

Heritage Statement

The **Heritage Statement** is for the applicant or agent to identify the heritage asset(s) that have the potential to be affected by the proposals and their setting. Please read the **guidance notes** provided at the back of this report to help you fill in the form correctly.

Appendix 1 relates to the **Historic Environment Record (HER) Consultation Report**. You must state whether or not supporting data from the HER is required.

There are 3 options:

- HER report attached (this must be completed by the Historic Environment Record Team)
- HER report not considered necessary – email attached from HER
- HER report not required by the Local Planning Authority as detailed on the relevant website validation requirements

Please tick the relevant box at the **back of this form** as to which option applies.

Both the **Heritage Statement** and the **Historic Environment Record Consultation report (Appendix 1)** must be completed in order to meet validation requirements of the Local Planning Authority – tick the boxes on the right hand side below to confirm the sections completed.

Note: All fields are **mandatory**. Failure to fully complete all fields may result in the form not being validated by the **Local Planning Authority (LPA)**.

To be completed by the applicant – please tick relevant boxes	
1. Heritage Statement completed	X
2. Appendix 1 completed	X

Heritage Statement

Site name

Sunningdale, The Street,
Sedlescombe

**Address of site
(including postcode)**

Sunningdale, The Street, Sedlescombe

Grid Reference

578146 117738

1. Schedule of Works

Please state the type of proposal e.g. extension to a listed building, internal alterations

Outline planning application for the erection of 9 no dwelling houses and access arrangements with all other matters reserved.

Please list the works proposed e.g. replacement windows, removal of internal wall, reinstatement of original staircase, damp proofing works to basement etc.

Outline submission at this stage – subject to a subsequent reserved matters submission.

The proposed development would incorporate earthworks which has the potential to disturb, truncate or remove below ground deposits within the ANA relating to the site. The specific activities of the proposed development which could potentially impact any historic assets within the site are:

- Ground works associated with the erection of the proposed the buildings.
- Reduction of ground level across parts of the existing and the parking area of site.
- Excavations associated with the construction of hardstanding for parking area and drive
- Excavations associated with waste treatment system.
- The development of surface water drainage flow attenuation and works to improve the access road to enable access and passing of articulated vehicles.
- The removal of some vegetation within the site, replacement planting and any associated landscaping works.

2. Pre Application Advice

Have you consulted the East Sussex Historic Environment Record, as the minimum requirement of the NPPF?

☒ Yes ☐ No

If no, please provide the reasons why not below, including any correspondence with the HER/LPA archaeological advisor or LPA validation team:

If Yes, please attach any correspondence to this Heritage Statement in Appendix 1 (including the HER Consultation Report)

Have you sought pre-application heritage advice from the relevant local planning authority?

☐ Yes ☒ No

If Yes, please provide a copy of any written correspondence with reference number/contact name if applicable.

Have you sought pre-application heritage advice from Historic England?

☐ Yes ☒ No

If Yes, please provide a copy of any written correspondence with reference number/contact name if applicable.

3. What heritage asset(s), including their setting, are potentially affected by the proposals? (Please tick the relevant boxes below)

1: Scheduled Monument (SM)	<input type="checkbox"/>
2. Listed Building (LB)	<input type="checkbox"/>
3. Conservation Area (CA)	<input checked="" type="checkbox"/>
4. Registered Park and Garden (RPG)	<input type="checkbox"/>
5. Historic Battlefield (HB)	<input type="checkbox"/>
6. Locally Listed Heritage Asset (LLHA)	<input type="checkbox"/>
7. Archaeological Notification Area (ANA)	<input checked="" type="checkbox"/>
8 Other Non-Designated Heritage Asset (including below ground archaeology)	<input type="checkbox"/>

4. What is known about the affected heritage asset(s)?

4 (a). Using the information obtained through research and on-site analysis provide a summary of the history of the site/building.

Please add a summary history of the site/building including specifically the parts that will be impacted by the proposals – e.g. how the site/building was originally laid out, how it has evolved, phases of construction and/or change. Please also provide information on past impacts – e.g. modern extension, drainage, former footings, recent landscaping, gardening. **Please include / attach any research material as an addendum to this Statement after Appendix 1.**

The site is located within an ANA and adjacent to a Conservation Area.

This property is not listed but is shown from the the early/mid 20th century. The property is identified on the HER data map as a non-designated heritage asset.

There is two listed buildings within 100m of the site:

1222084 HOMESTALL Grade II: C18. Two storeys. Three windows. Ground floor painted brick, above tile-hung. Eaves cornice. Half-hipped tiled roof. Glazing bars missing. Doorway with flat hood on brackets and door of six fielded panels.

1222180 THE OLD THATCH Grade II: Restored C15, timber-framed building with plaster infilling and the date 1509 painted on it. Hipped thatched roof. Casement windows with diamond-shaped panes. Two storeys. Four windows.

There are eighteen further listed buildings within 250m of the site.

4 (b) What research have you undertaken to understand the significance of the heritage asset(s) affected?

Please tick the relevant boxes

HER	<input checked="" type="checkbox"/>
The Keep (East Sussex Record Office)	<input type="checkbox"/>
Map regression (historic maps)	<input type="checkbox"/>
Local Planning Authority sources	<input type="checkbox"/>
Historic England sources	<input type="checkbox"/>
Museum or Library (please provide details)	<input type="checkbox"/>
Other (please state)	<input type="checkbox"/>

(Please include / attach any research material as an addendum to this Statement after Appendix 1.)

