Archaeological Desk-Based Assessment in Relation to the Proposed Development of Land Adjacent to the Parish Church of St John the Baptist, Sedlescombe, East Sussex.

September 2021

Archaeological Desk-Based Assessment in Relation to the Proposed Development of Land Adjacent to the Parish Church of St John the Baptist, Sedlescombe, East Sussex.

National Grid Reference TQ 77669 18916

Report for Parochial Church Council of Sedlescombe

and Geko Developments Limited

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SWAT ARCHAEOLOGY

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Contents

List of Plates

List of Figures

Archaeological Desk-Based Assessment in Relation to the Proposed Development of Land Adjacent to the Parish Church of St John the Baptist, Sedlescombe, East Sussex.

Summary

SWAT Archaeology has been commissioned by Parochial Church Council of Sedlescombe and Geko Developments Limited to prepare an Archaeological Desk-Based Assessment in relation to the Proposed Development of Land Adjacent to the Parish Church of St John the Baptist, Sedlescombe, East Sussex.

This Desk Based Assessment is intended to explore and disseminate the known and potential heritage resource within the site and the surrounding area, and to assess the likely impacts of the development proposals on this resource. 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***

- *Roman: **high***

- *Anglo-Saxon: **high***

- *Medieval: **high***

- *Post-Medieval: **low***

- *Modern: **low***

Sedlescombe is situated 7 miles north of Hastings. The PDA is situated to the northern end of the village of Sedlescombe to the north of St John the Baptist Church. The PDA and church are located on the B2244, which curves around the PDA forming the western and northern boundary. The southern boundary of the PDA is located within a churchyard extension. The eastern and western boundaries have a large number of mature trees and there are also trees throughout the PDA. To the east there are open fields of pasture. At the far northern end of the PDA, adjoining is a residential property called 'Eastlands'. On the opposite side of the B2244 to the north west on Sandrock Hill is a small group of residential houses. There is access to the PDA via a metal gate on Sandrock Hill. In addition, it is possible to walk into the area of the PDA via openings in the fences between the PDA and the church. The site is 1.45 hectares on gently sloping ground from 67m aOD at the northern end to circa 63m aOD by the church

yard. The area PDA is set higher than the road and field to the east by circa 2m. To the south the land continues to fall away towards the River Brede.

The assessment has generally shown that the area to be developed is within an area of high archaeological potential for the Roman periods, Anglo-Saxon and Medieval periods and low potential for all other periods. There is significant activity in the area relating to iron working in the Roman period although these appear to be some distance from the PDA. However, the proximity of the PDA with the adjacent line of the Roman Road that is close to a junction with a branch line towards iron workings provides potential to Roman roadside activity.

There is little archaeological evidence for Anglo-Saxon settlement in the area. Medieval churches are known to have been built above existing Anglo-Saxon churches and the proximity of the PDA to the church and any possible accompanying early settlement results in the high archaeological potential.

Sedlescombe expanded in the Medieval period as a ribbon development to the south and also there is likely to have been a cluster of houses around the church although it appears from Post Medieval historical maps that the area of the PDA north of the church does not appear to have been built on and was agricultural land. It is possible that given the proximity to the church that there may have been part of the settlement area in this period. The overall potential for surviving archaeology is considered high. The proposed development is to support a planning application for the erection of 9no. new build houses and the creation of a new car park to serve the Church comprising of 30 spaces, including a new vehicle access and pedestrian access and associated landscaping works. The impact of the proposed development will in the main have a high impact on any potential surviving archaeology should it exist. The need for, scale, scope, and nature of any further assessment and/or archaeological works, if any should be agreed through consultation with the statutory authorities. It is recommended that a programme of archaeological works such as a geophysical survey to identify any potential archaeology should be considered subject to planning conditions.

1 INTRODUCTION

1.1 Project Background

1.1.1 Swale & Thames Survey Company (SWAT) was commissioned by Parochial Church Council of Sedlescombe and Geko Developments Ltd (the 'Client), to carry out an archaeological desk-based assessment of the Assessment in relation to the proposed development area (the PDA) of land adjacent to the Parish Church of St John the Baptist, Sedlescombe, East Sussex centred on National Grid Reference (NGR) TQ 77669 18916 (Fig 1).

1.2 The Site

1.2.1 Sedlescombe is situated 7 miles north of Hastings. The PDA is situated to the northern end of the village of Sedlescombe on the northern side of St John the Baptist Church. The PDA and church are located on the B2244, which curves around the PDA forming the western and northern boundary. The southern boundary of the PDA is within a churchyard extension. The eastern and western boundaries have a large number of mature trees and there are also trees throughout the PDA. To the east there are open fields of pasture. At the far northern end of the PDA, adjoining is a residential property called 'Eastlands'. On the opposite side of the B2244 to the north west on Sandrock Hill is a small group of residential houses. There is access to the PDA via a metal gate on Sandrock Hill. In addition, it is possible to walk into the area of the PDA via openings in the fences between the PDA and the church. The site is 1.45 hectares on gently sloping ground from 67m aOD at the northern end to circa 63m aOD by the church yard. The area PDA is set higher than the road and field to the east by circa 2m. To the south the land continues to fall away towards the River Brede (Fig. 1).

Geology

1.2.2 The British Geological Society (BGS 1995) shows that the local geology at the PDA consists of bedrock comprising of Ashdown Formation - Mudstone. There are no recorded superficial deposits although to the east there is a spur of Head - Clay, Silt, Sand and Gravel.

Geotechnical Information

1.2.3 There is no geotechnical information.

1.3   The Proposed Development

1.3.1   The development is to support a planning application for the erection of 9no. new build houses (4 three bed, 2 four bed and 3 five bed) and the creation of a new car park to serve the Church comprising of 30 spaces, including a new vehicle access and pedestrian access and associated landscaping works (Fig. 2).

1.3.2   A planning application is in progress (RR/2021/1563/P). Due to the location of the PDA within a number of Archaeological Notification Areas East Sussex Historic Environment Record Office have requested for an archaeological desk-based assessment.

1.4   Project Constraints

1.4.1   No constraints were associated with this project.

1.5   Scope of Document

1.5.1   This assessment was requested by the Client in order to determine, as far as is possible from existing information, the nature, extent and significance of the Historic Environment and to assess the potential impact of development on Heritage Assets. The assessment forms part of the initial stages of the archaeological investigation and is intended to inform and assist with decisions regarding archaeological mitigation for the proposed development and associated planning application.

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 historical buildings 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 and ensure than a Heritage Asset is protected to enable it to be passed on to future generations.

2.1.2 Statutory protection is also 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

- Hedgerow Regulations (statutory Instrument No. 1160) 1997

- Treasures Act 1996

- Burial Act 1857.

2.2 National Planning Policy Framework (NPPF)

2.2.1 The Historic Environment, as defined in the National Planning Policy Framework (NPPF 2021): 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.'

2.2.2 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. It includes designated heritage assets and assets identified by the local planning authority (including local listing)'.

2.2.3   NPPF Section 16: 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 16 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.

2.2.4   Paragraph 190 of the NPPF states that:

'Plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:

a) The desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;

b) The wider social, cultural, economic, and environmental benefits that conservation of the historic environment can bring;

c) The desirability of new development making a positive contribution to local character and distinctiveness; and

d) Opportunities to draw on the contribution made by the historic environment to the character of a place.'

2.2.5   Paragraph 194 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.'

2.2.6 Paragraph 195 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 to 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.'

2.2.7 The NPPF, Section 16, 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.

2.2.8 The NPPF further provides definitions of terms in the glossary 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:

- *'Significance (for heritage policy). 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. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance'.*

- *'Setting of a heritage asset. 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'.*

2.2.9 The NPPF advises local authorities to take into account the following points in paragraph 197 when drawing up strategies for the conservation and enjoyment of the historic environment;

> *'a) the desirability of sustaining and enhancing the significance of heritage assets and preserving them to viable uses consistent with their conservation;*
>
> *b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
>
> *c) the desirability of new development in making a positive contribution to local character and distinctiveness'.*

2.2.10   Paragraphs 199 and 204 consider the impact of a proposed development upon the   significance of a heritage asset.

2.2.11   Paragraph 199 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). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance'.*

2.2.12   Paragraph 200 notes that:

'Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

> *a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;*
>
> *b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional'.*

2.2.13 Paragraph 201 states that:

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

a)   the nature of the heritage asset prevents all reasonable uses of the site; and

b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and

c)   conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and

d)   the harm or loss is outweighed by the benefit of bringing the site back into use.'

2.2.14   Conversely, paragraph 202 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, where appropriate, securing its optimum viable use'.

2.2.15   The NPPF comments in paragraph 207, proffers that 'not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance.   Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 201 or less than substantial harm under paragraph 202, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole'.

2.2.16 Paragraph 204 states that '*Local Planning Authorities should not permit the 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*'.

2.2.17 Paragraph 206 encourages Local Planning Authorities to '*look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance.*

Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably'.

2.2.18 Any LPA based on paragraph 208, 'should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies, but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies'.

2.3   Local Policies

2.3.1   The Local Planning Authorities are obliged by the government to articulate their future planning and policy objectives in a portfolio of strategic planning documents, the Local Development Framework (LDF). Within each LDF, the primary document is the Core Strategy, which sets out long-term visions for the planning authority and how these are to be achieved, in the form of policy guidance. The Core Strategy, in turn, is supported by a suite of supporting documents and evidence-based reports, including detailed policies and sites local plans.

2.3.2   The site is allocated under Policy 6 of the Sedlescombe Neighbourhood Plan 2016-2028 for housing development. Full details of this are provided in the Design and Access statement accompanying the application.

2.3.3   The Rother District Council Core Strategy was formally adopted in September 2014. The relevant polies are as follows:

Policy EN1: Landscape Stewardship

2.3.4   Management of the high quality historic, built and natural landscape character is to be achieved by ensuring the protection, and wherever possible enhancement, of the district's nationally designated and locally distinctive landscapes and landscape features; including

(i) The distinctive identified landscape character, ecological features and settlement pattern of the High Weald Area of Outstanding Natural Beauty;

15

(ii) The distinctive low-lying levels to the east of the district with particular regard to the landscape setting of Rye and Winchelsea;

(iii) Nationally designated historic sites including listed Parks and Gardens, Scheduled Ancient Monuments and the Registered Historic Battlefield at Battle;

(iv) The undeveloped coast;

(v) Open landscape between clearly defined settlements, including the visual character of settlements, settlement edges and their rural fringes;

(vi) Ancient woodlands;

(vii) Tranquil and remote areas, including the dark night sky;

(viii) Other key landscape features across the district, including native hedgerows, copses, field patterns, ancient routeways, ditches and barrows, and ponds and water course.

Policy EN2: Stewardship of the Historic Built Environment

2.3.5   Development affecting the historic built environment, including that both statutorily protected and the non-statutorily protected, will be required to:

(i) Reinforce the special character of the district's historic settlements, including villages, towns and suburbs, through siting, scale, form and design;

(ii) Take opportunities to improve areas of poor visual character or with poor townscape qualities;

(iii) Preserve, and ensure clear legibility of, locally distinctive vernacular building forms and their settings, features, fabric and materials, including forms specific to historic building typologies;

(iv) Make reference to the character analysis in Conservation Area Appraisals, where relevant;

(v) Reflect current best practice guidance produced by English Heritage and HELM59;

(vi) Ensure appropriate archaeological research and investigation of both above and below-ground archaeology, and retention where required.

Policy EN3: Design Quality

2.3.6   New development will be required to be of high design quality by:

(i) Contributing positively to the character of the site and surroundings, including taking opportunities to improve areas of poor visual character or with poor townscape qualities, and

(ii) Demonstrating robust design solutions tested against the following Key Design Principles as appropriate (expanded in Appendix 4), tailored to a thorough and empathetic understanding of the particular site and context:

(a) Character, Identity, Place-Making & Legibility

(b) Continuity and Enclosure

(c) Quality of Public Realm, Ease of Movement, and 'Secured By Design'

(d) Diversity

(e) Landscape Setting of Buildings and Settlements

(f) Design in Context (Understanding & appraisal of site and wider setting, and incorporation of existing site features into proposals)

(g) Building Appearance & Architectural Quality

(h) Sustainable Design and Construction

3 AIMS AND OBJECTIVES

3.1 Introduction

3.1.1 This Desk-Based Assessment was commissioned by Parochial Church Council of Sedlescombe and Geko Developments Limited to support a planning application. This assessment has been prepared in accordance with guidelines set out by the Chartered Institute for Archaeologists (see below) and 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.

3.1.2 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 development and associated planning applications.

3.2 Desk-Based Assessment – Chartered Institute for Archaeologists (2017)

3.2.1 This desktop study has been produced in line with archaeological standards, as defined by the Chartered Institute for Archaeologists (2014, revised 2017). 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 CIfA. 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 desk-based assessment 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 Sources

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

Archaeological databases

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

4.2.3 The National Heritage List for England (NHLE), which is the only official and up to date database of all nationally designated heritage assets and is the preferred archive for a comprehensive HER search.

4.2.4 The Archaeology Data Service Online Catalogue (ADS) was also used. The search was carried out within a 1km 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.

Cartographic and Pictorial Documents

4.2.5 A full map regression exercise has been incorporated within this assessment. Research was carried out using resources offered by the internet, Ordnance Survey and the relevant Archaeological and history Societies. A full listing of bibliographic and cartographic documents used in this study is provided in Section 9.

Secondary and Statutory Resources

4.2.6   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.

4.2.7   There is a South East Research Framework that provides a number of research topics concerning different archaeological periods. Of focus to our site is the research policy of the origin of the Roman road system as well as determining if there is any roadside activity of settlement here. In addition, understanding more regarding the iron industry in the Roman period. The Site's location next to a church with possible Anglo-Saxon origins is important in the need to understand Anglo-Saxon rural settlement as well as religious beliefs with continuing investigations into the Medieval period.

5 ARCHAOLOGICAL AND HISTORICAL DEVELOPMENT

5.1 Introduction

5.1.1   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 (1km radius from the PDA boundary), followed by a full record of archaeological sites, monuments and records within the site's immediate vicinity. There are no Scheduled Monuments, Registered Parks and Gardens, Historic Parks and Gardens or Protected Military Remains in the search area. Time scales for archaeological periods represented in the report are listed in Table 1.

