

7. Archaeology and Cultural Heritage

7.1 Introduction

This section of the report has been prepared by Entec UK Ltd and assesses the potential effects on cultural heritage as a result of the proposed development.

Cultural heritage is represented by a wide range of features, both visible and buried, that result from past human use of the landscape. These include standing buildings, many still in use, sub-surface archaeological remains and artefact scatters. It also includes earthwork monuments as well as landscape features such as field boundaries and industrial remains. In this section, the term 'archaeology' is used to describe sub-surface remains and artefact finds.

Archaeology

The presence of cultural heritage features is a material consideration in determining planning applications. The proposed development could affect designated and/or non-designated archaeological features that are known to be or may be present on-site. It could also affect cultural heritage features in off-site areas. The proposals have therefore been subject to a cultural heritage assessment. This was carried out by an Entec archaeologist.

7.2 Legislative and policy context

The importance of cultural heritage remains is recognised in both legislation as well as national and local policy. Certain features that are deemed to be of particular importance are given legal protection through legislation. The Ancient Monuments and Archaeological Areas Act 1979 provides for the provision of a schedule of monuments which are protected. Under this act, local planning authorities are required to take into account the impact of proposals upon scheduled monuments and their setting when they consider planning applications.

Similarly, the Planning (Listed Buildings and Conservation Areas) Act 1990 provides for the definition and protection of a list of buildings or areas of architectural and historical interest.

World Heritage Sites are considered to be of international historical significance. Scheduled Monuments are considered to be of national importance. Listed buildings in England and Wales are graded in importance, with grades I (most important), II*, and II. Buildings listed at Grades I and II* are of national importance and those at Grade II are of local or regional importance. Conservation areas, maintained on regional and district registers, can be considered to be of Local or Regional Importance. Features on non-statutory registers of designated sites, namely the Register of Parks and Gardens of Special Historic Interest and the Register of Historic Battlefields (maintained by English Heritage) may be of national, regional or local importance.



It is worth noting that programmes for reviewing designations are ongoing, so sites that are not designated may be of local, regional or national importance. This may also extend to hitherto unknown sub-surface remains.

7.2.1 Legislative context

Policy guidance on how cultural heritage should be treated is given in Planning Policy Guidance Notes (PPGs) 15 and 16.

PPG15 deals with the historic environment, and sets out policy for the protection of listed buildings and conservation areas and their setting under the Planning (listed buildings and conservation areas) Act 1990 (PPG15, paragraph 2.16). PPG15 also gives guidance on other aspects of the historic environment for which there are no specific statutory controls; namely World Heritage Sites, historic parks and gardens and historic battlefields.

PPG16 sets out policy on archaeological remains, their importance and the handling of archaeological matters in the planning process. It describes archaeological remains as a *'finite and non-renewable resource'* that should not be *'thoughtlessly or needlessly destroyed'*. PPG16 also states that there is a presumption in favour of preserving *in situ* archaeological sites of national importance and their settings (paragraph 8).

PPG16 advises that planning applications that may affect the setting of Scheduled Monuments or listed buildings should be referred to English Heritage. According to Environment Circular 14/97, paragraph 8, the LPA is only required to notify English Heritage of changes in setting of listed buildings listed at Grades I and II*.

At the regional level, policy provision is now given at a strategic level by the South East Plan (or Regional Spatial Strategy (RSS)), formerly, this was given by the East Sussex and Brighton and Hove Structure Plan (adopted December 1999). The Wealden District Local Plan (adopted December 1998) also contained local planning policies relating to cultural heritage. The coverage of this document, where policies have not been saved beyond 27/09/2007, has been taken up by the Non-Statutory Local Plan (approved by Wealden District Council in December 2005).

As of 27 September 2007 no policies relevant to this assessment relating to Cultural Heritage as set out in either East Sussex Structure Plan or the Wealden Local Plan were saved by approval of the Secretary of State under paragraph 1(3) of Schedule 8 of the Planning and Compulsory Purchase Act 2004.

It should be noted that the application site does not lie within a conservation area or an archaeologically sensitive area (ASA) as defined by East Sussex County Council and the policies noted above. There is, however, one ASA nearby to the site which overlays and extends beyond the Hailsham Town Centre Conservation Area.

7.2.2 Policy context

Details of the specific policy context of the planning application as it pertains to the cultural heritage implications of the proposed development are given in **Table 7.1** below.



