



**Built Heritage Statement in Advance of the  
Proposed Development at the site of  
Polegate School, Oakleaf Drive, Polegate.  
East Sussex**

January 2018

# Built Heritage Statement in Advance of the Proposed Development at the site of Polegate School, Oakleaf Drive, Polegate, BN26 6PT

NGR: TQ 58369 05268



Report for Gleeds Cost Management Ltd

Date of Report: 15th January 2018

## **SWAT ARCHAEOLOGY**

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NGR: TQ 58369 05268

***Summary***

*SWAT Archaeology has been commissioned by Gleeds Cost Management Ltd to prepare a Built Heritage Statement relating to the proposed development at the site of Polegate Primary School, Oakleaf Drive, Polegate.*

*There is a requirement under the National Planning Policy Framework (NPPF) for the client to explain the significance of any particular designated heritage assets that have been identified in the vicinity of the study site and demonstrate any potential impacts that a proposal will have upon their significance.*

*This assessment has concluded that the proposed development is such that any impact caused to the setting of the heritage assets in the wider PDA of Otteham Court and the chapel at Otteham Court would be considered as less than substantial with there being no material impact on the designated assets and therefore no overriding constraints are likely to prohibit development.*

## Built Heritage Statement in Advance of the Proposed Development at the site of Polegate Primary School, Oakleaf Drive, Polegate, BN26 6PT

### **1 INTRODUCTION**

#### **1.1 Project Background**

1.1.1 Swale & Thames Survey Company (SWAT) was commissioned by Gleeds Cost Management Ltd (the 'Client'), to carry out a Built Heritage Statement relating to the site of Polegate Primary School, Oakleaf drive, Polegate, centred on National Grid Reference (NGR) TQ 58369 05268 (Figure 1). As such this land will henceforth be known as the 'proposed development area' (PDA).

1.1.2 This document will be used in support of planning applications associated with the proposed development for a new two storey building, new fencing, landscaping, extended junior playground with new cycle shelter and play equipment storage.

#### **1.2 The Site**

1.2.1 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 is located to the north of the town on Oakleaf 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 (Figure 1).

1.2.2 It has been identified that the wider PDA assessment area relating to our Client's site includes two designated heritage assets; the Grade II listed building of 'Ottenham Court' and the Grade II\* listed building of 'Chapel at Ottenham Court to the north west of the house'.

#### **1.3 Project Constraints**

1.3.1 No constraints were associated with this project.

## **1.4 Scope of Document**

1.4.1 This assessment was requested by the Client in order to determine, as far as is possible, the nature, extent and significance of the development affecting the settings of designated heritage assets. The assessment forms part of the NPPF requirement and is intended to inform and assist with decisions regarding heritage assets and is to be used in the support of planning applications associated with the proposed development for proposed development.

## **2 PLANNING BACKGROUND**

### **2.1 Introduction**

2.1.1 National legislation and guidance relating to the protection of, and proposed development on or near, important archaeological sites or Heritage Assets within planning regulations is defined under the provisions of the Town and Country Planning Act 1990. In addition, local authorities are responsible for the protection of the historic environment within the planning system.

### **2.2 Heritage Assets**

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

*'World Heritage Sites, Scheduled Monuments, Listed Buildings, Protected Wreck Sites, Registered Park and Gardens, Registered Battlefields and Conservation Areas designated under the relevant legislation.'*

2.2.2 Designation is a formal acknowledgement of a building, monument or site's significance, intended to make sure that the character of the asset in question is protected through the planning system and to enable it to be passed on to future generations.

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

- Planning (Listed Buildings and Conservation Areas) Act 1990;
- Ancient Monuments and Archaeological Areas Act 1979; and
- Protection of Wrecks Act 1973

## **2.3 National Planning Policy Framework (NPPF)**

2.3.1 The Historic Environment, as defined in the National Planning Policy Framework (NPPF 2012): Annex 2, comprises:

*'all aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.'*

2.3.2 NPPF Annex 2 defines a Heritage Asset as:

*'a building monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets include designated heritage assets and assets identified by the local planning authority (including local listing).'*

2.3.3 NPPF Section 12: Conserving and enhancing the historic environment sets out the principal national guidance on the importance, management and safeguarding of heritage assets within the planning process. The aim of NPPF Section 12 is to ensure that Local Planning Authorities, developers and owners of heritage assets adopt a consistent approach to their conservation and to reduce complexity in planning policy relating to proposals that affect them.

2.3.4 Paragraph 126 of the NPPF states that:

*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.*

2.3.5 Paragraph 128 of the NPPF states that:

*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.*

2.3.6 Paragraph 129 of the NPPF states that:

*Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including, by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.*

2.3.7 The NPPF, Section 12, therefore provides the guidance to which local authorities need to refer when setting out a strategy for the conservation and enjoyment of the historic environment in their Local Plans. It is noted within this, that heritage assets should be conserved in a manner appropriate to their significance.

2.3.8 The NPPF further provides definitions of terms which relate to the historic environment in order to clarify the policy guidance given. For the purposes of this report, the following are important to note:

- **Heritage Asset.** This is ‘a building, monument, Site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions’. These include designated heritage assets and assets identified by the local planning authority.
- **Significance.** The value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting.

2.3.9 Paragraphs 132 and 136 consider the impact of a proposed development upon the significance of a heritage asset.

2.3.10 Paragraph 132 emphasises that when a new development is proposed, great weight should be given to the asset’s conservation and that the more important the asset, the greater this weight should be. It is noted within this paragraph that significance can be harmed or lost through the alteration or destruction of the heritage asset or by development within its setting. Adding, as heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a Grade II Listed Building or Registered Park or Garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably Scheduled Monuments, Protected Wreck Sites, Battlefields, Grade I and II\* Listed Buildings, Grade I and II\* Registered Parks and Gardens, and World Heritage Sites, should be wholly exceptional.

2.3.11 Paragraph 133 states that where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- The nature of the heritage asset prevents all reasonable uses of the Site; and
- No viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and

- Conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and
- The harm or loss is outweighed by the benefit of bringing the Site back into use.

2.3.12 Conversely, paragraph 133 notes that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

2.3.13 Paragraph 136 states that LPAs should not permit loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.

2.3.14 Paragraph 137 encourages LPAs to look for new development opportunities within Conservation Areas, and states that developments which better reveal or enhance the significance of a designated heritage asset and its setting, will be looked upon favourably.

## **2.4 Conservation Principles, Policy and Guidance (Historic England, 2008)**

2.4.1 Historic England sets out in this document a logical approach to making decisions and offering guidance about all aspects of England's historic environment. The Conservation Principles, Policies and Guidance are primarily intended to help us to ensure consistency of approach in carrying out our role as the Government's statutory advisor on the historic environment in England. Specifically, they make a contribution to addressing the challenges of modernising heritage protection by proposing an integrated approach to making decisions, based on a common process.

2.4.2 The document explains its relationship to other policy documents in existence at that time, including Planning Policy Statement 1: Delivering Sustainable Development (2005), which includes the explicit objective of 'protecting and enhancing the natural and historic environment' In this document, Heritage England provide detailed guidance on sustaining the historic environment within the framework of established government policy. In particular, the document distils from Planning Policy Guidance note (PPG) 15 Planning and the Historic Environment (1994) and PPG16 Archaeology

and Planning (1990) those general principles which are applicable to the historic environment as a whole.

2.4.3 The policy document provides details about a range of Heritage Values, which enable the significance of assets to be established systematically, with the four main 'heritage values' being:

- **Evidential value.** This derives from the potential of a place to yield evidence about past human activity. Physical remains of past human activity are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them especially in the absence of written records, the material record, particularly archaeological deposits, provides the only source of evidence about the distant past.
- **Historical Value.** This derives from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative. Illustration depends on visibility in a way that evidential value (for example, of buried remains) does not. Places with illustrative value will normally also have evidential value, but it may be of a different order of importance. Association with a notable family, person, event, or movement gives historical value a particular resonance.
- **Aesthetic value.** This derives from the ways in which people draw sensory and intellectual stimulation from a place. Aesthetic values can be the result of the conscious design of a place, including artistic endeavour. Equally, they can be the seemingly fortuitous outcome of the way in which a place has evolved and been used over time.
- **Communal value.** This derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory. Communal values are closely bound up with historical (particularly associative) and aesthetic values, but tend to have additional and specific aspects. These can be commemorative and symbolic values reflect the meanings of a place for those who draw part of their identity from it, or have emotional links to it. Social value is associated with places

that people perceive as a source of identity, distinctiveness, social interaction and coherence. Spiritual value attached to places can emanate from the beliefs and teachings of an organised religion, or reflect past or present-day perceptions of the spirit of place.

## **2.5 Historic Environment Good Practice in Planning Notes**

2.5.1 In March 2015, Heritage England produced three Good Practice Advice in Planning (GPA) notes. The notes provided information on good practice to assist local authorities, planning and other consultants, owners, applicants and other interested parties in implementing historic environment policy in the National Planning Policy Framework (NPPF) and the related guidance given in the National Planning Practice Guide (PPG). GPA1 covered 'The Historic Environment in Local Plans'. GPA2 provided advice on 'Managing Significance in Decision-Taking in the Historic Environment' and GPA3 covered 'The Setting of Heritage Assets'. As at March 2017, GPA4 entitled 'Enabling Development and Heritage Assets' was still in draft.

*GPA2: Managing Significance in Decision-Taking in the Historic Environment.*

2.5.2 The guidance focuses on understanding the significance of any affected heritage asset and, if relevant, the contribution of its setting to its significance. The significance of a heritage asset is the sum of its archaeological, architectural, historic, and artistic interest. The document sets out a number of stages to follow:

- Understand the significance of the affected assets
- Understand the impact of the proposal on that significance
- Avoid, minimise and mitigate impact in a way that meets the objectives of the NPPF
- Look for opportunities to better reveal or enhance significance
- Justify any harmful impacts in terms of the sustainable development objective of conserving significance and the need for change
- Offset negative impacts on aspects of significance by enhancing others through recording, disseminating and archiving archaeological and

historical interest of the important elements of the heritage assets affected

2.5.3 Since heritage assets may be affected by direct physical change or by change in their setting. It is important to be able properly assess the nature, extent and importance of the significance of a heritage asset and the contribution of its setting early in the process to assist with any planning decision-making in line with legal requirements.

*GPA3: The Setting of Heritage Assets.*

2.5.4 This document emphasises that the information required in support of applications for planning permission and listed building consents should be no more than is necessary to reach an informed decision, and that activities to conserve or invest need to be proportionate to the significance of the heritage assets affected and the impact on the significance of those heritage assets.

2.5.5 The NPPF makes it clear that the setting of a heritage asset is the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

2.5.6 The contribution of setting to the significance of a heritage asset is often expressed by reference to views, a purely visual impression of an asset or place which can be static or dynamic, including a variety of views of, across, or including that asset, and views of the surroundings from or through the asset, and may intersect with, and incorporate the settings of numerous heritage assets.

2.5.7 It covers areas such as cumulative change, where the significance of a heritage asset has been compromised in the past by unsympathetic development affecting its setting, to accord with NPPF policies, consideration still needs to be given to whether additional change will further detract from, or can enhance, the significance of the asset. Change over time and understanding any history of change will help to determine how further development within the asset's setting is likely to affect the contribution made by setting to the significance of the heritage asset.

2.5.8 The implications of development affecting the setting of heritage assets to be considered on a case-by-case basis and since conservation decisions are based on the

nature, extent and level of a heritage asset's significance, Historic England recommends the following broad approach to assessment, undertaken as a series of steps:

- Step 1: Identify which heritage assets and their settings are affected.
- Step 2: Assess whether, how and to what degree these settings make a contribution to the significance of the heritage asset(s).
- Step 3: Assess the effects of the proposed development, whether beneficial or harmful, on that significance.
- Step 4: Explore the way to maximise enhancement and avoid or minimise harm.
- Step 5: Make and document the decision and monitor outcomes.