	Palaeolithic	*c.* 500,000 BC – *c.*10,000 BC
Prehistoric	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		*c.* 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		

5.1.2   The ESHER records within the 1km assessment area are dominated by the Medieval and Post Medieval Listed Buildings which are primarily to the south within the historic core of the village along with scattered farmsteads. The table in Figure 13 details all the current ESHER data in the assessment area.

5.2   Designated Heritage Assets

5.2.1   One of the tasks is 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).

5.2.2   This guidance states that "setting embraces all of the surroundings (land, sea, structures, features and skyline) from which the heritage asset can be

22

experienced or that can be experienced from or with the asset" (The Setting of Heritage Assets, English Heritage 2011).

5.2.3 There are a total of 15 Listed Building in the study area. One is a Grade I Medieval building on the outer reaches of the study area to the south. Two are Grade II* including the adjacent Church and to the west Durhamford Manor. The remainder are all Grade II. Aside from the church, there are two others nearby to the PDA being Little Castlemans and Beech House, both Post Medieval. Six of the listed houses have Medieval origins, with the remainder for the Post Medieval period. The designated heritage assets are discussed within the separate Design and Access Statement.

5.3 Cartographic Sources and Map Regression

Suthsexia, Vernacule Sussex 1665

5.3.1 This shows the Rape area of Hastinfgs. 'Selscombe' is seen to the north of the western part of the 'Breede' valley. The village is depicted by the church (Fig.3).

Yeakell and Garner 1778-1783

5.3.2 The area of the PDA can be recognised to the north of the church. Around the church is a small cluster of houses. The ribbon development of Sedlescombe to the south along The Street and around The Green can be seen and it's the larger part of the settlement. Just north of the river crossing. The area around the church is one that is rural with patches of wooded areas remaining. The PDA appears to be agricultural land (Fig.4)

Gardener and Gream 1795

5.3.3 There appears little change at the PDA (Fig.5).

Ordnance Surveyors Drawings 1808

5.3.4 The maps from this series shows the individual buildings and field boundaries. The area around the PDA remains little changed. The PDA is part of a larger field (Fig.6).

Sedlescombe Tithe Map from 1843

5.3.5   The PDA forms part of fields designated 288. The boundaries of the church yard are clearly defined and are circa 1 acre in size with the church located directly in the centre. The houses within this area of settlement appear little changed and PDA remains as agricultural land belonging to the church (Fig.7).

Historic OS Map 1872

5.3.6   This is the first properly scaled OS map. There appears no change at the PDA. The Rectory located directly opposite the church appears to have been extended due to the larger footprint of the building. At the PDA trees and hedgerows are depicted on the boundaries. Adjacent to the north western corner at the road junction, there is a triangular area of vegetation. The graveyard for the church is shown with mature trees on its boundaries (Fig. 8).

Historic OS map 1899 & 1909

5.3.7   There is little change (Figs.9 & 10).

Historic OS map 1929

5.3.8   There is little change to the PDA itself. However, on the north western side of the PDA on the opposite side of the road there are now a number of housing plots. In addition, around the church are now a number of paths showing. The north western boundary of the church yard has altered. The north westernmost path depicted used to be the line of the historical boundary, but this has moves north westwards. In addition, there is also another boundary line showing parallel to the north west that now forms the southern boundary of the PDA. This ties in with documentation held in the archives in The Keep that refers to an extension of the churchyard (Fig.11).

Historic OS map 1939

5.3.9   No change to the PDA. However, at the northern end there are now housing plots on the eastern side of the road with more added to the western side. One of which is adjacent to that of the PDA (Fig.12).

Historic OS Map 1976-77

5.3.10 There is a small building showing within the southern corner of the PDA. The PDA has been divided into 2 area with a smaller area located at the northern end.

Adjacent to the northern end of the PDA the house there is called Eastlands and has been extended. There is more infilling of housing along the road (Fig.13)

Historical OS Map 1993

5.3.11   There appears little change (Fig.14).

Historical OS Map 2003

5.3.12   The building previously seen at the southern end of the PDA is no longer showing. The northern western church boundary has moved northwards into the area of the PDA (Fig. 15)

LIDAR

5.3.13   The LIDAR clearly shows the higher elevation of the PDA compared to the road to the west and the field to the east. There appears to be little by way of features except for two parallel straight lines located in the southern part of the PDA on a north, north west to south, south-east axis. These do not appear to correspond to any known field boundaries based on the historical mapping (Fig.18).

5.4   Aerial Photographs

2004-2020

5.4.1   There has been little change in this period and through the 20th century from that of the churchyard extension. Within the area of the extensions grave plots can be seen along the southern side of the extended area and also with rows on the eastern end (Plate 1).

5.5   Archaeological Potential

Prehistory

5.5.1   The Palaeolithic period represents the earliest phases of human activity in the British Isles, up to the end of the last Ice Age. The Mesolithic period reflects a society of hunter-gatherers active after the last Ice Age. The Neolithic period was the beginning of a sedentary lifestyle based on agriculture and animal husbandry. The ESHER record for this period is sparse which has one record relating to Mesolithic and Neolithic period of a flint arrowhead picked up from a ploughed

field circa 295m north, north west of the PDA (MES2409). It is likely that the area was one that was still heavily wooded. In the High Weald with its heavier clay soils, it is thought that Mesolithic hunting practices continue to be the main source of food in the Neolithic Period and most monuments and industrial activity in Sussex are located on the South Downs, which suggests there was little by way of activity in this area. Although it is thought that woodland clearance did start to some degree, and it was into the Iron Age where the iron industry started. The Bronze Age was a period of large migrations from the continent and more complex social developments on a domestic, industrial and ceremonial level and there are no records in the study area for this period. The Iron Age is, by definition a period of established rural farming communities with extensive field systems and large 'urban' centres. No records relate to this period in the study area, although it is possible that there were isolated farmsteads, and it is considered that some of the iron workings may have commenced in the Iron Age period before being exploited into the Roman period. Therefore, the potential for finding remains that date to this period within the PDA is considered **low**.

Romano-British

5.5.2   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 ESHER has five records from this period within the study area along with eight Portable Antiquities Scheme (PAS) finds. The PAS finds are all coins within 1km of the PDA where the exact location has not been revealed.

5.5.3   The PDA lies in an Archaeological Notification Area (ANA – DES9299) due to the Roman Road. A Roman road passes through immediately to the west of the PDA and through Sedlescombe running from Rochester, through Maidstone and on to Hastings (MES2461). A second branch road (MES2408) from the Romano British iron workings at Footlands (MES2403) joins the Rochester to Hastings Road immediately adjacent to the PDA at the junction of Stream Lane and the B2244. The Footland's branch of the Roman Road was investigated in 1951 in three places and uncovered (EES15150-15152).

5.5.4   Sedlescombe is significant in that it is noted for its role in the Roman iron industry and is one of the larger sites in The Weald. Reserves of Iron ore originally tapped in the Iron Age was extensively exploited especially given the location of Sedlescombe on the edge of The Weald area, local clay which was quarried and a supply of water, wood and an ability to transport the goods along the Brede. The Roman coastline in this period was very different as seen in Figure 16. The area of Oaklands (MES25692) has a Roman iron working site and in the wider area other iron working sites has been found at Footlands (MES2403) on the outer reaches of the study area to the north, and further afield, Chitcombe, Beauport Park and Crowhurst Park. It appears that many Roman finds in the 19th and 20th century were poorly documented, and their exact location of finding lost.   Roman pottery in the area suggests early activity after the Roam invasion through to the 4th century.

5.5.5   It is not known where the settlement associated for the iron works is located but it is likely that there would have been a significant number of workers. As well as settlements, there would have been a continuation of farmsteads into the Roman period. In addition, the Romans are well known for their roadside activity and burials. Therefore, the potential for finding remains that date to this period within the confines of the development site is considered to be **high** and will have regional significance in contributing towards our understanding of how the area was exploited by the Romans.

Anglo-Saxon

5.5.6   The ESHER has three records from this period within the assessment area that falls into the Early Medieval or Anglo-Saxon period based on historical documents suggesting Saxon origins for the village. There is the core settlement area circa 700m south of the PDA in the area of The Street (MES19356), that is also an Archaeological Notification Area and another archaeological notification area for a Saxon Settlement located in and around the church (MES19357).

5.5.7   At the time of the Norman invasion, the court of the Hundred was held in Sedlescombe twice yearly. After the Conquest, this became every 6 weeks. At the time of the Domesday Book in 1086AD, Sedlescombe's Tenant in Chief was Robert, Count of Eu, a Norman nobleman and the Lord Walter, Son of Lambert.

At that time, it was a small settlement with households of 6 villagers and 2 smallholders. There were 4 ploughlands for 1 Lord's Plough team and 5 men's plough teams. There was 7 acres of meadow and woodland for 6 pigs as well as one church.

5.5.8 The name Sedlescombe is thought to mean 'Valley of the seat', perhaps in the sense of a dwelling. Seat is can also be used to describe lofty situations, which is topographically apt for Sedlescombe. Of note in this period, half of the lands in the village fell within the liberty of Battle Abbey. Consequently, there were influences within the village from the Abbey. It was the Abbey which laid out the plots on the eastern side of The Green, thus the centre of the village gradually moving southwards away from the area of the church. It is possible that the Green may be the area for the Court Leat. Those houses on the western side of the Green belonged to Bricklehurst Manor on Ticehurst lands.

5.5.9 It is considered that under the present church is an earlier Anglo-Saxon one and this is likely to be the church mentioned in the Domesday Book although no evidence of a possible earlier Anglo-Saxon church has yet been found (EES17286). At this time there are likely to be a small hamlet close to that of the church with the area around rural and one of scattered farms. A third ESHER entry relates to that of an Anglo-Saxon hoard found in the 19th century of what is thought to be a few thousand coins (MES2411) where the exact location is not known but located to a grid square circa 830m south of the PDA. The extent of any Anglo-Saxon settlement is not known, which is a key research question of local significance and given the PDA's proximity to that of the church, the potential for finding remains that date to this period within the confines of the development site is considered **high**.

Medieval

5.5.10 The ESHER has 11 records from this period within the assessment area along with four PAS finds. Closest to the PDA is that of the church of which the current structure has Medieval origins and is Grade II* listed (MES20135). Settlement was likely to be located around the church in this period although no houses appear to survive or are listed relating to this period. This is also an ANA (DES9218). The older parts of the village in The Street are on the lower facing south valley slopes with the southern limits defined by Sedlescombe Bridge and fall into the

Sedlescombe Conservation Area, which is located circa 870m south, south east of the PDA. The Conservation Area reflecting the settlement's Medieval and Post Medieval core. And is also an ANA (DES9165) The River Brede was considered to be navigable up to the early Medieval period (Figure 17). The Abbey at Battle in the Medieval period established a tannery on the banks of the River Brede. In addition, the village had a corn mill powered by water. The area around was one of scattered farms such as Spilsted (MES31616) along with its listed farmhouse (MES25003) and cottages (MES25034), Manor Farm (MES31370), Durhamford Manor (MES19358) and Hancox Farm (MES19385). To the west at Spilsted and Durhamford. there is documentary evidence that a farmstead may have existed here from the 11th century. The Spilsted and Durhamford area is a separate designated ANA (DES9372) relating to its possible Medieval origins. Given the proximity of the PDA to the church and likely Medieval settlement area, the potential for finding remains that date to this period is considered **high** and carries local significance.

Post Medieval

5.5.11 This is by far the largest period category of ESHER with 28 records and two PAS finds. The majority of records of which are located to the south, south east within the core village area and have little relevance to our PDA for archaeological potential. The Post Medieval maps all show the PDA as agricultural land. The tithe records show the PDA in area designated 288. This is land owned and occupied by the Reverend John Pratt (Rectorial Glebe) and called 'Precious Field', which is classed as arable. Glebe is land belonging to the parish church or ecclesiastical benefice and was just one of a number of fields around consisting of hops, pasture, wood, plantations, shaws, meadows totalling in all 35 acres.

5.5.12 Located around the church and close to the PDA are a number of Post Medieval listed buildings of Little Castlemans (MES24843), Beech House (MES25041), Castlemans (MES31614). Further afield are farmsteads. Other records reflect the sites of since demolished houses or farmsteads.

5.5.13   Settlement in this period continue to focus southwards to the area of The Street. The present Sedlescombe Bridge was built in 1875. Drainage and agricultural improvements meant that the river was still used to move heavy goods up to the end of the 18th century. The area around still had iron industry with an estimated

30 iron furnaces operating within a 5-mile radius of Sedlescombe in the 18th century. The corn mill on the river altered in the Post Medieval period from corn to that of milling gun powder and along with the iron industry, made Sedlescombe an important centre of industry on lands immediately north of the river.

5.5.14   Based on the map regression, with the use of the PDA as agricultural land, the archaeological potential for this period is considered **low**.

Modern

5.5.15   ESHER has five records dating to this period. The closest being that of a WWI memorial tablet within the church. Others reflect anti-tank buoy, the old village hall site and a 1960 Royal Observers Corps monitoring post all some distance form the PDA.

5.5.16   Parish Council 2018 Annual Report and Directory record that Precious field was originally sold by the Diocese to an individual and later purchased back with public subscriptions terms for the site to be used as a car park. Documentation states that the churchyard was extended in 1927 and since then burials have been place at the southern and western part of the extended area. The potential for finding remains dating to this period in the PDA is considered **low**.

Overview

5.5.17   This desk-based assessment has considered the archaeological potential of the site, but this potential can only be tested by fieldwork.

5.5.18   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:

• Prehistory: **low**

• Roman: **high**

• Anglo-Saxon: **High**

• Medieval: **High**

• Post-Medieval: **low**

• Modern: **low**

6 IMPACT ASSESSMENT

6.1   Introduction

6.1.1   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.

6.2   Historic Impacts

6.2.1   Cartographic regression (5.5), Topographic analysis (1.2) and Historical research (5.4) indicate that the PDA was part of agricultural fields at least from the Post Medieval Period if not earlier. It is only in the 20th century is part of the south eastern area became part of the churchyard extension. However, with its uses as an agricultural field, it is possible that Post Medieval ploughing may have damaged or destroyed any archaeological remains in the topsoil. If the PDA has been subject to modern ploughing than the potential damaged could be deeper. Overall, the historical impact on any surviving archaeological remains is considered to have been **low** except in the area where there have been modern burials.