Table 7.1 Relevant policies and their implications

Policy reference*	Implications
<i>National planning policies</i>	
PPG16	The ES needs to consider the implications for both known and unknown archaeological remains as a result of the proposed development. Proposals that will adversely affect sites of National importance should be preserved <i>in situ</i> . Sites of regional and local importance should be subject to a presumption in favour of preservation <i>in situ</i> although where this is not possible, provision is given for arrangements to be made for their 'preservation by record'.
PPG15	The ES needs to consider the implications for listed buildings and their settings as a result of the proposed development. Listed buildings are often a major component of the historic environment in and around settlements in Britain. Proposals that affect statutorily listed buildings, both in terms of fabric and setting, along with other designated features will be subject to careful scrutiny as there is a presumption in favour of their conservation and enhancement.
<i>Regional planning policies</i>	
The South East Plan Policy BE6: Management of the Historic Environment	When developing and implementing plans and strategies, local authorities and other bodies will adopt policies and support proposals which protect, conserve and, where appropriate, enhance the historic environment and the contribution it makes to local and regional distinctiveness and sense of place. The region's internationally and nationally designated historic assets should receive the highest level of protection. Proposals that make sensitive use of historic assets through regeneration, particularly where these bring redundant or under-used buildings and areas into appropriate use should be encouraged.
East Sussex and Brighton and Hove Structure Plan	No relevant policies saved after 27/09/2007
<i>Local planning policies</i>	
Wealden District Local Plan	No relevant policies saved after 27/09/2007
Non-Statutory Wealden Local Plan	Development will not be permitted if it would adversely affect the character, appearance, features or the setting of any registered Historic Park or Garden. Schemes to conserve, restore and manage the historic landscape will be sought in connection with any development affecting a registered Historic Park or Garden.
Policy BE10	
Policy BE11	There is a presumption against development which would adversely affect scheduled ancient monuments and other sites of national archaeological importance or their settings.
Policy BE12	Development proposals affecting archaeological sites or areas of potential archaeological interest, including significant external or internal alterations to buildings or structures of historic interest, will not normally be permitted in advance of an adequate assessment of their archaeological implications.
Policy BE13	Where, exceptionally, planning permission is granted to develop a site of demonstrable archaeological importance, the applicant will normally be required to provide for the <i>in situ</i> preservation of valuable remains. On sites where this preferred approach is not justified, proper provision should be made for the excavation and recording of archaeological remains, together with publication of the results, and where appropriate the curation of remains, before development commences.
Policy BE14	Enabling development relating to heritage assets will not be permitted unless the following criteria are met: (1) the development will not materially detract from the archaeological, architectural, historic, landscape or biodiversity interest of the heritage asset or materially harm its setting; (2) the development avoids detrimental fragmentation of management of the heritage asset; (3) the development will secure the long-term future of the heritage asset and, where applicable, its continued use for a sympathetic purpose; (4) the problem that the development seeks to resolve arises from the inherent need of the heritage asset, rather than the circumstances of the present owner or the purchase price paid; (5) sufficient financial assistance is not available from any other source; (6) the amount of development is the minimum necessary to secure the future of the heritage asset and its form minimises disbenefits; (7) the value or benefit to the survival or enhancement of the heritage asset outweighs the long-term costs to the community of providing the enabling development.



7.3 Data gathering and consultation

The presence of cultural heritage features is a material consideration in determining planning applications, and early consultation with the local authority is encouraged in planning guidance. Where there is a reason to believe that cultural heritage features may be affected by a development proposal then the first step is often the preparation of a desk-based assessment, such as is presented by this report. This involves the collection of existing information that can assist in the assessment of the likely or potential impact of the development.

Site-based investigations may subsequently be required to clarify further the nature and extent of identified features. This is termed archaeological evaluation and includes field walking, geophysical survey and limited area excavation. A local authority archaeologist may request that such investigations are carried out prior to determination of a planning application if there is insufficient information available from desk-based research to allow an 'informed and reasonable' decision to be reached⁵. Recommendations are provided at the end of this report for further investigation, dependant on detailed development proposals that may emerge.

In completing a desk-based assessment of the effects of development on cultural heritage it is crucial to define the known and potential nature of features that may be involved. This requires consideration of a number of factors:

- Development can affect features of cultural heritage interest not only through direct impacts (e.g. land take) but also indirect impacts, such as the setting of sites, monuments and listed buildings;
- Desk-based assessment involves a review of current information only. There may, therefore, be further features within the site that are not yet known. The potential for this may be assessed from the conditions of the site, features within the wider area and a history of land use within the site; and
- Not all cultural heritage features are considered of equal importance, it is, therefore, imperative that the significance of identified cultural heritage features are determined. This is done through reference to legislation, policy guidance and by professional judgement.

Direct Effects

Information is required on any features that are known to be or could potentially be within the site and could therefore be directly affected by development. To this end, the site specific methodology has considered not only those records which relate to the area within the site boundary, but also known and suspected cultural heritage features from within a study area extending 1 km from the site boundary.

Indirect Effects

Indirect effects on features of cultural heritage interest can occur as a result of significant changes to the setting of a feature, whether permanent or temporary. Although the setting of a feature can be considered whether or not it is

ii) ⁵ PPG 16 (B) paragraph 21



legally protected or listed on an official register, setting is normally considered most relevant to designated features, such as World Heritage Sites, Scheduled Monuments, listed buildings, conservation areas, historic parks and gardens and registered battlefields.

7.3.1 Desk Study

This assessment includes, in addition to archaeological factors, a review of other potential cultural heritage constraints as described above, including historic buildings, conservation areas and historic landscapes. It has been carried out in accordance with the principles laid down in the Institute for Archaeologists' *Standards and Guidance for archaeological desk-based assessments*.

For the purpose of this assessment the following sources were consulted:

- National and County-based registers of known archaeological and historical sites;
- Cartographic and other historic documents;
- Aerial photographs;
- Place and field name evidence; and
- Published and unpublished sources.

These were obtained from the following organisations:

- East Sussex County Council Historic Environment Section;
- English Heritage (including english-heritage.org.uk);
- East Sussex Records Office;
- Hailsham Library Local History Collections; and
- Entec Library and internet sources.

The assistance of these bodies is gratefully acknowledged.

A site visit was also undertaken by an Entec archaeologist in order to view the site, assess any potential settings issues, make an external inspection of any historic buildings within the study area and identify any previously unrecorded visible features of cultural heritage interest.

East Sussex County Council maintains an Historic Environment Record (HER) which covers the Wealden District. The County Council's Historic Environment Section also gives planning advice on cultural heritage matters.



The area identified as the proposed development site (the 'site') is shown on **Figure 7.1**. In order to place the development in context and to attempt to identify the potential for unknown archaeological remains, data was also collected for a study area extending 500 m from the site (the 'study area'). This is considered an appropriate study area in order to establish the context of a site with environs incorporating both rural and urban areas.

7.4 Overview of baseline conditions

7.4.1 Site History

Hailsham

Hailsham occupies an area of rising ground of sands and clays above the Pevensey Levels. For much of the settlement's early history, this knoll would have been something of an island in the marshland and, at least partly, the reason for the establishment of a settlement at this place.

