



**AN ARCHAEOLOGICAL DESK-BASED ASSESSMENT OF WELLSHURST  
GOLF AND COUNTRY CLUB, NORTH STREET, HELLINGLY, EAST  
SUSSEX BN27 4ED**



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**ARCHAEOLOGICAL DESK-BASED  
ASSESSMENT**

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**WELSHURST GOLF AND COUNTRY CLUB,  
NORTH STREET, HELLINGLY, HAILSHAM, EAST  
SUSSEX BN27 4ED**

**NGR: 557995, 114575**

# Archaeological Desk-Based Assessment

Report prepared for Jamie Adams (client)

By Brook Archaeology Limited

**F. Birkbeck BA (Hons)**

12 January 2023

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### Appendix I - Gazetteer of Heritage Assets in the study area

Archaeological Period Classifications:

*Prehistoric*

Palaeolithic	500,000 – 12,000 BC
Mesolithic	12,000 – 4,300 BC
Neolithic	4,300 – 2,200 BC
Bronze Age	2,200 – 700 BC
Iron Age	700 – AD 43

*Historic*

Roman	AD 43 – 410
Saxo/Early Medieval	AD 410 – 1066
Medieval	AD 1066 – 1485
Post Medieval	AD 1486 – 1901
Modern	1901 – Present Day

Component:	Name:	Date:
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## 1. Introduction

### 1.1. Introduction

- 1.1.1. Mr. Jamie Adams (hereafter 'the client') has commissioned Brook Archaeology Limited to conduct an Archaeological Desk-Based Assessment (DBA) on a proposed development site (PDS): Land at Wellhurst Golf and Country Club, North Street, Hellingly, East Sussex (hereafter 'the PDS').
- 1.1.2. This DBA has been requested by the East Sussex County Archaeologist to be undertaken before the application for planning permission is decided, so that archaeological issues can be fully considered when the planning decision is made.
- 1.1.3. This DBA will be submitted to the client. All reports will be forwarded to the Local Planning Authority, East Sussex County Council (ESCC) Archaeological Officer and archived to the local archaeological society or another suitable custodian.
- 1.1.4. This assessment draws together the relevant archaeological, topographical and land-use information of the study area to establish the archaeological potential in accordance with relevant government policy and guidance on archaeology and planning, and also with the 'Standard and Guidance for Historic Environment Desk-Based Assessments' (Chartered Institute for Archaeologists, 2014).
- 1.1.5. For the purposes of the DBA the boundary of the PDS is defined by the block plan as illustrated in the architectural drawings (**Figure 1**).



Figure 1: Plan of the PDS in its local context (courtesy of Platform 3)

- 1.1.6. The proposed application at the site will be for an open caravan park containing 18 pitches on land to the east of the PDS and six cabin style ‘pods’ to be erected on the western boundary of the PDS (**Figure 1**). The cabins are to be suspended on brick plinths (**Plate 14**) and the caravan pitches raised above ground on permeable hard standing. There is also a proposal for a toilet and shower block serviced by a tank pump and a site office in the north-east. A decision on whether to provide utilities to the caravan pitches will be determined by factors such as the cost of archaeological or environmental mitigation. No planning proposals will be evaluated or considered as part of this assessment.

## 1.2. Methodology

- 1.2.1. This DBA has been commissioned to support an outline planning application for camping ‘facilities in the form of pods, caravans and a site office on land owned by the golf club to add to the leisure facilities already in place’.
- 1.2.2. This report has been prepared in accordance with national and regional policy frameworks on heritage asset.
- 1.2.3. This report has been prepared in accordance with the guidelines set out in ClfA’s Standard and Guidance for Historic Environment Desk-Based Assessment:

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

1.2.4. This report complies with the requirements set out in Sussex Archaeological Standards (2019, annex A)

1.2.5. This report has been prepared after examining pre-existing information from several sources recommended by Sussex Archaeological Standards (2019, annex A) including the following:

- the East Sussex Historic Environment Record (ESHER) for details of recorded heritage assets and previous archaeological works;
- the East Sussex Record Office for historic maps and documentary sources;
- online sources including the Local Authority website for information on Conservation Areas and the Environment Agency for LiDAR data;
- the Historic England Archives for historic aerial photographs; and
- a site walkover undertaken on 28<sup>th</sup> November and 8<sup>th</sup> December 2022

1.2.6. The study area has been specified by the East Sussex Archaeological Officer as the 1km from the boundary of the PDS in any direction (**Figure 2**).

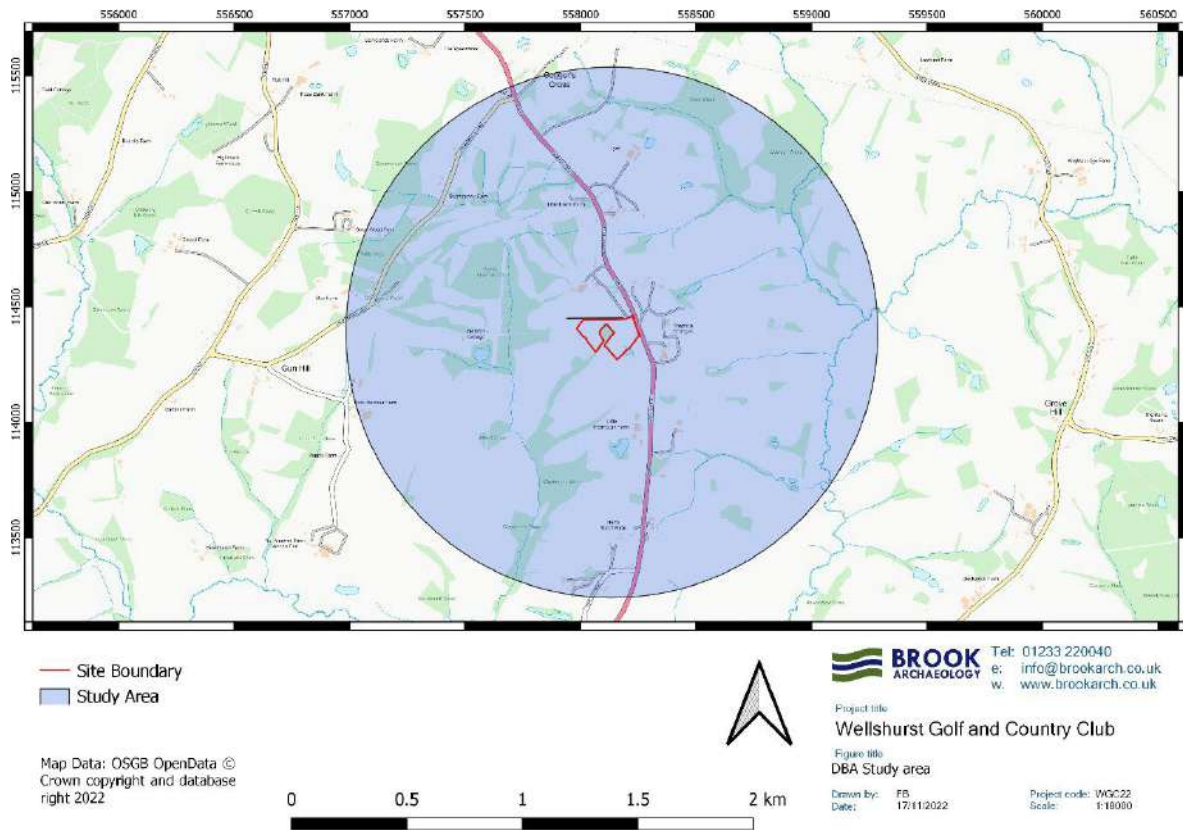


Figure 2: The specified study area

- 1.2.7. The National Planning Policy Framework<sup>1</sup> states “Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate Desk-Based Assessment and, where necessary, a field evaluation” (NPPF, 2012, paragraph 189).
- 1.2.8. Under the NPPF and other local authority Planning Guidance, the DBA aims to determine the likelihood of Heritage Assets in the form of archaeological deposits being affected by the proposed development.
- 1.2.9. The NPPF defines heritage assets in the following way “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).”.

<sup>1</sup> <https://www.gov.uk/government/publications/national-planning-policy-framework--2> [Accessed: Dec 2022]



### 1.3. Scope of the Report

#### 1.3.1. The aims of the DBA will be met by conducting the following:

- identify statutory heritage designations in the vicinity and assess the site in its historic landscape
- undertake a map regression exercise to determine the development of the site over time
- search the East Sussex Historic Environment Record for archaeological data within the study area within a radius of 1km of the boundary of the PDS
- outline the archaeological potential of the site and any impact on the proposed development the archaeological potential may have
- make recommendations to mitigate the potential impact of the development on any buried archaeology.