Proposed Impact

6.2.2   The proposed development is for a residential development across two thirds of the site with a car park for the church at the south eastern end of the site. The houses will require foundations, associated services and access roads.

6.2.3   Consequently, the proposed development in the area of the houses will have a **high** impact on any potential archaeology. The southern part of the development will be for a church card park in the area not affected by the modern burials which will have the top 200/300mm removed and gravel. No lighting of services will be added to this area of the proposed development and is considered to have a **low** potential impact.

7 ARCHAEOLOGICAL MITIGATION

7.1 Introduction

7.1.1 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.

7.1.2 The assessment has generally shown that the area to be developed is within an area of **high** archaeological potential for the Roman periods, Anglo-Saxon and Medieval periods and **low** potential for all other periods. There is significant activity in the area relating to iron working in the Roman period although these appear to be some distance from the PDA. However, the proximity of the PDA with the adjacent line of the Roman Road that is close to a junction with a branch line towards iron workings provides potential to Roman roadside activity.

7.1.3 There is little archaeological evidence for Anglo-Saxon settlement in the area. Medieval churches are known to have been built above existing Anglo-Saxon churches and the proximity of the PDA to the church and any possible accompanying early settlement results in the high archaeological potential.

7.1.4 Sedlescombe expanded in the Medieval period as a ribbon development to the south and also there is likely to have been a cluster of houses around the church although it appears from Post Medieval historical maps that the area of the PDA north of the church does not appear to have been built on and was agricultural land. It is possible that given the proximity to the church that there may have been part of the settlement area in this period.

7.1.5 The overall potential for surviving archaeology is considered **high** and the impact of the proposed development will in the main have a **high** impact on any potential surviving archaeology should it exist. The need for, scale, scope, and nature of any further assessment and/or archaeological works, if any should be agreed through consultation with the statutory authorities. It is recommended that a programme of archaeological works such as a geophysical survey to identify any potential archaeology should be considered subject to planning conditions.

8 OTHER CONSIDERATIONS

8.1   Archive

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

8.2   Reliability/Limitations of Sources

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

8.3   Copyright

8.3.1   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 Parochial Church Council of Sedlescombe and Geko Developments Limited (and representatives) for the use of this document in all matters directly relating to the project.

Paul Wilkinson PhD MCIfA.

SWAT Archaeology

September 2021

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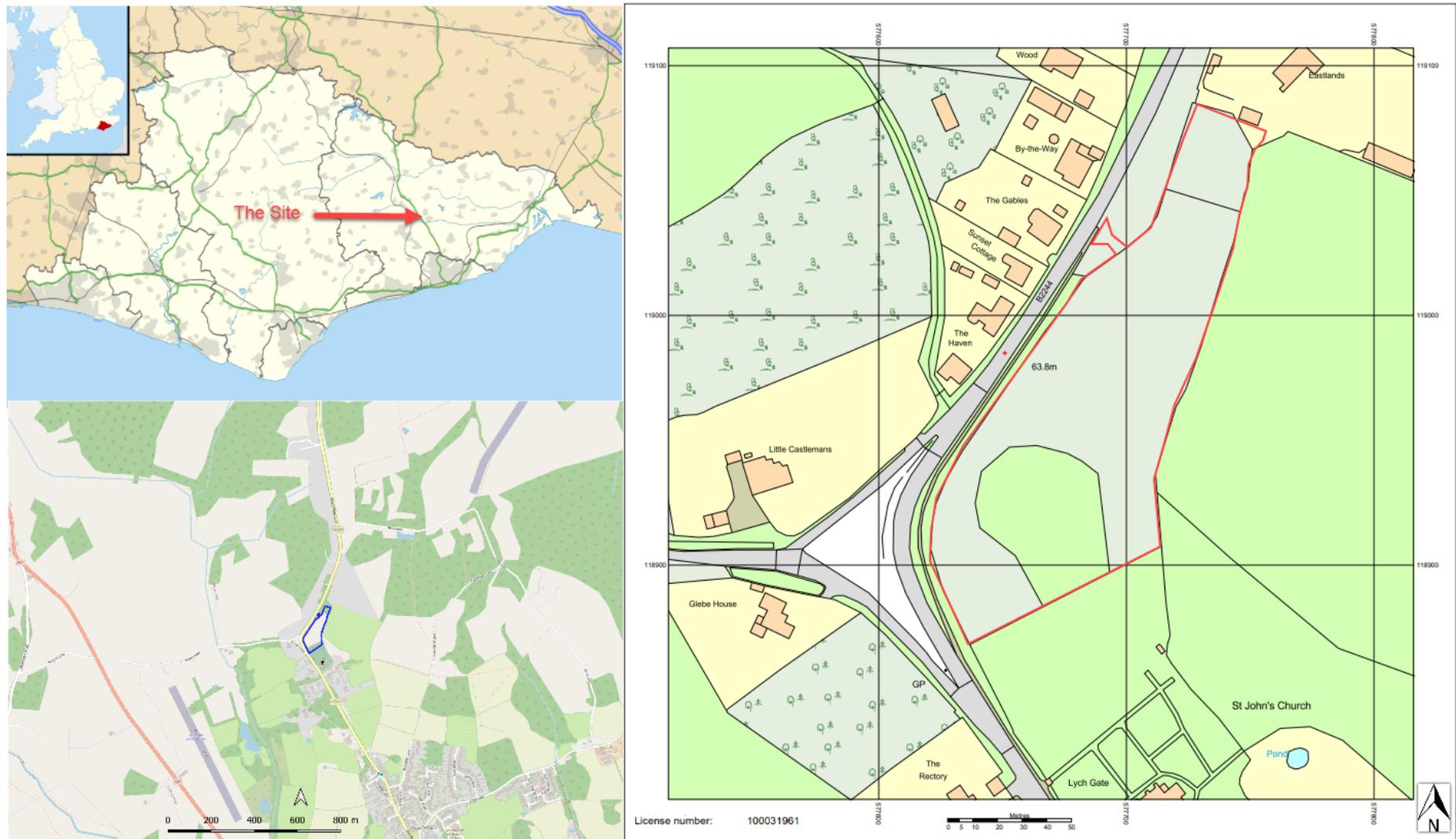
Figure 1: Location Maps, Scale 1, 1:1,250

Figure 2: Proposed Development

Figure 3: Suthsexia, Vernacule Sussex 1665

Figure 4: Yeakell and Garner 1778-1783

Figure 5: Gardener and Gream 1795

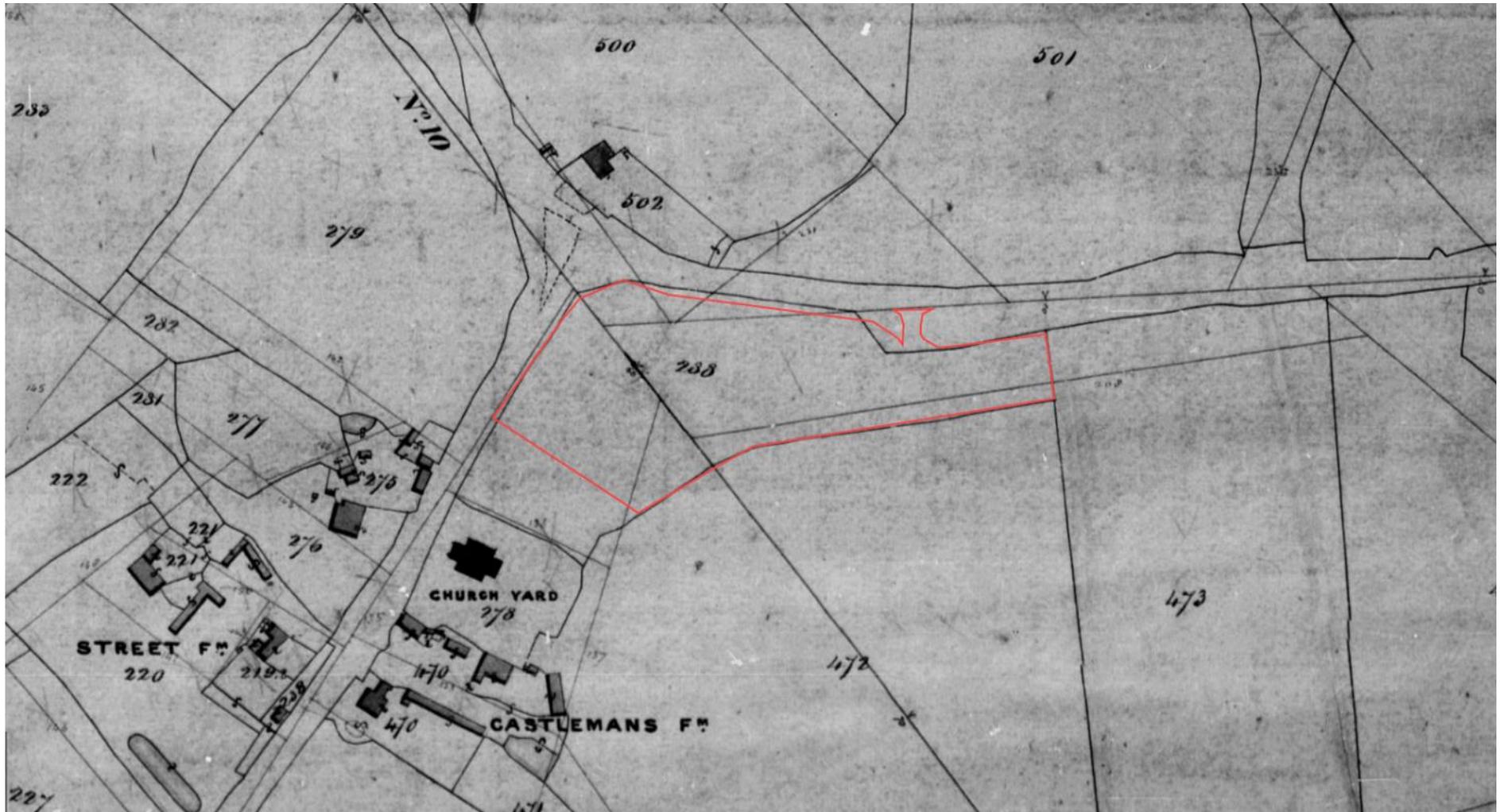Figure 6: Ordnance Surveyors Drawing, 1808

Figure 7: Sedlescombe Tithe Map, 1843

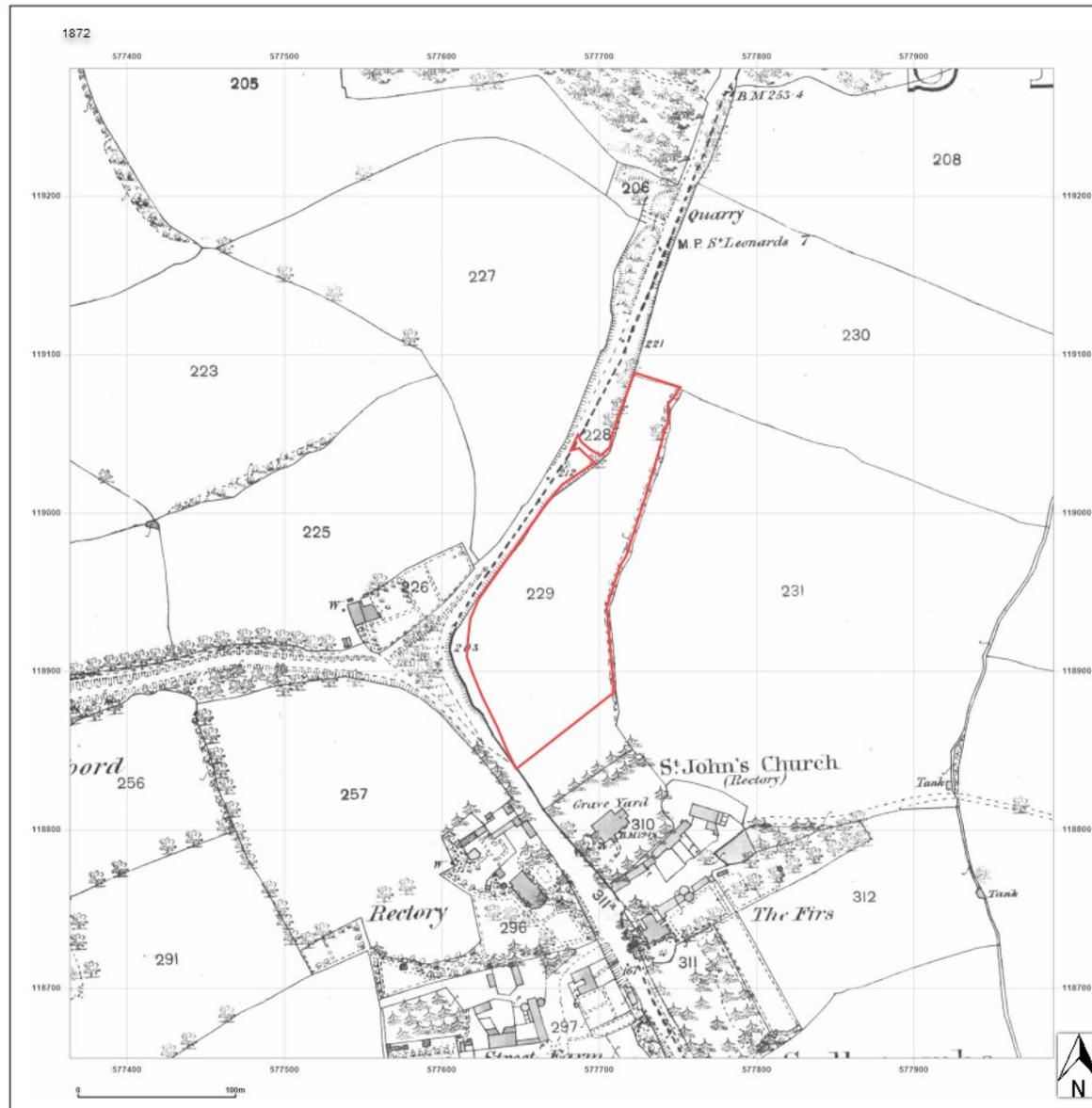*Figure 8: Historic OS Map 1872, scale 1:2,500*