Although there was a settlement at Hailsham, which was close to the action surrounding the Norman landing point at Pevensey only a few miles away, it is not known to have been directly affected by those events. The post-conquest Domesday survey of 1086 recorded *Hemelsham* as being in the ownership of William, count of Mortain (whose seat was at nearby Lewes Castle) along with about a sixth of the total area of Sussex. The settlement was apparently very small at this time, consisting only of four bordars, land for four ploughs, an Ox and two salterns, together valued at 20 shillings. This record also indicates that Hailsham's fortunes had suffered somewhat, as its value 20 years earlier was 100 shillings.

Hailsham's Medieval history is largely uneventful, with many of the major events in the surrounding area mostly passing it by, although Hailsham people were often involved. The town was granted a market in 1252 by Henry III and is mentioned as a town in an Assize Roll of 1306. It is, however, unlikely that Hailsham was much more than an agricultural village with a sideline in salt production throughout most of the Medieval period. The lack of prosperity, change and development in Hailsham is hinted at by the yearly rent for land at the market place; it did not change between 1382 and 1510. However, Hailsham's market did achieve considerable prosperity in the 200 or so years between the 1450s and 1640s. The large numbers of cattle passing through the town brought attendant trades such as shoemakers, tanners and butchers, some of whom are recorded as being a part of Jack Cade's rebellion in 1450. The market was eventually lost to Hailsham in 1639 and revived only in 1798 after which time it eventually regained much of its former importance.

The post-medieval period was also largely uneventful for Hailsham. It was reasonably prosperous, became the postal town for a large area in East Sussex linked with Rye from 1673 and enjoyed a little development in industry with brickmaking being carried out around the town from the early 1600s; an industry that was still taking place in the 19th century.



In the 19th century, Hailsham remained primarily a market town. Alongside this, it developed a significant manufacturing focus on rope and twine. In 1807, Thomas Burfield established a factory in Hailsham (the buildings of which still survive) for the manufacture of rope and twine as well as tarpaulin, corn and coal sacks and rick cloths. Burfields dominated the industry until the 1860s when the Green Family set up a rival factory and by the 1890s, there were at least three factories in Hailsham manufacturing rope and twine. As a result of all this activity Hailsham became known as "The String Town" and still displays a number of 'rope walks' in its street pattern.

Another significant, although relatively short-lived change of 19th century Hailsham was the building of barracks on part of the old Hailsham Common in 1803. The movements of the army through the town brought some additional prosperity until the barracks were closed in 1815. The army were not stationed again in Hailsham until the First World War and again during the Second World War, when the town was designated as a Nodal Point - strategic town against invasion.

Hailsham gained a railway in 1849 when the station was opened for the line to Polegate. The line was extended northwards in 1879 and was opened to Heathfield in 1880, being extended later that same year to Mayfield and Tunbridge Well, effectively putting it on a route to London. The early 19th century was not a good time for Hailsham's people who suffered from poverty and depravation, with highway robbery and bare knuckle fighting being recorded as taking place in the town.

On the whole, Hailsham has had a long but relatively unremarkable history of modest development and gradual change with significant expansion only taking place during the 19th century after the railways were established.

Cartographic Evidence

Useful cartographic sources for the site and study area date from 1842 and continue to the present day in the form of Ordnance Survey maps. These historic maps were consulted as part of this assessment for the information that they contain on historic land use and development over time.

The earliest available map to show the site and study area in any detail is the tith map of 1842. This map shows the ownership and layout of the lands between around Hailsham. It indicates that the lands to the north of the town were fields, with a few small ponds and water courses noted. In fact, the field pattern shown on this map is little different to that of the present day (**Figure 7.2**).

The First Edition 1:2500 Ordnance Survey Map of 1876 gives further detail on the land use pattern at that time. The area of the application site is marked as fields located at some distance form the town core. Other than land divisions there are no man made features within the site, although a well, watercourse and a number of ponds are recorded (**Figure 7.3**).

The 1:10560 Ordnance Survey Map of 1899 shows the significant change wrought on the town by the construction of the northern extension to the London, Brighton and South Coast Railway's Wells and Polegate line. There is no visible development on the site, but there are some boundary changes and two large rectangular ponds have been dug at its approximate centre (**Figure 7.4**).



Little change is visible in the development pattern of the area to the south of the site around the town of Hailsham until c. 1952, when the Ordnance Survey Map shows substantial development along all the main routes into and out of the town. No change, however, is detectable within the site itself (**Figure 6.5**). Change continues to surround but not directly affect the site (other than occasional minor field boundary alterations) until the present day.

A search of aerial photographs held by the NMR (National Monuments Record) was also carried out. This evidence revealed no additional cultural heritage features or indicated any significant changes within the site that are not otherwise recorded.

7.5 Identification of effects that could be significant

The potential for indirect effects on designated features of cultural heritage interest (limited to listed buildings in this case) has also been addressed in this assessment. The magnitude of the indirect effect has been judged by the likely degree of intervisibility between the designated feature and the development, the existing character and setting of the feature in question and the degree and nature of the change to the existing setting likely to be caused by the proposed development. The topography and layout of the site, on sloping ground to the north of the town at a height largely below that of the town's historic core is such that the potential for indirect effects on features of cultural heritage interest within the town are limited. This is because the relative levels and distances mean that the proposed development is largely screened from all but the tallest structures within the town centre. In addition, no designated features are recorded outside the locally designated archaeologically sensitive area of Hailsham town centre (**Figure 7.1**). The character and scale of the proposed development will, however, be a material consideration in the assessment of any effects.

Based on these observations and for the purpose of this assessment, potential effects on the setting of listed buildings outside the application site area have been considered where the listed building is within the Hailsham Town Centre Conservation Area and in clear line of sight of the proposed development site. This effectively means that the only designated cultural heritage feature that may be subject to any indirect effects is the Grade I listed building of the Church of St. Mary. The landscape section of this report has demonstrated how views of this church have been taken into account during the preparation of the masterplan layout.

