlement, expansion – other	c.350m SW		Polegate
HES26822	Infill: settlement, expansion – other	c.300m SW	C19th – Modern – 1845 - 2010	Polegate

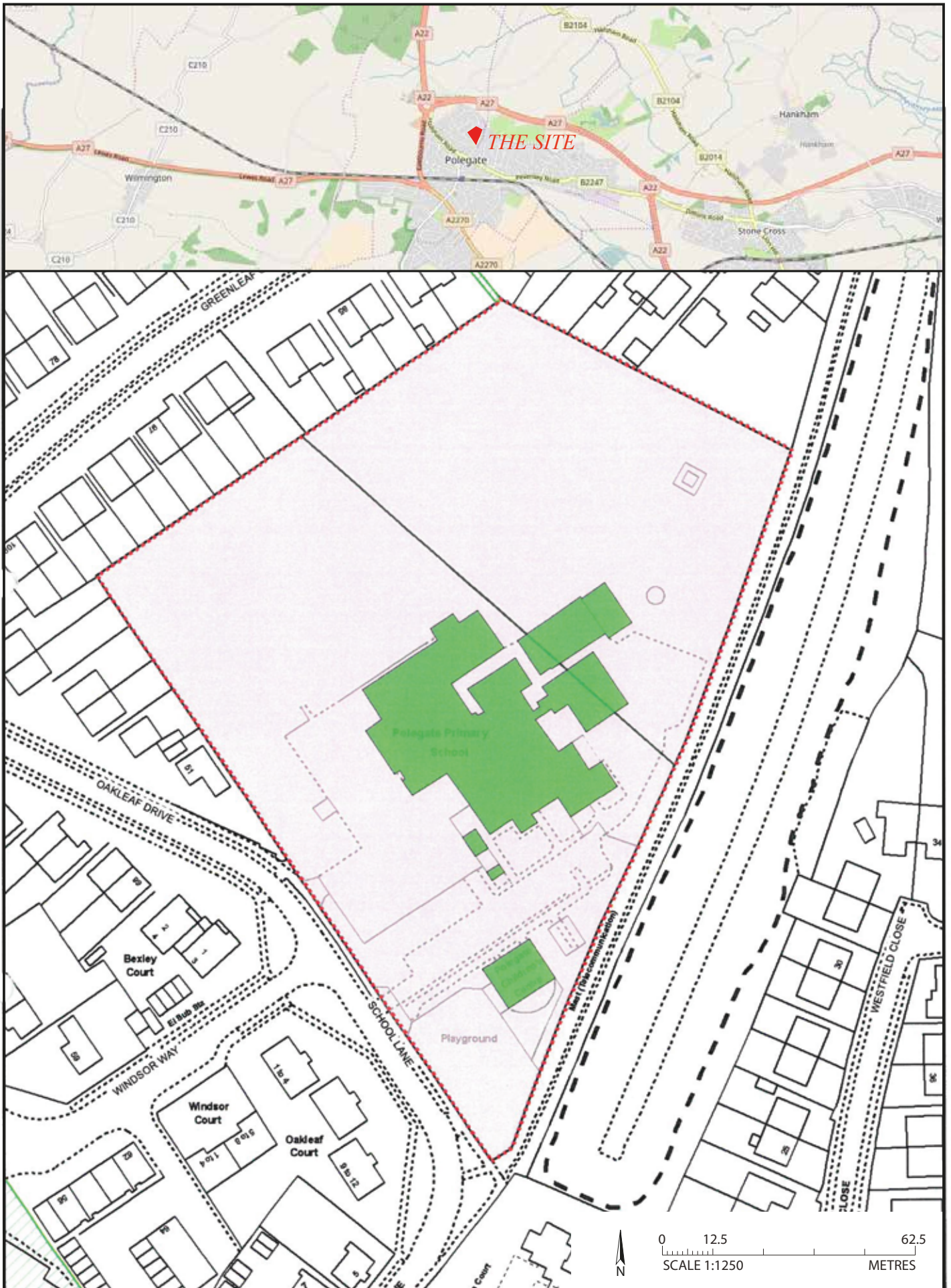
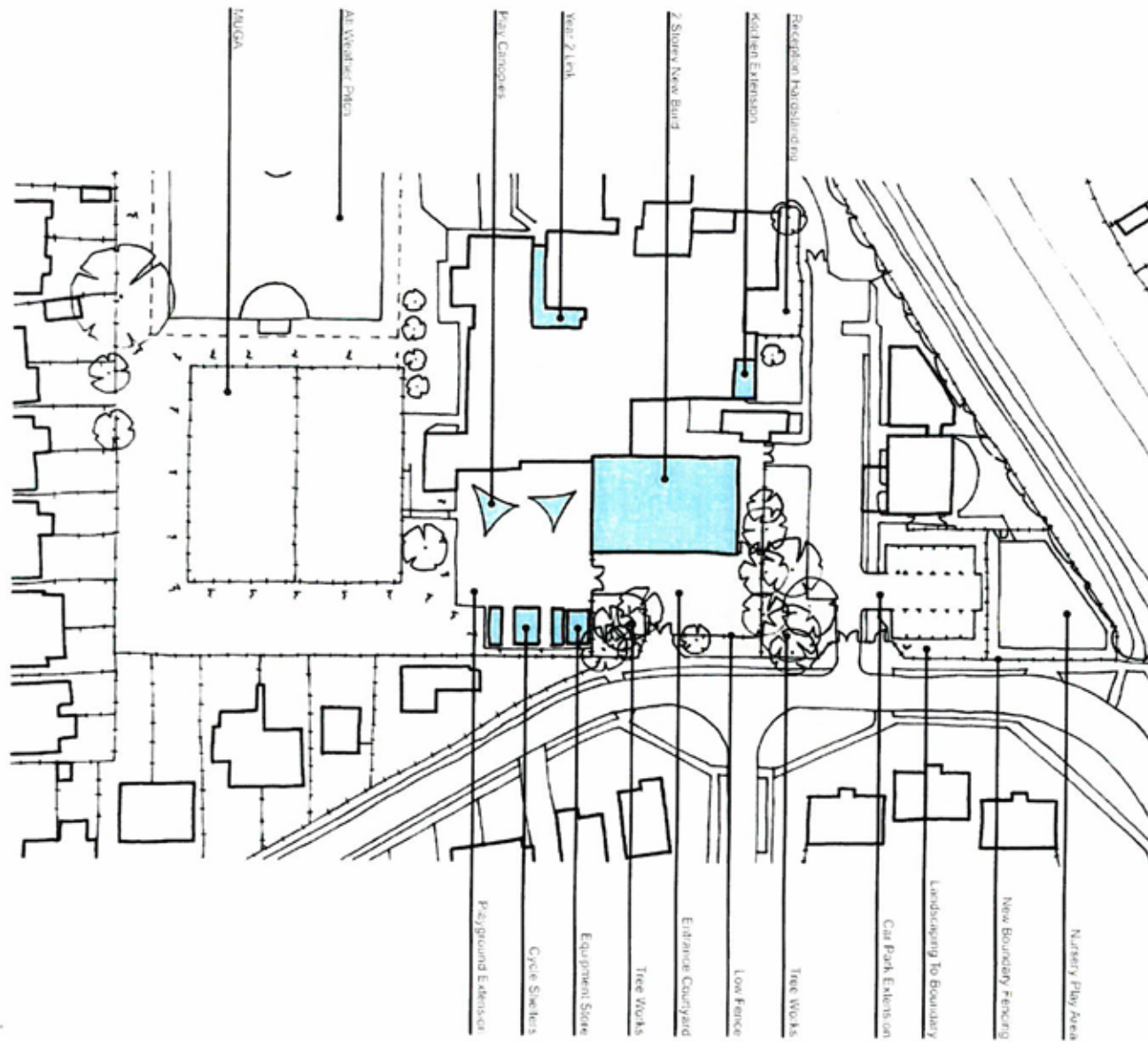


Figure 1: Site location map, scale 1:1250



The proposals for the external layout comprise of 4 key areas.