2.5.9 The guidance reiterates the NPPF in stating that where developments affecting the setting results in 'substantial' harm to significance, this harm can only be justified if the developments delivers substantial public benefit and that there is no other alternative (i.e. redesign or relocation).

2.5.10 Historic England has also published three core Advice Notes, which provide detailed and practical advice on how national policy and guidance is implemented. These documents include; 'Historic England Advice Note 1: Understanding Place: Conservation Area Designation, Appraisal and Management' (25th February 2016), 'Historic England Advice Note 2: Making Changes to Heritage Assets' (25th February 2016) and 'Historic England Advice Note 3: The Historic Environment and Site Allocations in Local Plans' (30th October 2015).

## **2.6 Regional Policies**

2.6.1 The Local Planning Authority for the study is Wealden District Council.

2.6.2 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 and environmental assets.

2.6.3 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.

### **3 AIMS AND OBJECTIVES**

#### **3.1 Introduction**

3.1.1 This Built Heritage Statement was commissioned by Gleeds Cost Management Ltd, which will be submitted with any future planning application. This assessment has been prepared in accordance with guidelines set out by the Chartered Institute for Archaeologists (see below).

#### **3.2 Heritage Asset Assessment – Chartered Institute for Archaeologists (2017)**

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

*‘Desk-based assessment will determine, as far as is reasonably possible from existing records, the nature, extent and significance of the historic environment within a specified area. Desk-based assessment will be undertaken using appropriate methods and practices which satisfy the stated aims of the project, and which comply with the Code of conduct and other relevant regulations of ClfA. In a development context desk-based assessment will establish the impact of the proposed development on the significance of the historic environment (or will identify the need for further evaluation to do so), and will enable reasoned proposals and decisions to be made whether to mitigate, offset or accept without further intervention that impact.’*

(2017:4)

3.2.2 The purpose of the Heritage Asset report is, therefore, an assessment that provides a contextual archaeological record, in order to provide:

- *an assessment of the potential for heritage assets to survive within the area of study*



- *an assessment of the significance of the known or predicted heritage assets considering, in England, their archaeological, historic, architectural and artistic interests*
- *strategies for further evaluation whether or not intrusive, where the nature, extent or significance of the resource is not sufficiently well defined*
- *an assessment of the impact of proposed development or other land use changes on the significance of the heritage assets and their settings*
- *strategies to conserve the significance of heritage assets, and their settings*
- *design strategies to ensure new development makes a positive contribution to the character and local distinctiveness of the historic environment and local place-shaping*
- *proposals for further archaeological investigation within a programme of research, whether undertaken in response to a threat or not.*

CifA (2017:4)

## **4 METHODOLOGY**

### **4.1 Introduction**

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

### **4.2 Designated Heritage Assets**

4.2.1 There are a number of criteria to address and they include the impact of the proposed development on the significance of the Heritage Assets.

#### *Heritage Assets*

4.2.2 Any Heritage Asset which includes a World Heritage Site, Scheduled Monument, Listed Building, Wreck, Registered Park or Garden, Conservation Area or Landscape can be identified as having a degree of significance meriting consideration in planning decisions. Heritage Assets are the valued components of the historic environment and

will include designated Heritage Assets as well as assets identified by the Local Planning Authority during the process of decision making or through the plan making process.

#### *Setting*

4.2.3 The surroundings in which a Heritage Asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset or may affect the ability to appreciate that significance or may be neutral.

#### *Significance*

4.2.4 The value of a Heritage Asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance may be informed by a number of factors which may include; assessment of the significance of the site, setting and building, where relevant, under a number of headings:

- Historic significance – the age and history of the asset, its development over time, the strength of its tie to a particular architectural period, the layout of a site, the plan form of a building, internal features of special character including chimneystacks and fireplaces,
- Cultural significance – the role a site plays in an historic setting, village, town or landscape context, the use of a building perhaps tied to a local industry or agriculture, social connections of an original architect or owner,
- Aesthetic/architectural significance – the visual qualities and characteristics of the asset (settlement site or building), long views, legibility of building form, character of elevations, roofscape, materials and fabric special features of interest,
- Archaeological significance – evolution of the asset, phases of development over different periods, important features, evidence in building fabric, potential for below ground remains.

### **4.3 Sources**

4.3.1 A number of publicly accessible sources were consulted prior to the preparation of this document.

#### *Archaeological databases*

4.3.2 Although it is recognised that national databases are an appropriate resource for this particular type of assessment, the local Historic Environmental Record held at East Sussex County Council (ESHER) contains sufficient data to provide an accurate insight into catalogued sites and finds within both the proposed development area and the surrounding landscape.

4.3.3 The National Heritage List for England (NHLE), which is the only official and up to date database of all nationally designated heritage assets.

#### *Cartographic and Pictorial Documents*

4.3.4 A full map regression exercise has been incorporated within this assessment. Research was carried out using resources offered by the East Sussex County Council, the internet, Ordnance Survey. A full listing of bibliographic and cartographic documents used in this study is provided in Section 9.

#### *Aerial photographs*

4.3.5 The study of the collection of aerial photographs held by Google Earth was undertaken (Plates 1-3).

#### *Secondary and Statutory Resources*

4.3.6 Secondary and statutory sources, such as regional and periodic archaeological studies, archaeological reports associated with development control, landscape studies, dissertations and research frameworks are considered appropriate to this type of study and have been included within this assessment.

## 5 ARCHAEOLOGICAL AND HISTORIC APPRAISAL

### 5.1 Archaeological and Historical Narrative

- 5.1.1 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.
- 5.1.2 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.
- 5.1.3 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.
- 5.1.4 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.
- 5.1.5 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.
- 5.1.6 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.

5.1.7 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.

5.1.8 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.

5.1.9 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.

## **5.2 Historical Map Progression**

5.2.1 Please note that comments below only relate to the PDA assessment area being c.500m in the vicinity of the PDA and do not cover any designated assets outside of this area.

5.2.2 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.

*Historic OS map 1875 1:2500*

5.2.3 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).

*Historic OS map 1899 1:2500*

5.2.4 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).

*Historic OS map 1909 1:2500*

5.2.5 The PDA remains unchanged (Fig.5).

*Historic OS map 1928 1:2500*

5.2.6 The PDA remains unchanged (Fig.6).

*Historic OS map 1937 1:2500*

5.2.7 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).

*Historic OS map 1960 1:2500*

5.2.8 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).

*Historic OS map 1961 1:1250*

5.2.9 The PDA remains unchanged (Fig.9).

*Historic OS map 1963 1:2500*

5.2.10 There has been no change (Fig.10).

*Historic OS map 1965-69 1:1250*

5.2.11 There has been no change (Fig.9). 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).

*Historic OS map 1974 1:2500*

5.2.12 There has been no change (Fig.12).

*Historic OS map 1989-1994 1:1250*

5.2.13 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).

*Historic OS map 1994 1:1250*

5.2.14 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).

### 5.3 Site Assessment

5.3.1 The PDA is located to the north of the town on Oakleaf Drive 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 A27 Polegate Bypass.

5.3.2 The PDA is located within c.150m north of an archaeological notification area (DES9300) relating to the Roman Road from Pevensey to Cuckmere and c.500m south east of an archaeological area (DES8620) relating to the Medieval Grange at Otteham Court.

5.3.3 There are no listed buildings within the site assessment area. Outside of the PDA assessment area and within an archaeological notification area, DES8620, is Otteham Court, a Grade II listed building and the Grade II\* Chapel at Otteham Court to the north west of the house. The chapel, dedicated to St Lawrence, is also a scheduled monument. There are no other designated Heritage Assets in the wider area.

<b>Table 1</b>		<b>Designated Heritage Assets</b>
TQ 50 NE 4	Medieval-Post Medieval	Grade II* listed. The chapel at Otteham Court, circa 1350. Scheduled Monument - 1002243
TQ 50 NE 18/205	Medieval -Modern	Grade II listed Otteham Court, circa 15 <sup>th</sup> century

#### *Conservation Areas*

5.3.4 The study site is not located within a Conservation Area.

### 5.4 Assessment of Heritage Assets: Listed Buildings

5.4.1 It has been identified that in the wider area of the PDA are two designated heritage assets; the Grade II listed Otteham Court and the Grade II\* listed (and scheduled monument) chapel at Otteham Court. Whilst these assets are not within the PDA, given their importance, the assessment will seek to identify the significance of these assets and to what extent the PDA contributes to this significance.



### ***Chapel at Otteham Court***

#### *Architectural Interest:*

5.4.2 As well as being Grade II\* listed, the remains of the chapel at Otteham court is scheduled under the Ancient Monuments and Archaeological Areas Act 1979 as being a site of National importance. The chapel, originally part of Premonstratensian Order at Otham Abbey, is dedicated to St Laurence. Despite later alterations and repairs St Laurence's Chapel survives well and retains a significant proportion of surviving medieval fabric. Built around 1350 AD, it is constructed of flint and greensand with greensand dressings and repairs patched in red brick. It is a small building, aisleless in plan and 10m long by 7m wide with a slate roof on old oak timbers. The external corners have stone clasp buttresses and there is a central buttress in the south side. There are two twin, trefoil-headed windows of 14th century date in the north and south walls. In the west wall is a blocked doorway and high in the east wall, a large blocked window, both with pointed arches. The interior includes a gabled sedilia and piscina. Beneath the east end is a brick-lined tunnel to Priesthawes, about a mile away, which is thought to be of 16th or 17th century date (Plate 5).

#### *Historical Interest:*

5.4.3 The chapel's importance is enhanced through its association as a former chapel of Otham Abbey, a house of Premonstratensian canons. Otham Abbey was founded by Ralph de Dene for Premonstratensian Canons in about 1180. In around 1208, the abbey was moved to Bayham, Kent and Otham became a grange with a chapel which was probably served by one of the canons of Bayham. It was eventually suppressed in 1526.

#### *Setting:*

5.4.4 The chapel is located on the north side of the A27 bypass and forms part of a cluster of buildings known as Otteham Court. Access is off Otham Court Lane via an unnamed road. The chapel is located next to Otteham Court House, within a large garden and planting of trees surrounds the building. In terms of the heritage asset's immediate visual setting, the physical site boundaries, due to vegetation, plus the A27 bypass obscures the view towards the PDA. Given the establishment of the A27 bypass to the

south of the chapel, it is considered that the heritage asset's historic setting has significantly eroded.

*Summary of Significance:*

- 5.4.5 Given the above it is concluded that the extent of the heritage asset's original setting is limited by its natural landscape boundaries, as well as the A27 bypass. This means that the PDA makes a negligible contribution to its visual setting. The asset retains much of its 14<sup>th</sup> century structure with later alterations. Nonetheless the chapel is still considered to have architectural, aesthetic and historical interest, and it is this that forms its primary heritage significance.

**Otteham Court**

*Architectural Interest:*

- 5.4.6 To the north east of the PDA is Otteham Court. This Grade II listed building comprises a two storey 15th century T-shaped building. The house is a timber framed building, which has been mostly refaced with red brick, grey headers and some stone with the timbering and close-studding exposed in the north wall of the west wing. There is a hipped tiled roof, along with casement windows. The east front has a gable with cusped bargeboards and an attic window, also 3 brick buttresses to the ground floor (Plate 4).

*Historical Interest:*

- 5.4.7 The historical interest is based the house being located within the setting of Otham Abbey. The abbey was founded by Ralph de Dene for Premonstratensian Canons in about 1180. In around 1208, the abbey was moved to Bayham, Kent and Otham became a grange with a chapel which was probably served by one of the canons of Bayham. It was eventually suppressed in 1526.