Features discussed within the text, and all HER entries within 500 m of the site, are shown on **Figure 7.1**. Locally designated conservation areas and areas of archaeological sensitivity are also shown on **Figure 7.1**, non-listed buildings are not.



7.5.1 Identification of receptors that could be significantly affected

Designated Features

There are no Scheduled Monuments (SMs) or listed buildings within the site boundary. In the vicinity of the site, the listed building of the Church of St. Mary is considered to be of relevance to this assessment as it is within view to the south of the proposed development.

The Church of St. Mary lies behind the frontage to the high street within extensive grounds including the associated graveyard. Immediately to the north is a large pedestrianised shopping precinct with uncovered car parking for over 80 vehicles. Beyond this and Vicarage Lane are the council offices, leisure centre and associated car parking, and beyond this, the site. To the immediate north-east of the church, the setting is open with only a small number of large, low rise properties in relatively large grounds. This relatively open aspect formed a corridor through to the site until recent work on the retirement complex and school site off Vicarage Lane. The immediate setting of the church is the town centre with the open land to the north representing its historic broader open setting.

Table 7.2 Designated Features Located within 500 m of the Site Boundary

SMR No.	NGR	Name/Address	Grade	Description
MES5160	TQ 5917 0950 TQ 5912 0950	St Mary's Church Gates to St. Mary's Church	I II	The Parish Church of St Mary. Chancel with north and south chapels, nave with aisles, south porch and west tower. 1425 circa, south aisle and porch rebuilt in 1870, north and south chapels rebuilt in 1876-8 (Architect H E Rumble). Gates to the north-west entrance to the churchyard TQ 5909 35/458A II 2. Wrought iron gates to carriage-entrance and pedestrian entrances on each side of it, erected in 1901 in memory of Queen Victoria. (2) Hailsham Church, originally a chapel to the church of Hellingly in the 13th century, replaced by the present Perpendicular church. West Tower dated to the late 14th century. Some windows and parts of the fabric c 1380-90 (3). St Mary, Perpendicular church with a West tower of flint and stone chequer, battlements and later polygonal pinnacles. Kingpost roofs, South aisle of 1870 and a clerestory of 1889. A twin foliage capital is a fragment of the 13th century but is probably from a monastic house and not the church's 13th century predecessor.
MES5161	TQ 5920 0936	C18 house, Market St., Hailsham	II*	The Old Manor House. C19 front (1740 circa) to a partly or wholly older building. Two storeys and attic. Five windows. Three dormers. Red brick and grey headers. Stringcourse, cornice and parapet. Tiled roof. The dormers are surmounted by pediments, the centre one curved, the outer ones triangular. Glazing bars intact. Doorway flanked by narrow windows with flat hood over on carved brackets and door of 8 fielded panels. The north wall has a rainwater head dated 1740 and a chimney breast. The interior has an early C18 staircase and panelling. Manor House, early 18th century, five bays.



SMR No.	NGR	Name/Address	Grade	Description
MES5162	TQ 5921 0951	C18 house, Vicarage Rd.	II*	The Old Vicarage (formerly listed as Hallsham Grange). C18 house probably built by the Rev Odiarne Hooper, who was Vicar from 1753-1769. Two storeys and attic. Five windows. Three dormers. Red brick and grey headers alternately. Pilasters flank the front. Wooden modillion eaves cornice. Parapet. Mansarded slate roof. Glazing bars intact. Brick architraves over ground floor windows and panels of red brick above them. In the centre of first floor is a round-headed rusticated window. Doorway in painted rusticated surround with fluted Ionic pilasters and pediment. (2) Vicarage, a swagger five-bay house of c 1700. Chequered grey and red brick and rubbed brick dressings. Giant pilasters at the angles. Doorway with Ionic pilasters against rustication and with a pediment over a bolection frieze. The middle window on the upper floor has a Gibbs surround all in brick.

Non-Designated Features of Cultural Heritage Interest

A small number of non-designated features are recorded on the SMR within the study area. These consist of a series of linear cropmarks and a possible enclosure (MES7300) some 500 m to the north-north-west of the site, and an area of Post-medieval activity revealed during archaeological evaluation work (EES14091) some 400 m to the south of the site.

There are no non-designated features of cultural heritage interest recorded within the site boundary. Until the 12th or 13th century the lower ground of the site may have been marsh, certainly the historical record indicates salt production in Hailsham which, together with other sources indicates regular inundation of the low ground around the town. The potential for occupation material that predates the medieval period in these areas is low, but it should be understood that the early settlement and land use record for the Pevensey Levels is not well known, so no clear patterns have yet been established (English Nature 2003). Although the site, being on the Wealden Clay rather than the alluvium of the Levels, is not actually on the Pevensey Levels themselves it does lie on its edge. Hailsham is the only major settlement on the western edge of the Levels and the land use pattern to the east of the town historically shares much with the levels.

In contrast, settlement around Hailsham appears to have concentrated on the higher ground. It is therefore possible (although not likely) that there may be as yet unknown occupation material on the higher ground of the site towards the north-western limits.

7.5.2 Potentially significant effects

The potential effects that it is considered could be significant and require further assessment are as follows.

The church tower can be seen from the higher ground of the site but not from valley floor locations at ground level. It is considered to be subject to effects to its setting as a result of the proposed development.



Other designated features within the study area are included in **Table 7.2** above. These are screened from the site by later development and are not considered to be subject to either direct effects or indirect effects on their settings.

7.6 Significance evaluation criteria

In order to assess the importance of an effect upon cultural heritage, features of cultural heritage interest can be classified in terms of whether they have a local, county or national significance. This can be a subjective process, with features being assessed in terms of their rarity, state of preservation, date, group value and historical associations.