- New build (800sqm over 2 storeys), entrance courtyard (445sqm) with new fencing, signage, landscaping and tree works (500sqm), extended Junior Playground with new cycle shelters and play equipment storage (311sqm).
- 2 - Additional parking (265sqm) and remodelled Nursery play area (260sqm). Associated boundary landscaping and new signage.
- 3 - Reception hardstanding (75sqm) and making good grassed area adjacent to Kitchen extension (100sqm).
- 4 - Additional MUGA (690sqm) and option for all-weather pitch (2630sqm)

The proposed works to areas 1 and 2 will provide a significantly improved street presence, school image and clear focal point for the new main entrance.

Figure 2: Proposed external layout



558200

558300

558400

558500

105500

105500

105400

105400

105300

105300

105200

105200

105100

105100

105000

105000

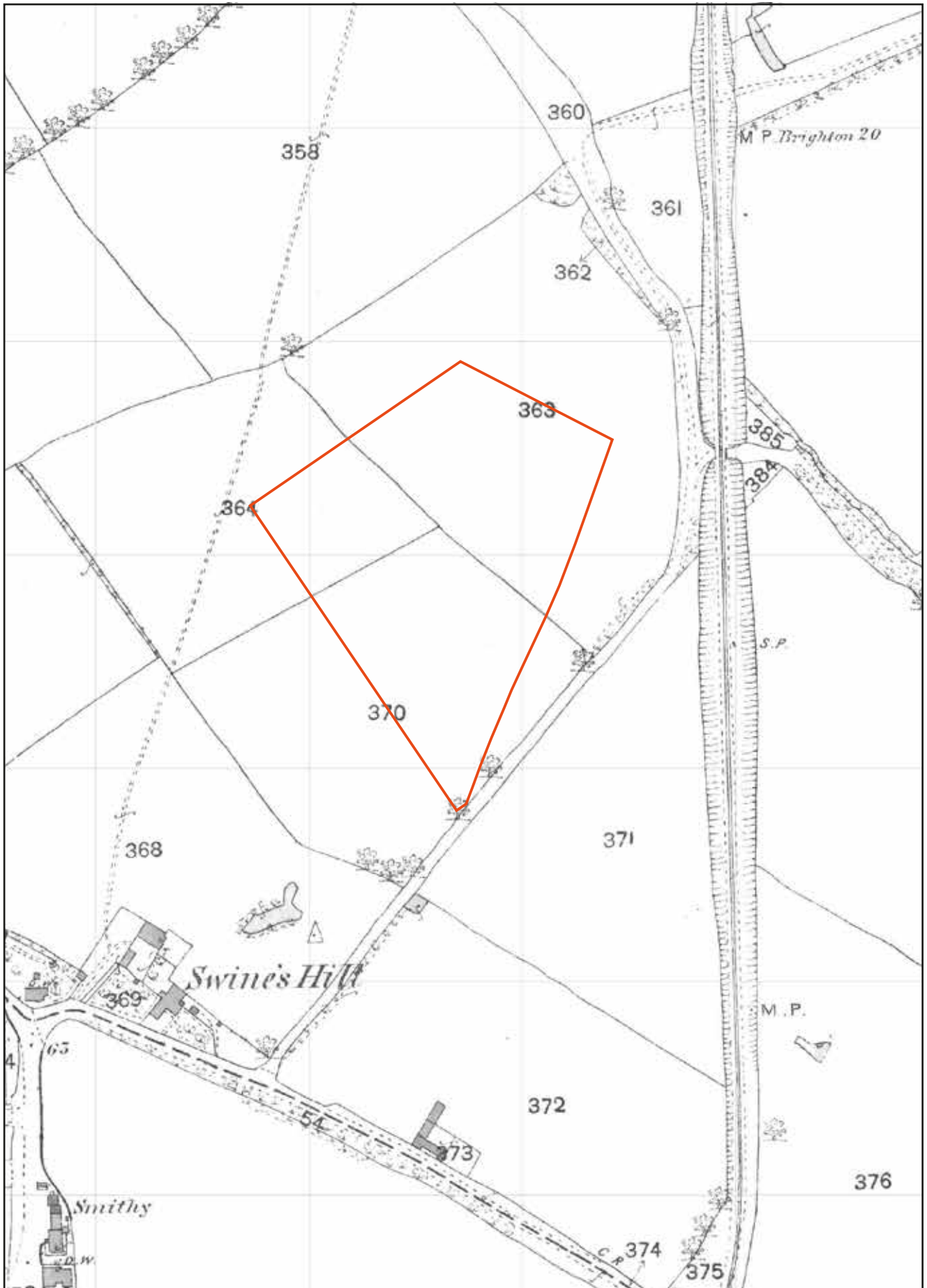


Figure 3: Historic OS map from 1875, scale 1:2500

558200

558300

558400

558500

105500

105500

105400

105400

105300

105300

105200

105200

105100

105100

105000

105000

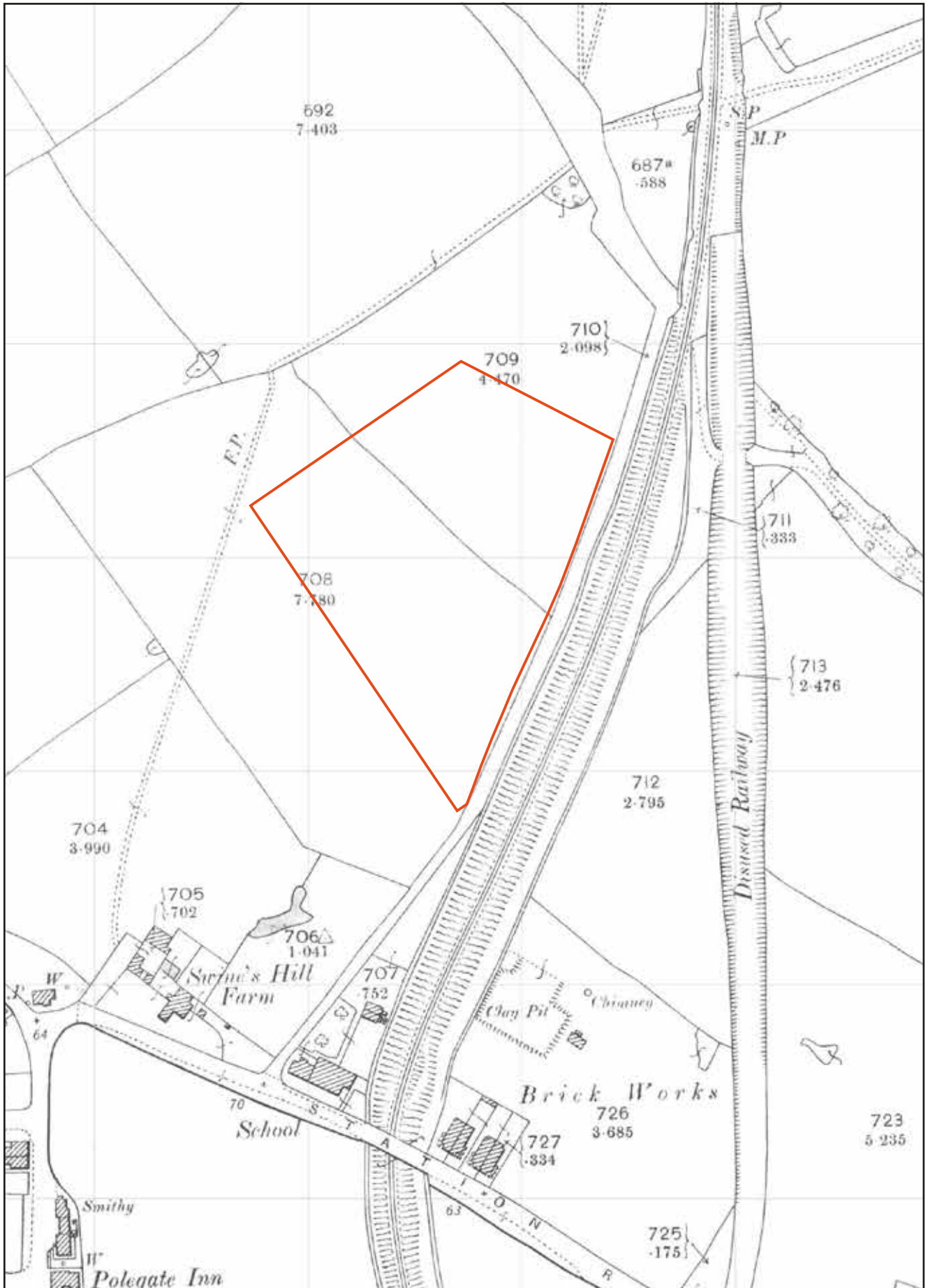