*Setting:*

- 5.4.8 Otteham Court is located on the north side of the A27 bypass and forms part of a cluster of buildings collectively known as Otteham Court and includes the remains of the chapel. Access is off Otham Court Lane via an unnamed road. The house is located near to the chapel, within a large garden and planting of trees surrounds the

building. In terms of the heritage asset's immediate visual setting, the physical site boundaries, due to tree planting, plus the A27 bypass obscures the view towards the PDA. Given the establishment of the A27 bypass to the south of the chapel, it is considered that the heritage asset's historic setting has significantly eroded.

*Summary of Significance:*

5.4.9 Given the above it is concluded that the extent of the heritage asset's original setting is limited by its natural landscape boundaries, as well as the A27 bypass. This means that the PDA makes a negligible contribution to its visual setting. The asset retains much of its 15th century structure with later alterations. Nonetheless the house is still considered to have aesthetic and historical interest, and it is this that forms its primary heritage significance.

## **5.5 Aerial Photographs**

5.5.1 Please note than the heritage assets mentioned above are just outside of the PDA assessment area and are therefore not commented upon within the aerial assessment.

*1940*

5.5.2 The 1940 image is grainy and unclear.

*1960*

5.5.3 Not visible.

*1990*

5.5.4 Not visible

*2004*

5.5.5 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).

*2006-2016*

5.5.6 The PDA remains unchanged (Plates 2-3)

## **6 PROPOSALS AND ASSESSMENT OF IMPACT**

### **6.1 Proposals**

6.1.1 The proposals form part of a strategic development that 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.

### **6.2 Assessment of Impact**

#### *Chapel at Otteham Court*

6.2.1 From our findings, the primary heritage significance of the chapel is its architectural, aesthetic and historic association with Otham Abbey, a house of Premonstratensian canons, which then subsequently became a grange and was suppressed in 1526. This has led to the chapel being listed and also a scheduled monument.

6.2.2 It has been determined that the chapel forms part of the PDA's wider assessment area being circa 520m to the north east. The heritage asset's historical setting, this has eroded after the building of the A27 Polegate bypass and along with the wooded vegetation in the fields either side of the bypass, the chapel therefore has no intervisibility with the PDA and as such that it does not contribute to its significance.

6.2.3 Consequently, the public benefits associated with this proposed development are such that any impact caused to the setting of the heritage asset would be considered as 'less than substantial' in accordance with NPPF Paragraph 134.

#### *Otteham court*

6.2.4 From our findings, the primary heritage significance of Otteham Court is its aesthetic and historic interest as a 15<sup>th</sup> century building and as part of the site associated with the Otham Abbey, a house of Premonstratensian canons, which then subsequently became a grange and was suppressed in 1526.

6.2.5 It has been determined that the house forms part of the PDA's wider assessment area being circa 520m to the north east. The heritage asset's historical setting, has eroded

after the building of the A27 Polegate bypass and along with the wooded vegetation in the fields either side of the bypass, the chapel therefore has no intervisibility with the PDA and as such that it does not contribute to its significance.

6.2.6 Consequently, the public benefits associated with this proposed development are such that any impact caused to the setting of the heritage asset would be considered as 'less than substantial' in accordance with NPPF Paragraph 134.

## **7 CONCLUSION**

7.1 The purpose of this Built Heritage Statement was to assist the Local Authority to fully understand the impact of the proposed development as required by the NPPF on the significance of Heritage Assets affected, including any contribution made by their setting. This Built Heritage Statement has been prepared by SWAT Archaeology for Gleeds Cost Management in support of the application for proposed development at the site of Polegate Primary School.

7.2 This report has demonstrated that the PDA has no designated assets that lie within the assessment area. However, as part of the PDA wider assessment area, there lies two Grade II listed Heritage Assets, of which one is also a Scheduled Monument.; Otteham Court and the Chapel at Otteham Court. These Heritage Assets are within an Area or Archaeological Notification and are circa 520m outside of the PDA to the north east. Whilst outside of the assessment area, given their local significance, these designated assets were considered.

7.3 This statement demonstrates that the significance of Otteham Court and the Chapel at Otteham Court resides in their historical and aesthetic interest. The introduction of the A27 to the south of these assets has eroded the setting of these Heritage Assets to the extent that the PDA makes a negligible contribution to the heritage significance of Otteham Court and the chapel at Otteham Court. Therefore, given that there is no intervisibility between the PDA and the designated assets, the development is not expected to any material, visual impact on the Heritage Assets.

7.4 This Built Heritage Statement has found that the designated heritage assets considered will remained unaffected by the proposed development and that the

proposed development will produce no harm on the settings or significance of these assets.

- 7.5 The proposed development in both the PDA and the wider area will offer significant public benefit with new housing and public open spaces and will outweigh any 'less than substantial impact' to Otteham Court and the chapel at Otteham Court.

## **8 OTHER CONSIDERATIONS**

### **8.1 Archive**

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

### **8.2 Copyright**

- 8.2.1 Swale & Thames Survey Company and the author shall retain full copyright on the commissioned report under the Copyright, Designs and Patents Act 1988. All rights are reserved, excepting that it hereby provides exclusive licence to Redrow Homes Ltd (and representatives) for the use of this document in all matters directly relating to the project.

Paul Wilkinson PhD MCifA.

SWAT Archaeology

January 2018

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## 10 APPENDICES

### 10.1 Appendix 1: Statutory List Description

#### 10.1.1 Otteham Court

Heritage Environment Record Number: 1. 5208 Otteham Court (formerly listed as TQ 50 NE 18/205 13.10.52 Otham Court).

List entry Number: 1353410

National Grid Reference: TQ 58693 05786

Grade II

Date First Listed: 13<sup>th</sup> October 1952

Ralph de Dene founded an abbey for Premonstratensian Canons here about 1180 which, about 1208, became a grange of Bayham Abbey, Kent, suppressed in 1526. The house is a T-shaped C15 timber-framed building, mostly refaced with red brick, grey headers and some stone but the timbering and close-studding exposed in the north wall of the west wing. Hipped tiled roof. Casement windows. Two storeys. Five windows. The east front has a gable with cusped bargeboards and an attic window, also 3 brick buttresses to the ground floor.



Figure 15: Location map of the Grade II listed Otteham Court.

### 10.1.2 Chapel at Otteham Court

Heritage Environment Record Number: TQ 50 NE 4

List Entry Number: 1182639

Scheduled Monument Number: 1002243

National Grid Reference: TQ 58754 05712

Grade II\*

Date First Listed: 13<sup>th</sup> October 1952

Dedicated to St Lawrence. Small building dating from about 1350. Stone rubble and flints, patched with red brick. Slate roof. Three buttresses to south front. North and south walls each have a pointed window with the remains of tracery in the head and a dripstone over. The east wall has a large blocked pointed window. West wall has a blocked pointed doorway. The interior has a single sedilia and a piscina.



Figure 16: Location map of the Grade II\* listed chapel at Otteham Court.



Plate 4: Otteham Court.



Plate 5: The chapel at Otteham court to the north west of the house.



Plate 6. (Looking north)



Plate 7. (Looking south)



Plate 8. (Looking east)



Plate 9. (Looking west)

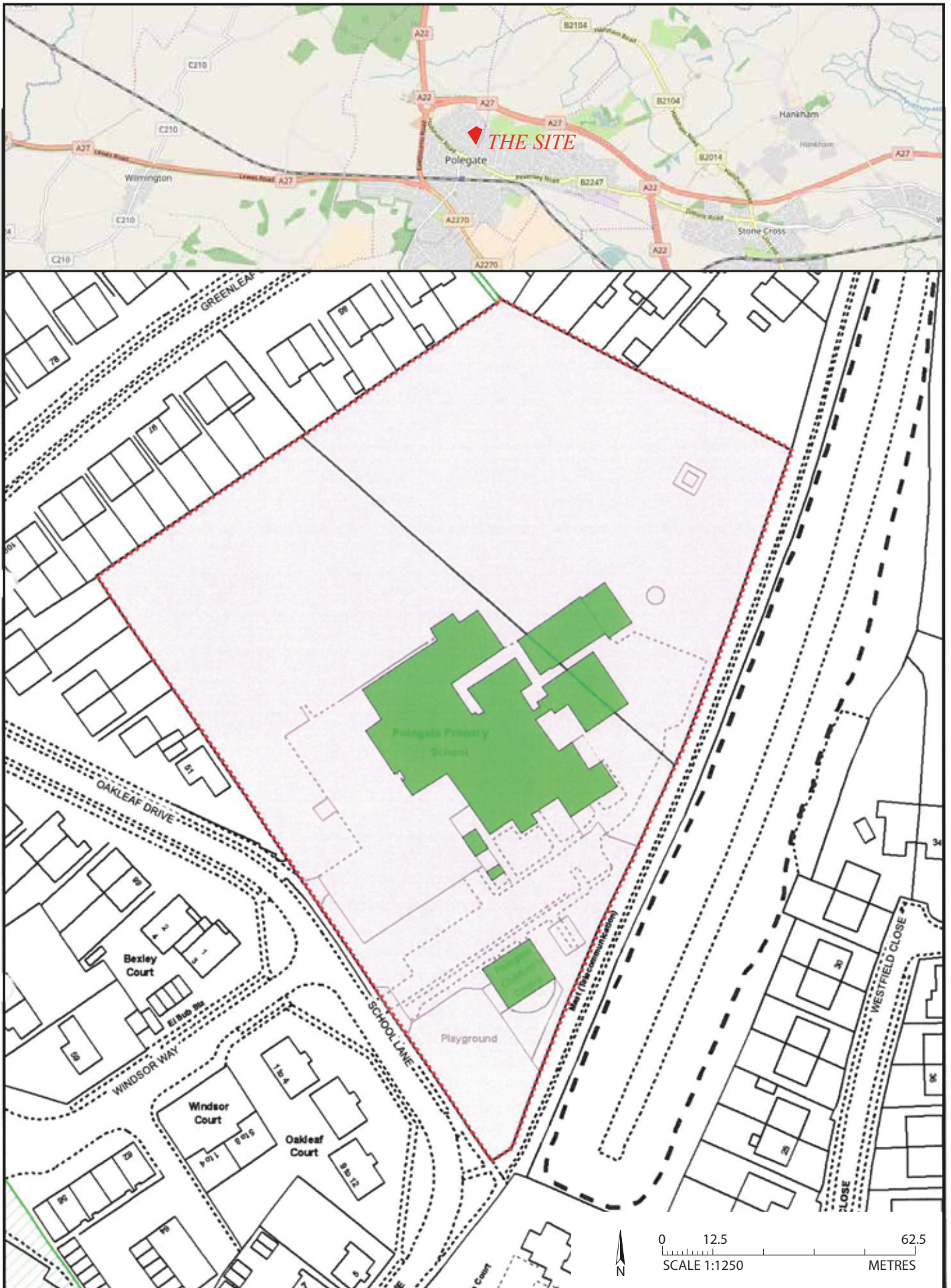
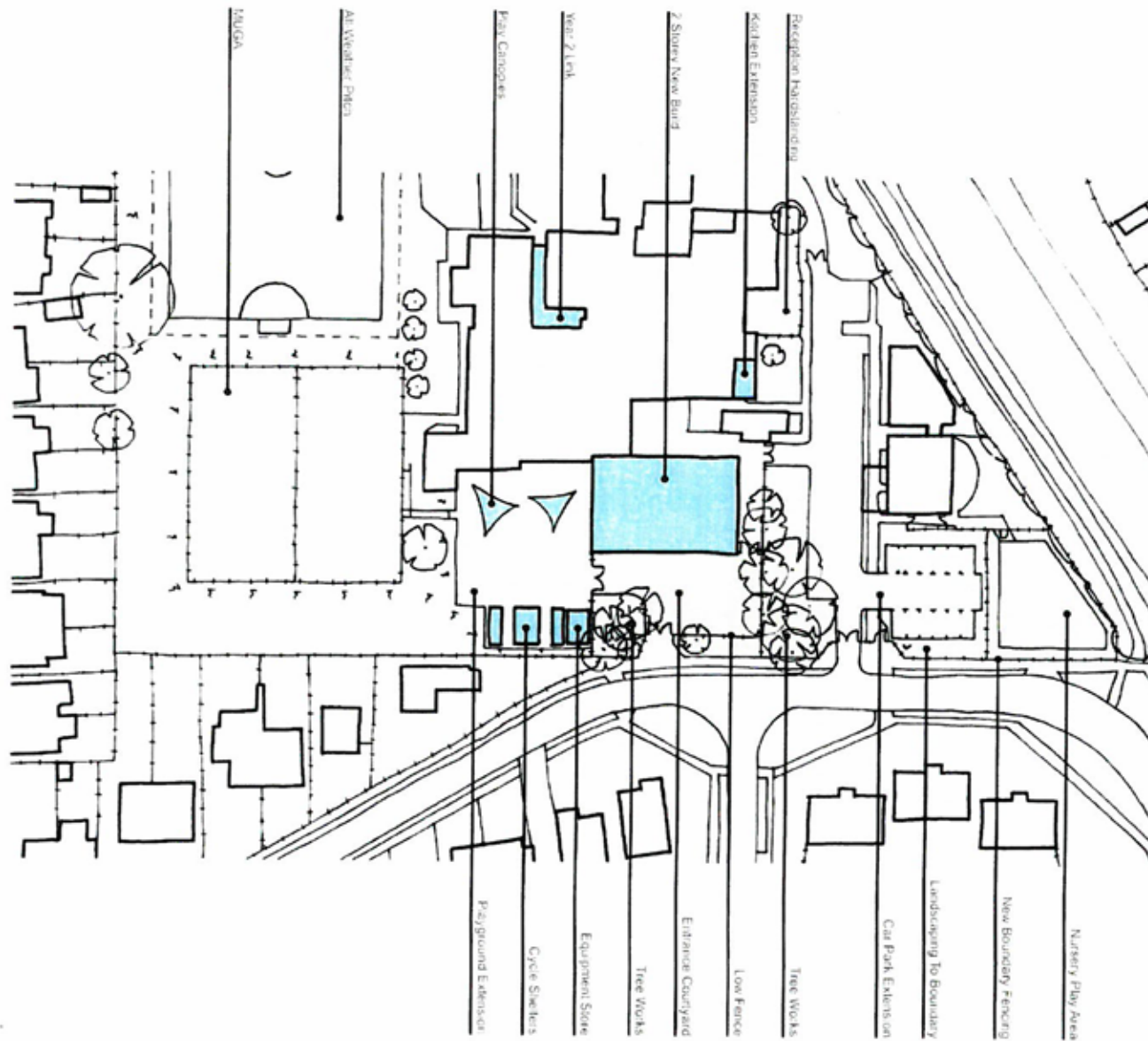