A small number of sites have an international designation as World Heritage Sites and will always be considered to be of international significance. Some sites have a national designation and therefore will always be considered to be of national importance. This applies to scheduled monuments and listed buildings. Listed buildings are graded in importance, with grades I (most important), II*, and II. It is worth noting that programmes for reviewing designations are ongoing, so sites that are not designated may be of local, regional or national importance. Criteria for the designation of scheduled ancient monuments and listed buildings are published in PPG16 and PPG15 respectively.

Effects are also to be considered in terms of the probability of occurrence and magnitude. Magnitude can be considered in terms of how much impact the development will have on a particular feature.

Magnitude is defined as being high, medium, low or negligible. These are defined as following:

High

Total loss of a feature or a permanent and major effect on its setting, such as could be caused by its disassociation (or re-establishment) with its historical setting.

Medium

Partial loss or permanent damage to a feature, or a change to it's setting which falls short of being a total disassociation with the historical context.

Low

Some damage or alteration to a feature which remains substantially intact, or a change to a setting in which the historical context remains substantially intact.



Negligible

Substantially imperceptible impairment to the fabric or setting of a feature whereby the integrity of the historical context is maintained.

7.7 Environmentally-led aspects of scheme design (including mitigation) Design

The site masterplan indicates an expansive mixed use development incorporating residential properties, office buildings, extra care accommodation, an educational establishment, health centre, library and green spaces. No designated features are present within the site and no direct effects are therefore anticipated. There is a possibility that the Grade I listed building of the church of St. Mary may be indirectly affected by the proposed development. Any such effects will be related to the setting of the church which has always looked out over fields to the north of Vicarage Road. Effects on the setting of the church will be mitigated by sensitive design and tree planting which takes account of the historic viewshed of the church tower.

Construction

The archaeological potential of the site, as indicated by cartographic and sites and monuments record data, is considered low, although it should be noted that the occupation and land use history of the Pevensey Levels, to which much of the site owes its character, is not well studied.

The historically open character of the site further indicates that significant historic period sub-surface archaeological remains are not likely to be encountered during the course of the construction phase of the proposed development.

Due to the large area of the application site, and the unexplored nature of the landscape to the east of Hailsham on the edge of Pevensey Levels, a programme of geophysical survey is recommended in order to identify any possible archaeologically sensitive areas within the masterplan site. This may or may not lead to the necessity for further works in the form of evaluation trenching.

Operation

It is not anticipated that any additional mitigation measures will be required with respect to the operational phase.



7.8 Assessment of potential effects

Construction

On currently available evidence, no direct effects are anticipated on any designated or non-designated features of cultural heritage interest.

The setting of the Grade I listed church of St. Mary, High Street, Hailsham may be indirectly affected by the proposed development as that part of the site that lies on higher grounds is likely to be visible from the tower and has, since the construction of the church, been open fields.

Operation

No additional effects are anticipated on features of cultural heritage interest further to the construction stage.

Off-Site and Cumulative

There are unlikely to be any significant effects on any other designated features identified within the 500 m study area due to their being screened by existing development in and around the town.

7.9 Summary of significance evaluation

No features of cultural heritage interest are known to exist within the application site. No direct effects on any cultural heritage features are, therefore, anticipated.

The potential for sub-surface archaeological remains to survive on the site is considered to be low, however, it should be noted that early human occupation of the Pevensey levels, to which this site is related, are not well understood. While it is likely that the area was used for grazing from the 12th or 13th century, its prehistoric usage is uncertain. These factors, taken together with the large size of the site, indicate that a programme of geophysical survey is an appropriate measure for this stage of the development process in order to account for the possibility of unknown sub-surface archaeological remains.

A number of designated features have been identified within the 500 m study area. With one exception, none of these potential receptors are considered to be subject to any indirect effects as a result of the proposed development. The exception is the Grade I listed building of the church of St. Mary. The tower of this church overlooks the application site but given that it is a town centre rather than a rural church, effects on its setting may be successfully mitigated through sensitive design and planting schemes.

Recommendations given here are consistent with national, regional and local planning policies and may be secured by condition subject to the approval of the appropriate Local Government Archaeological Officer.



Table 7.3 Summary of significance of effects

Effect	Type of Effect	Probability of Effect Occurring	sensitivity	Magnitude of Effect	Sig. Level	Rationale
Construction						
Indirect effects on the Grade I listed building of St. Mary's Church	-ve	Likely	Medium	Low	Minor (NS)	Some indirect effects on the Church of St. Mary may be anticipated. Settings issues should be avoided through appropriate design and screening as necessary. Such measures would reduce the significance of effect to the setting of the church to minor.
Direct effect on unknown sub-surface archaeological remains	-ve	Unlikely	Low	Low	Minor (NS)	It is considered unlikely that significant early human occupation has been located in the landscape immediately to the north of the knoll upon which Hailsham stands. The possibility that some remains may be encountered cannot be entirely discounted, but there is no reasonable expectation that any extensive or nationally important remains should be anticipated.