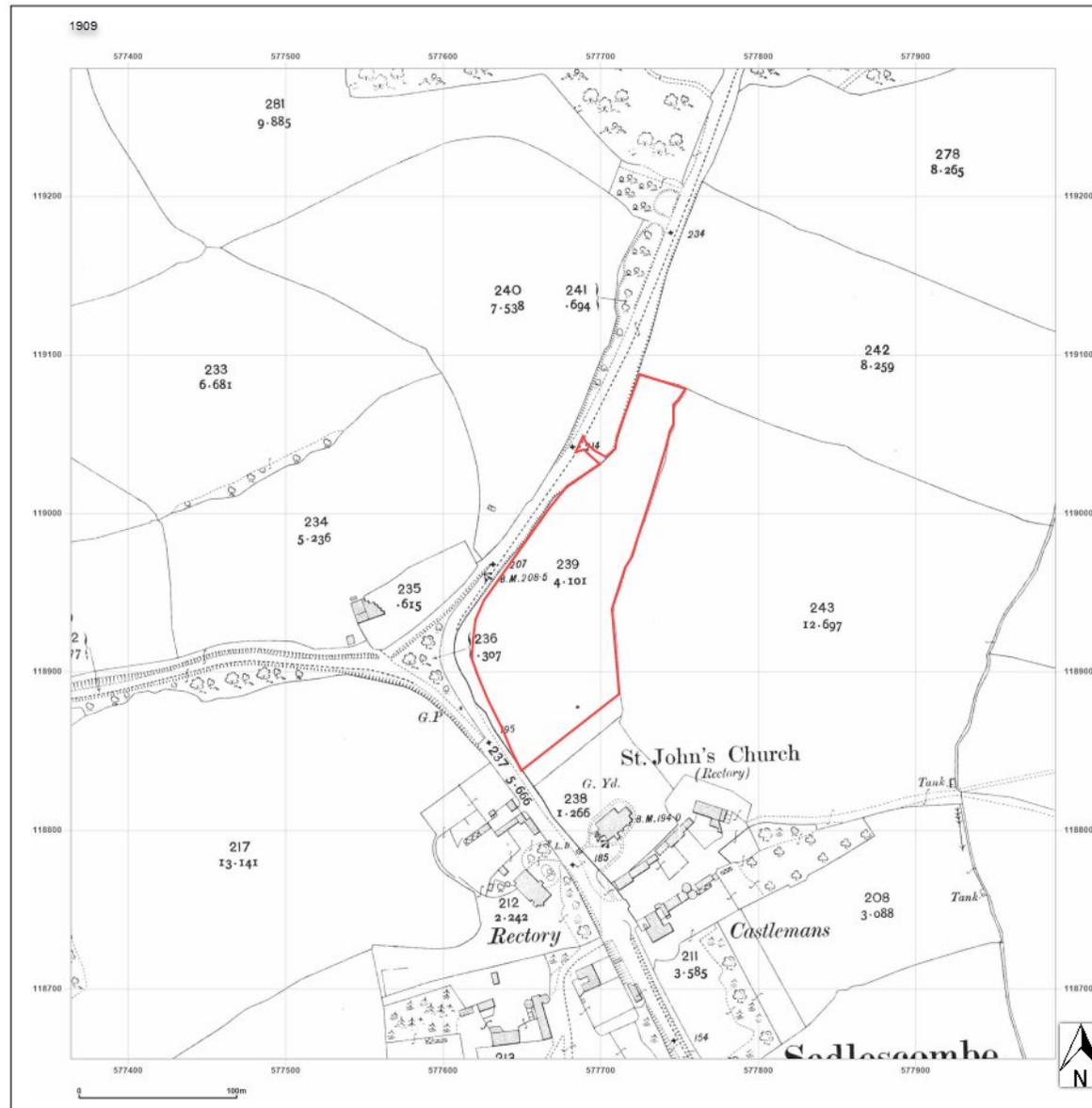*Figure 9: Historic OS Map from 1899, scale 1:2,500*

Figure 10: Historic OS Map 1909, scale 1:2,500

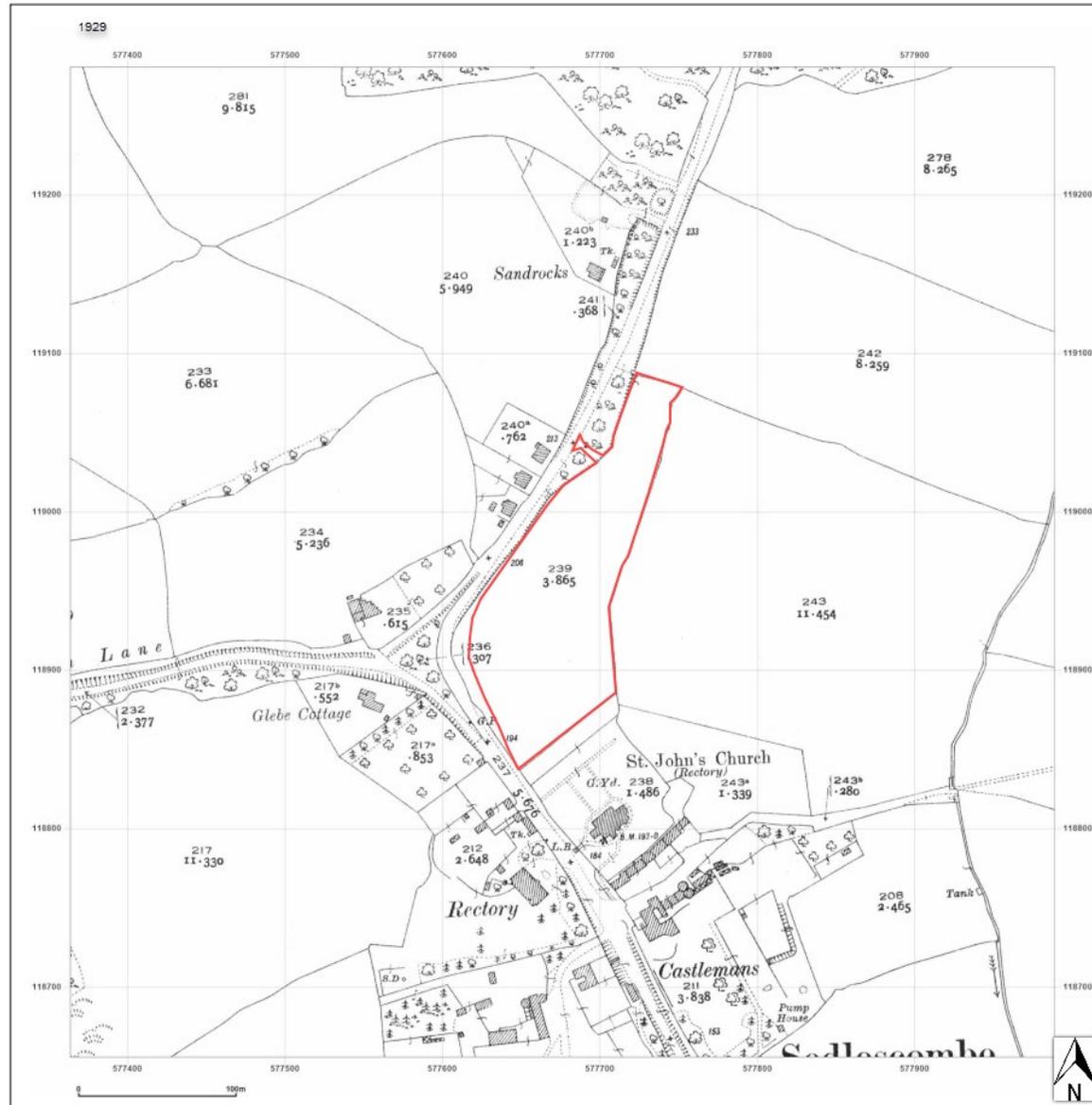*Figure 11: Historic OS Map 1929, scale 1:2,500*

Figure 12: Historic OS Map 1939, scale 1:1,250

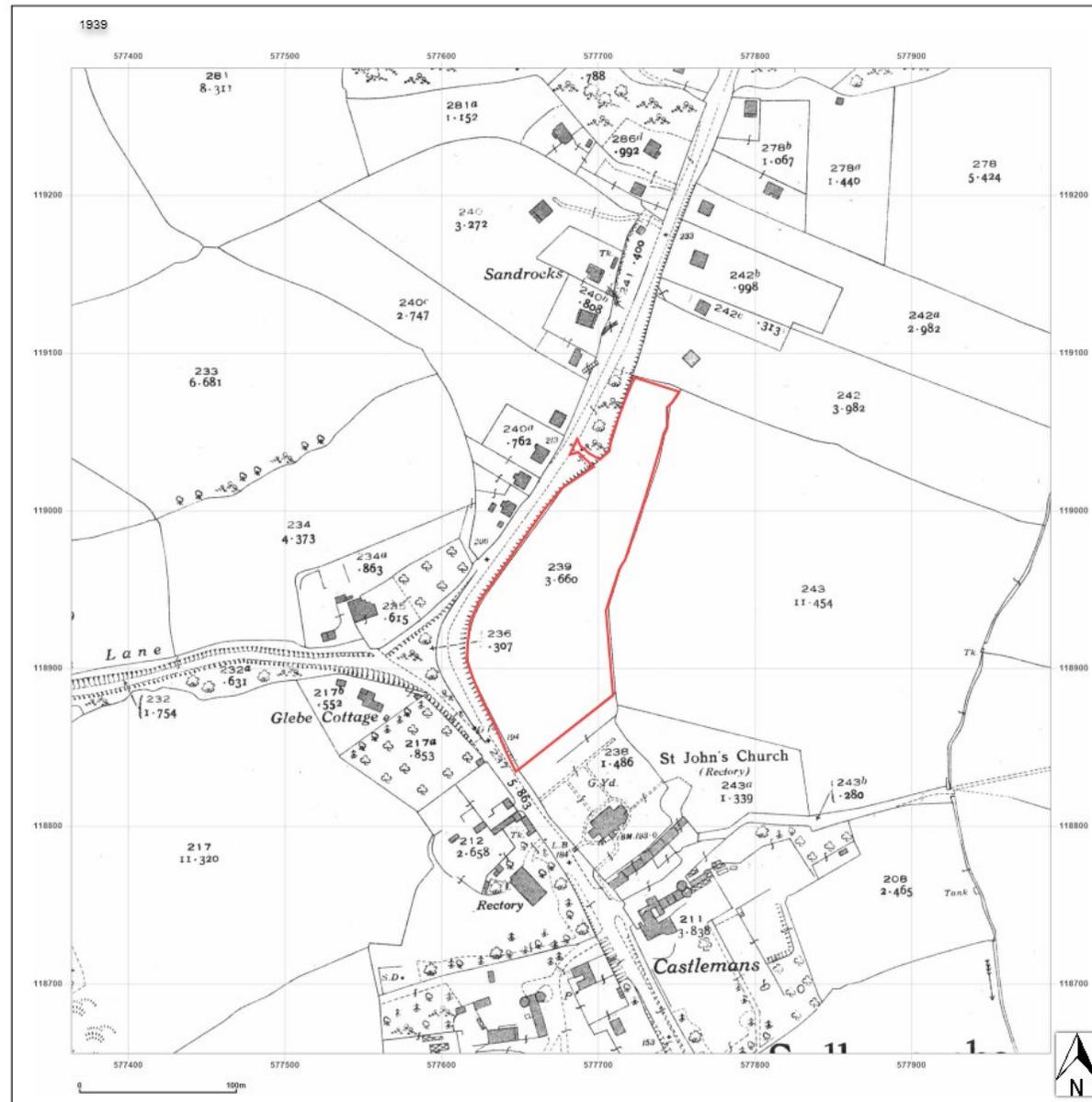*Figure 13: Historic OS Map 1976-77, scale 1:1,250*

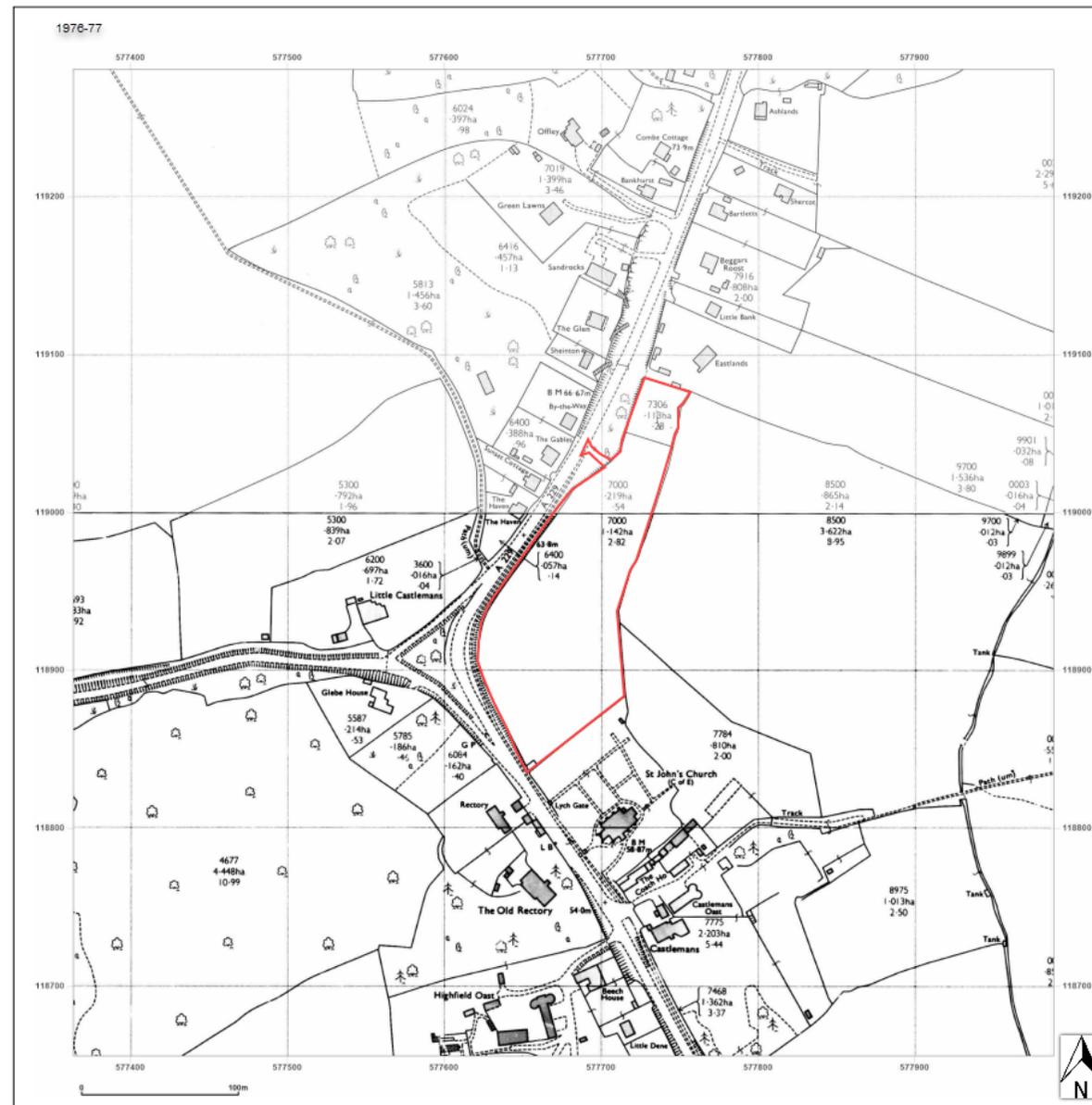*Figure 14: Historic OS Map 1993, scale 1: 1,250*