Figure 1: Site location map, scale 1:1250



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

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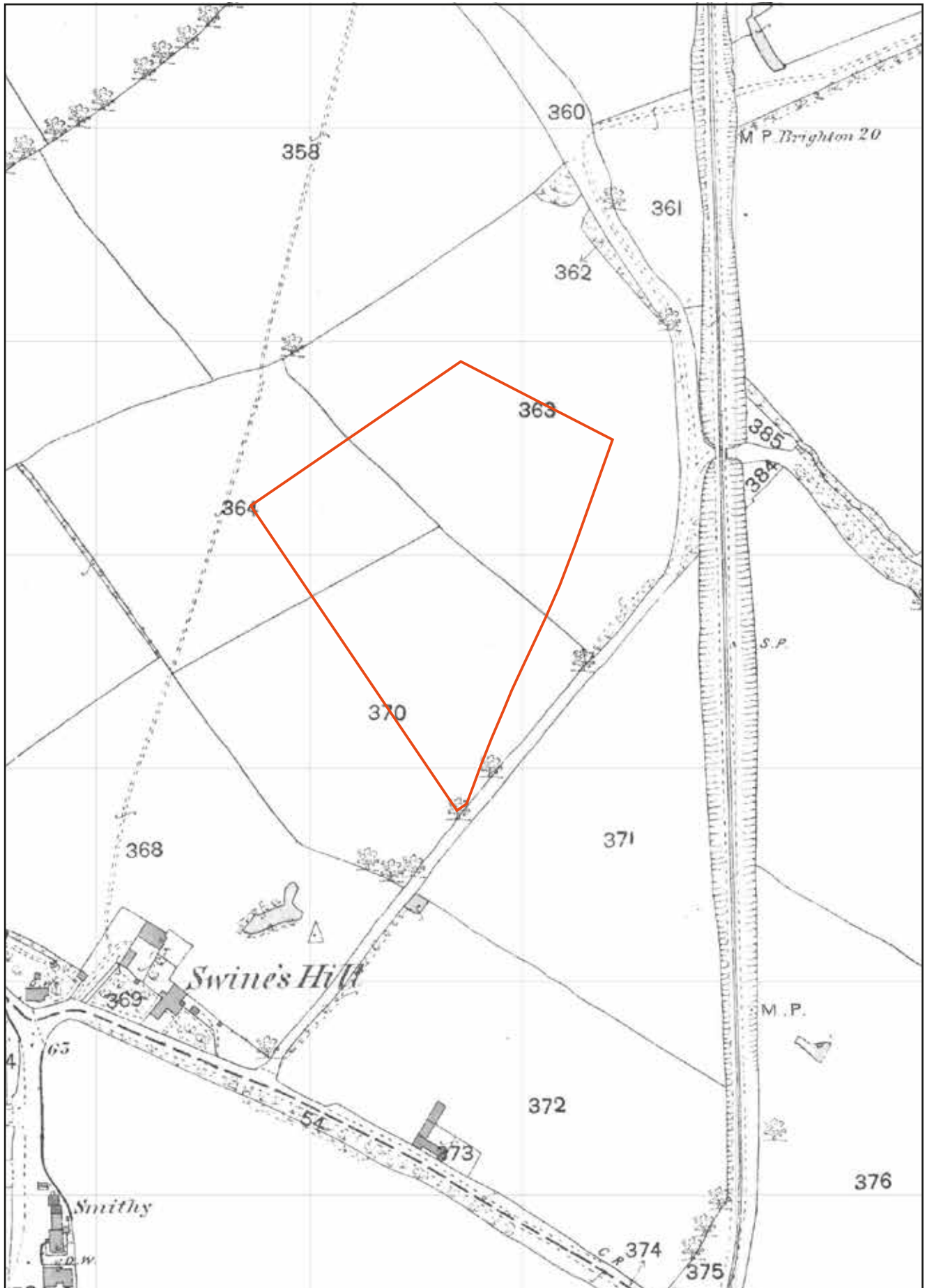
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Figure 3: Historic OS map from 1875, scale 1:2500



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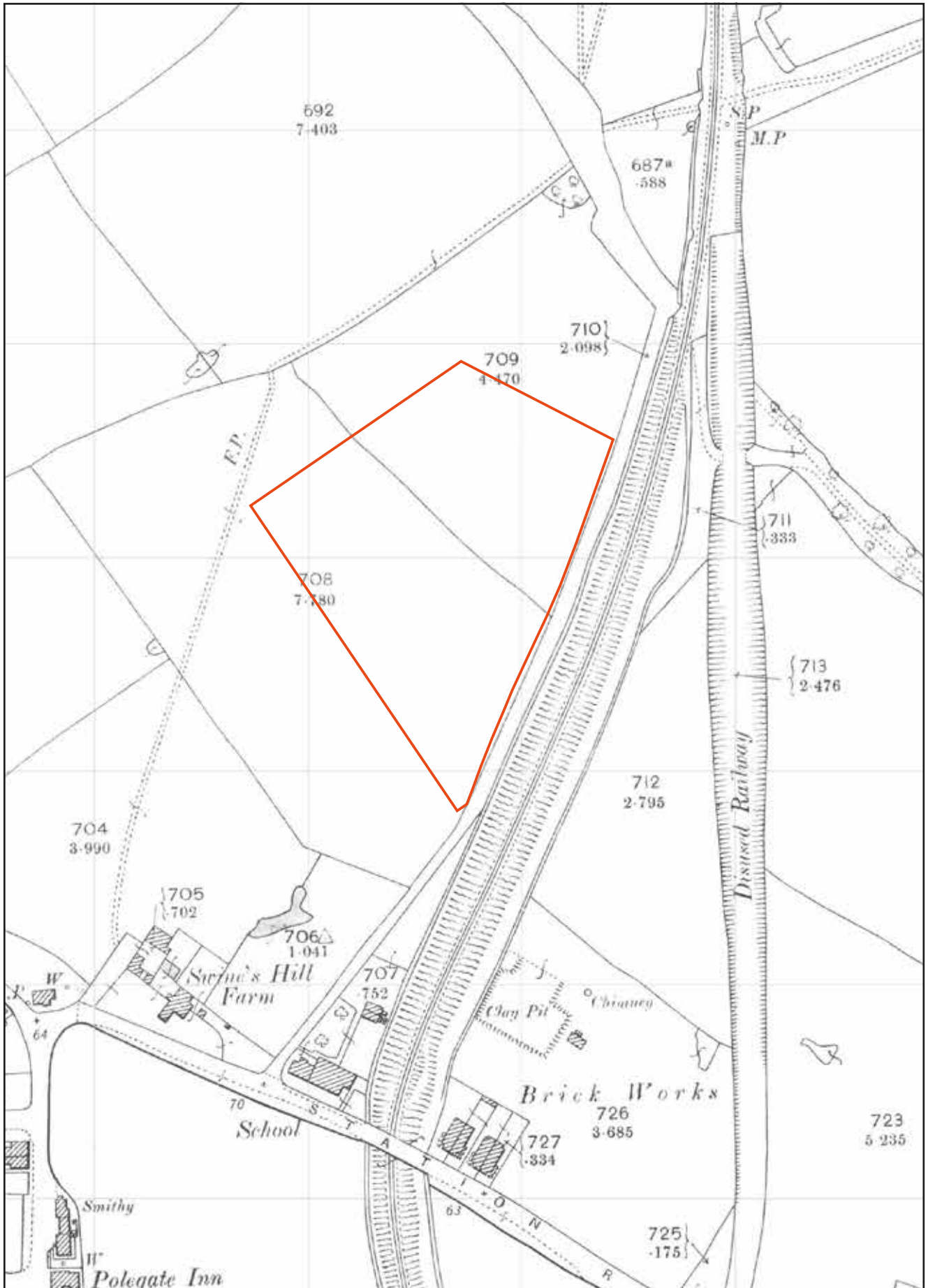