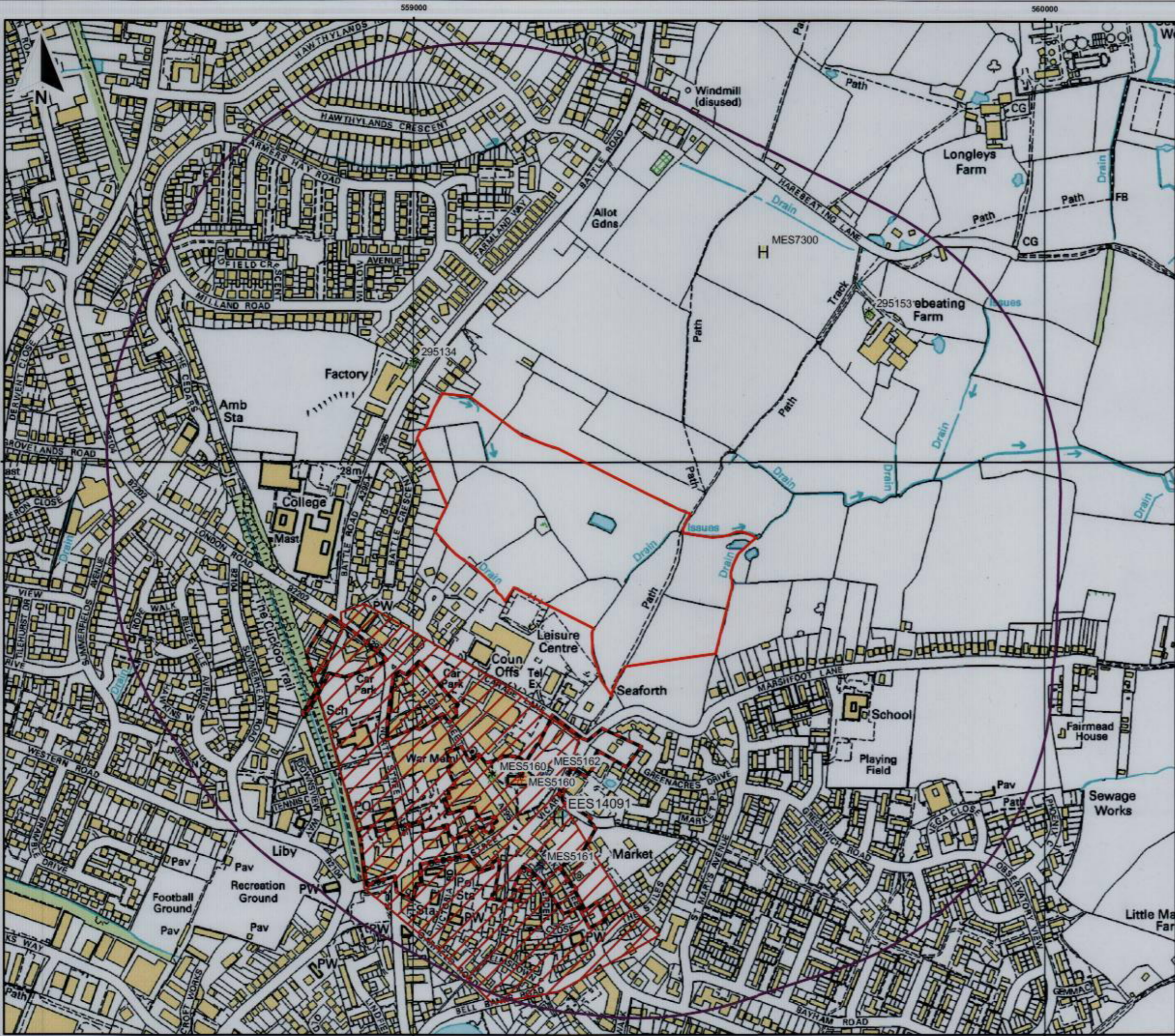
Key:	Type	Probability	Exposure	Magnitude	Significance (Sig.)
- ve = Negative		Certain	High	High	Major - Significant (S)
+ve = Positive		Likely	Medium	Medium	Minor - Not Significant (NS)
? = Unknown		Unlikely	Low	Low	
0 = Neutral					

7.10

Bibliography and References

- Aldsworth, F., and Freke, D. 1976 *Historic Towns in Sussex: an Archaeological Survey*. London: Institute of Archaeology, University of London
- Armstrong, J. R. 1978 *A History of Sussex*. London: Phillimore.
- DOE. 1990 *Planning Policy Guidance (PPG Note 16): Archaeology and Planning*.
- DOE. 1994 *Planning Policy Guidance (PPG Note 15): Planning and the Historic Environment*.





- Key:**
- Site Boundary
 - Study Area
 - H Archaeological Sites
 - H Events
 - * Listed Buildings - Grade I
 - * Listed Buildings - Grade II
 - Conservation Area
 - Archaeologically Sensitive Area