#### 1.3.2. Sources consulted

- **Archaeological Databases**  
The East Sussex Historic Environment Record provided data on catalogued sites and finds within the Site and the overall study area. The Archaeological Data Service was also consulted. The radius of the search area was specified to the HER and shapefile data were forwarded to enable the historic assets to be seen in their geographical context. The Portable Antiquities Scheme database was consulted as an additional source for finds located in the area; an accurate location of the findspots is not possible and 'near Hellingly' was chosen as the most appropriate location label.
- **Historical Documents**  
Being located in a rural area, it was not considered relevant to include wills, leases or other documents related to land ownership in this case. The sources were limited to those which gave information on the surrounding area.
- **Cartographic and Pictorial**  
Various maps and pictorial sources were consulted. Pictorial sources covering the study area were limited to old photographs of the heritage assets which did not provide additional relevant information. Historic maps of the study area were consulted extensively from sources including The Keep, University of Utrecht and The National Library of Scotland.

## 2. Planning Background and Development Planning Framework

### 2.1. National Planning Policy

- 2.1.1. A new National Planning Policy Framework was adopted by the Ministry of Housing Communities and Local Government in February 2019. Section 16 relates specifically to conserving and enhancing the historic environment and replaces the previous version from January 2012 and the previous policies on archaeology and the historic environment (PPG15 and PPG16) with a more general principle of evaluating any archaeological potential on a development site and responding appropriately in each case. This includes searching the Historic Environment Record – East Sussex HER for the local area.
- 2.1.2. The National Planning and Policy Framework (NPPF) can be summarised as seeking to achieve the following:
- sustaining and enhancing heritage assets and putting them to viable use consistent with their conservation;
  - recognising the significance culturally socially, economically and environmentally of heritage asset conservation and should also consider the desirability for new development to make a positive contribution to local character and distinctiveness.
- 2.1.3. Updates from 2012 make changes that clarify the definition of heritage assets into designated heritage assets and non-designated heritage assets. Nearby Holmbush House is a listed building and therefore a designated heritage asset. The NPPF makes recommendations on how Local Planning Authorities mitigate any potential impact to Heritage Assets of a development and also makes recommendations on factors pertaining to the benefit of the intended modifications or development
- 2.1.4. Particular attention should be paid to the following sections of the NPPF:
- paragraph 202 – 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.
  - paragraph 206 – Local planning authorities should 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 positively contribute to the asset (or which better reveal its significance) should be treated favourably.
  - paragraph 208 – Local planning authorities 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.

2.1.5. Section 16 of the NPPF recognises that heritage assets may benefit from considerate change necessary to ensure that the asset is maintained in the long term. Paragraph 194 states that “The level of detail supplied by an applicant should be proportionate to the assets’ importance and no more than is sufficient to understand the potential impact of the proposal on the significance of that asset”.

## 2.2. **Regional Planning Policy**

2.2.1. The South-East Regional Framework (SERF) is currently at the consultation stage on the draft.

## 2.3. **Local Planning Policy**

2.3.1. Wealden District Council (WDC) adopted a Core Strategy Plan in 2013 (WDC, 2013). The Core Strategy Plan focuses on heritage assets in its Spatial Planning Objectives SP01 and SP02 in which WDC “ensure that the intrinsic quality of the historic environment is protected and that Wealden’s environmental, heritage and cultural assets are used appropriately”. Paragraph 7.26 states an intention to “protect and improve the setting of Wealden’s cultural heritage and improve provision of information relating to key features”

2.3.2. Hellingly Conservation Area, covering the village and four main settlements of Hellingly Village, Lower Horsebridge, Lower Dicker and Roebuck Park, would be subject to recommendations outlined in the Hellingly Neighbourhood Referendum Development Plan (Wealden District Council, 2020) which designates “heritage assets and their settings together with opportunities for enhancement and what kind of development would be appropriate or inappropriate” if this passes referendum stage. This Plan does not extend to the PDS or study area.

## 2.4. **Statutory Planning Policy**

2.4.1. The Planning (Listed Buildings and Conservation Areas) Act 1990 affords protection to buildings considered to be of special architectural or historical. Chapter II, Section 8:

“Works for the alteration or extension of a listed building are authorised if—

- (a) written consent for their execution has been granted by the local planning authority or the Secretary of State; and
- (b) they are executed in accordance with the terms of the consent and of any conditions attached to it.”

## 2.5. **Impact**

2.5.1. Change may preserve, enhance or harm the significance (value) of a heritage asset. In order to understand the impact of change it is necessary to first understand the significance of a

heritage asset and how this significance will be altered, both in terms of direct physical change and change to setting (HE, 2015).

- 2.5.2. Assessment of impacts through change to setting will reference the Historic England Guidance: The Setting of Heritage Assets (GPA3; HE, 2017).
- 2.5.3. With reference to the NPPF, harm may be expressed in terms of ‘substantial harm’ or ‘less than substantial harm’. Substantial harm “is a high test, so it may not arise in many cases...It is the degree of harm to the asset’s significance rather than the scale of the development that is to be assessed” (PPG).

### 3. Location, Topography, and Geology

- 3.1. Wellshurst Golf and Country Club is located in the parish of Hellingly approximately 2km north of the village of Hellingly in the Wealden District of East Sussex centred on National Grid Reference 557995, 114575 (**Figures 3 – 5**). The PDS covers an area of approximately 3.1 hectares consisting of a diverse mixture of semi-improved and improved grassland, mixed scrub, scattered trees, bare ground, ancient and semi-natural woodland, ponds, tree-lines and hedgerows (The Ecology Partnership, 2022).