Figure 15: Historic OS Map 2003, scale 1:1,250
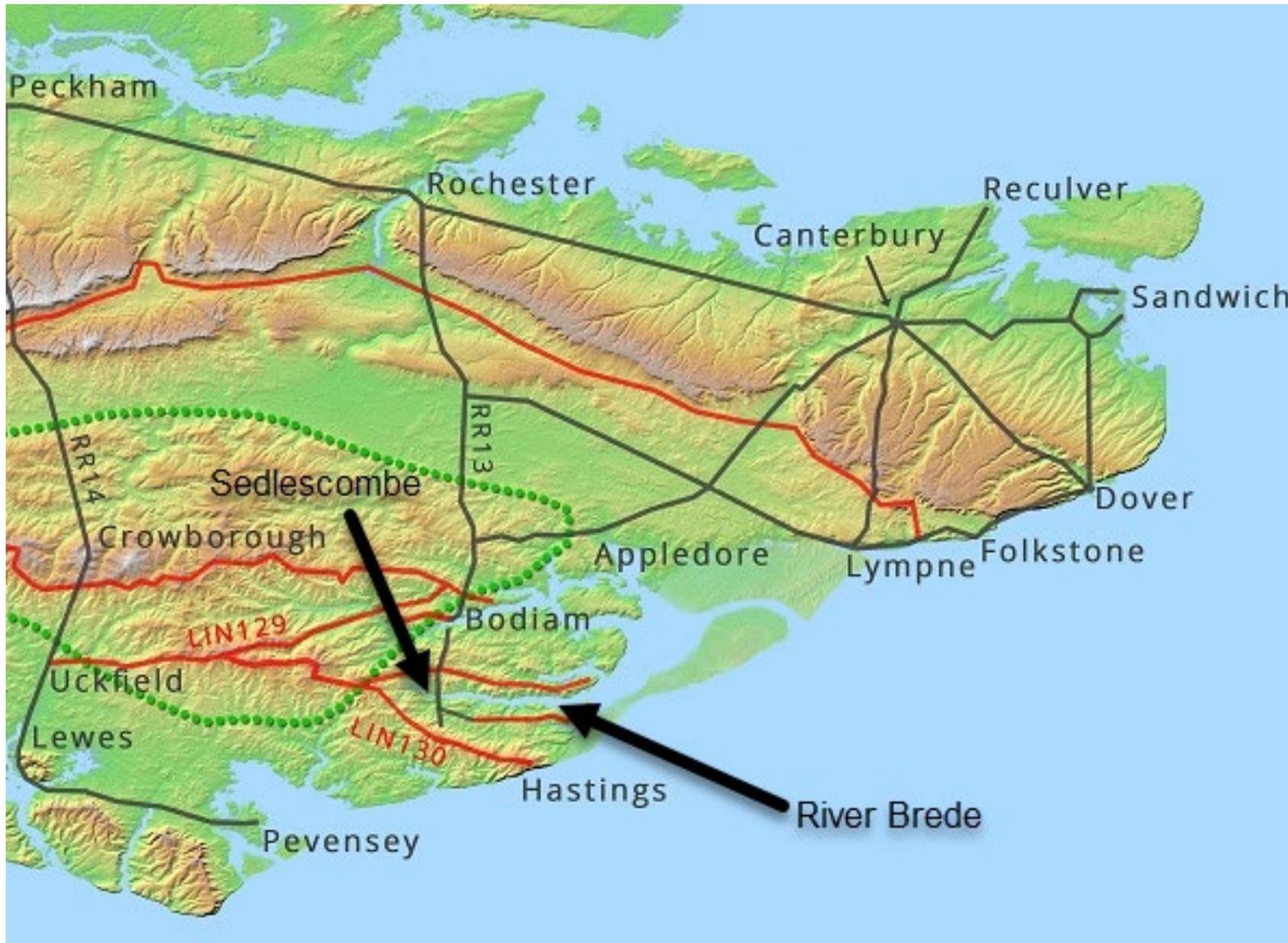
Figure 16: Coastline in the Roman Period (Momentous Britain)
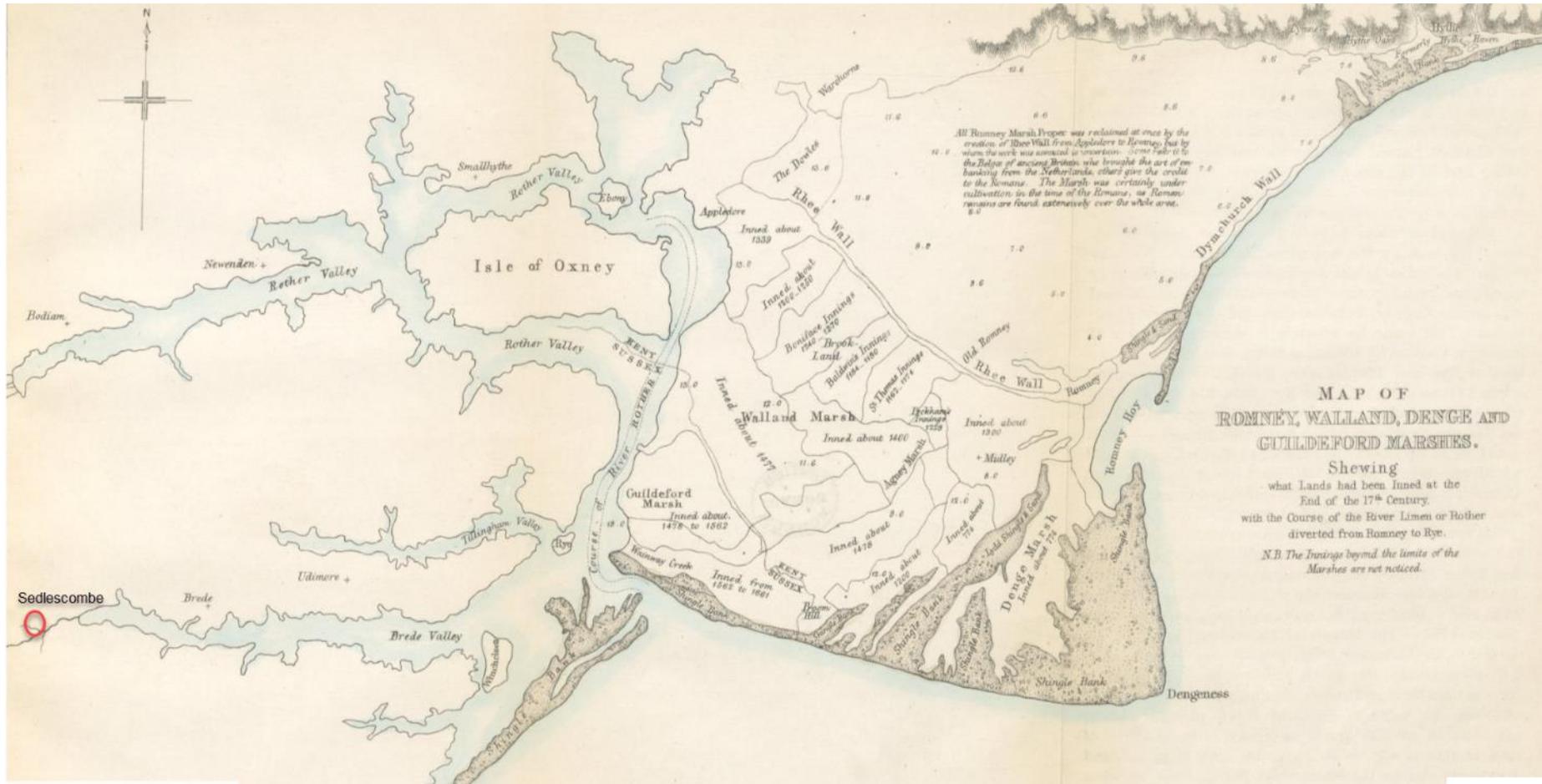
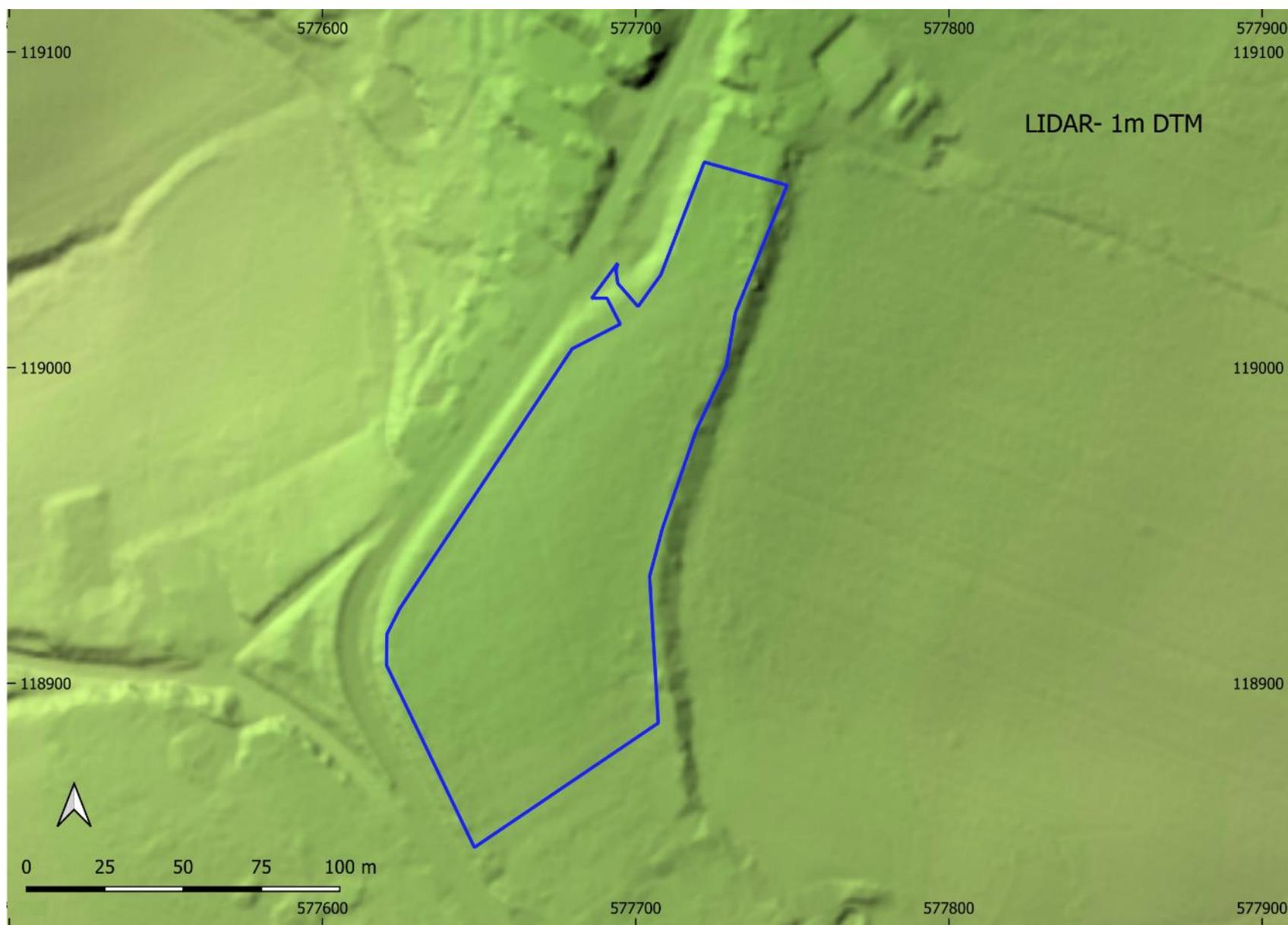*Figure 17: Coastline in the 17th century*

Figure 18: LIDAR 1m DTM (Environnent Agency)