WEALDEN DISTRICT
COUNCIL

22 DEC 2009

ACTION	
BY	

PLANNING AND
BUILDING CONTROL

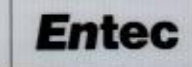
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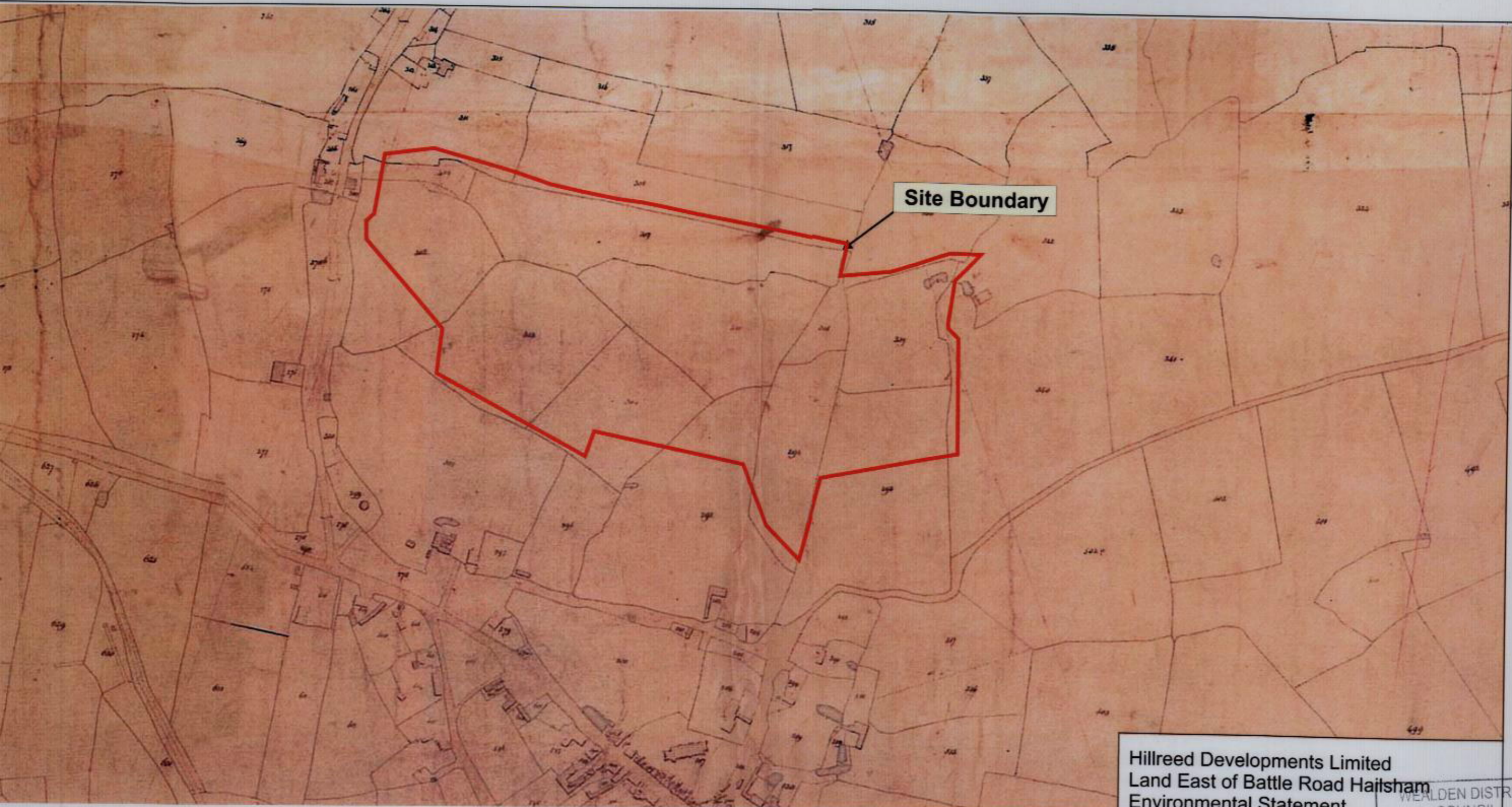
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Hillreed Developments Limited
Land East of Battle Road, Hailsham
Environmental Statement

Figure 7.1
Distribution Map Showing
Features of Cultural
Heritage Interest

May 2007
20257-A06 towns





Site Boundary

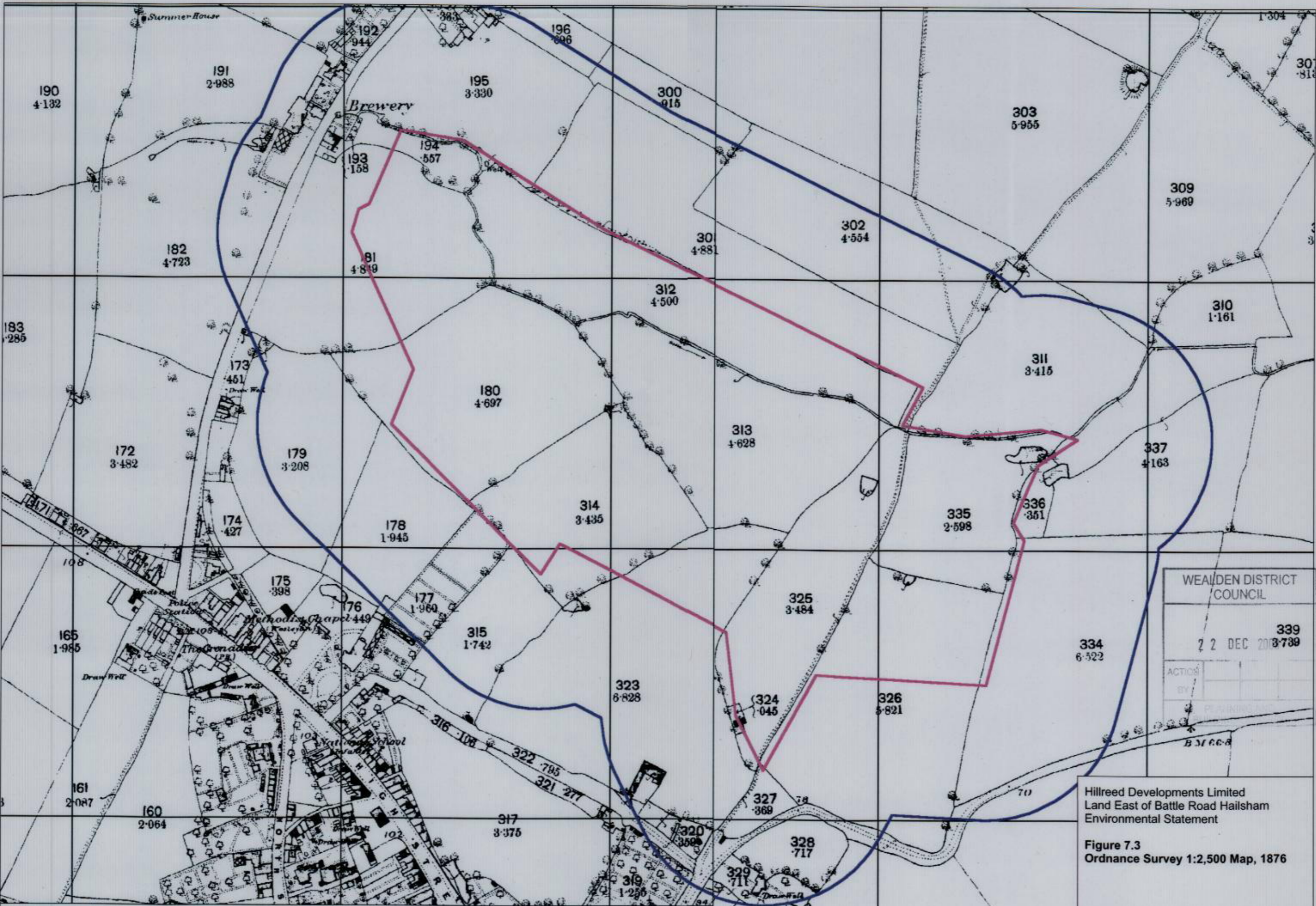
Hillreed Developments Limited
 Land East of Battle Road Hailsham
 Environmental Statement