Figure 4: Historic OS map from 1899, scale 1:2500

558200

558300

558400

558500

105500

105500

105400

105400

105300

105300

105200

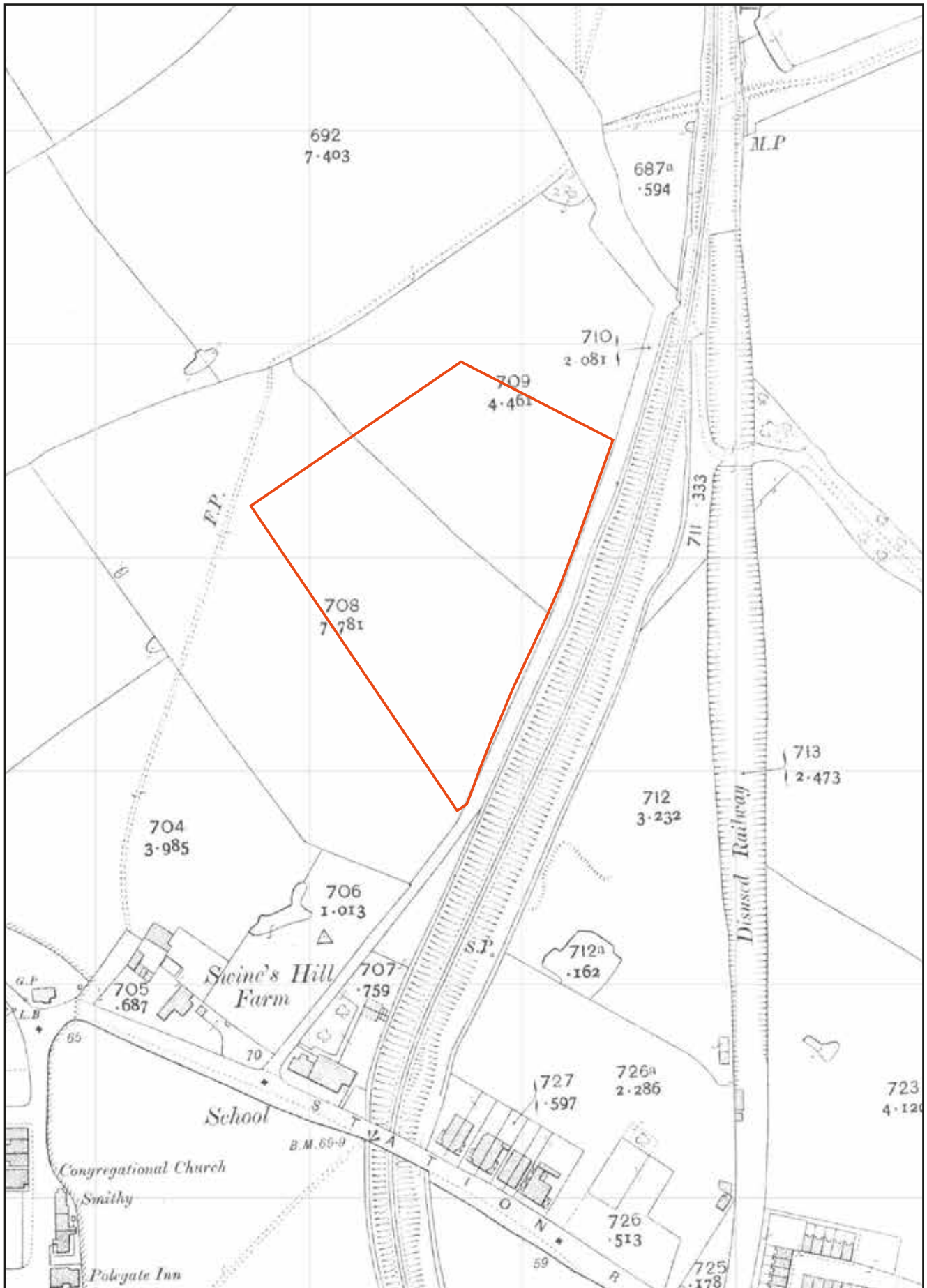
105200

105100

105100

105000

105000



558200

558300

558400

558500

Figure 5: Historic OS map from 1909, scale 1:2500



558200

558300

558400

558500

105500

105500

105400

105400

105300

105300

105200

105200

105100

105100

105000

105000

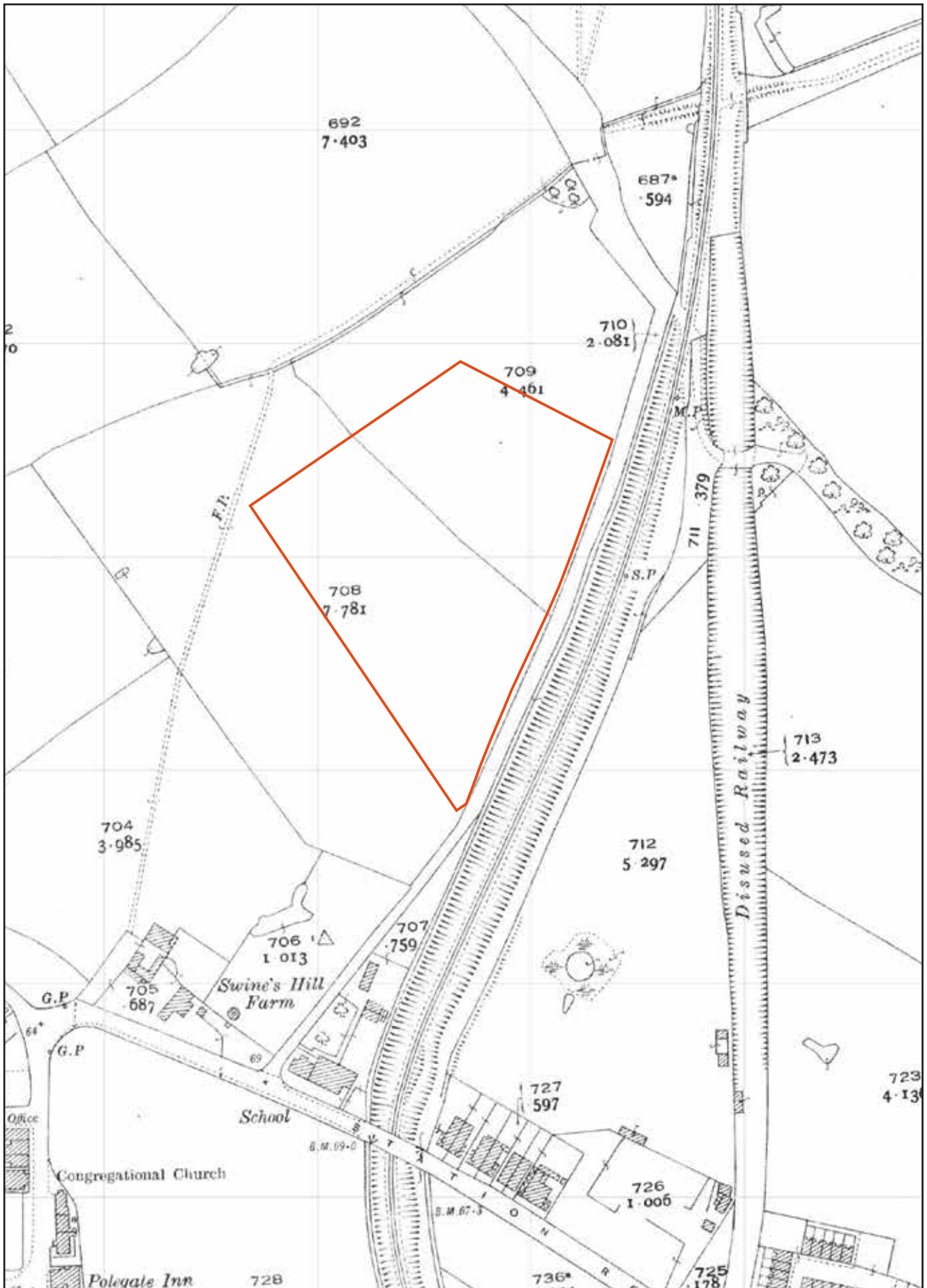


Figure 6: Historic OS map from 1928, scale 1:2500

558200

558300