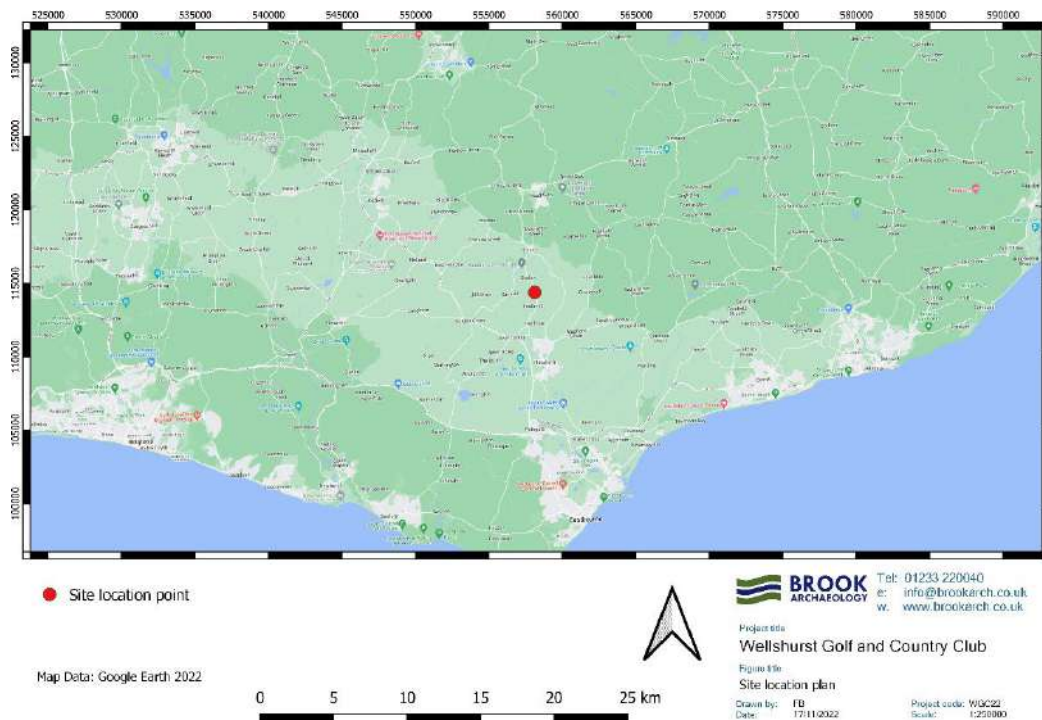


Figure 3: The PDS in its national context

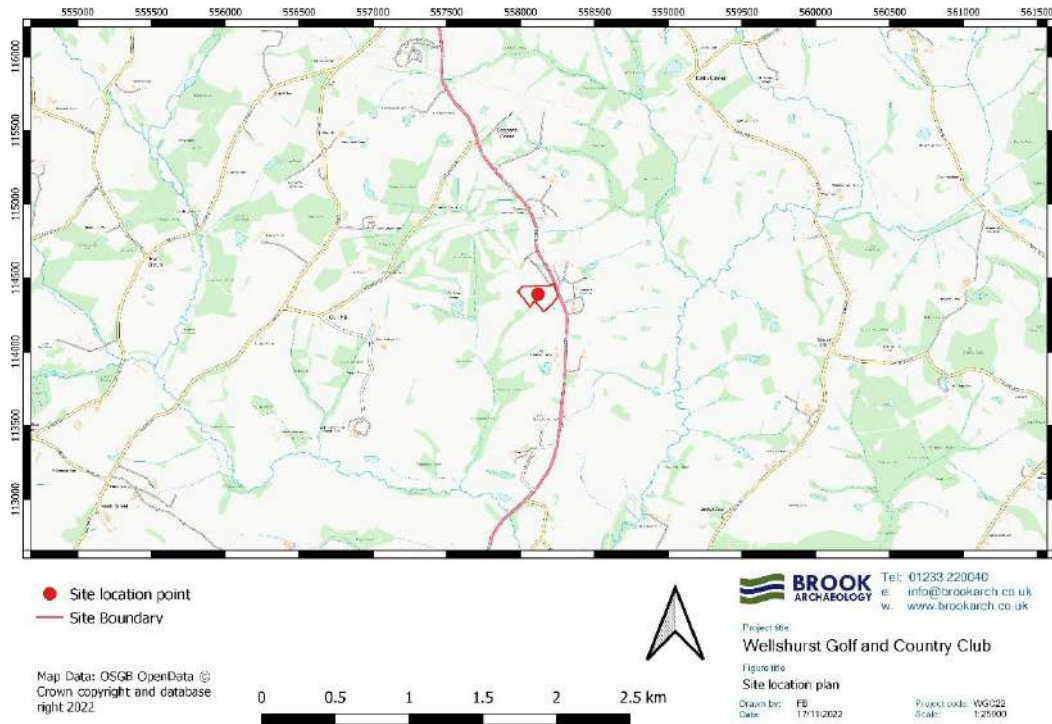


Figure 4: The PDS in its regional context



Figure 5: The PDS in its local context

- 3.2. According to the British Geological Survey<sup>2</sup> #1:50,000 scale geological map, the PDS is situated upon the boundaries of the Tunbridge Wells Sand Formation – Siltstone, mudstone and sandstone. Sedimentary bedrock formed between 139.4 and 133.9 million years ago during the Cretaceous period, and Wadhurst Clay Formation – Mudstone. Sedimentary bedrock formed between 139.4 and 133.9 million years ago during the Cretaceous period. There is no superficial geology data for this location.
- 3.3. The PDS is proposed to be developed in two ways: a caravan park and cabin style pods. The site of the proposed caravan park is an area of approximately 1 hectare bounded to the south by large trees, to the west by a brick wall separating the site from the A267 (North Street), to the north by a bank and to the west by small trees and a pond surrounded by ancient woodland. There is also a pond located along the southern boundary which is surrounded by mature trees. The proposed site of the cabins is an elevated area to the west of the PDS composed principally of flat scrubland. The land directly to the north of the site consists of more scrubland to the

<sup>2</sup> <https://www.bgs.ac.uk/map-viewers/geology-of-britain-viewer> [accessed: Dec 2022]

south of the car park and is laid to lawn on either side forming part of the Wellshurst Golf Club complex (**Figure 5**).



Figure 6: The two proposed development areas in the PDS

- 3.4. The PDS undulates between approximately 57m aOD at the eastern site/road boundary before rapidly dropping off to the lowest and flattest area, approximately 48m aOD, where the proposed caravan park is to be located. The land rises again towards the west up to the site of the proposed pods at approximately 56m aOD (**Figure 7**).







(Figure 8: undesignated footpath running east – west across the site)

- 3.6. The PDS is bordered by arable farmland to the south, grass (pasture) fields and woodland to the west and the golf course to the north.
- 3.7. The PDS has a Historic Land Classification of Informal Fieldscape with the central pond and tree-line designated Ancient Semi-natural.
- 3.8. The PDS is approximately 1.4km north of Hellingly Conservation Area.

#### 4. Archaeological Resources and Potential

- 4.1. Wellshurst Golf Club is located to the north and north west. The Grade II listed farmhouse Holmbush House is located approximately 150m to the north of the site boundary. Holmbush House, Wellshurst Farmstead and Winkenhurst are the designated heritage assets within the Archaeological Notification Area (ANA) associated with the Medieval and Post-Medieval farm complex designated by Wealden District Council (DES11156). The PDS itself lies approximately 20m south of the southern boundary of the ANA. There are several other Post-Medieval farms and associated buildings in the study area which are non-designated heritage assets and one other designated heritage asset.

- 4.2. There are no Scheduled Monuments, Registered Parks and Gardens or Protected Military Remains such as Registered Battlefields in the study area.
- 4.3. The boundary of the Hellingly Conservation Area lies approximately 400m south of the study area.

## **5. Archaeological and Historical Background**

### **5.1. Historical Background of the Study Area and Surrounding Region**

- 5.1.1. The Study Area lies north of the conservation area of the village of Hellingly in the parish of the same name. The village name derives from Old English and is variably reported to have derived from the term for “land between two streams” or “clearing of the hill dwellers” (Robertson, 1982).
- 5.1.2. There is no evidence of prehistoric occupation of the area. Although the area between Eastbourne and Seaford is the only area on the South Downs to have produced palaeoliths these have only been found in clusters as far inland as Wilmington, Polegate which is 10km south of the study area. The relatively short distance between the shoreline and Wilmington is possibly due to the sea being “considerably distant” during the period (Wymer, 1999, p.171).
- 5.1.3. Pevensey Roman Fort (Anderitum) is located approximately 11m south east of the study area and was an important defensive post during the later Roman occupation. However, there is no evidence of Roman occupation in the study area bar some theoretical place-name connotations (see ESHER: MES4385). The main Roman Road from Pevensey, ran east – west approximately 7km south of the survey area.
- 5.1.4. Hellingly village church, St Peter and St Paul, is located on a site of a circular Saxon burial garth which is the earliest known ritual or religious monument on the site (Creasey, 1959). There is no evidence of any building preceding the Medieval church and the Domesday survey mentions neither the church nor the village of Hellingly. The current church dates to 1190 and was established by the deeds of Bayham Abbey.
- 5.1.5. Hailsham and Hellingly are truncated by the Uckfield – Eastbourne Turnpike Road now known as North Street (the B2104) which passes through the study area and on either side of which the main designated heritage assets in the study area are situated. The road appears on the earliest maps and would have formed the main thoroughfare from Eastbourne to Uckfield. The heritage assets consist of agricultural buildings and farmhouses/farmsteads. There was also a windmill in the north of the study area which has been demolished. None of the buildings in the study area date from before the 16<sup>th</sup> century.

5.1.6. The now defunct railway line which linked Polegate to Tunbridge Wells via Eridge, colloquially known as the Cuckoo Line, runs north – south approximately 750m east of the PDS boundary. The line was abandoned in 1968 as part of the Beeching cuts and has been renovated to form a public footpath.

## 6. Heritage Assets

### 6.1. Introduction

6.1.1. This section will assess the potential effects of development on the heritage assets in the study area and the PDS. This will include designated as well as non-designated heritage assets

6.1.2. No designated heritage assets are located within the boundary of the PDS.

6.1.3. The ESHER records the following heritage assets near the PDS boundary (as defined by having a viewshed of the PDS):

- MES23420 – Holmbush House 18<sup>th</sup> century building. Designated Grade II listed building within the Wellhurst and Holmbush Archaeological Notification Area
- MES21762 – Wellhurst/Holmbush House: Medieval and Post-Medieval farmstead within the Wellhurst and Holmbush. Designated Archaeological Notification Area. Has an active Historic Farmsteads Project record
- MES4371 – Winkenhurst. Designated Grade II listed early 19<sup>th</sup> century house within the Wellhurst and Holmbush Archaeological Notification Area
- MES32615 – Winkenhurst, Hellingly Non-designated 19<sup>th</sup> century farmstead within the Wellhurst and Holmbush Archaeological Notification Area. Has an active Historic Farmsteads Project record
- MES32617 – Fontmills Farm Non-designated 19<sup>th</sup> century farmstead. Has an active Historic Farmsteads Project record
- DES11156 – Wellhurst and Holmbush, Hellingly: historic farm. Designated Archaeological Notification Area associated with a Medieval and Post-Medieval farm complex.