Figure 4: Historic OS map from 1899, scale 1:2500

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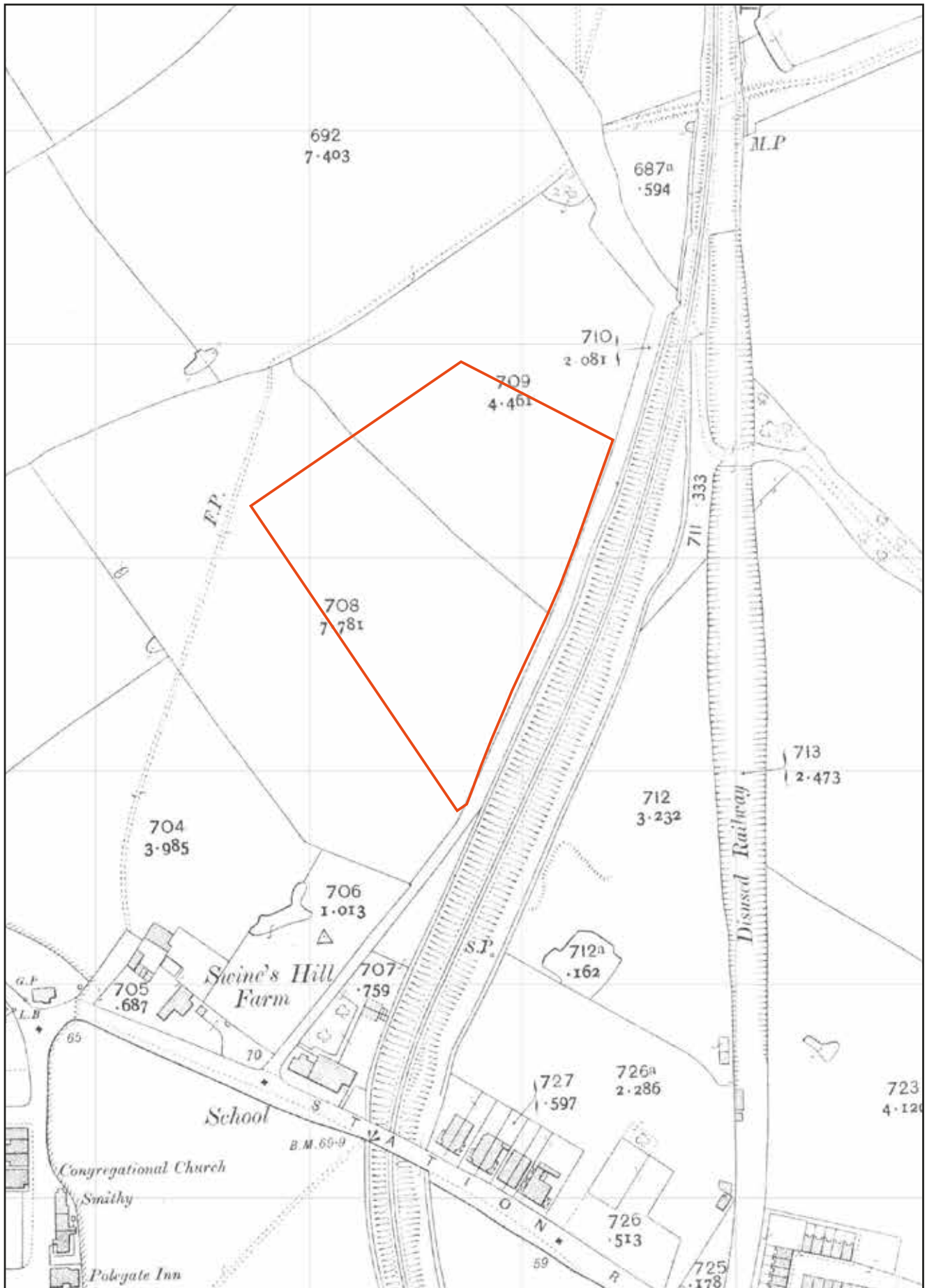
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Figure 5: Historic OS map from 1909, scale 1:2500

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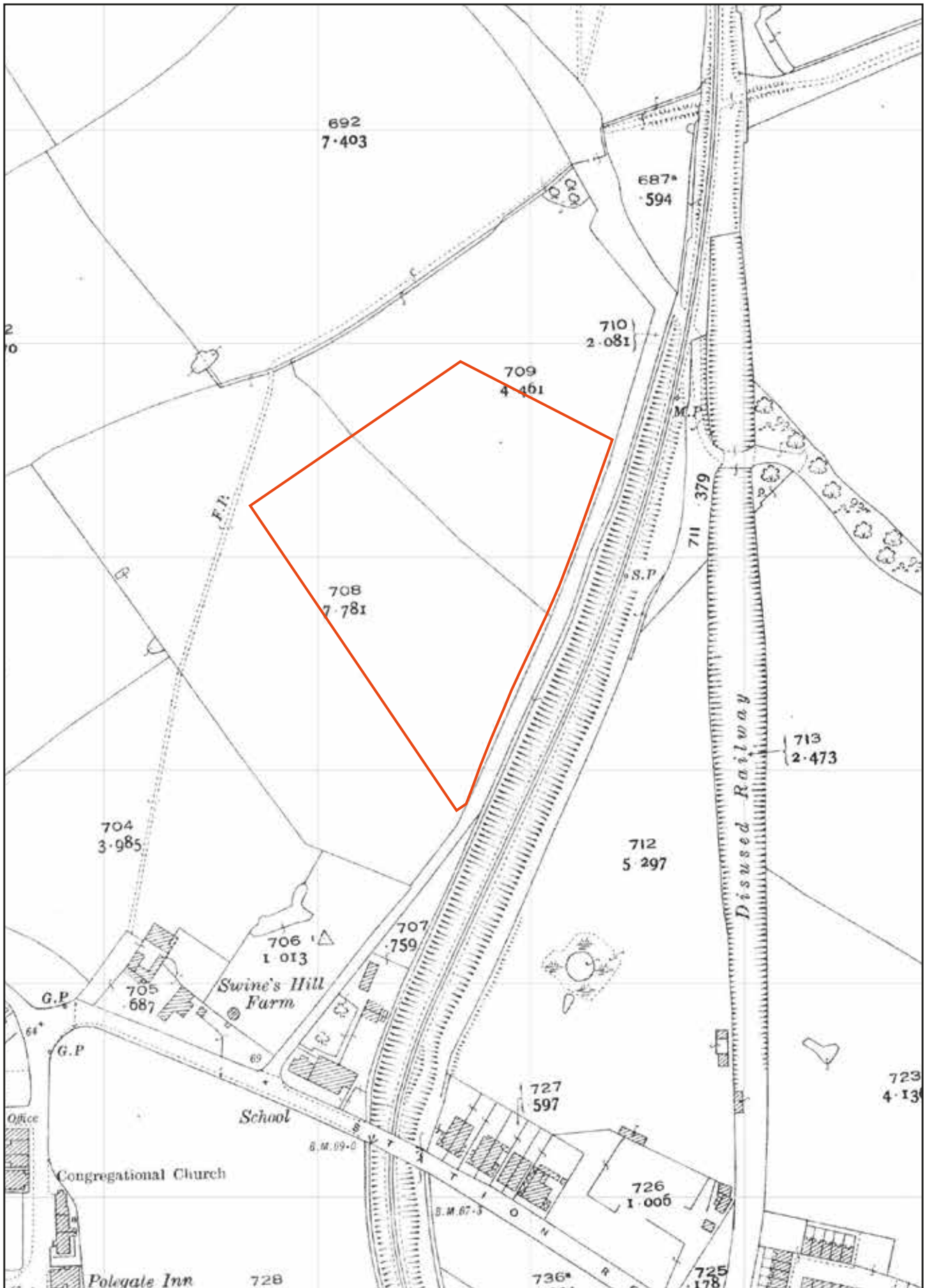
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Figure 6: Historic OS map from 1928, scale 1:2500

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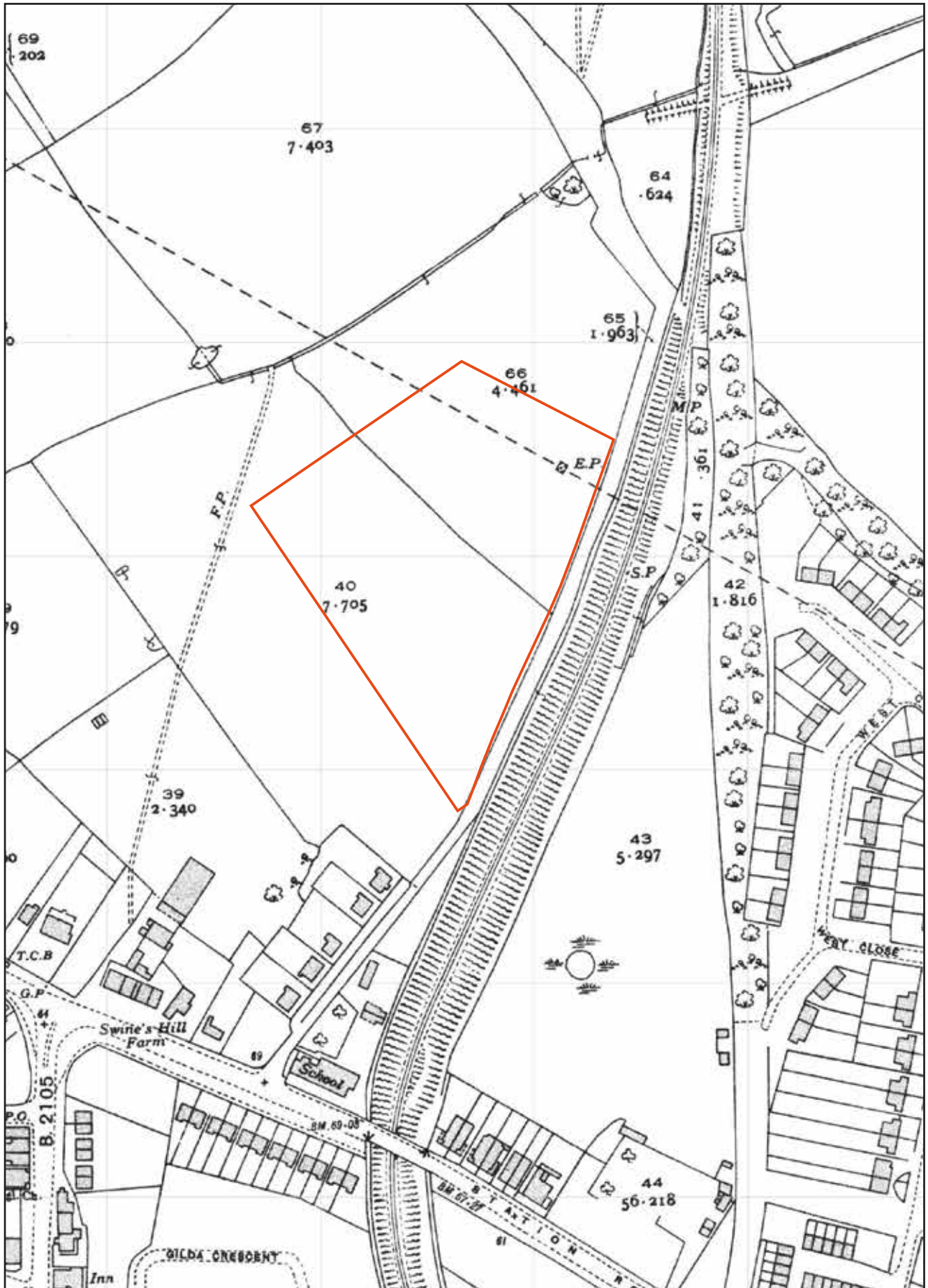