558400

558500

105500

105500

105400

105400

105300

105300

105200

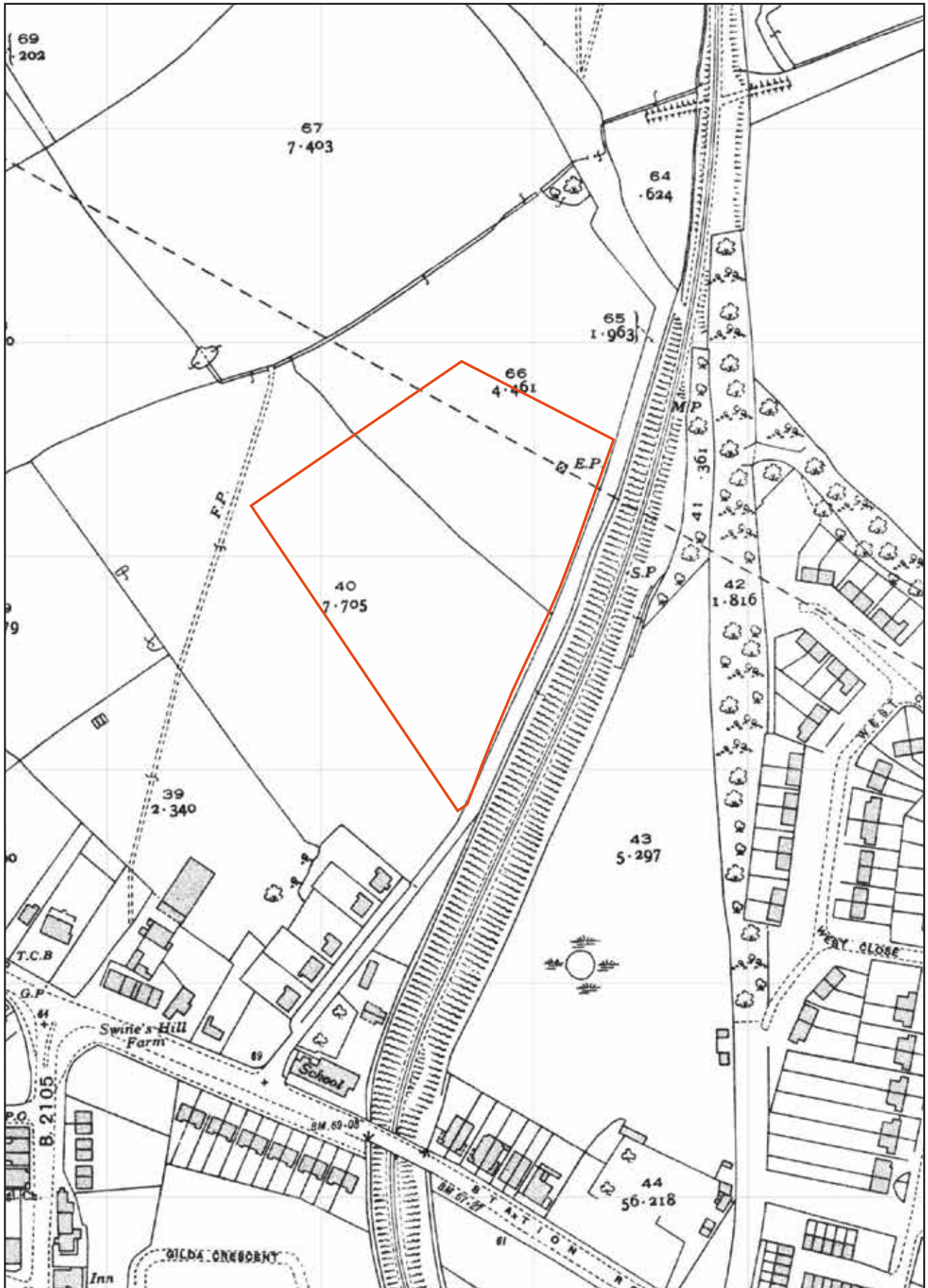
105200

105100

105100

105000

105000



558200

558300

558400

558500

Figure 7: Historic OS map from 1937, scale 1:2500



558200

558300

558400

558500

105500

105500

105400

105400

105300

105300

105200

105200

105100

105100

105000

105000

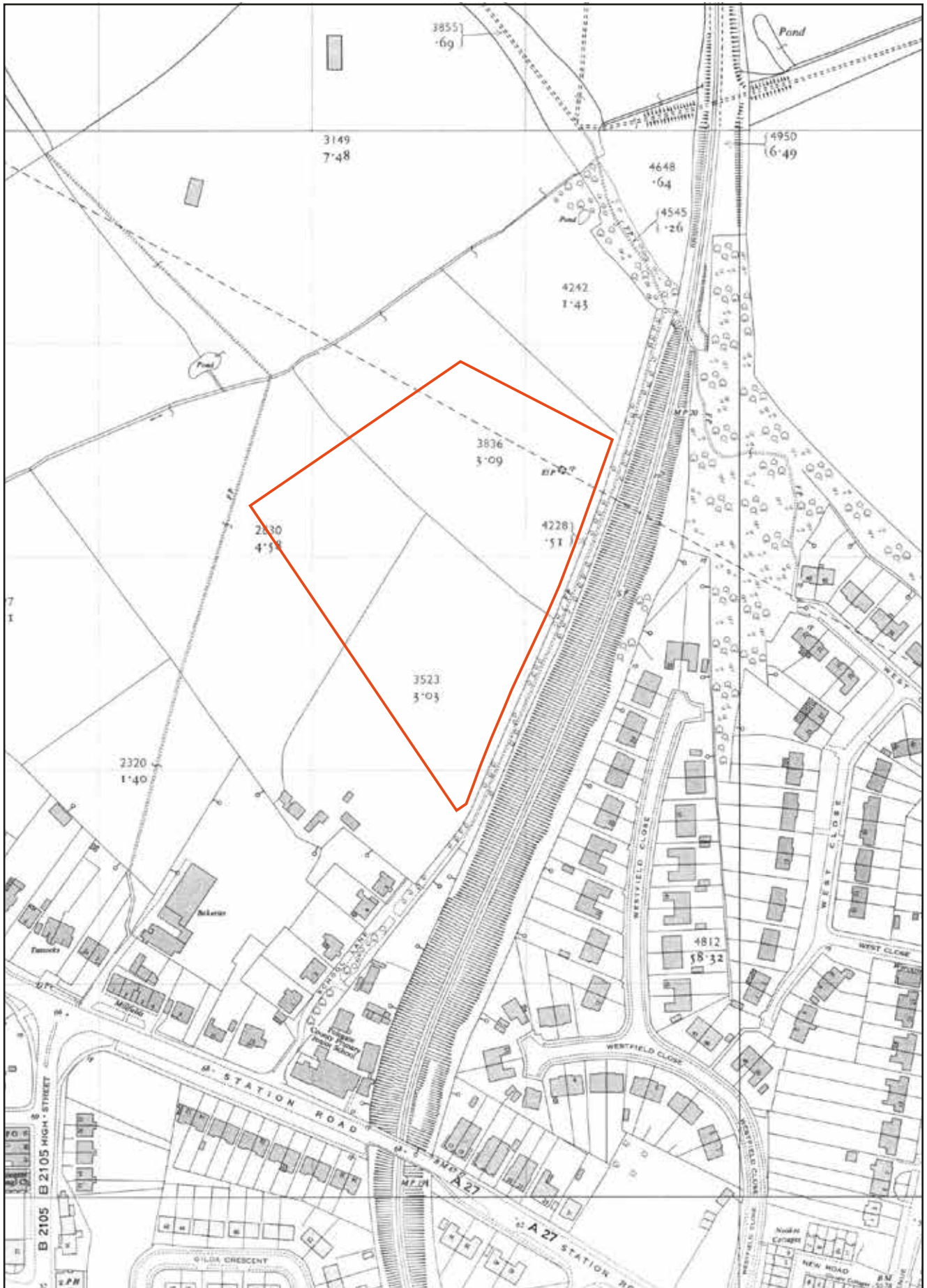


Figure 8: Historic OS map from 1960, scale 1:2500

558200

558300

558400

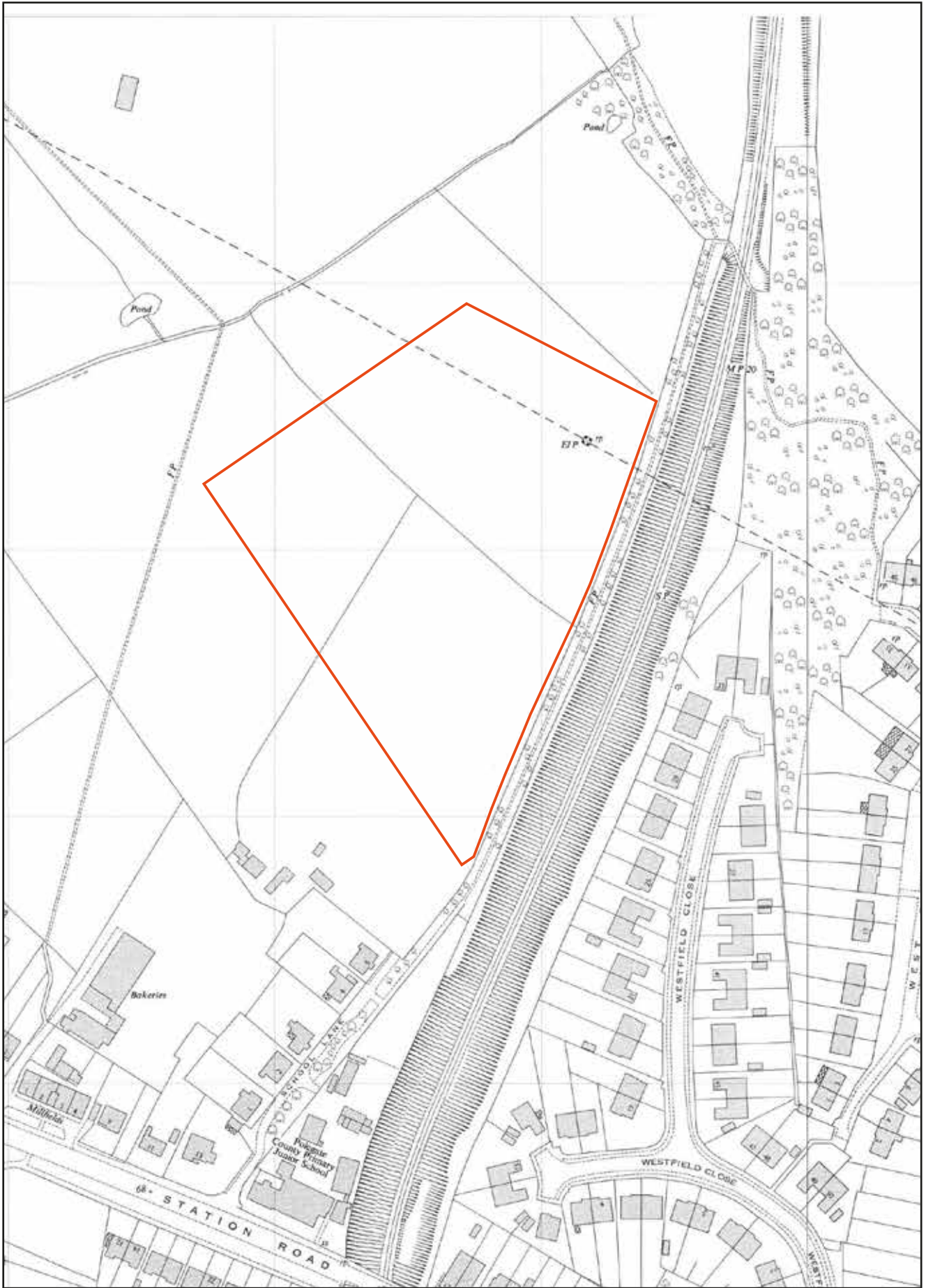
558500

105400

105400

105200