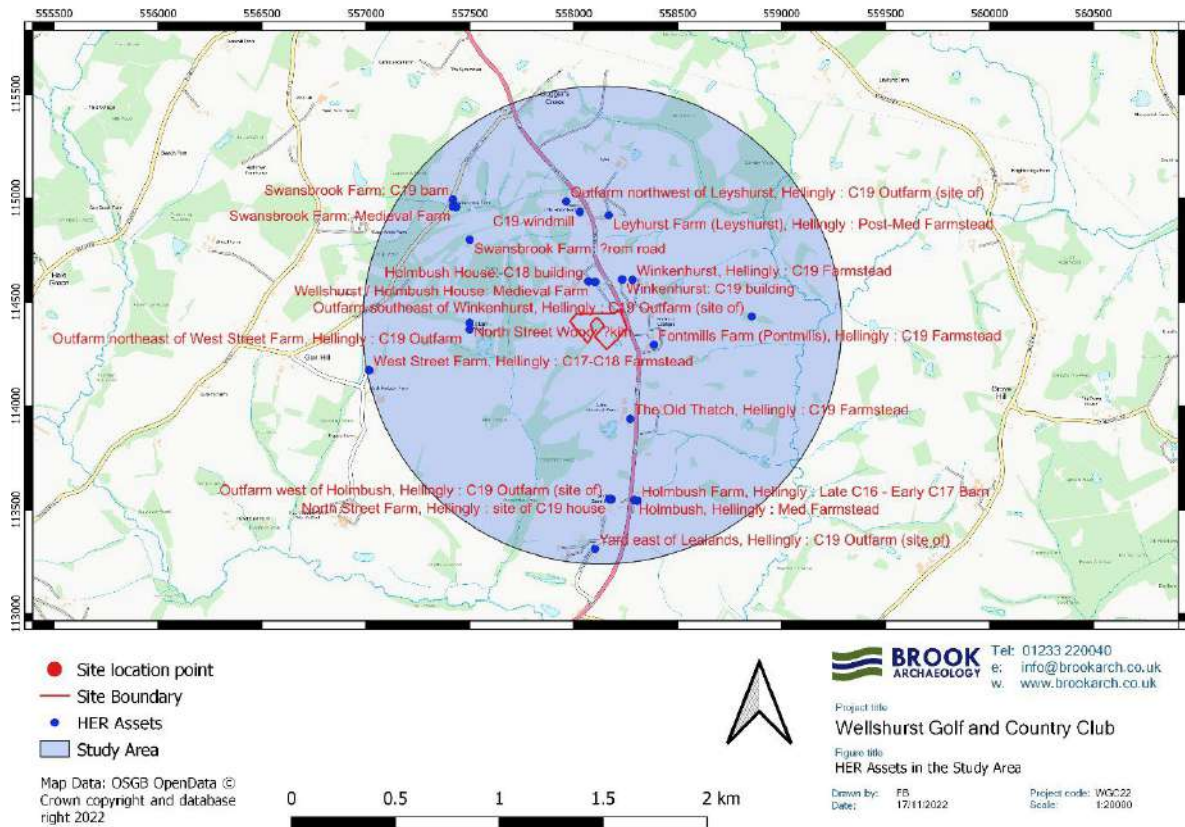
6.1.4. The Site lies 20m south of the East Sussex designated Archaeological Notification Area of Wellhurst and Holmbush.

6.1.5. Available evidence has been analysed to determine the impact upon any potential archaeological deposits below ground within the PDS. The PDS currently comprises pasture and woodland but may historically have been ploughed

6.1.6. Wealden District council records several listed buildings, farmsteads and outfarms within the study

area and the available evidence has been assessed to determine the extent to which the heritage assets will be impacted by any proposed development at the PDS or impact on any potential below-ground archaeological deposits which may be extant within the PDS boundary.

- 6.1.7. A detailed study of the East Sussex Historic Environment Record database was undertaken to assist the written scheme of investigation. **Figure 9** illustrates the location of the closest heritage assets as defined by a radius of 1km from the PDS boundary. A full gazetteer is provided in Appendix I.



(Figure 9: HER Assets within the Study Area)

## 6.2. Previous Archaeological Investigations

- 6.2.1. An Archaeological Interpretative Survey of the Barn at Holmbush Farm, Hellingly (MES23753) was undertaken in 2008. No intrusive archaeological works have been undertaken in the study area or within the PDS boundary.

### 6.3. Analysis of Heritage Assets

- 6.3.1. The following assets and descriptions were taken from the East Sussex Historic Environment Record.
- 6.3.2. Heritage Assets and potential impacts will be assessed using Historic England's Good Practice Advice Note 3, *The Setting of Heritage Assets*.
- 6.3.3. A specific radius of 1km from the PDS boundary was defined to establish which assets require assessment to ensure all potential impacts are accurately assessed. Consideration was given to assets with a wider setting outside the search radius. Neither these particular heritage assets nor any additional heritage assets were identified as requiring inclusion.
- 6.3.4. Assets not included in 6.1.3 do not require full assessment below even though they fall within the study area. If the asset is sufficiently distant and is neither within sight of nor has sight of the PDS they will not require the same level of assessment as specified in paragraph 128 of the NPPF.
- 6.3.5. A gazetteer of the designated and non-designated heritage assets within the study area is included in **Appendix I**

### 6.4. Assessment of Designated Heritage Assets and their Significance to the PDS.

#### 6.4.1. *MES21762 – Medieval and Post-Medieval Farmstead*

Wellshurst / Holmbush House: Medieval Farm. Partially extant 19th century farmstead. The farmstead is formed of a regular courtyard with multiple yards and is located within a loose farmstead cluster. Large modern sheds have been identified on the site and may have destroyed or obscured historic buildings. There has been significant loss (greater than 50%) of traditional buildings.

Wellshurst Farm and Holmbush House are the closest heritage assets to the PDS and, together with Winkenhurst, make up the Archaeological Notification Area (DES11156). The Golf Cub and associated buildings make up the majority of the buildings on the site of what was Wellshurst and much of the original layout of the farmstead has been changed, many of the original buildings having been destroyed. The only buildings remaining from the 1840 Tithe Map are Holmbush House itself and the building immediately to the north west which is a barn associated with either the Wellshurst Farm complex or Holmbush House (**Plate 15**). Access to Holmbush House is clearly visible on the Tithe Map, 1<sup>st</sup> edition Ordnance Survey Map and as late as the OS Map seventh series 1955-61 running immediately west – east from the southern boundary of the farmstead and leading to the turnpike road. (**Figures 16 – 20**). The current

tarmac entrance to Wellshurst Golf Club, which is shared with Holmbush House, is a later addition to cater for the separate businesses. It may be significant that there was no serviceable access to the PDS from Wellshurst, Holmbush or Winkenhurst in the past due to its use as solely pasture or arable land. The modern entrance will also form the proposed entrance to the camping ground and is sufficiently distant from the house not to affect its character and setting (**Plate 6**). Furthermore, Holmbush House is east facing, towards North Street, and would not overlook or be overlooked by the PDS. The proposed location of the pods to the west of the PDS is obscured from a view of Holmbush House by mature trees to the north east (**Plate 12**). The Golf Club car park lies immediately between Holmbush House and the PDS and, it can be argued, already changes the nature of the land immediately surrounding Holmbush House on the south side.

#### 6.4.2. *MES32619 - Holmbush, Hellingly: Med Farmstead*

Holmbush, Hellingly. Extant medieval farmstead. The farmstead is formed of a loose courtyard with two sides of the yard formed of agricultural buildings and additional detached elements to the main plan. The farmhouse is set away from the yard in an isolated location. All the traditional buildings remain extant.

Despite sharing a name with Grade II listed Holmbush House, the farmstead of Holmbush (Homebush on the 1<sup>st</sup> edition Ordnance Survey Map) lies approximately 740m south of the PDS. The farm contains a designated heritage asset (MES23753) of a late 16th – early 17th century barn. The distance from the PDS contributes to the assessment that the proposed development will not influence the significance of the heritage asset or its setting.

#### 6.4.3. *MES4371 Winkenhurst*

Grade II listed building (Ref: 1043196): Early 19<sup>th</sup> century house, originally the residence of the Miller family. Two storeys. Five windows. Stuccoed. Eaves bracket cornice. Hipped slate roof. Two bays of two windows on each floor. Glazing bars intact. Porch with Doric columns and pediment containing a doorway with door of six fielded panels.

The Miller Family are noted as the owners of the land north of Holmbush House according to the estate map of 1770 (**Figure 11**). The farmstead and associated buildings form part of the Archaeological Notification Area and the historical maps show retention of most of the traditional buildings. The original trackway to Winkenhurst from North Street was immediately west of the farmstead with only a footpath following the route of what is now the driveway opposite the entrance to Wellhurst Golf Club. This suggests that the farmstead complex was restricted to the current cluster and there is no evidence suggesting that there were associated buildings on the land adjacent to the PDS west of North Street. There is a record of Humphrey Miller occupying “a barn and 40 acres of land and a messuage and 1 acre of land and another messuage and one acre of land in Hellingleigh” (Feet of Fines File in Creasey, 1959). Henry Miller of Winkenhurst was a member of the Millers of Chiddingly and was born in 1665. He and

his wife had three sons, the last of whom died in 1799, the same year as Henry's second wife Charity. Their passing may account for ownership being transferred to Mary Richardson between the 1770 estate map and the 1842 Tithe Map and apportionment record.

## 6.5. Assessment of non-designated heritage assets and their significance to the PDS.

### 6.5.1. Prehistoric

There are no entries related to prehistoric occupation in the study area or the PDS.

### 6.5.2. Roman

The ESHER records parcels 677 and 680 on the 1842 tithe record as "part of a Roman road (MES4385). North Street Wood and West Street Farm, names sometimes considered to be indicative of Roman roads, are on the opposing adjacent sides.

There is no substantiating evidence that this forms part of a Roman road. The parcels are 740m north west of the PDS, sufficiently distant not to have a direct bearing on the proposed development nor for the development to impact on any potential archaeology associated with the purported road. The land between the PDS and the parcels mentioned above has been significantly cultivated and reshaped to build the golf course and it would be difficult to distinguish associated archaeological landscape features from those associated with a road from that period. As mentioned above, the known Roman road from Pevensey to Cuckmere (DES9300) is some distance to the south of the PDS.