Figure 7: Historic OS map from 1937, scale 1:2500

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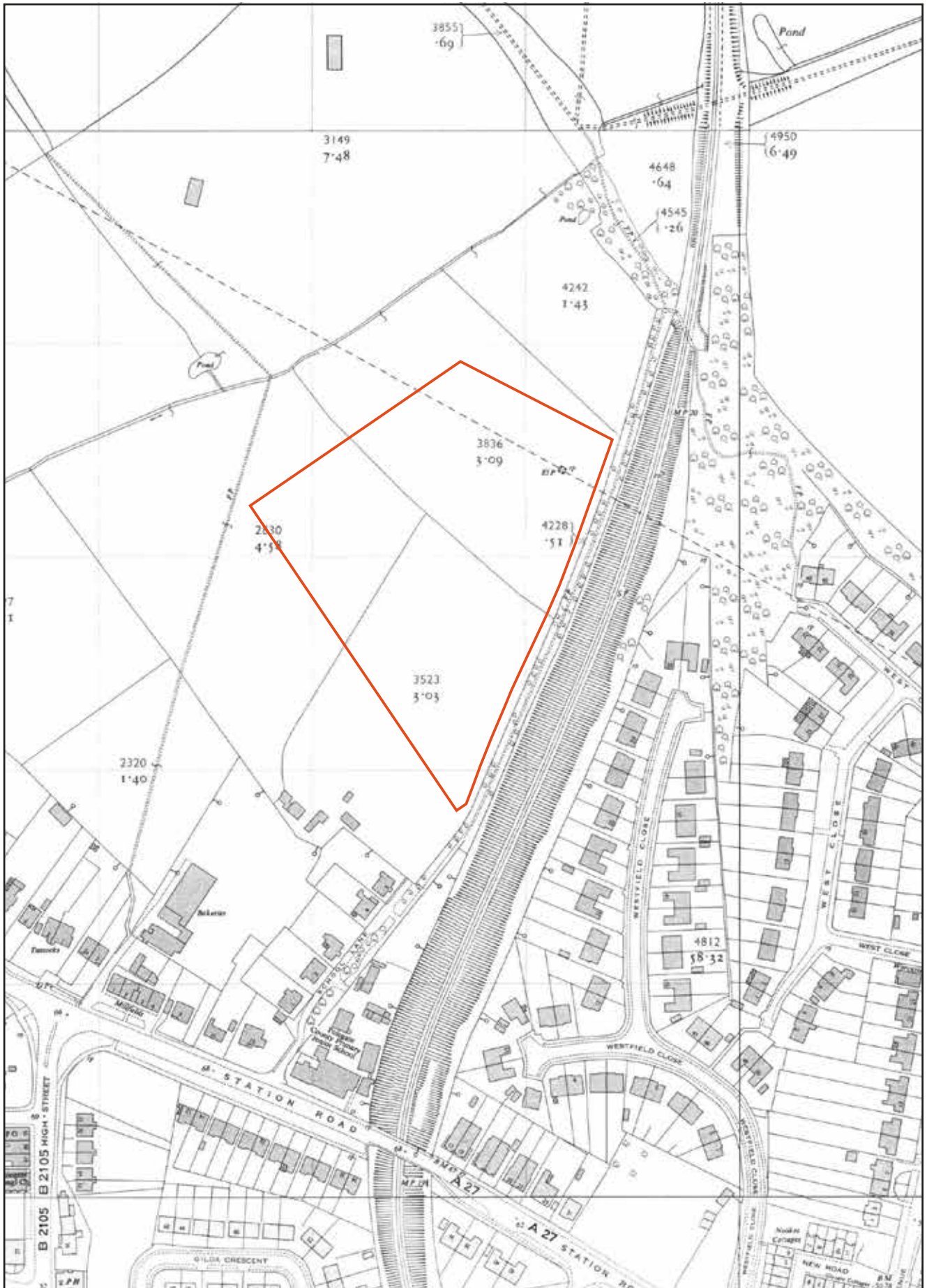


Figure 8: Historic OS map from 1960, scale 1:2500

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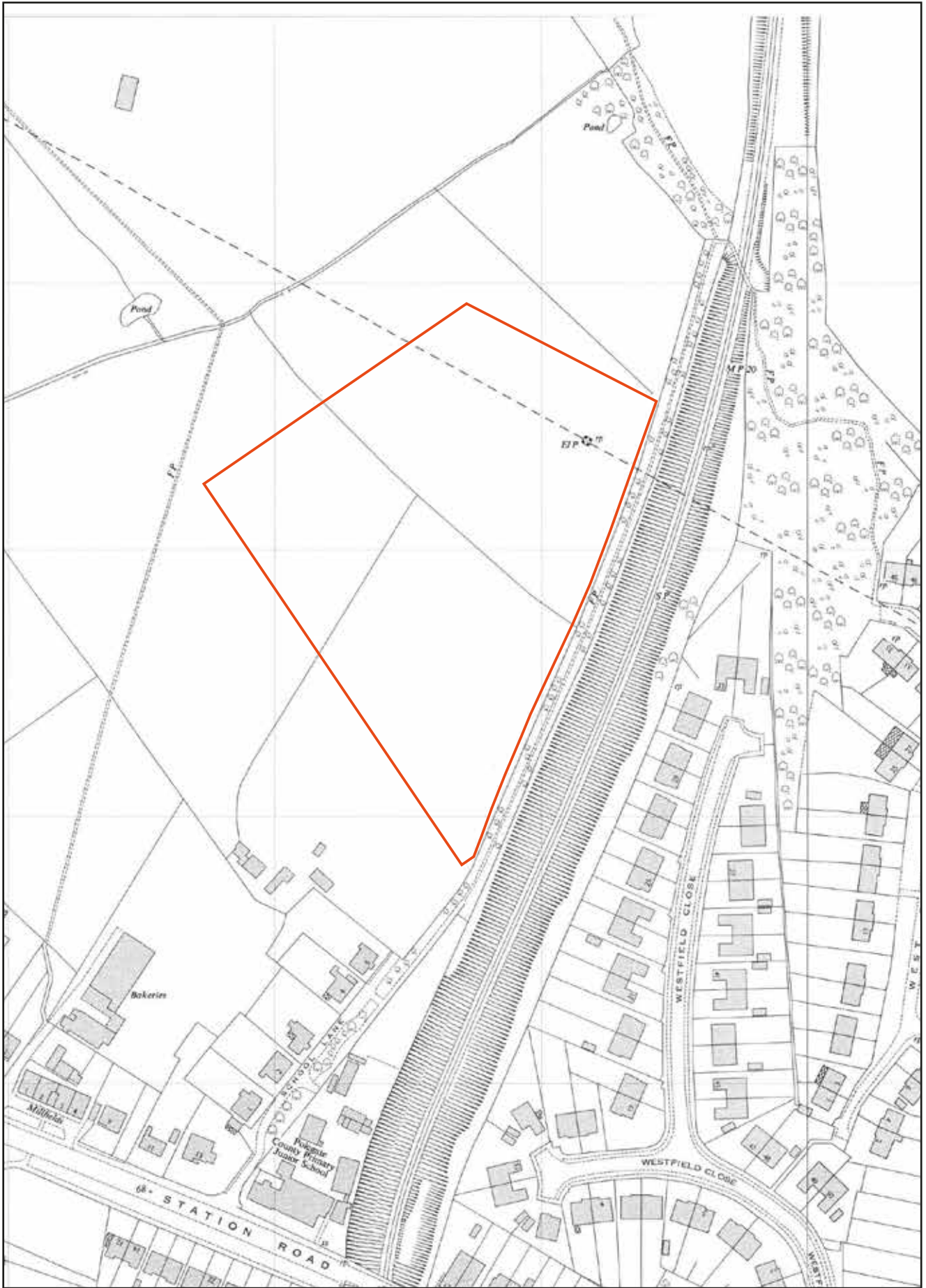
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Figure 9: Historic OS map from 1961, scale 1:2000