10 APPENDIX 1 – EAST SUSSEX HER DATA (SEE FIGURES 19-25) DISTANCES ARE TAKEN FROM A CENTRE POINT WITHIN THE PDA.

ESHER ID	Type	Location	Period	Description
MES19346	Monument	c. 565m SE	Modern	ROYAL OBSERVER CORPS MONITORING POST. In wooded compound on west side of footpath running north from the end of Long Lane. Opened September 1961, closed October 1968.
MES19356	Monument	c. 705m SSE	Anglo-Saxon	Sedlescombe: Saxon Core Settlement
MES20041	Monument	c. 390m NNE	Modern	Anti-tank buoy, located on verge.
MES20135	Listed Building	Adjacent to PDA	Medieval to Post Medieval	Church Of St John the Baptist, Sedlescombe: Medieval church Grade II* (1275087). Tower, nave and north aisle early C15, restored by Norman and Billing in 1866-74, when the chancel, south aisle and porch were added. A watching brief was undertaken in 2015. No previously unknown in-situ structures dating to the Anglo–Saxon, medieval or post – medieval periods were discovered. However, three sherds of 13th century and 13th - 14th century pottery a single fragment of mid-13th – 14th century ridge tile and 13 pieces of probable 13th century West Country roofing slate were gleaned from the project. These artefacts pre - date the earliest still visible / upstanding structural elements of the current church.
MES21335	Listed Building	c. 405m W	Post Medieval	Brook Cottage. Grade II (1222048). House. C17 or earlier timber-framed building refenestrated in C20.
MES22895	Findspot	c. 730m NNE	Post Medieval	The Old Schoolmasters House, Hurst Lane. A small assemblage of 18th and 19th century finds were recovered during a watching brief
MES23642	Building	c. 930m SE	Post Medieval	Ivy Cottage. Building shown on Rough plan of Messrs Mercers' estate at Sedlescombe by Daniel Leggatt; includes the names of

				neighbouring owners, including those of eight holdings on the east side of the road at Sedlescombe Street.
MES2403	Monument	c. 900m NNW	Roman	Romano British iron workings. IA & Roman pottery. Coins of Vespasian and Domitian. Site of Roman track. A Roman bloomery at Footlands, 3/4 mile NE by N of Church was discovered in July 1924. A cindered track leading north-east from the site to join the Rochester-Hastings Roman Rd. A series of test pits and trenches were excavated by students under the guidance of G.H. Jones. Evidence of a metalled road/trackway, iron working and a possible roundhouse were recorded.
MES2405	Monument	c. 910m W	Post Medieval	Site of post-medieval (or earlier) windmill. Mound partly survives. Period of occupation not ascertained. M
MES2406	Findspot	c. 975m NNW	Iron Age	Quantity of S.E. 'B' pottery, some with designs of black paint, as at Horsted Keynes. Found 1947.
MES2408	Monument	Adjacent to PDA	Roman	A Roman road to the Footlands bloomery site was sectioned in three places by the Battle and District Historical Society in 1951. No visible traces reported during field excavation. There are no visible traces of this road along the entire suggested length. Area was subjected to magnetometry survey by HAARG during the latter part of 2012 and a road with side ditches was clearly visible.
MES2409	Monument	c. 295m NNW	Mesolithic & Neolithic	A hollow-based flint arrowhead unpatinated was picked up in a ploughed field a few yards from the SSW corner of Combe Wood in March 1953. Some years ago, a patch of sandy sub-soil was exposed there by a bulldozer on which several dozen flints, described by E C Curwen as Mesolithic, were picked up. They included 4 microliths.
MES2410	Findspot	c. 685m NNW	Roman	Piece of upper half of Roman quern-stone. Possibly 2nd century. Found 1947.
MES2411	Findspot	c. 830m SSE	Anglo-Saxon	A hoard found in 1876 in a metal vessel containing a few thousand silver pennies. Considered to be part of the Hastings bullion reserve at the time of the Norman invasion.
MES2414	Monument	c. 950m NNW	Roman	Footlands Wood: bloomery slag. In insufficient quantities to establish the site of a bloomery.

MES2437	Building	c. 975m E	Post Medieval	Hurst House Gatehouse, Sedlescombe: Post Medieval building named the Gate House associated with Hurst House.
MES2439	Listed Building	c. 710m SSE	Post Medieval	Old School Cottages, Sedlescombe. Grade II (1221535). The site of a mid-18th century school, converted to cottages in the 20th century.
MES2441	Listed Building	c. 365m W	Post Medieval	Barn At Durhamford Manor, Sedlescombe. Grade II (1275092). 17th century origins. Faced with tarred weatherboarding. Hipped tiled roof.
MES2457	Monument	c. 990m N	Undated	Cinderbanks Shaw. A local inhabitant stated that before 1939 a level area of dense charcoal could be seen here. The exact siting is not clear.
MES24843	Listed Building	c. 70m W	Post Medieval	Little Castlemans, Sedlescombe. Grade II (1221533). Early mid-16th century four bay continuously jettied building with return jetties at both ends. Comprises service bay, chimney bay, hall bay and parlour bay, all of which had chambers above, though only the parlour chamber was ceiled.
MES24844	Listed Building	c. 340m W	Post Medieval	Durhamford Manor, Sedlescombe. Grade II* (1222027). Early mid-16th century 'transitional' style crosswinged house comprising four bay main range with two bay parlour crosswing. Comprises two bay hall, floored from the outset, with service area and narrow cross passage, and a parlour with anteroom within the crosswing. All chambers were ceiled from the outset, with the service chamber extending over the cross passage.
MES24930	Listed Building	c. 865m SSE	Medieval	1-5 Manor Cottages, Sedlescombe. Grade I (1274791). Early 15th century. A three-bay hall house. This is a complex and interesting building incorporating at least five historic periods of construction, ranging from the early 15th to the mid-late 17th centuries. Many other alterations have been made in modern times. Although the present name and size indicate a structure of manorial status, the early phases of the house clearly show this not to have been the case, at least until the late 16th century.

MES25000	Listed Building	c. 990m W	Medieval	Hancox, Whatlington, C15 Building. Grade II (1274316). Restored C15 timber-framed house. Enlarged in the C19.
MES25003	Listed Building	c. 520m WSW	Medieval	Spilsteds Farmhouse. Grade II (1222049). Late 15th/early 16th century three bay hall house.
MES25031	Building	c. 700m SSE	Post Medieval	Woodmans Cottage, Sedlescombe: Early-Mid C18 Building.
MES25034	Listed Building	c. 440m W	Medieval	Spilsteds Cottages, Sedlescombe. Grade II (1221534). 15th century four bay hall house. Hall floored over and chimney inserted in late 16th-early 17th century. Extended to the east, re-roofed and divided into two dwellings in the 19th century.
MES25041	Listed Building	c. 110m S	Post Medieval	Beech House. Grade II (1221529). Early/mid-18th century U-plan building
MES25063	Listed Building	c. 795m N	Post Medieval	Beech Farmhouse, Sedlescombe. Grade II (1275089). Early 18th century three or four bay building comprising, as a minimum, a two-bay hall with parlour to south, both with chambers and attics above. Now an ancillary wing to an 18th or 18th century front range, the ground floor walls of the building have been underbuilt in brick.
MES26226	Building	c. 830m SSE	Post Medieval	The Bothy, Sedlescombe: C19 Building. The structure is a single-storeyed storage building. No demolished.
MES26227	Findspot	c. 830m SSE	Medieval	The Bothy. During an evaluation at The Bothy, The Street, Sedlescombe finds dating to the Medieval period were recovered.
MES31356	Monument	c. 865m NNE	Post Medieval	Outfarm northeast of Great Saunders, Sedlescombe: C19 Outfarm (site of), now demolished.
MES31358	Monument	c. 1000m E	Post Medieval	Hurst House, Sedlescombe: C17 Farmstead. The farmstead is formed of a regular courtyard of L-plan and additional detached elements to the main plan. The farmhouse is set away from the yard. The farmstead is in an isolated location. All the traditional buildings remain extant.
MES31362	Monument	c. 640m SE	Post Medieval	Outfarm, Sedlescombe: C19 Outfarm (site of), now demolished. The outfarm was formed of a regular courtyard of F-plan. The farmstead was in an isolated location. All traditional buildings have been lost.

MES31369	Monument	c. 865m SSE	Post Medieval	Brickwall House, Sedlescombe. Partially extant 19th century farmstead. The farmstead is formed of a regular courtyard with additional detached elements to the main plan. The farmhouse is set away from the yard. The farmstead is located within or in association to a village. There has been a partial loss (less than 50%) of traditional buildings.
MES31370	Monument	c. 870m SSE	Medieval	Manor Farm?, Sedlescombe. The farmstead is of a dispersed plan arranged as a cluster of buildings. The farmstead is located within or in association to a village. Possibly Medieval.
MES31614	Monument	c. 55m SSE	Post Medieval	Castlemans (The Firs), Sedlescombe: C18 Farmstead. The farmstead is of a row plan with additional detached elements to the main plan. The farmhouse is set away from the yard. The farmstead is located within or in association to a hamlet. There has been a partial loss (less than 50%) of traditional buildings.
MES31615	Monument	c. 130m S	Post Medieval	Street Farm, Sedlescombe: C17 Farmstead. The farmstead is formed of a loose courtyard with three sides of the yard formed of agricultural buildings and additional detached elements to the main plan. The farmhouse is set away from the yard. The farmstead is located within or in association to a hamlet. There has been a partial loss (less than 50%) of traditional buildings.
MES31616	Monument	c. 525m WSW	Medieval	Spilsted Farm, Sedlescombe: Med Farmstead. The farmstead is of a dispersed plan with multiple yards. The farmstead is located within a loose farmstead cluster. Large modern sheds are located to the side of the site, suggesting it may remain in agricultural use. There has been a partial loss (less than 50%) of traditional buildings.
MES31619	Monument	c. 495m S	Post Medieval	Outfarm south of Highfield, Sedlescombe: C19 Outfarm (site of). The outfarm was formed of a loose courtyard with two sides of the yard formed of agricultural buildings. The farmstead was in an isolated location. All traditional buildings have been lost.
MES35284	Listed Building	c. 895m SSE	Post Medieval	Manor Cottages Barn, Sedlescombe. Grade II (1222143). C17 timber-framed Barn with plaster infilling, ground floor rebuilt in

				red brick. Hipped tiled roof. Casement windows. Two storeys. Two windows.
MES35667	Monument	c. 705m SSE	Modern	Catkins, Meadow Lane, Sedlescombe. A c.1920s water containment chamber was recorded during a watching brief of footings.
MES36152	Listed Building	c. 970m W	Post Medieval	Barn at Hancox Farm, Whatlington. Grade II (1238386). A large 10-bay aisled barn with a collar and side purlin roof. Late 16th to early 17th century, possibly later.
MES36488	Monument	c. 820m SSE	Modern	Old Village Hall, The Street, Sedlescombe: PM building (site of). A First World War wooden structure called the Old Village Hall was recorded on this site prior to its demolition in 2002. Post Medieval finds of Victorian/Edwardian date were also recorded.
MES37696	Monument	c. 20m SSE	Modern	St John the Baptist Church, Sedlescombe: WW1 Memorial Tablet
MES2461	Monument	Adjacent to PDA	Roman	Roman road RR 13 (Margary), Rochester-Maidstone-Hastings, -
MES25033	Listed Building	c. 1000m SSE	Medieval	Queens Head, Sedlescombe. Grade II (1222072). C15 timber-framed building, refaced with red brick on ground floor and tile- hung above. Extended in mid-17th century with a southern crosswing. Extended again in the 19th century, necessitating demolition of rear bay of the crosswing.
MES36584	Monument	c. 940m SSE	Post Medieval	Land adj The Brickwall Hotel, Brede Lane, Sedlescombe. A number of post medieval features including a possible pit or ditch and three parallel footings were recorded during an evaluation on the site.
MES36585	Monument	c. 940m SSE	Undated	Land adj The Brickwall Hotel, Brede Lane, Sedlescombe. Two undated features, a post hole and a gully were recorded during an evaluation.
MES31609	Monument	c. 690m NE	Post Medieval	Beech Farm, Sedlescombe: C17 -C18 Farmstead. The farmstead is formed of a regular courtyard of L-plan and additional detached elements to the main plan. The farmhouse is set away from the yard. The farmstead is in an isolated location.

				There has been a partial loss (less than 50%) of traditional buildings.
MES19357	Monument	Within PDA	Anglo-Saxon	Sedlescombe: Saxon Settlement. Church mentioned in the Domesday Book.
MES19358	Monument	c. 320m W	Medieval to Post Medieval	Durhamford Manor. Large medieval and post-medieval farmstead. Partially extant.
MES19385	Monument	c. 920m W	Medieval	Hancox Farm: Medieval Farmstead. Partially Extant.
MES34403	Monument	c. 790m NE	Post Medieval	Littlehurst, Sedlescombe: C18 buildings (site of).
MES34404	Monument	c. 690m NE	Post Medieval	Littlehurst, Sedlescombe: C18 Brick Kiln (site of). Two structures forming a Brick Kiln, near to Littlehurst, South of Great Sanders. Appear on both the OS draft (1795-1805), and on the 1840 Tithe Map. The Brick Kiln has gone by the time of the 1st edition OS.
MES34441	Building	c. 590m W	Post Medieval	West of Splisted Farm, Stream Lane, Sedlescombe: C18 buildings
MES34462	Building	c. 560m NNE	Post Medieval	Great Saunders, Sedlescombe: C18 buildings
PAS Find ID				
PAS590E2E65001852		Exact Location not revealed	Iron Age	Hoard
PAS53C3C090001980		Exact Location not revealed	Medieval	Plaque
PAS534BEC38001BD0		Exact Location not revealed	Post Medieval	Coin
PAS534BE96E0016BC		Exact Location not revealed	Medieval	Coin
PAS4BD5C13F0010D4		Exact Location not revealed	Roman	Coin
PAS4BD5BCDD00114D		Exact Location not revealed	Roman	Coin

PAS4BD5BB5F001B2B		Exact Location not revealed	Roman	Coin
PAS4BD5B723001120		Exact Location not revealed	Roman	Coin
PAS4BD5B3C90016DE		Exact Location not revealed	Roman	Coin
PAS4BD5AC41001BA0		Exact Location not revealed	Roman	Coin
PAS4BD5A8F3001C8D		Exact Location not revealed	Roman	Coin
PAS4BD599A20014C3		Exact Location not revealed	Roman	Coin
001480C80F20127E		Exact Location not revealed	Medieval	Buckle
00147B9C3170121E		Exact Location not revealed	Post Medieval	Unidentified Object
001407E8A2701CD5		Exact Location not revealed	Medieval	Sword
EVENT ID	**TYPE**	**NAME**	**DATE**	**DESCRIPTION**
EES144189	Watching Brief	Tudor Rose, The Street,	2008	This recorded only made ground across the site, likely to be contemporary with the current dwelling. A single early 20th century sherd was recovered. No evidence was recorded of the former buildings recorded on historic mapping on this site
EES14565	Evaluation	The Queens Head	2009	Four archaeological trial trenches. No archaeological features or deposits or deposits were encountered during the evaluation.
EES14676	Watching Brief	Old Village Hall	2002	wooden structure erected post WW1 and opened in 1920 was demolished and the site cleared for new self-build house. Close to the centre of the plot, under where the hall had been, a

				shallow rubbish pit containing Victorian and Edwardian pottery was discovered along with same period rubbish and evidence of bonfire.
EES14774	Watching brief	Sedlescombe	2009	2 locations within Sedlescombe to replace electricity supply cables. No archaeological features, and a very small number of artefacts, which were recovered from the topsoil, all of which dated to the Post Medieval period.
EES14776	Watching brief	Sedlescombe - Various	2009	The replacement of five electricity poles produced no archaeological features, and a very small number of artefacts was recovered from the topsoil, all of which dated to the Post Medieval period.
EES15041	Watching Brief	Sedlescombe	2002	Recorded and late 19th - early 20th century rubbish pit
EES15150	Trial Trenches	Aldershaw	1951	B&DHS excavation at 773193 uncovered a Roman road 10 inches below surface comprised of an iron cinder surface, 14-foot 8inches wide and 28 inches thick laid directly onto the clay subsoil.
EES15151	Trial Trenching	Lavix Field	1951	B&DHS excavation at 773194 uncovered a Roman road surface 30 inches below the surface. It was 11 foot wide, comprised of iron cinder and was sectioned to reveal a thickness of 7 inches in the middle, laid on a clay subsoil on a slope of 1:11
EES15152	Trial Trenching	Beech Wood	1951	B&DHS excavation at southern end of Beech Wood at 772196 revealed the surface of a Roman road comprised of rammed sandstone. It was 10 foot wide and was found at a depth of 14 inches below the topsoil.
EES15429	Watching Brief	The Old Schoolmasters House	2013	Located in ANA associated with Roman road, iron smelting site around Footlands Farm. The watching brief was negative of features but some C18/C19 finds were recovered (MES22895).
EES15458	Geophysical Survey	Footlands	2011-2013	Undertaken on a possible Roman road. The survey revealed an unexpectedly large number of features, in addition to establishing that the road of typical Roman design, does indeed diverge from the ridgeway at Stream Lane near Sedlescombe Church to pass through an industrial site and rejoin Margary's route I at Compasses Lane, Cripp's Corner.