### 6.5.3. Medieval

Holmbush Farm, Hellingly. An extant Medieval farmstead. The farmstead is formed of a loose courtyard with two 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 in an isolated location. All the traditional buildings remain extant.

A barn on the farmstead retains a designated Grade II listed building (1113314). The other buildings within the curtilage are also protected by the legislative cover.

### 6.5.4. Post-Medieval

Fontmills Farm (Pontmills), Hellingly (MES32617). Partially extant 19th century 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. Large modern sheds are located to the side of the site, suggesting it may remain in agricultural use.



There has been significant loss (greater than 50%) of traditional buildings according to the ESHER listing. The farmstead is directly adjacent to the PDS on the opposite side of North Street.

## **7. Portable Antiquities Scheme (PAS)**

### **7.1. Introduction**

Specific finds recorded as part of the Portable Antiquities Scheme (PAS) database are often incorporated into the Historic Environment Record. The PAS database is mainly populated from metal detecting finds and does not provide a comprehensive survey of the study area. Recording depends on whether permission has been granted to detect on particular fields and whether finds have been recorded by the finder or reported to the relevant Finds Liaison Officer to record.

### **7.2. Finds recorded on the HER within the study area**

No finds have been recorded by the HER in the study area.

### **7.3. Finds recorded on the PAS under 'near Hellingly**

The following tables list the finds recorded as found in or 'near' Hellingly. However, the exact find sites are protected:

**Roman**

id	objecttype	broadperi	fromdate	todate	description
399662	BROOCH	ROMAN	40	60	Roman cast copper alloy Colchester Two-piece brooch, complete apart from the spring, pin and catchplate; this type dates to the middle of the 1st century c.40-60 AD. The brooch head has wide wings with damaged ends, which are now 40.6mm across. The wings are semi-circular in cross section and decorated on the top with three pairs of grooves creating narrow raised collars between them. Between the first set of grooves and the bow the top of the wings are concave, between the other sets of grooves they are convex. On the inner side of the head is a double pierced lug through which the spring and external chord ran. A short length of the copper alloy spring remains in the lower lug. The upper lug on the head continues into a prominent raised rib running down the centre of the bow. The bow tapers from the head to the plain foot, it is D shaped in section with a flat back and convex front and has a shallow arch in profile. There is a thin flat border running down each side of the bow. The foot is plain and slightly rounded with no interruption from the bow to the end. The catchplate is lost to an old break. The brooch is 56.1mm long in total, 17.3mm thick and weighs 15.98 grams. The brooch is very similar in form although smaller than Bayley and Butcher (2004) p.83 no.163 which came from a Claudian context.
150437	COIN	ROMAN	-27	260	A copper alloy mis-struck Roman coin. It is either an As or a dupondius, dating from circa 27 BC - AD 260.

Post-Medieval

id	objecttype	broadper	fromdate	todate	description
1007985	COIN WEIGHT	POST MED	1550	1650	A Post Medieval cast copper alloy coin weight, dating to AD 1550-1650. The weight is sub-square with both sides very worn. Obverse: Unclear design encircled within a beaded circle. Reverse: Upright hand. Dimensions: length: 14.87mm; width: 15.30mm; thickness: 2.07g; weight: 2.98g.
937328	DRESS HOOK	POST MED	1500	1600	A complete, silver gilt, post medieval, dress hook of Read's (2008) Class D, Type 3. The object comprises of three pieces and has a moulded relief. A ten-petalled flower is bordered by a 'ropelike' square with a pellet on each corner. Lozenge-shaped plate with eight knobs (one at each corner and another one between these. There is a hook emerging from the bottom of the plate that curves backwards on itself. The hook is soldered to the rear of the object with a long-flattened plate. Dimensions: Height: 20.3 mm; Width: 14.4 mm; Thickness: 7.6 mm; Weight: 2.7 gDiscussion: A number of similar examples of silver dress hooks have been reported as Treasure and are recorded on the PAS database, including: NMS-CA73D5 (2015 T775), NLM-FE0AA0 (2011 T582) and LVPL-16EEF8 (2012 T655).
464698	TOKEN	POST MED	1500	1850	A complete lead alloy Post Medieval lead alloy bifaced token, probably dating to c.1500-1850 AD. The token is sub-circular in plan. Part of the flan has an irregular edge which may be where it was originally joined to the casting sprue. The obverse of the token has a full legend reading: STEPHEN MA[...] whilst in the centre are the roman numerals XII. The reverse has a raised design of what appears to be a representation of a plant or flower. Lead tokens are believed to have fulfilled a variety of functions throughout history. They are known to have been used extensively to provide small change in the community and act as tallies for services provided. Lead and its alloys are very easy to work and locally produced tokens were fashioned into a myriad of different designs many of which had considerable longevity.
407259	BUCKLE	POST MED	1500	1650	Post medieval cast copper alloy double loop buckle with copper alloy sheet pin. The loops are oval, bevelled on the front and back with pin grooves in the centre of each outer edge. The strap bar is narrowed with lobed knobs at either end. The pin is probably a replacement, it is formed of a strip of copper alloy sheet wrapped loosely 250 degrees around the strap bar with the outer end cut at an angle to make a point. The buckle has mid red-brown and green corrosion products on the surface but where these have been removed it appears to be a brass alloy. The two loops are bent towards each other and it is now 21.2mm long, 18.3mm wide and 2.2mm thick; it weighs 2.62 grams. Whitehead (2003: 54) illustrates a similar buckle, no.307, which he dates to 1500-1650 AD.

407210	TOKEN	POST MED	1648	1672	Post medieval copper alloy traders token half penny issued by William and Elizabeth Donn of Eastbourne, East Sussex, 1648-1672 AD, Williamson Vol 3, page 1170 Sussex 80
239076	COIN	POST MED	1590		Post medieval silver sixpence of Elizabeth I (1558-1604), third issue, initial mark hand, dated 1590, North 2015. The coin has an unusually large flan.
234581	COIN	POST MED	1635	1636	Post medieval silver half groat of Charles I (1625-1649), Group D, initial mark Crown, 1635-1636 AD, North 2257
214145	COIN	POST MED	1632	1633	Silver shilling of Charles I (1625-1649), Group D, initial mark harp, 1632-3 AD. North 2223.
182729	MUSKET BALL	POST MED	1600	1850	A lead musket ball or pistol shot. The lead bullets such as these were used from 1600? 1850, most of them are likely to date from the 17th - 18th century.
182727	MUSKET BALL	POST MED	1600	1850	A lead musket ball or pistol shot. The lead bullets such as these were used from 1600 ? 1850, most of them are likely to date from the 17th - 18th century.
182726	MUSKET BALL	POST MED	1600	1850	A lead musket ball or pistol shot. The lead bullets such as these were used from 1600? 1850, most of them are likely to date from the 17th - 18th century.
182725	MUSKET BALL	POST MED	1600	1850	A lead musket ball or pistol shot. The lead bullets such as these were used from 1600? 1850, most of them are likely to date from the 17th - 18th century.
182724	MUSKET BALL	POST MED	1600	1850	Two lead musket ball or pistol shot. The lead bullets such as these were used from 1600? 1850, most of them are likely to date from the 17th - 18th century. The balls are joined together via a circular sprue.
182723	STRAP FITTING	POST MED	1600	1800	A cast copper alloy S-shaped belt clasp. The clasp is 37.9mm long and with rounded edges. Both terminals have a zoomorphic head, which may represent a swan. The fitting is decorated, in the centre on both sides with a double line, with three feathers on either side of the lines (six in total). The internal bends of the swan heads, show clear signs of having been worn by a ring. The fitting is likely to be 17th - 18th century. A parallel can be found in Egan (2005), p47, 172.
153399	TOKEN	POST MED	1669		A copper alloy halfpenny token from Hellingly in East Sussex, dating to 1669 AD
98359	MUSKET BALL	POST MED	1550	1900	A cast lead musket ball, weighing 36.9g. There are a number of indentations on the surface of the musket ball. There are also a number of notches on the surface of the musket ball, which could be impact marks or plough damage.
443579	TOKEN	POST MED	1500	1850	A circular lead alloy uni-face token, dating to the Post Medieval period (c. 1500-1850). This token is decorated with slightly cryptic numerals or initials, possibly the initials 'BT' in retrograde. Otherwise, this may be a figural depiction, although this is unclear. Possibly Powell Type 2 or 8. It measures 19.47 mm in diameter, 2.12 mm thick, and weighs 3.35 grams. Lead tokens had a wide variety of uses and were made locally; they are therefore hard to date precisely. Those with initials are generally thought to be Post Medieval in date, c.1500-1850 AD.