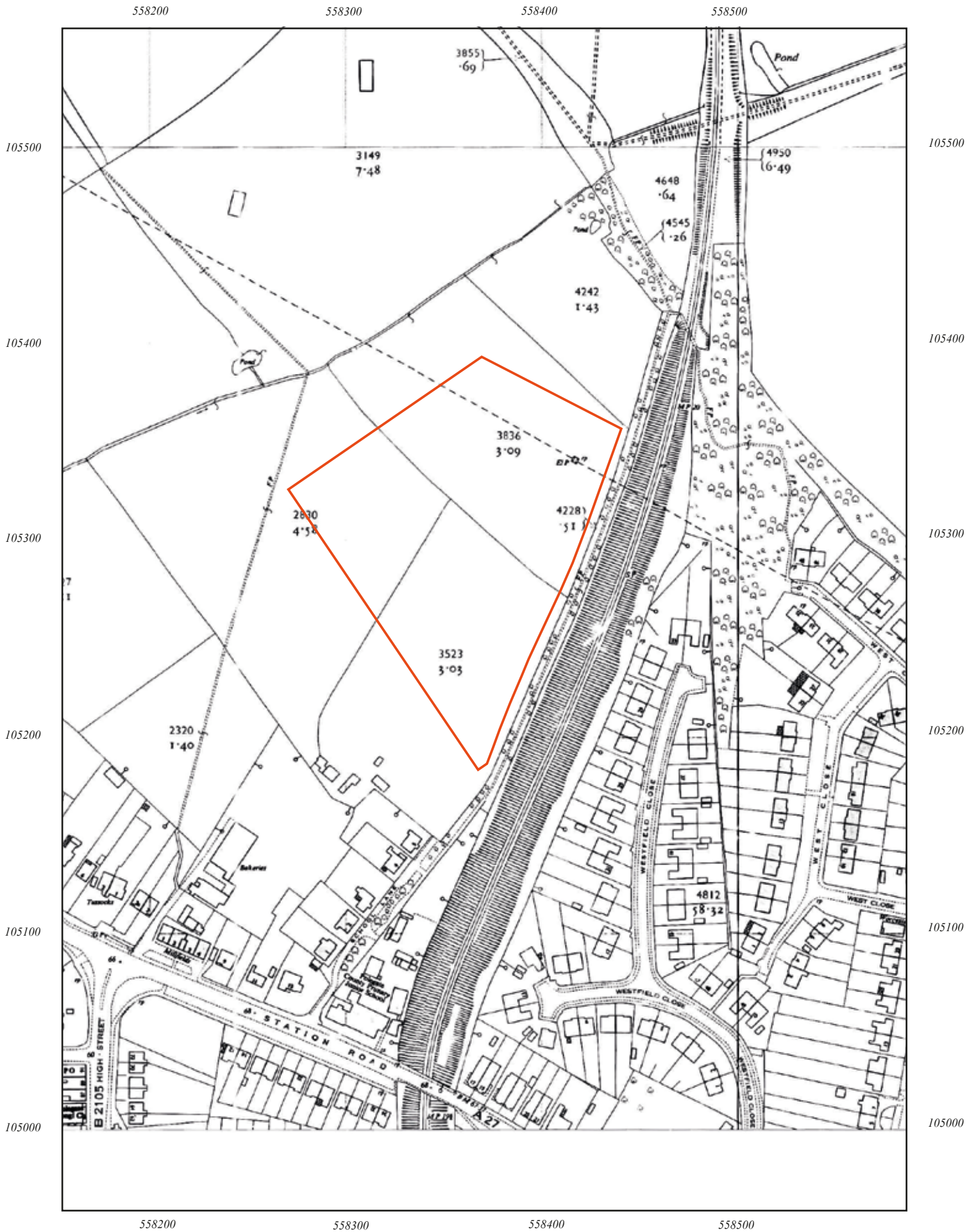


Figure 10: Historic OS map from 1963, scale 1:2500

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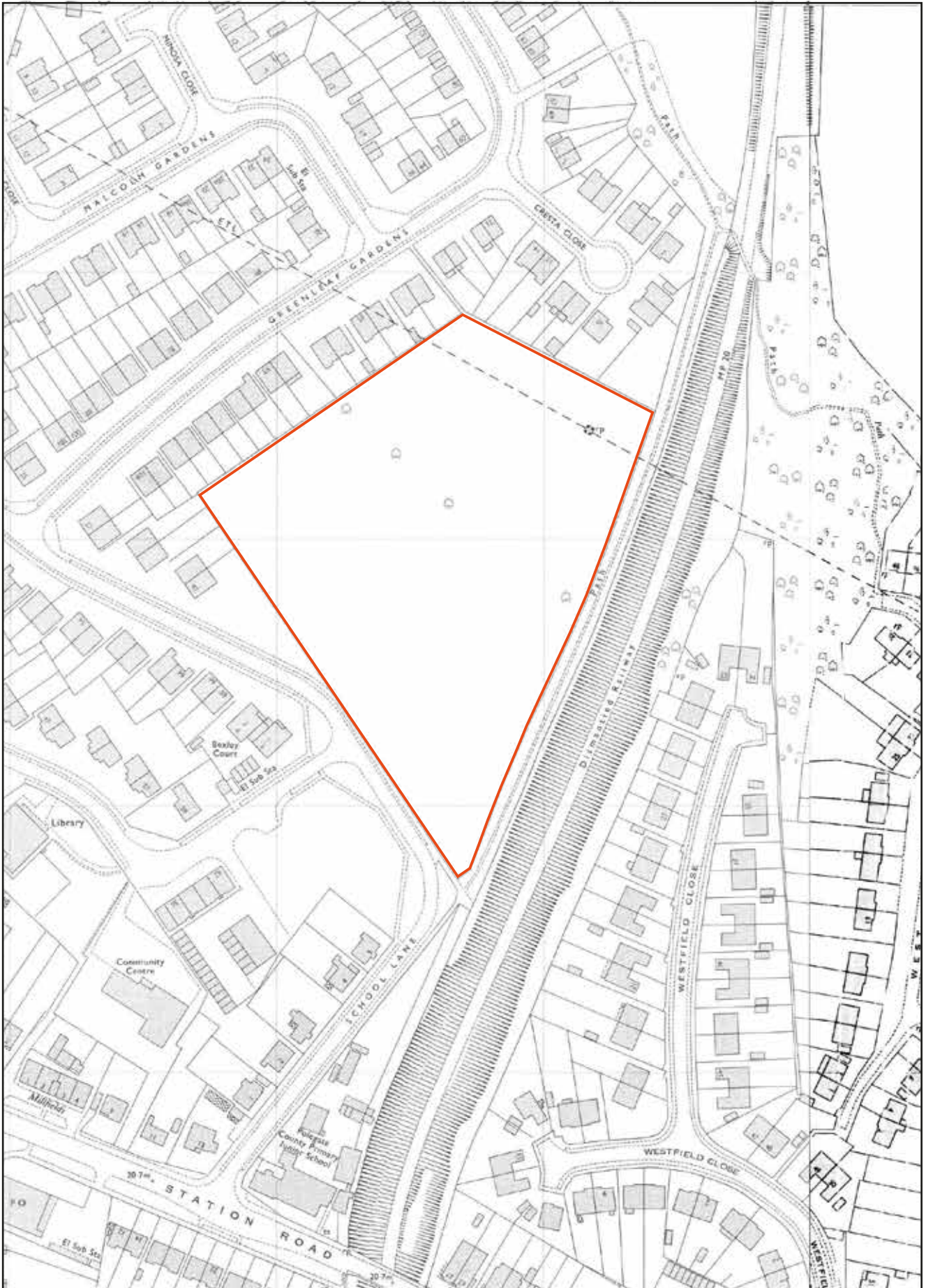
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Figure 11: Historic OS map from 1965 - 1969, scale 1:2000



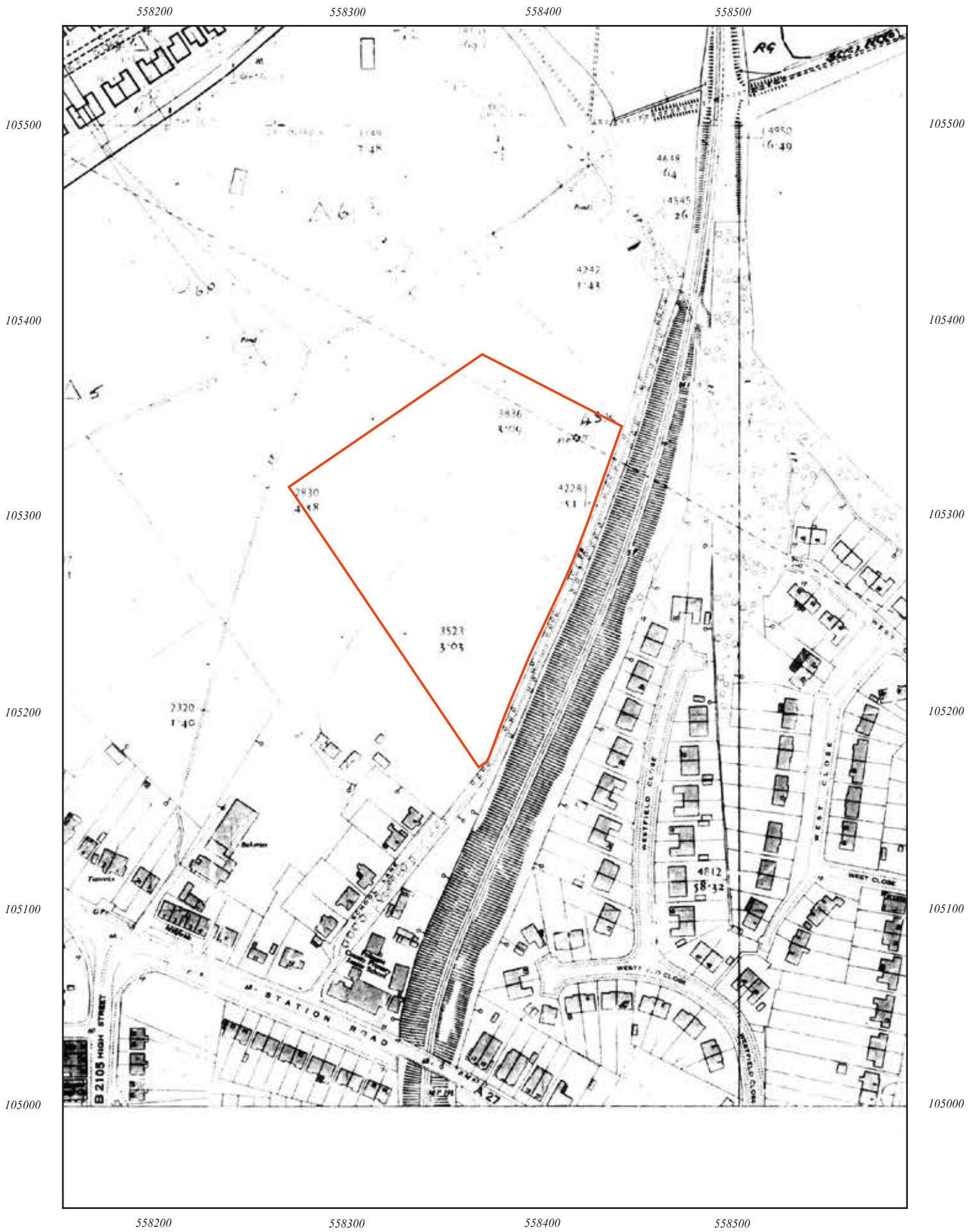


Figure 12: Historic OS map from 1974, scale 1:2500

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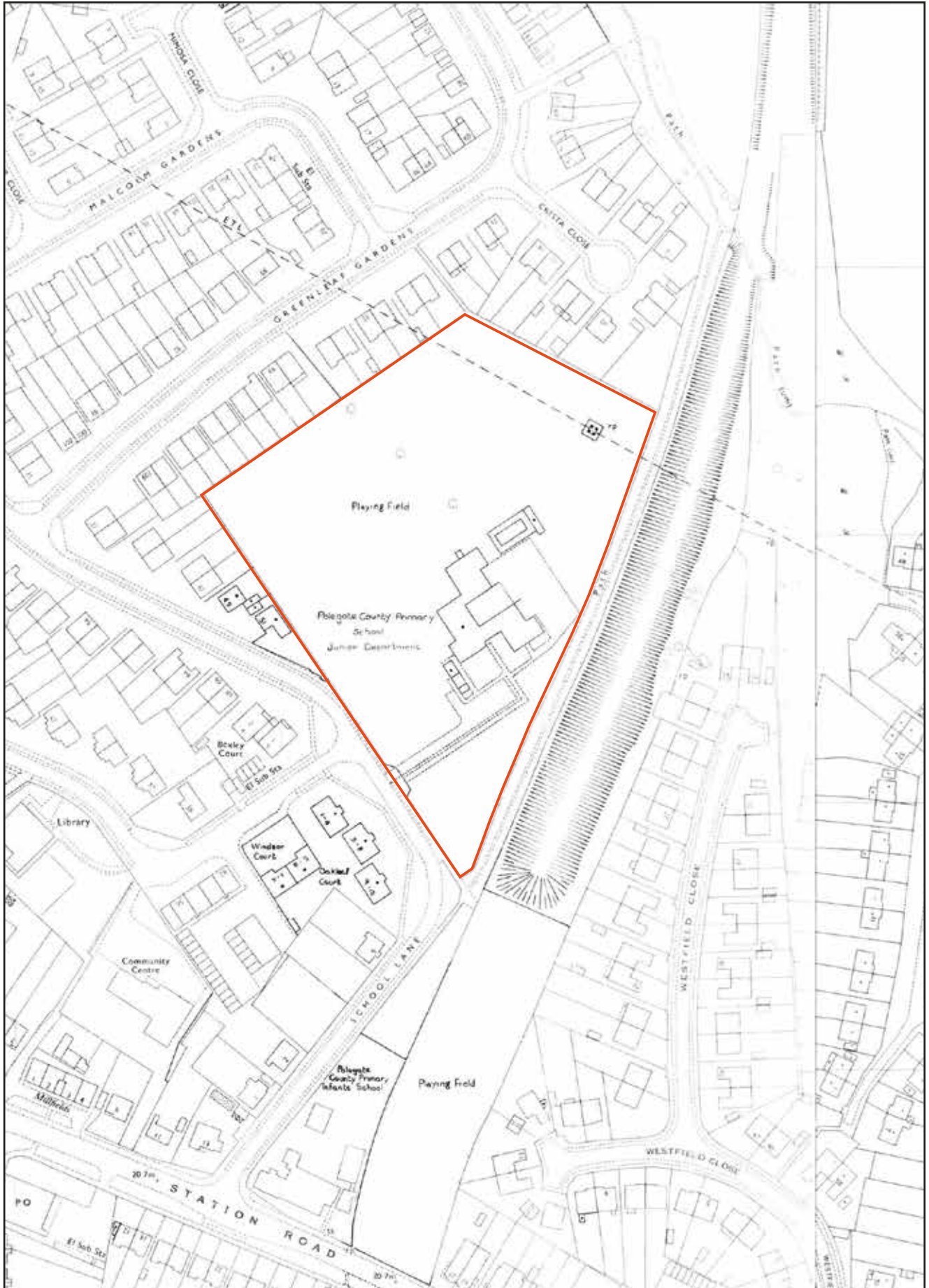
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Figure 13: Historic OS map from 1989 - 1994, scale 1:2000