EES17004	Evaluation	The Bothy, The Street	2011	For the evaluation, 2 x 5m long trenches were excavated. It was noted that the site had been truncated by some degree in the area of the outbuilding and adjacent car park. Finds dating to the Medieval period were recovered (MES26227).
EES17286	Watching Brief	St John the Baptist Church	2015	Maintained on internal re-ordering works No previously unknown in-situ structures dating to the Anglo-Saxon, medieval or post-medieval periods were discovered during the project. However, three sherds of 13th century and 13th – 14th century pottery, a single fragment of mid-13th – 14th century ridge tile and 13 pieces of probable 13th century West Country roofing slate were recovered predating the current structure.
EES17437	Evaluation	Brickwall Cottage	2016	Nineteenth century tree clearance and 19th or 20th century drainage were the only recorded activity. There was no evidence of Medieval Sedlescombe found and no prehistoric or Roman evidence
EES17711	Evaluation	Roselands	2016	By SWAT with 5 evaluation trenches. No archaeological finds or features were present.
EES17987	Watching Brief	The Haven, Sandrock Hill	2014	A watching brief was carried out on the property as a condition of a replacement garage build. No archaeological finds or features were recorded. Two possible 'ditch' features correlated with a previous modern garage that had been present on the site.
EES18792	Evaluation	Land adj The Brickwall Hotel	2019	A number of post-medieval features were recorded, including a possible pit or ditch which may be 18th century in date. Three parallel footings were found in the western part of the site, which could potentially date from the early 19thcentury, although they are more likely to relate to a much later 'garden feature' of some kind.
EES9280	Excavation	Footlands	1925	Roman Bloomery site (MES2414).
EES9281	Excavation	Footlands	1951	Roman Road (MES2408).
EES9282	Excavation	Footlands Wood	1947	Bloomery Slag (MES2414).

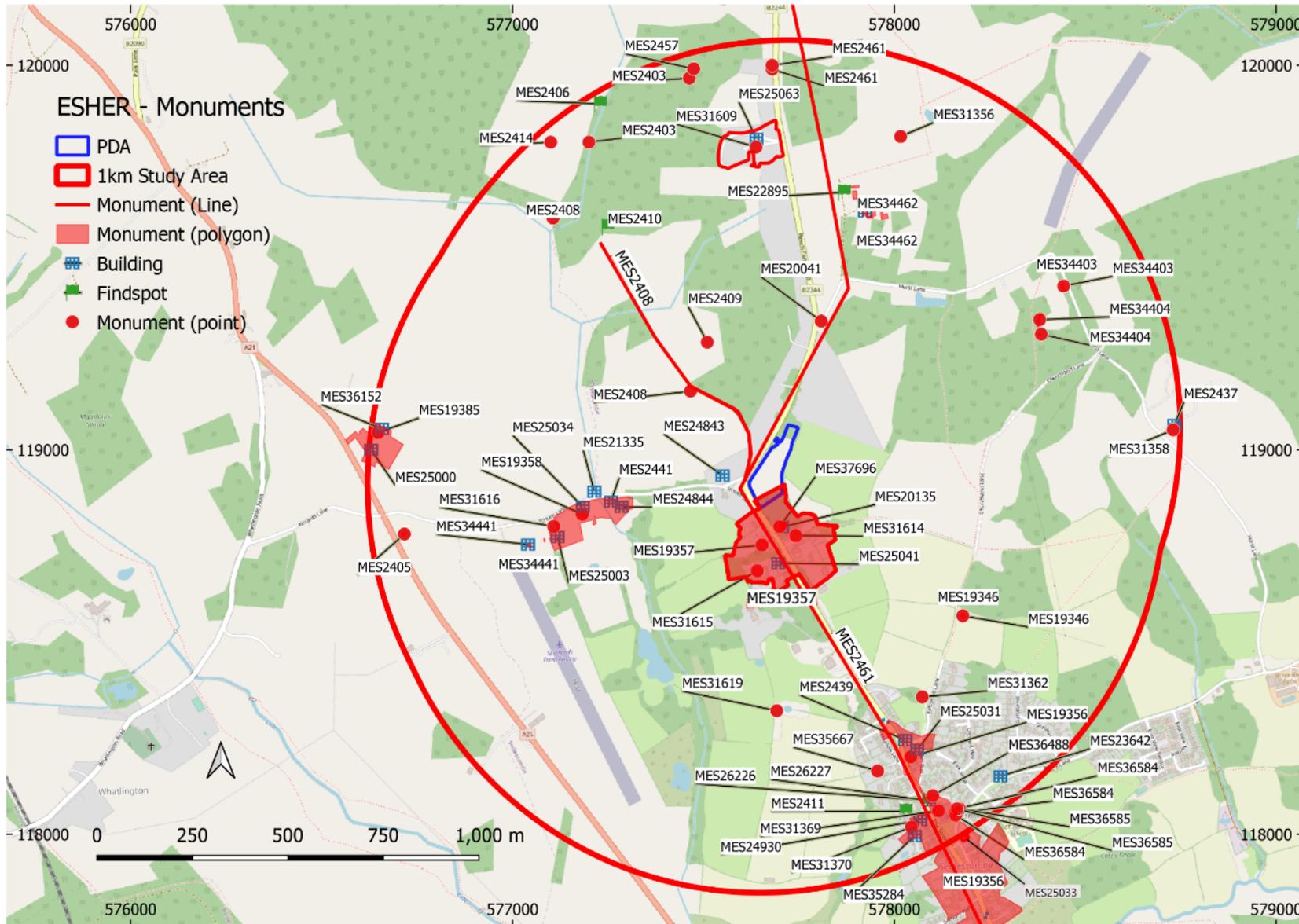| EES14736 | Watching Brief | RN French Building, The Street | 2010 | No features were found. Small number of artefact recovered from late 19th/early 20th century. | *Figure 19:* |
EES2012	Watching Brief	1 Manor Cottages	2012	ween 0.50-0.80m below ground level within the footing trench. No features were observed cutting natural geology and no subsoil layer was observed suggesting truncation of the natural horizon during previous phases of construction at the site. No earlier remains were recorded during the excavations and, as a result, no evidence for earlier occupation of the site was uncovered	*Gazetteer of* *ESHER* *Records*
EES14459	Watching Brief	Catkins, Meadow Lane	2007	Two archaeological features and a selection of 19th and 20th century finds were recovered from the spoil, along with 1 partial clay tobacco pipe bowl that appears to be of mid-late 18th century date.	
EES14449	Watching Brief	Manorside, The Street	2009	One small piece of clay tobacco pipe stem and slate with partial fixing holes was recovered from spoil.	

Figure 20:ESHER Monument Record – All
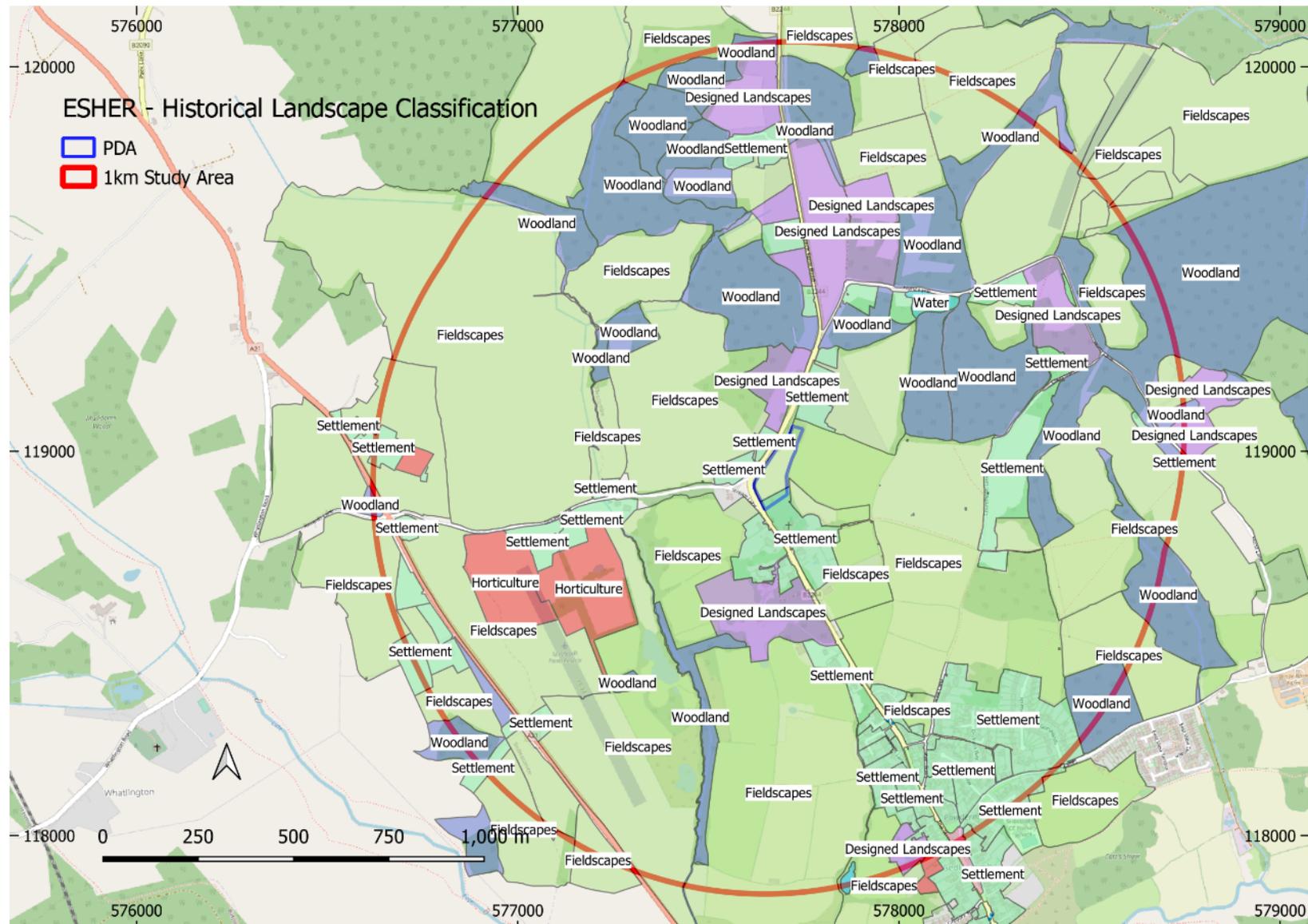
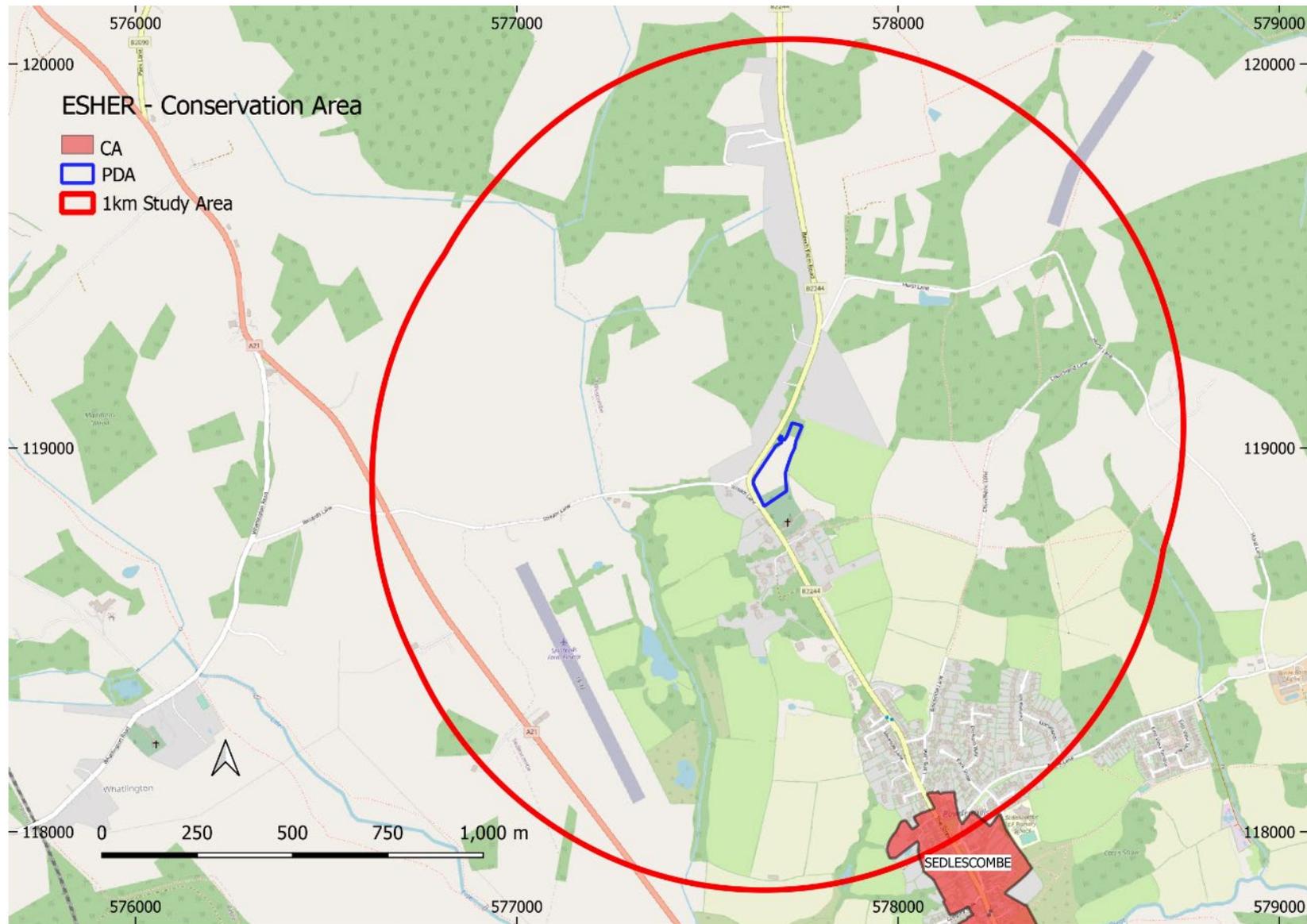*Figure 21: ESHER Historic Landscape Characterisation*