Medieval

id	objecttype	broadperi	fromdate	todate	description
384742	BUCKLE	MEDIEVAL	1350	1400	Medieval cast copper alloy buckle frame and with plate, the pin is missing. The frame is rectangular with a narrowed strap bar and slightly longer, widened, outer edge. The outer edge is triangular in section with a flat inner side and bevelled front and back, at the centre of one side of this edge are three transverse grooves, the middle one larger, on the other side are two incised lines in a V shape. On the outer side of the top and bottom edges are two raised transverse lines, one near the strap bar and one near the outer edge on both. The strap plate is formed of a simple piece of copper alloy sheet looped over the strap bar; it is roughly rectangular but narrows slightly towards the attachment end where there is a single, central separate copper alloy rivet; at the other end there is a pin slot and the corners are cut out to fit the frame. The frame is 17.7mm long, 16.1mm wide and 4.0mm thick. The plate is 20.9mm long, 12.1mm wide and 3.9mm thick including the rivet. It weighs 6.53 grams in total. This is a Meols type C, very similar to p.98-9, no.710 which is dated to the late 14th century (Egan 2008).
384740	BUCKLE	MEDIEVAL	1150	1400	Medieval cast copper alloy buckle frame and pin. Single loop oval frame with ornate outside edge and narrowed and offset strap bar. On the projecting outer edge two large lobed knops flank a long constriction with a copper alloy sheet roller. The pin is made of copper alloy wire and is looped 270 degrees around the strap bar, it is 2.0mm in diameter and bevelled at the tip. The entire frame measures 19.2mm by 18.1mm and 6.3mm thick; it weighs 4.54 grams. Egan and Pritchard (1991) illustrate a similar example (page 73 ref: 298) which they date from the late 12th to late 14th centuries.
384739	COIN	MEDIEVAL	1306	1307	Medieval silver penny of Edward I (1272-1307), Class 10cf2, minted at Canterbury, 1306-1307 AD, North 1041
384738	COIN WEIGHT	MEDIEVAL	1421	1471	Medieval copper alloy coin weight for a half noble. Circular weight with raised line border and stamped fleur de lis and crown. It is 19.8mm in diameter, 2.8mm thick and weighs 3.35 grams, 51.7 grains. The half noble weighed 54 grains between 1412 and 1464. According to Withers and Withers (1995:34) this is an example of a group of "English weights made according to an Act of Parliament of 1421. Several punches for the crown and lis are known. The small hole in the centre of the weight is the mark made when the flan was turned to the correct size. Weights of this type probably ceased being made ca.1471"

STRAP FITTING	MEDIEVA	1400	1550	Late Medieval - Post Medieval (1400-1550 AD) copper alloy composite strap fitting or dress clasp. It is made of a single rectangular piece of 0.9mm thick copper alloy sheet bent in half to form the front and back plate. The front plate is slightly wider, and the sides of the front plate have been bent over to form sides to give a rectangular box construction to hold the end of a strap. A separate hook, possibly also made of copper alloy sheet runs down half the length inside the box and projects through a rectangular hole in the base (the folded over section between the front and back plates). It is held in place by two circular copper alloy separate rivets. The hook appears to narrow where it projects beyond the box, but the end is broken and it is not clear if this narrowing is also damage. The front plate steps outwards slightly at the attachment end and this section has no sides. There are two circular rivet holes, one to each side of this section. One of the corresponding holes on the back plate is broken and the edge of both plates is irregular and possibly broken. The front plate is decorated with incised decoration in the form of a five petalled flower within a box outline. One of the rivets provides a centre of the flower. The petals have inner lines echoing the shape of the outer lines and the area between the petals and the border is filled with vertical incised lines. There are traces of thick silvering on the front and back. It is 21.9mm wide, 19.6mm long excluding the hook, 26.5 including, 4.5mm thick and weighs 5.50 grams. Read (2008:50-51) publishes several similar composite clasps to go on the end of straps, his Early Post Medieval Class A dated to the late 15th to early 16th century. All are narrower and plainer than this example, No.160 (p.50) is the closest in construction technique. What could be the front plate from a similar clasp is published as a strap end in Egan and Pritchard (1993) p.134-4, no.619 which comes from an early 15th century context. Another example of similar construction, decoration and similar hook but twice the size is published in Egan (2005) p.46 No.167 as a hooked clasp from an early 16th century context.
COIN	MEDIEVA	1299	1301	Medieval silver penny of Edward I (1272-1307), Class 9a2, minted at London, c.1299-1301, North 1036/2
VESSEL	MEDIEVA	1350	1850	A large leg from a cast bronze vessel, dating to the medieval to post-medieval periods (circa 1350-1850). The leg is long and wide with five raised ribs running down the length of the leg. Two of the ribs are on the edge of the leg. Between the ribs shallow concave facets have been created on the front surface of the leg. The foot has a flattened base. Up from the foot there is a transverse moulded collar running around the front of the leg. The reverse of the foot is flat and un-moulded. The leg has broken off from a larger vessel and the break is very worn and corroded. The metal has lost much of its original surface: the metal is a mid brownish-green colour.

135217	HORSESHOE	MEDIEVAL	1300	1600	An iron horseshoe of Clark's type 4. The shoe would have fitted a horse's front hoof (Clark, p100). Type 4 are seen as the standard 'late medieval' form and can be dated from the 14th - 16th century, from contexts (Clarke, p96). The horseshoe has wide webs and no countersinking around the holes, which flares lightly towards the ground surface. There are three rectangular holes on either arm. Two of the holes on one side retain their rectangular headed nails (now heavily corroded in situ). This horseshoe survives in an extremely good condition and the surface is well preserved, as very little flaking has occurred. Similar horseshoes can be seen in Clark, p120-1, Fig. 86 - 7.
98362	BROOCH	MEDIEVAL	1250	1550	A cast copper alloy plain circular framed brooch (or possibly a buckle). The frame of the brooch is roughly circular with a circular section. The frame is interrupted; so therefore, has a pin recess. The pin is missing. There is no decoration on the brooch. The metal has lost most of its original surface and the metal is a dark greyish green colour. This type of brooch dates from the medieval to early post-medieval period.
98361	BUCKLE	MEDIEVAL	1350	1700	An incomplete cast copper alloy trapezoidal shaped buckle, with a strap bar (which has broken in the centre). The front surface of the buckle has bevelled edges, but the reverse is flat, resulting in a D-shaped section. The strap bar is uninterrupted; so therefore, has no pin recess. The strap bar is off set to the rest of the frame. The pin is missing. There is some decoration on the buckle in the form of an engraved line parallel to the edge of the shortest side of the frame. The metal has lost most of its original surface and the metal is a mid greenish brown colour and is heavily pitted. All breaks are well worn. This type of buckle dates from circa 1350? 1700. Parallels for this type of buckle can be seen in Whitehead, 2003, p75.

## 8. General Summary of the PDS in its Landscape Context

- 8.1. The PDS is located within a landscape of low archaeological potential due to the discrete nature of the farmsteads and outfarms in the immediate area which are mostly centred around the turnpike for logistical reasons. The estate maps of the area do not reveal any unexpected archaeological features, neither is there evidence of any Prehistoric, Roman or other dispersed settlements in the study area.
- 8.2. Finds in the area in or 'near' Hellingly are restricted to low value, portable items which are likely to have been lost by chance and do not indicate any settlement activity. Furthermore, the exact location of these finds may be a significant distance from the survey area or even within the confines of Hellingly village itself.
- 8.3. There have been no significant changes to the field systems, road layouts or configuration of buildings within the farmsteads as demonstrated in the cartographic regression exercise.
- 8.4. LiDAR obtained from the Environment Agency was also examined and shows no evidence of unexpected archaeological features (**Figure 10**). The LiDAR clearly demonstrates the topographical characteristics of the PDS. The relatively modern pathway traversing the north part of the PDS is clearly visible as are long established field boundaries.



Figure 10: LiDAR image of the PDS



## 9. Land Development

### 9.1. Cartographic Evidence for the Development of the PDS

9.2. Examination of the available maps of the PDS and the study area has indicated no significant changes to the PDS from the 18th – 20th centuries.

### 9.3. *Suthsexia Vernacule – 1659 (Figure 13)*

The spelling of Hellingly has altered over time. The *Suthsexia Vernacule* shows the turnpike (North Street) passing the PDS and the church at Hellingly.

### 9.4. *Terrier Estate Maps – 1770 – 1840 (Figures 11 & 14)*

Available estate maps for the land surrounding the PDS indicate consistent field boundaries with no additional buildings, trackways, drains or other potential features. No estate maps are available for the PDS although the 1770 estate map *Lyes and Barnetts in Hellingly, Hailsham and Arlington* describes the land immediately to the north west of the PDS to be owned by Mr. Miller and to the south west by Mrs. Holmwood. Mrs. Holmwood is also noted as owning the land which incorporated Fontmills (**Figure 11**).



Figure 11: Lyes and Barnetts in Hellingly, Hailsham and Arlington estate map - 1770

9.5. *Reproduction of 1795 map by Gardner, Yeakell and Gream (from Creasey, 1959) (Figure 15)*

The 1795 map shows the location of The Farmsteads Holmbush, Winkenhurst and Wellshurst. Note the different spelling of “Home Bush” and “Wickinghurst”. The turnpike is clearly marked.