105200



558200

558300

558400

558500

Figure 9: Historic OS map from 1961, scale 1:2000



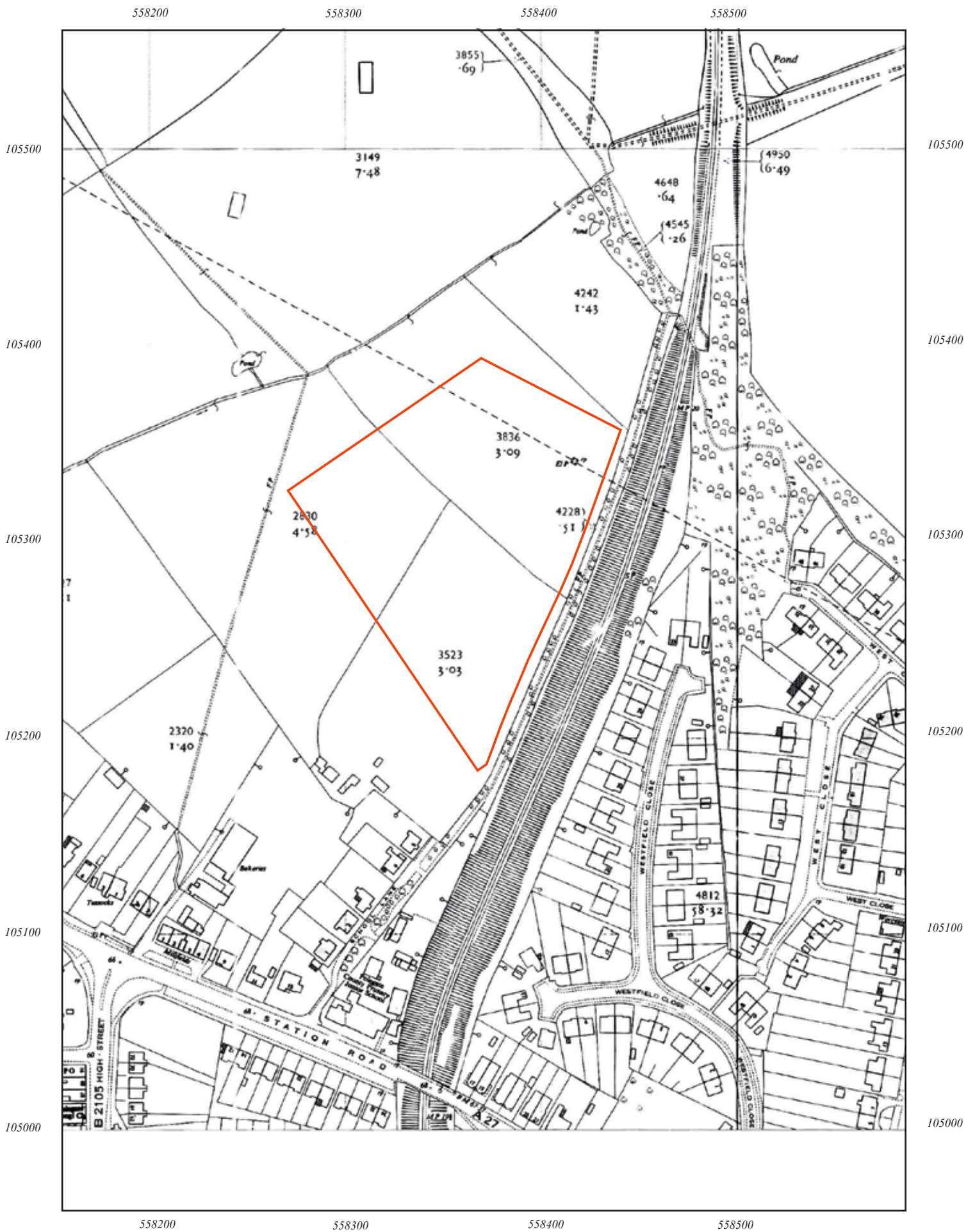


Figure 10: Historic OS map from 1963, scale 1:2500

558200

558300

558400

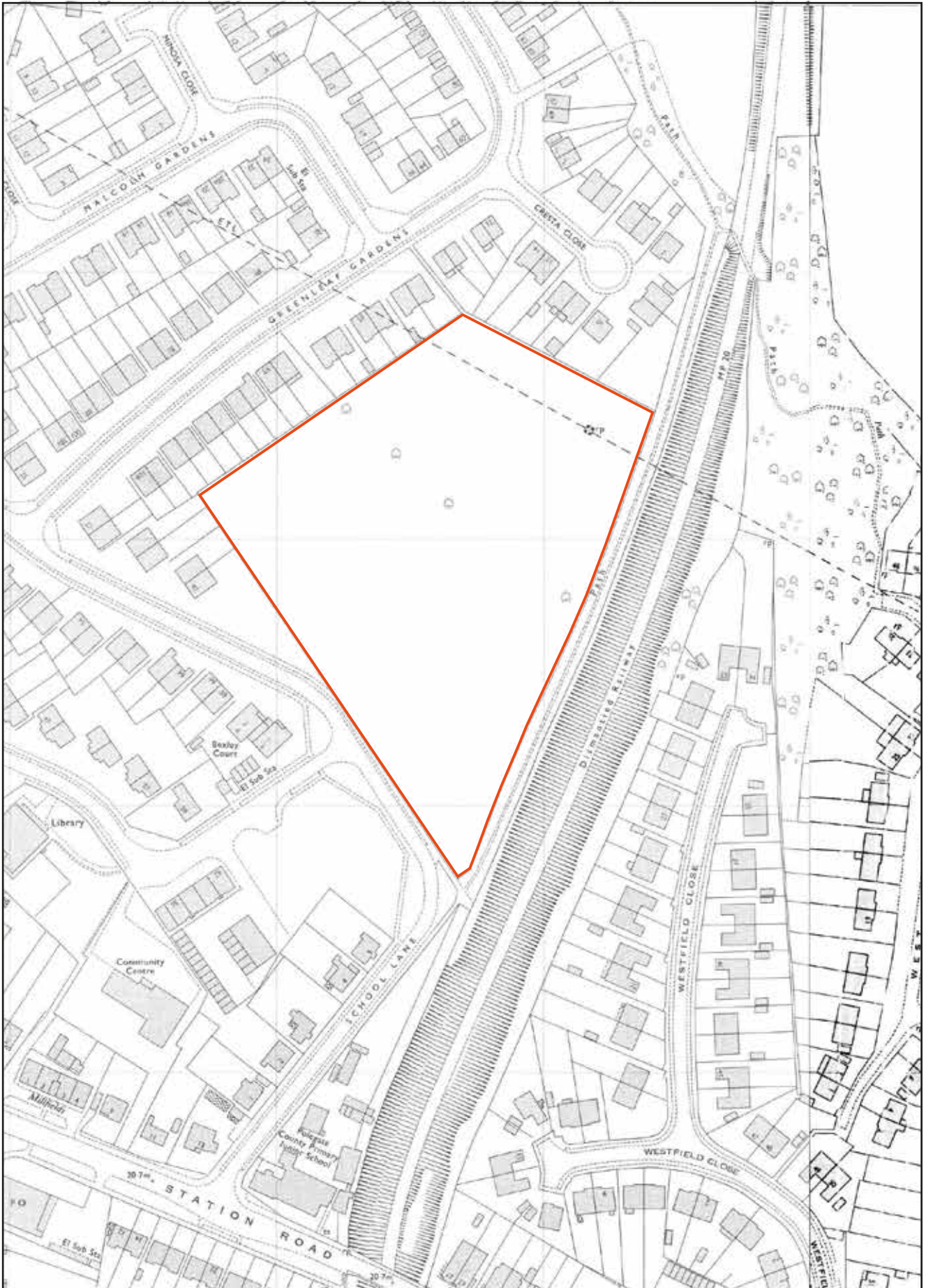
558500

105400

105400

105200

105200



558200

558300

558400

558500

Figure 11: Historic OS map from 1965 - 1969, scale 1:2000



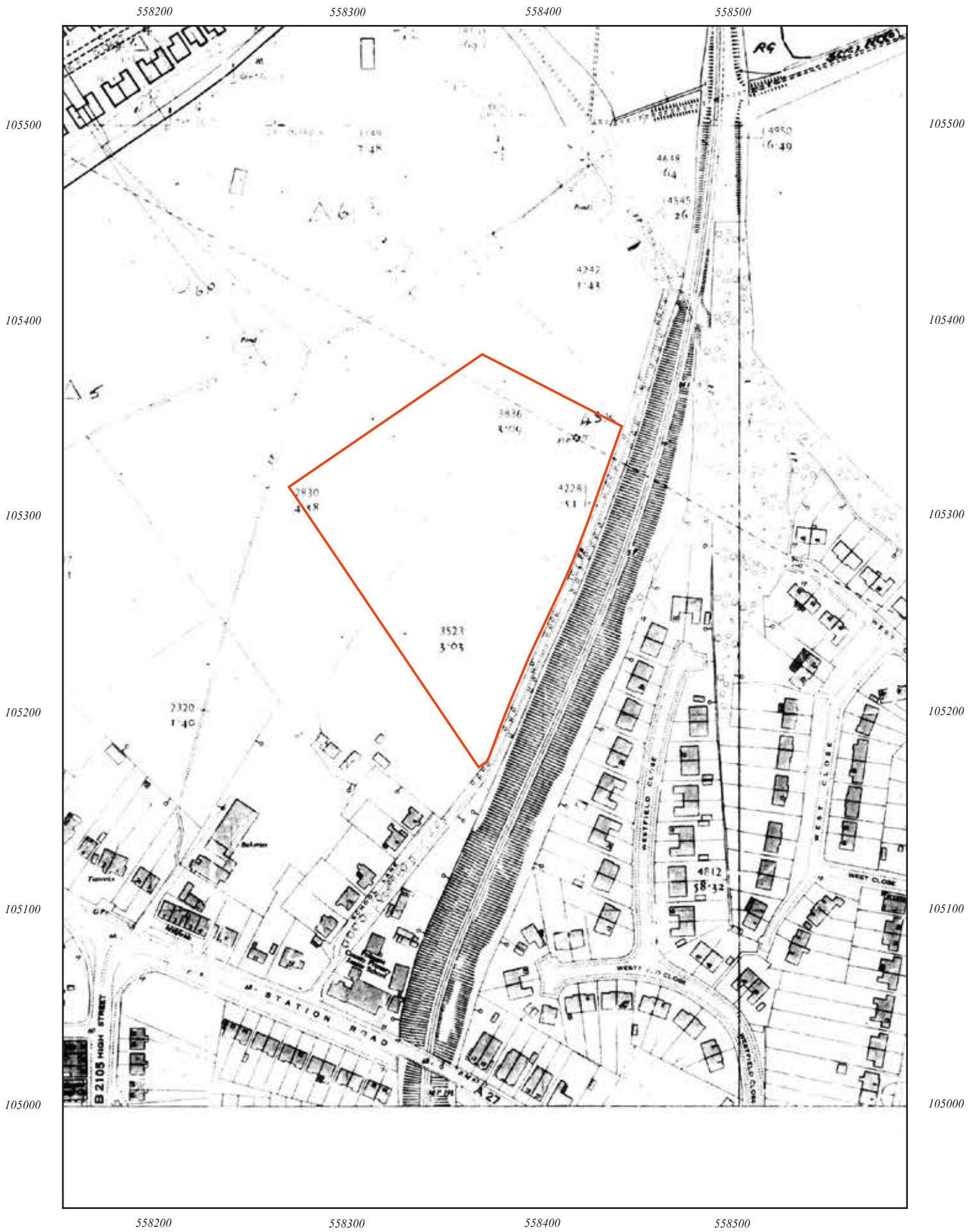


Figure 12: Historic OS map from 1974, scale 1:2500





558200

558300

558400

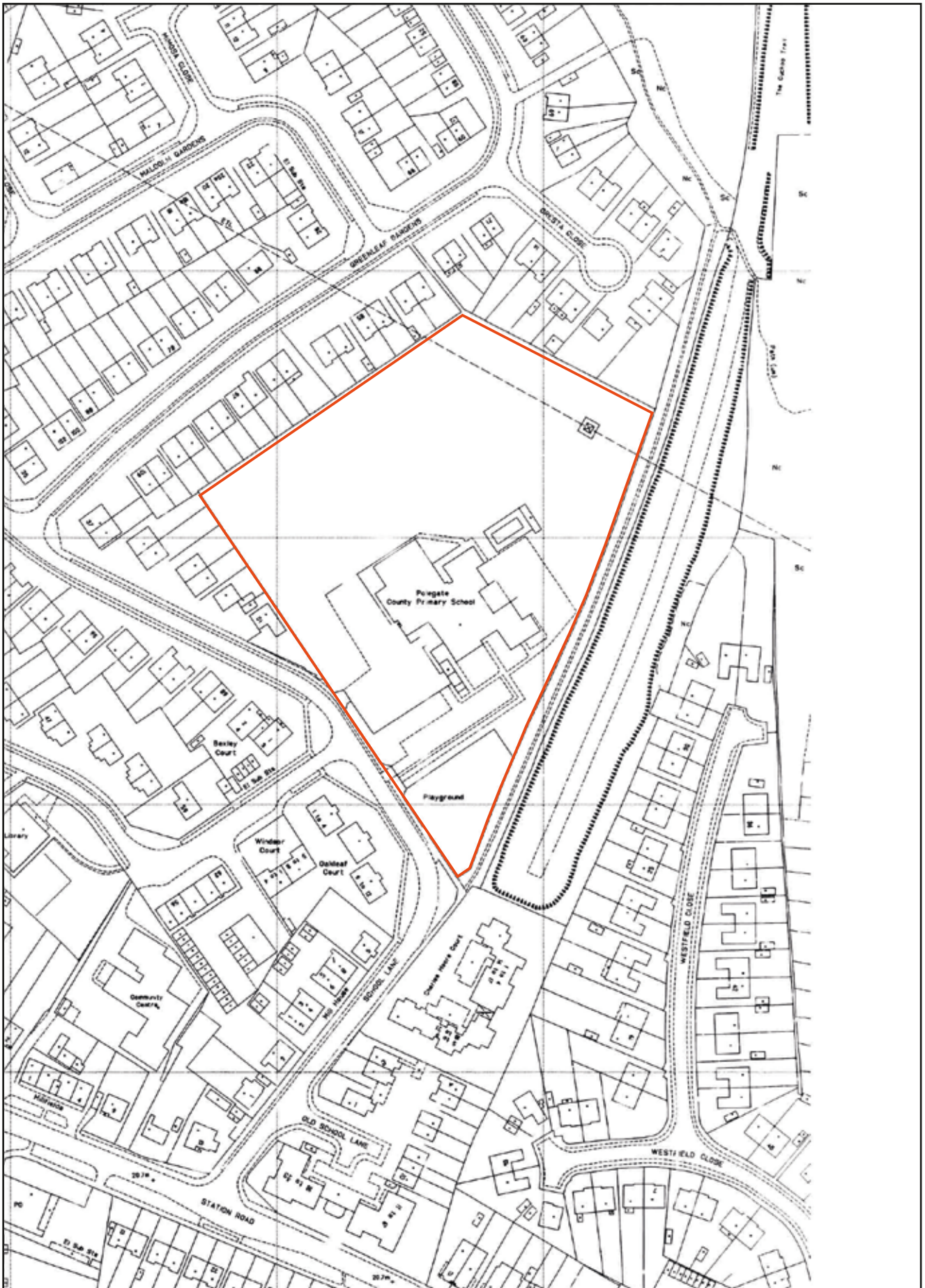