Figure 7.2
 Hailsham Tithe Map, 1842

WEALDEN DISTRICT COUNCIL	
22 DEC 2009	
ACTION	
BY	
PLANNING AND BUILDING CONTROL	

June 2007
 20257-A07.cdr lowec

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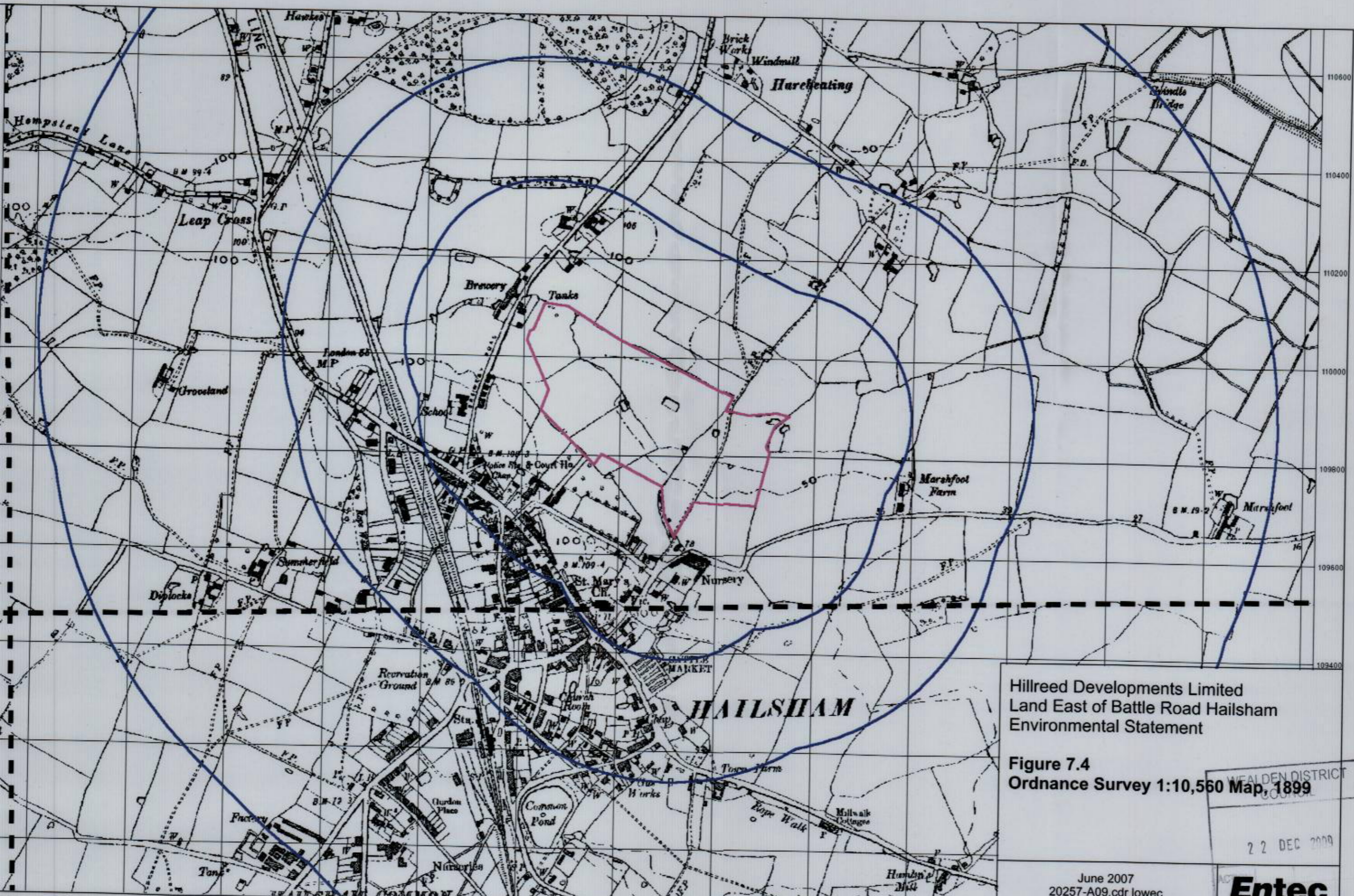
WEALDEN DISTRICT COUNCIL

22 DEC 2013 7:39

ACTION	
BY	
PLANNING	

Hillreed Developments Limited
 Land East of Battle Road Hailsham
 Environmental Statement

Figure 7.3
 Ordnance Survey 1:2,500 Map, 1876



Hillreed Developments Limited
 Land East of Battle Road Hailsham
 Environmental Statement

Figure 7.4
 Ordnance Survey 1:10,560 Map, 1899

June 2007
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WEALDEN DISTRICT
 COUNCIL

22 DEC 2009

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BUILDING CONTROL

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