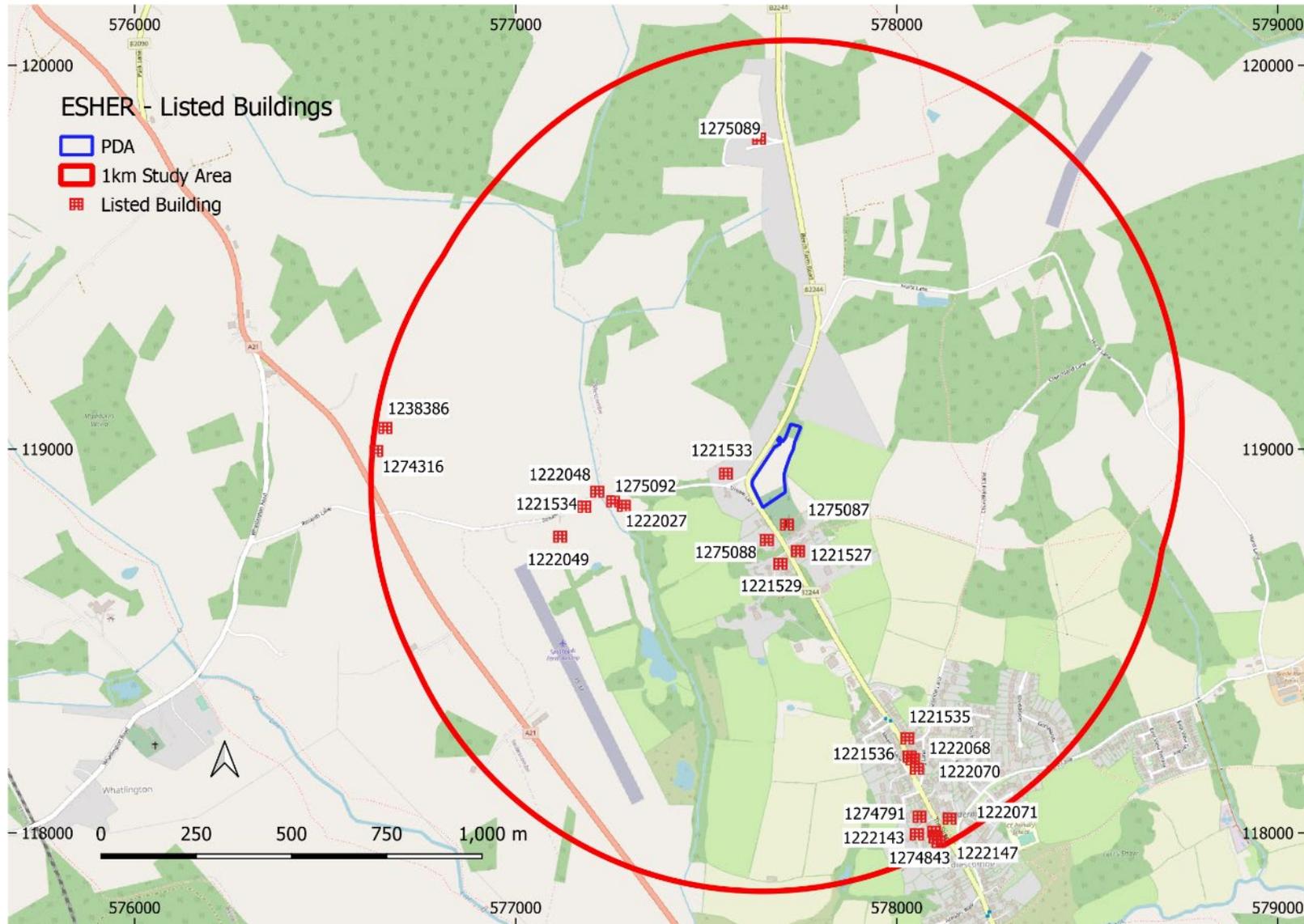*Figure 22:ESHER Conservation Areas*

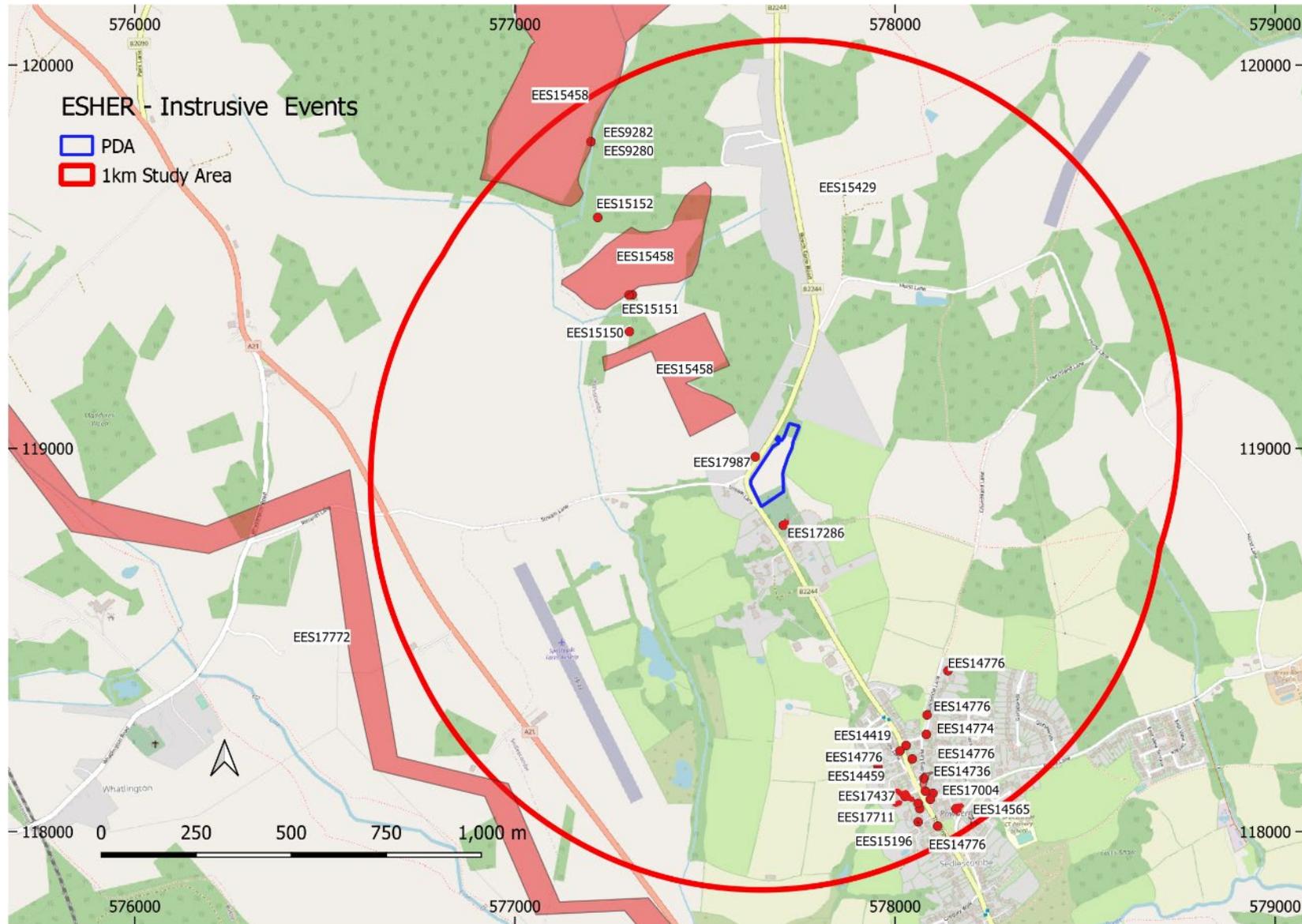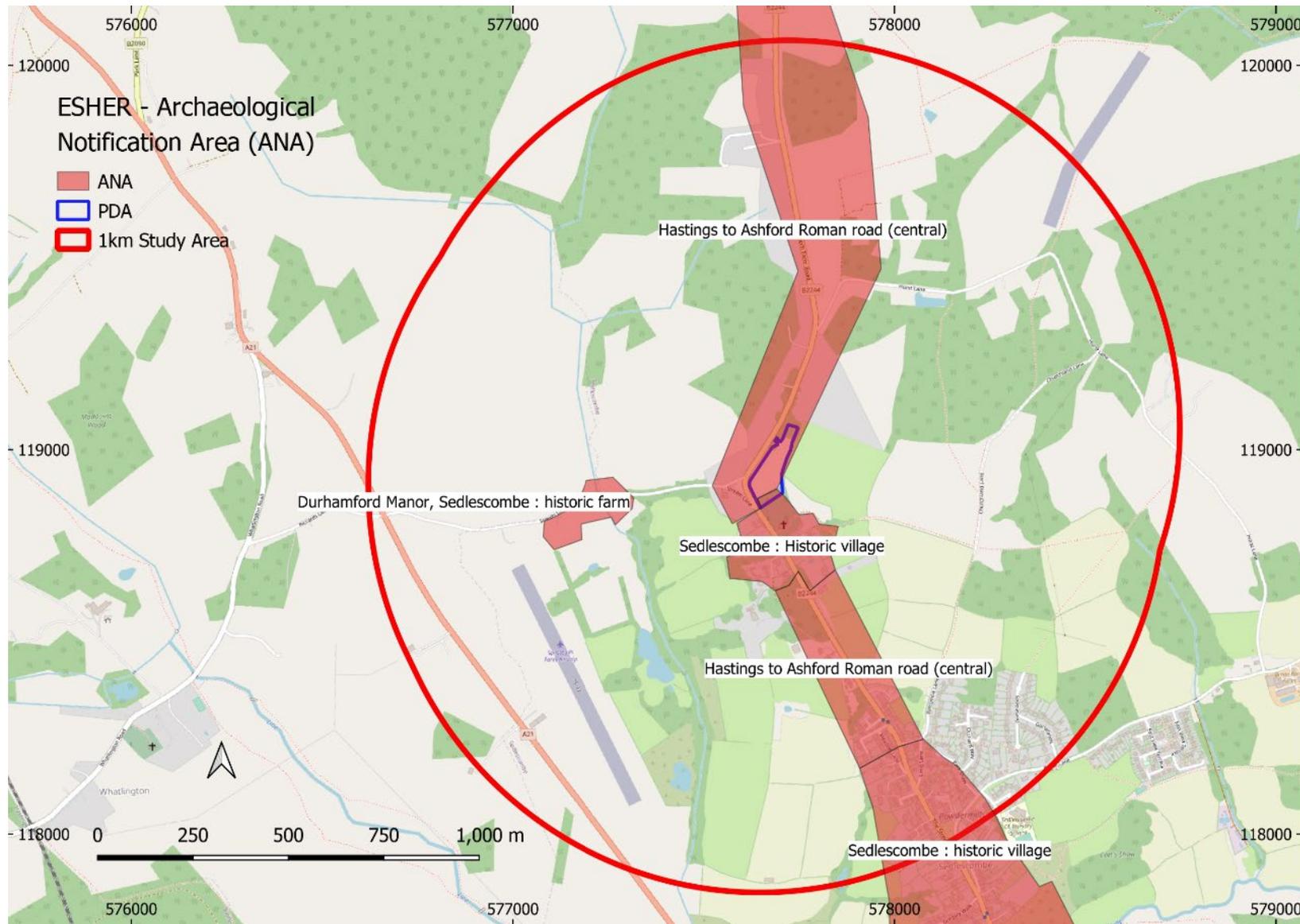*Figure 23:ESHER Listed Buildings*

Figure 24: ESHER Intrusive Events

Figure 25: ESHER Archaeological Notification Areas

Plate 1: 2020. Altitude 609m (Google Earth).

Plate 2: Area of the Proposed car park *(facing SE)*

Plate 3: Area of the proposed car park (facing SSE)

Plate 4: South eastern corner of the PDA (facing ESE)

Plate 5: Northern boundary of the PDA (facing NE)

Plate 6: Entrance into the PDA (facing SE)

Plate 7: View across the PDA (facing SSE)

Plate 8: View across the PDA (facing NW)

Plate 9: External view along the North western boundary of the PDA (facing SW)

Plate 10: External view along the North western boundary of the PDA (facing NE)

Plate 11: View along the south western boundary of the PDA (facing SSE)

Plate 12: View along the south western boundary of the PDA (facing NNW)

Plate 13: Plate Locations