558500

105400

105400

105200

105200



558200

558300

558400

558500




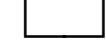

Figure 14: Historic OS map from 1994, scale 1:2000



ESHER  
Polegate Primary  
School  
Oakleaf Drive



**Legend**

-  Study\_Area
-  Archaeological Notification Areas
-  B&H\_Unitary\_Boundary
-  District Boundaries
-  Parish Boundaries

Drawn by: Archaeology Team

0 55 110 220 330 440 Meters

1:4,000

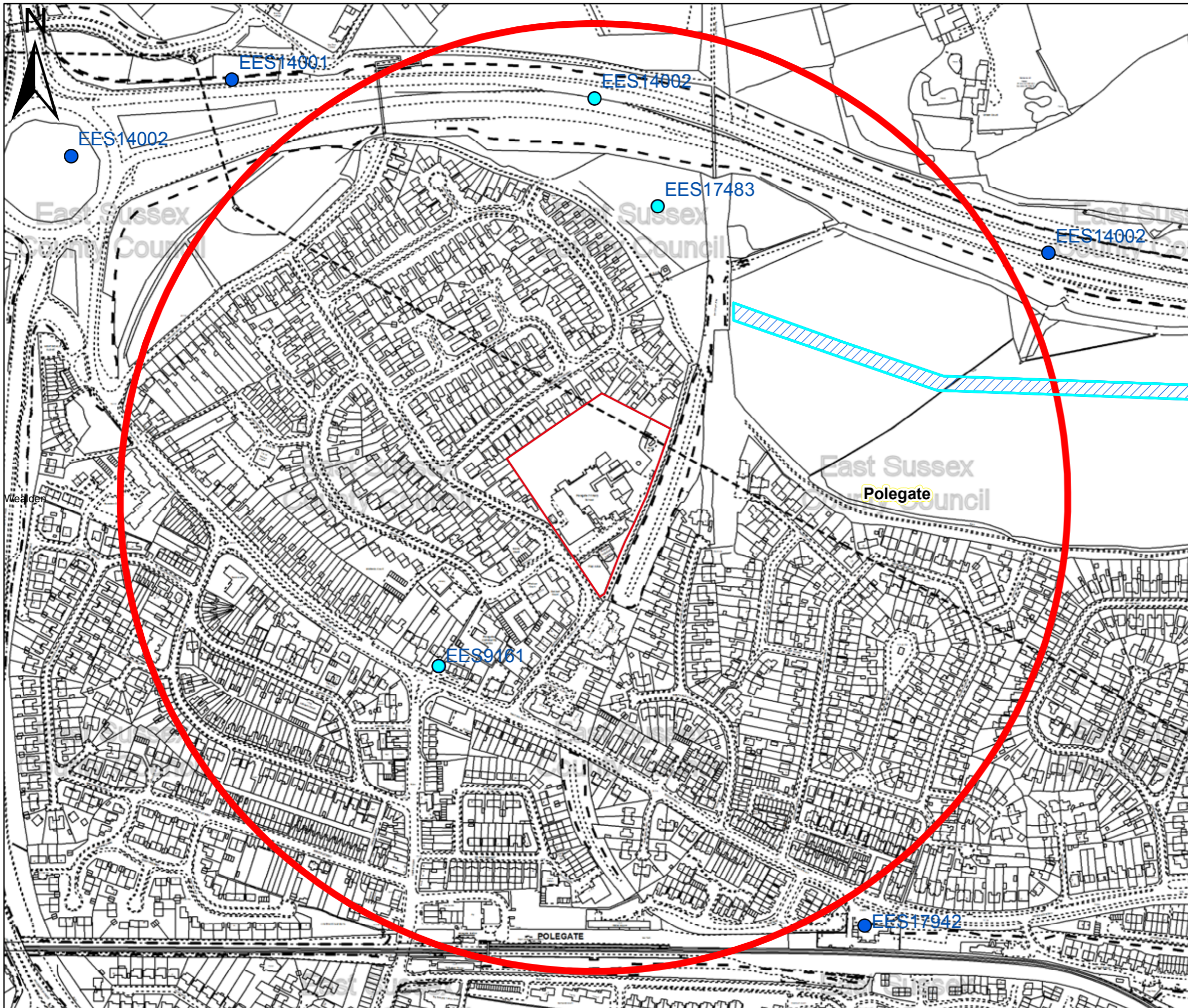
This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. 100019601. 2008.