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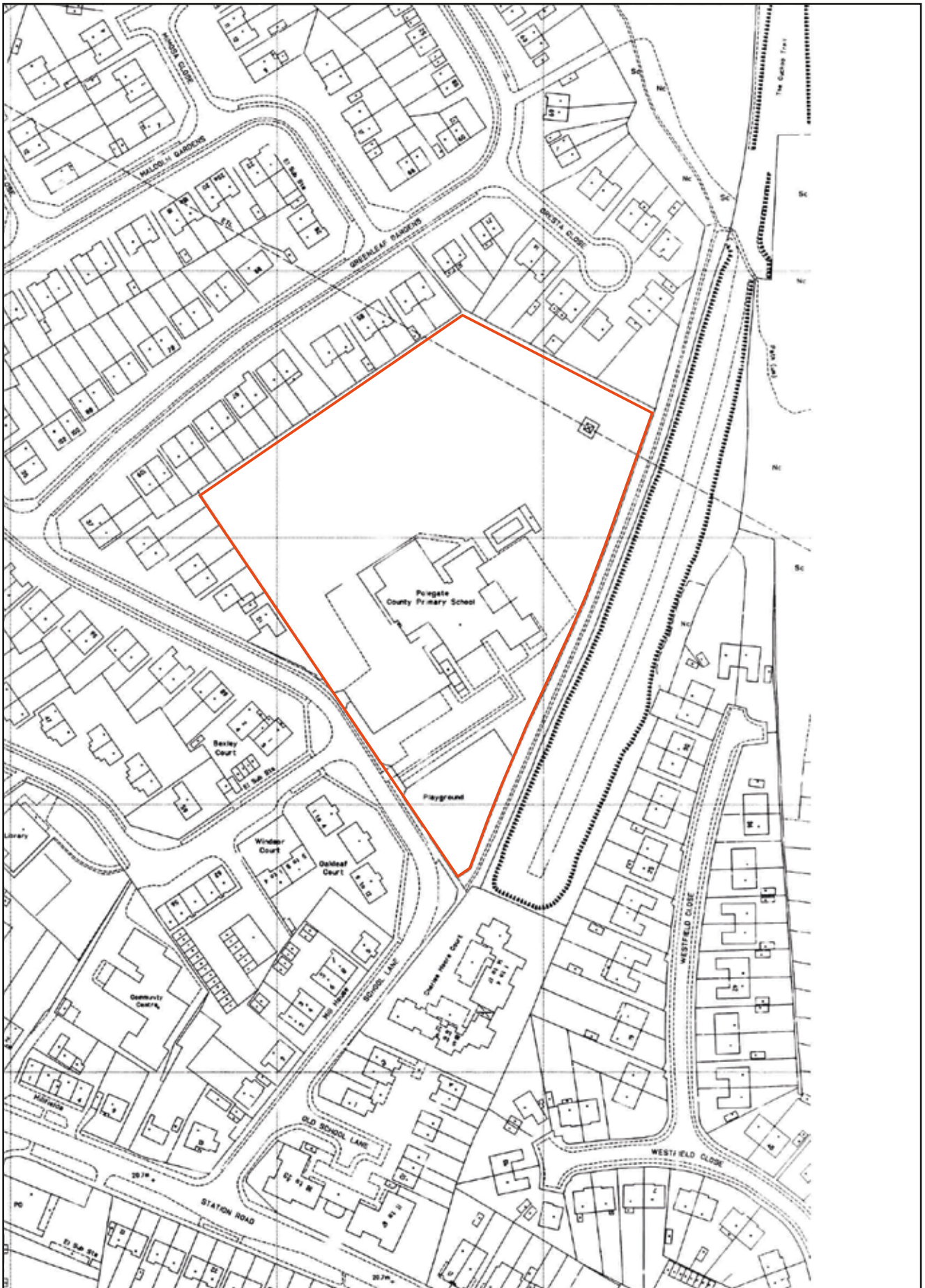
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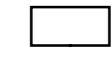
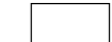
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Figure 14: Historic OS map from 1994, scale 1:2000

ESHER  
Polegate Primary  
School  
Oakleaf Drive



**Legend**

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

Drawn by: Archaeology Team

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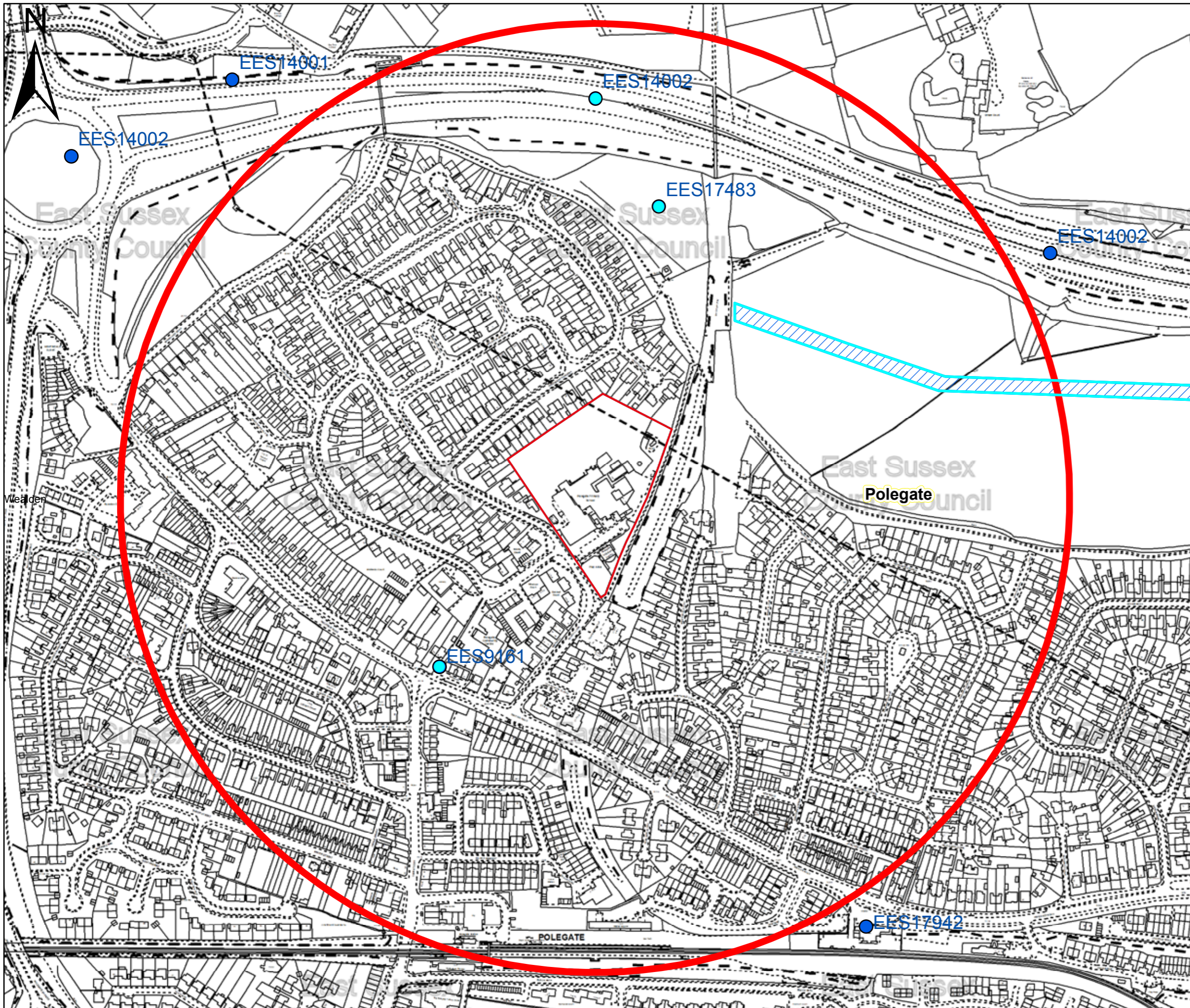
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# ESHER

## 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

0 55 110 220 330 440 Meters

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# ESHER

## Polegate Primary School

### Oakleaf Drive

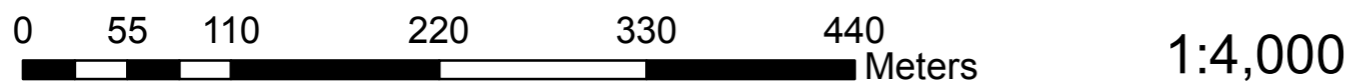


#### Legend

- 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

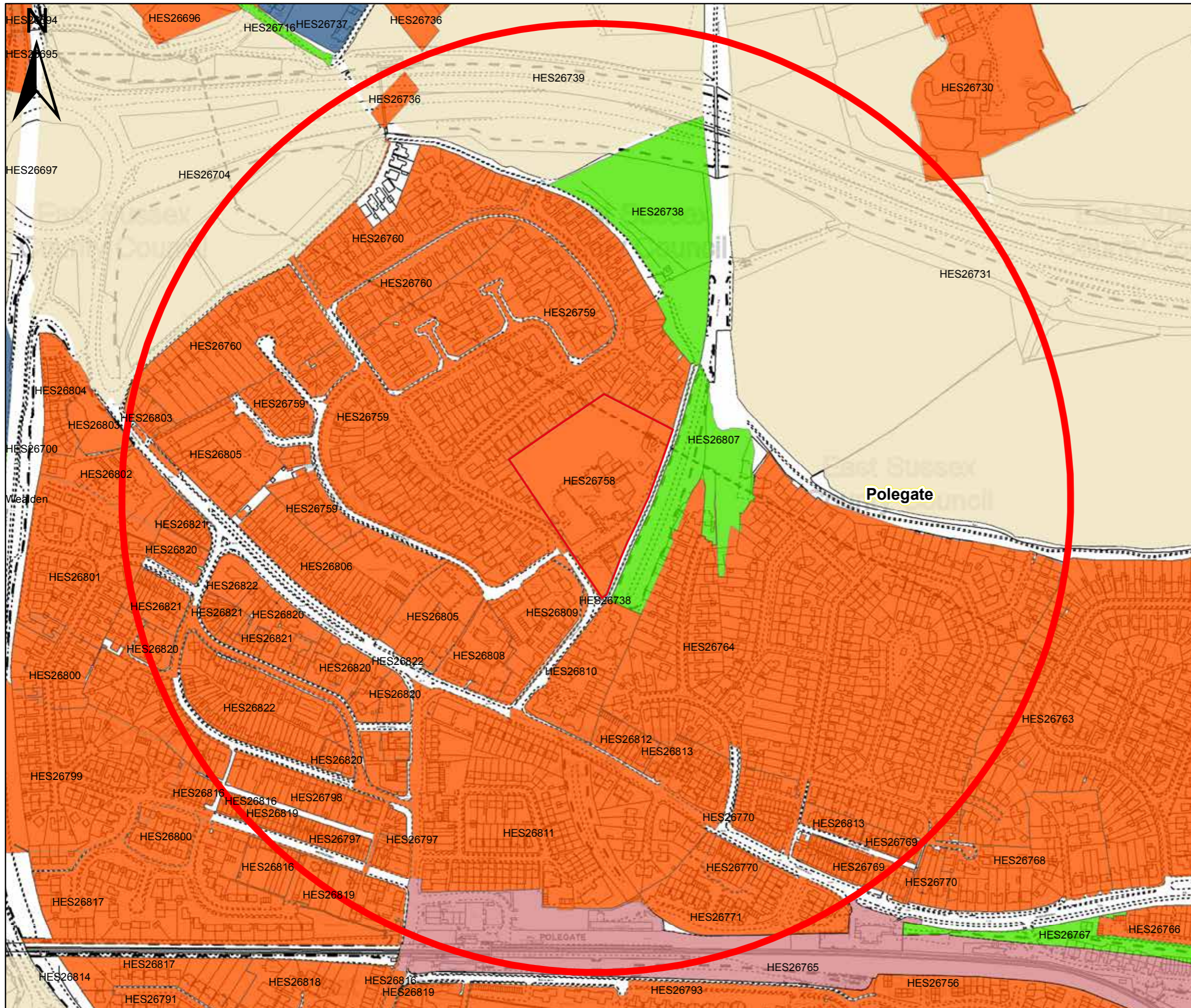
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# ESHER

## 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

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0 55 110 220 330 440 Meters 1:4,000



*Plate 1: Google Earth aerial photograph from 2004*



*Plate 2: Google Earth aerial photograph from 2006*





*Plate 3: Google Earth aerial photograph from 2015*