9.6. *1842 Tithe Map (Figure 16)*

The first detailed map of the study area and PDS is the 1842 Tithe Map of Hellingly (**Figure 16**). This recorded the whole study area and a more focused study of the PDS reveals that the area west of North Street including the land surrounding the PDS, the farmhouse and the farmstead were all owned by the Reverend Thomas Scutt and leased on a yearly basis to William Goddard (**Figure 12**). The land earmarked for development as the caravan site (tithe ref: 700) is categorised as arable, the land proposed for the installation of the pods (tithe ref: 693) as house meadow and the wooded strip leading to the larger pond at the centre of the PDS (tithe ref: 694) as copse. The land to the east of North Street comprising Winkenhurst, including the farmhouse and farmstead, was owned by Mary Woodward and leased to John Richardson. Fontmills (occasionally ‘Pontmills’) to the south east of the PDS was again owned by Reverend Scutt and leased in this instance to Richard Hazelden. This indicates that some time in the late 18<sup>th</sup> or early 19<sup>th</sup> centuries ownership of the properties and land around the PDS, and highly likely land comprising the PDS, was passed from Mrs. Holmwood to the Reverend Scutt.

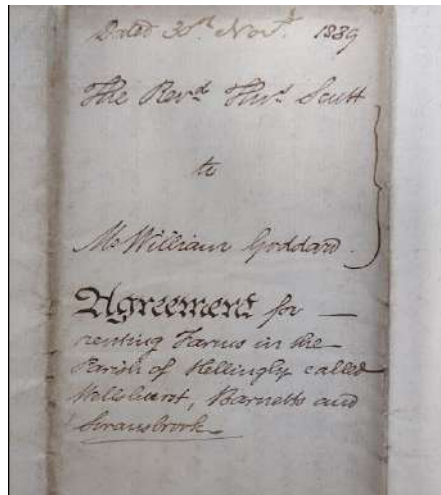


Figure 12: Lease agreement between Rev Scutt and William Goddard from 1839

9.7. *Ordnance Survey – 1895 -1938 (Figures 17 – 20)*

Historic Ordnance survey maps reveal changes to the configuration of the buildings at Wellshurst, Fontmills and Winkenhurst Farmsteads which have already been discussed above and are recorded on the ESHER. There are no indications of any changes to the land use, addition or removal of structures, nor any other development within the boundary of the PDS.

The changes to the farmsteads do not have any impact on the archaeological potential of the PDS.



Figure 13: Extract from *Suthsexia Vernacule* - 1659, Ackersdijck Collection, courtesy of Utrecht University



Figure 14: Georeferenced estate maps 1770-1840



Figure 15: From Creasey, 1959, reproduction of 1795 map by Gardner, Yeakell and Gream



Figure 16: 1842 Tithe Map





Figure 17: Ordnance Survey 1895 – topographic; Ordnance Survey © Crown Copyright



Figure 18: Ordnance Survey 1895 Ordnance Survey © Crown Copyright



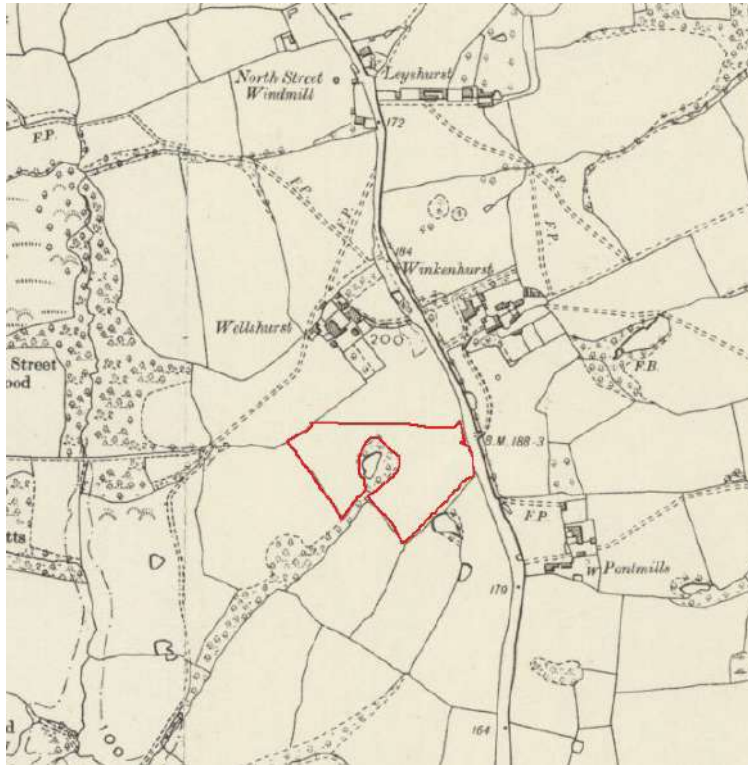


Figure 19: Ordnance Survey 1899 Sussex LVI.NW, Ordnance Survey © Crown Copyright

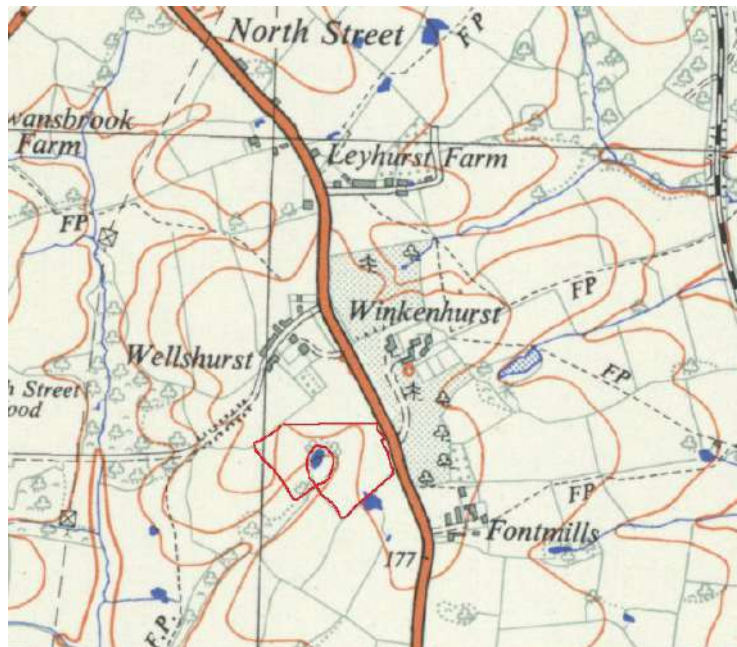


Figure 20: Ordnance Survey 1938 XXIX, Ordnance Survey © Crown Copyright

## 10. Walkover Survey

- 10.1. Two walkover surveys were conducted on 23rd November 2022 and 8th of December 2022. On the 23rd of November conditions were sunny and dry and on the 8th of December sunny and frosty. The purpose of the walkover surveys was to identify historic landscape features not recorded on maps, identify any built archaeological features and to ascertain any constraints to archaeological investigation.
- 10.2. The PDS is consistent with the cartographic and topographic record. There are no signs of discrete earthworks, quarrying or structures on first view. It was impossible to scan for surface scatters of archaeological material due to the length of the vegetation. A drone photographic survey of the PDS was conducted to enable a higher resolution image and to show the site in its current condition.
- 10.3. After reading the ecological report, a structure was noted to exist at the site of one of the ponds and a second site visit was conducted in order to locate and record it. After consulting the landowner, it was decided that the building was most likely of no archaeological importance and, in any case, impossible to detect without clearing part of the PDS.
- 10.4. Pillars for one of the pods have already been installed and metal beams forming the base have been erected (**Plates 9, 12, 13, 20**). A service trench has been started along the line of the pods in the west of the field (**Plate 21**).
- 10.5. A comprehensive photographic record of the site is included in this report (**Plates 1 – 21**).

## 11. Impact Assessment

### 11.1. Introduction

Evidence of the previous and present use of the PDS has been gathered from the analysis of historic mapping and topographical analysis. The impact of prior land use on potential archaeological remains has been assessed using two analytical categories: definitions of the level of impact and impacts defined by the study area.

### 11.2. Definitions of Level of Impact



- 11.2.1. Areas of site where any surviving archaeological remains can be assumed to have been destroyed through the construction of buildings and reduction of ground levels below the surface of geological deposits are assessed to have had a high impact on the archaeological resource.
- 11.2.2. Areas of a site where there have been irregular patterns of disturbance from previous land use, for example from the excavation of services, the location of temporary structures or the importation of material, where undisturbed archaeological deposits may survive in places, are assessed as having had a medium impact on the archaeological resource.
- 11.2.3. Areas of a site that appear to have been untouched by construction or where minimal landscaping, or agricultural cultivation has taken place are deemed to have had a minimal impact on the archaeological resource.