# ESHER

## Polegate Primary School

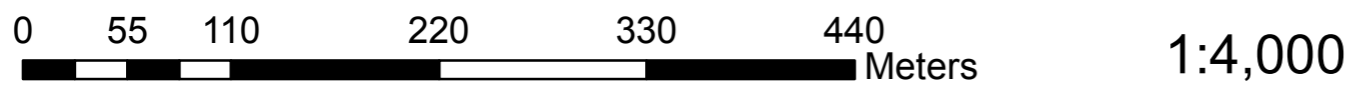
### Oakleaf Drive



#### Legend

- Study\_Area
- Events (point)
- Events (line)
- Events (poly)
- B&H\_ Unitary\_Boundary
- District Boundaries
- Parish Boundaries

Drawn by: Archaeology Team



This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. 100019601. 2008.



# ESHER

## Polegate Primary School

### Oakleaf Drive

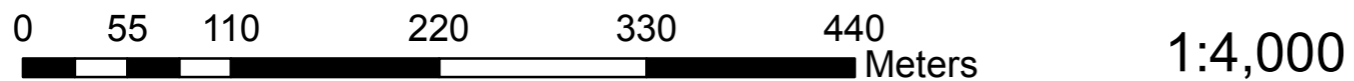


#### Legend

- Study\_Area
- Monuments (point)**
- × <all other values>
- RecordType**
- <Null>
- FS
- ◆ MON
- ▲ LB
- ▲ BLD *Historic Building*
- ⊕ LND
- ⬢ PLA
- ★ MAR
- Monuments (line)
- ▭ Monuments (poly)
- ▭ B&H\_Unitary\_Boundary
- ▭ District Boundaries
- ▭ Parish Boundaries

Drawn by: Archaeology Team

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. 100019601. 2008.

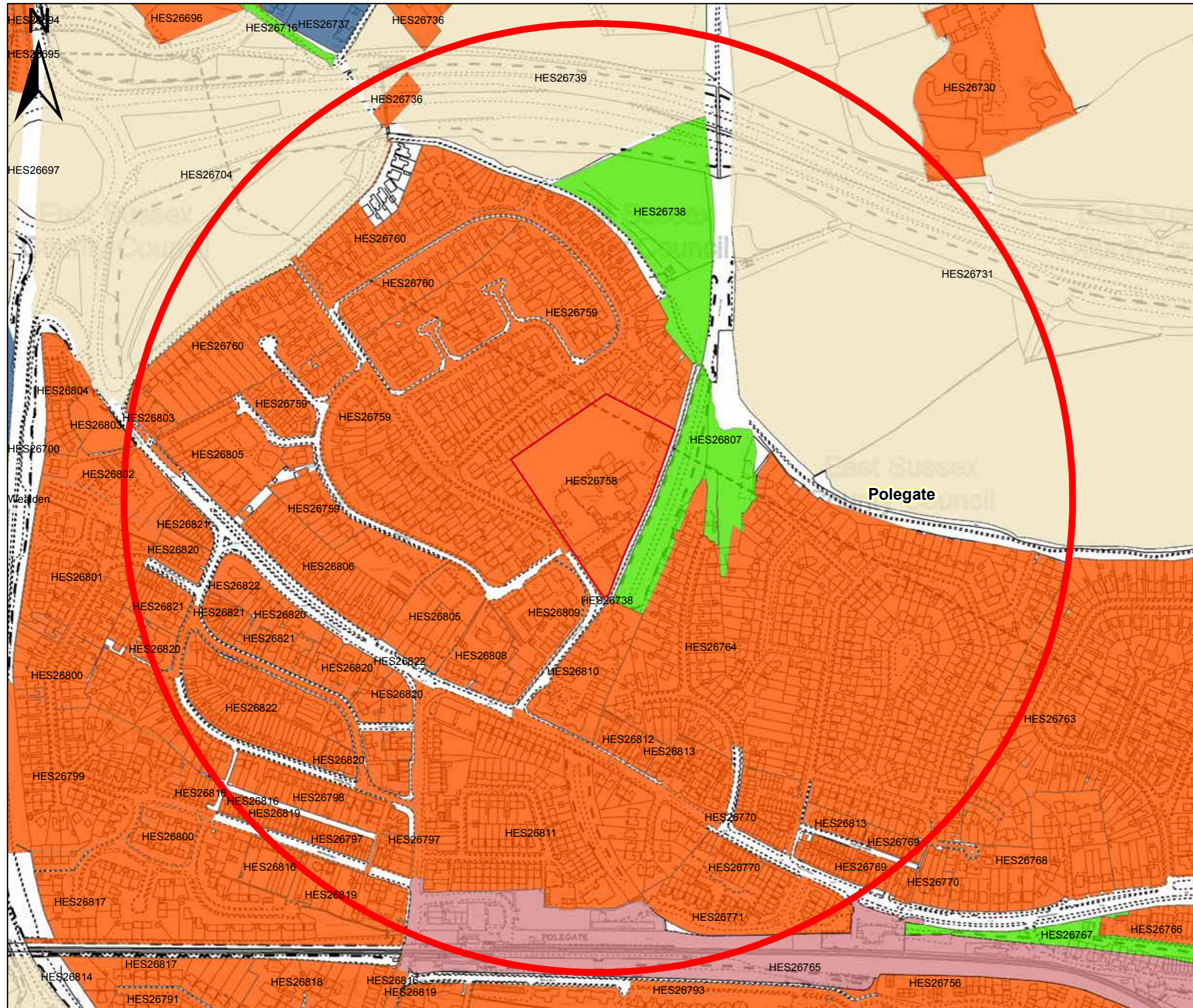




# ESHER

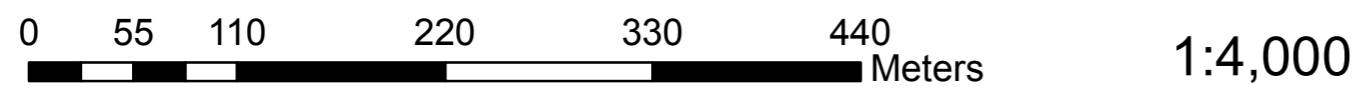
## Polegate Primary School

### Oakleaf Drive



#### Legend

-  Study\_Area
- HLC (poly)**
-  <all other values>
- CHAR**
-  Coastal
-  Communications
-  Designed Landscapes
-  Fieldscapes
-  Horticulture
-  Industry
-  Military
-  Reclaimed Marshland
-  Recreation
-  Settlement
-  Unimproved/Unenclosed
-  Water
-  Woodland
-  B&H\_Unitary\_Boundary
-  District Boundaries
-  Parish Boundaries



Drawn by: Archaeology Team

This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationary Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. 100019601. 2008.





*Plate 1: Google Earth aerial photograph from 2004*



*Plate 2: Google Earth aerial photograph from 2006*





*Plate 3: Google Earth aerial photograph from 2015*