### 11.3. Potential Archaeological Impact of the Development of the PDS

- 11.3.1. Based on a review of available evidence, the PDS is considered to have a low potential impact for all archaeological periods. Although there is a small possibility that there may be residual Prehistoric artefacts or features at the elevated site proposed for the pods overlooking the copse, they are likely to be only of local significance. The lower lying site will be subject to minimal development save for potential installation of services, meaning that there would be limited below-ground archaeological impact.
- 11.3.2. Excavation of new access, services and drainage across the site will have a high impact on archaeological remains that may survive in these areas through operations such as reduction of ground surfaces to or below the level of archaeology and manoeuvring of plant across exposed subsoil or archaeological surfaces.
- 11.3.3. The proposed developer has indicated a proportionate approach to below surface installations and interventions, including alteration of planned works, to mitigate any potential impact on archaeology.
- 11.3.4. Excavation of foundations for new buildings would have a high impact on archaeological remains that may survive in these areas.

### 11.4. Potential Impact of the Development to Heritage Assets

- 11.4.1. The proposed development would have no direct impact on designated heritage assets. The proposed development would be situated beyond the boundaries of the Grade II listed Holmbush House and the extent to which the assets will be experienced at the PDS is restricted by the surrounding vegetation, the car park and buildings associated with the golf course, and the low-lying topography of the caravan park. As such, the fields and copse associated with this development have negligible impact on the significance of these buildings and farmsteads and contribute little to their importance.

- 11.4.2. The proposed development is still at design stage and the developer has indicated that the interventions or the services associated with the caravan park can be amended where necessary.

## **12. Summary and Discussion**

- 12.1. The Desk-Based Assessment has established the presence in the surrounding landscape of discrete farmsteads and several associated listed buildings. No specific features or finds from any period have been located within the site's boundaries. There is no direct evidence for the presence of buried archaeological deposits.
- 12.2. As far as can be determined by analysing the archaeological context of the PDS using the methodology of the Desk-Based Assessment, the potential for archaeological deposits to be present is low.
- 12.3. At present, there is no confirmed archaeological potential within the PDS. Development will be minimal and restricted to shallow trenches and small post holes for the installation of the pillars. Any archaeological potential that remains within the development site is likely to be preserved in place for the long term. In areas that will be subject to potentially destructive impacts from the proposed development, such as the location of the service buildings to the north of the caravan park area, further archaeological investigation or observation may be required as part of the development process. Geophysical survey (magnetometry) on the land proposed for the caravan park may help identify any potential Prehistoric features.

## **13. Acknowledgements**

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Mr. Jamie Adams for commissioning this study  
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Other references are identified directly in the text.

#### Maps

1659	Suthsexia Vernacule , Ackersdijck Collection, courtesy of Utrecht University
1770	Lyes and Barnetts in Hellingly, Hailsham and Arlington
c1840	West Street Farm in Hellingly
1795	Gardner, Yeakell and Gream (in Creasey, 1959)
1842	Tithe map for the parish of Hellingly by H. E. Drayson, Midhurst
1895	OS One-Inch: Lewes (Hills), Sheet 319, Revised: 1894, Published: 1895
1899	OS Six Inch 1888-1913: Sussex LVI.N
1959	OS 1:25,000 TQ51, Revised: 1937 - 1957

#### General Sources

East Sussex Records Office

East Sussex Historic Environment Records, East Sussex County Council

Google Earth, 2022



Ordnance Survey, reproduced courtesy of the National Library of Scotland and from copies made at The Keep



15. Plates



Plate 1: The caravan park towards North Street (dir. E)



Plate 2: The pond south of the caravan park (dir. SE)



Plate 3: The caravan park from the small pond (dir. N)



Plate 4: The caravan park towards Holmbush House (dir. N)



Plate 5: The caravan park toward the large pond (dir. W)



Plate 6: The caravan park facing east





Plate 7: Modern entrance to Winkenhurst (dir. E)



Plate 8: Northwest entrance to unverified footpath (dir. SE)





Plate 9: Pod base (dir. W)



Plate 10: Pod erection site with service trench and spoil heap (dir. E)





Plate 11: Pod installation site (dir. S)



Plate 12: View of Holmbush House from the pod installation site (dir. NE)



Plate 13: aerial view of the whole PDS (dir. SE)



Plate 14: aerial view of the pod installation site (dir. N)





Plate 15: aerial view of the large pond and copse (dir. E)



Plate 16: aerial view of the unverified footpath (dir. E)





Plate 17: aerial view of the western boundary of the PDS (dir. E)



Plate 18: aerial view of the caravan park (dir. SE)



Plate 19: aerial view of the copse and pod site (dir. W)

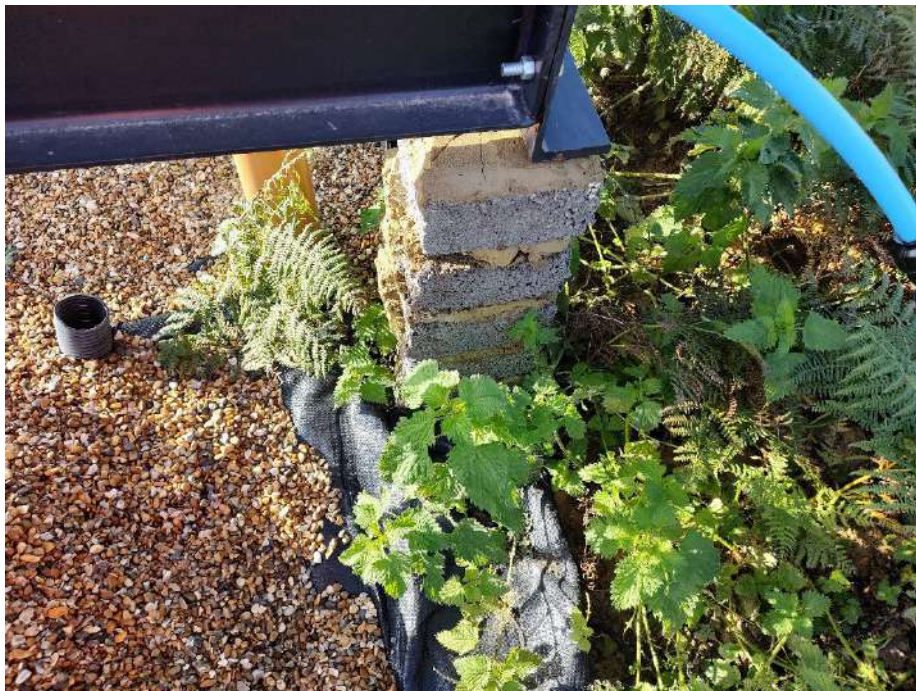


Plate 20: brick pillar of a pod





Plate 21: Service trench

## Appendix I

### Gazetteer of Heritage Assets in the study area

#### Designated Heritage Assets

ESHER ref	NAME	DESIGNATION	PERIOD
1043196	Winkenhurst	Grade II	19 <sup>th</sup> century
11285473	Holmbush House	Grade II	18 <sup>th</sup> century
1043202	Swansbrook Farmhouse	Grade II	17 <sup>th</sup> century
1113314	Holmbush Farm Barn	Grade II	16 <sup>th</sup> -17 <sup>th</sup> century

#### Non-Designated Heritage Assets

ESHER MON/ID	NAME	MONUMENT TYPE	PERIOD
MES4374	Windmill (19 <sup>th</sup> century)	WINDMILL	19 <sup>th</sup> century
MES4385	Swansbrook Farm: Roman road (?)	ROAD	Roman
MES4387	North Street Wood: kiln (?)	KILN	?
MES26421	North Street Farm, Hellingly: site of C19 house	BUILDING	19 <sup>th</sup> century

MES32557	West Street Farm, Hellingly	FARMSTEAD	17 <sup>TH</sup> -18 <sup>TH</sup> century
MES32588	Outfarm northeast of West Street Farm, Hellingly	OUTFARM	19 <sup>TH</sup> century
MES32614	Leyhurst Farm (Leyshurst), Hellingly	FARMSTEAD	19 <sup>TH</sup> century
MES32615	Winkenhurst, Hellingly	FARMSTEAD	19 <sup>TH</sup> century
MES32616	Outfarm southeast of Winkenhurst, Hellingly	OUTFARM	19 <sup>TH</sup> century
MES32617	Fontmills Farm (Pontmills), Hellingly	FARMSTEAD	19 <sup>TH</sup> century
MES32618	The Old Thatch, Hellingly	FARMSTEAD	19 <sup>TH</sup> century
MES32619	Holmbush Farm, Hellingly	FARMSTEAD	Medieval
MES32620	Outfarm west of Holmbush, Hellingly	OUTFARM	19 <sup>TH</sup> century
MES32621	Yard east of Lealands, Hellingly	OUTFARM	19 <sup>TH</sup> century
MES33055	Outfarm northwest of Leyshurst	OUTFARM	19 <sup>TH</sup> century
MES33523	Polegate - Eridge Railway	RAILWAY	19 <sup>TH</sup> century