5. What is important about the affected heritage asset(s) ('the significance')?

Use this space to describe the significance of the heritage asset(s) including their setting (and any below ground archaeology) identified in Section 3. Please see the guidance notes on page 9 on what a heritage asset is and how to define significance.

(Please continue on a separate sheet of paper if further space is required and attach / include as an addendum to this Statement after Appendix 1.)

An archaeological excavation at Park View, c. 150m east of the site revealed evidence of occupation in the Medieval period in the form of probable refuse pits. An 18th century tannery (with earlier documentary evidence) was also recovered on the site, likely to be specialising in the process of fellmongery. Some prehistoric flints and undated features were also produced. A number of small investigations in Sedlescombe have not produced any archaeological features or finds but one did produce a small quantity of 17th century pottery.

The site lies within the Saxon, Medieval and post-medieval settlement of Sedlescombe. Evidence suggests the south of Sedlescombe was industrial in nature in these periods with the Tannery to the east of the main road and the gunpowder works to the south of the site

The Rochester-Maidstone-Hastings roman road is thought to be aligned north west to south east, c.100m east of the site

6. How will the proposals impact on the significance of the heritage asset(s) including their setting?

Please discuss what impact the proposals have on the heritage asset(s) i.e. loss or disturbance of historic building fabric, below or above ground archaeological impacts, setting or change of relationship between buildings and altering scale. **(Please continue on a separate sheet of paper if further space is required and attach / include as an addendum to this Statement after Appendix 1.)**

The site is within an Archaeological Notification Area (ANA) relating to the Medieval and post-medieval settlement of Sedlescombe.

It is considered that there is the potential for as yet unknown heritage assets of archaeological interest (i.e. below-ground archaeological remains) to be present within the site. This comprises:

- A low potential for deposits of prehistoric to medieval date; and
- A low potential for deposits of post-medieval date relating to former agricultural buildings, yards and boundaries, which can be identified from historic maps.

A desk-based assessment can generally only consider the potential of a site in principle. The significance of any heritage assets that may exist on the site cannot be determined in advance of confirmatory fieldwork, but the available evidence from the wider study area would suggest that any buried deposits present are most likely to be of local significance.

The closest listed heritage assets are Homestall and The Old Thatch. Their significance lies principally in their illustrative value as cottages/houses and is reflected in their formal elevation towards the main road with architectural details noticeable. They also have aesthetic value in terms of their form, architectural detailing and construction in materials.

Their position and their visual relationship makes an important contribution to their significance. There is consequently potential for development on the site to affect that setting. However, the properties are located within 100m of the site but are both on the opposite side of the B2244 and would not be impacted upon by the proposals due to the significant separation distance.

7. How has the proposal been designed to conserve the significance of the heritage asset(s) including their setting?

Describe how the proposal has been designed to conserve and enhance the significance of the heritage assets (including below ground archaeology). Also describe how any harmful impacts have been avoided or minimised. For example, use of raft foundations, movement of the proposed extension to a less sensitive location.

(Please continue on a separate sheet of paper if further space is required and attach / include as an addendum to this Statement after Appendix 1.)

No significant setting issues are anticipated on any other designated heritage assets within the study area as, where the setting contributes to the significance of these assets, the site either makes a minor contribution to that setting or has no inter-visibility due to intervening vegetation, topography and existing development.

The proposed erection of further dwellings would not impact on the Conservation Area in a detrimental way.

Contact details:

County Archaeology Team
County.archaeology@eastsussex.gov.uk

Historic Environment Record
County.HER@eastsussex.gov.uk

Historic England
www.historicengland.org.uk

Local Planning Authority

Brighton & Hove City Council: <http://www.brighton-hove.gov.uk/content/planning/heritage>

Wealden District Council: planning@wealden.gov.uk

Rother District Council planning@rother.gov.uk

Hastings Borough Council dcenquiries@hastings.gov.uk

Eastbourne Borough Council customerfirst@eastbourne.gov.uk

Lewes District Council planning@lewes.gov.uk

South Downs National Park Planning@southdowns.gov.uk

Appendix 1

<p>To be completed by the applicant – please tick the relevant box Please note one of these boxes must be ticked or your application will not be valid For further help contact County.HER@eastsussex.gov.uk</p>	
HER Consultation report attached	<input checked="" type="checkbox"/>
HER Consultation report not considered necessary as confirmed in attached email from HER	<input type="checkbox"/>
<p>HER Consultation report not relevant for reasons indicated by the Local Planning Authority. These reasons are:</p> <ul style="list-style-type: none"> - The site is not located in an Archaeological Notification Area and is not a major development - The site is located in an Archaeological Notification Area but no below ground works or demolition works are proposed - The application is for change of use 	<div style="text-align: center;"> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> </div>

Guidance Notes

The **Heritage Statement** should identify all **heritage assets** potentially affected and their settings; describe their significance; and assess the potential impact of the proposal on that significance, including direct physical change and change to their setting.

Heritage assets include designated and non-designated assets, as well as both buildings and below ground archaeology.

The **National Planning Policy Framework (NPPF)** (Department for Communities and Local Government, July 2018) sets out the government's planning policies for England and how these are expected to be applied. The relevant section which relates to heritage is: **Section 189** which states that:

In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

National Planning Policy Framework:

<https://www.gov.uk/government/publications/national-planning-policy-framework--2>

For **further information** on assessment of significance and assessing the potential impact of a proposal on that significance, including setting, can be found in (or their future updates):

- CLG (2012) **National Planning Policy Framework (NPPF)** (especially paragraph 17, Section 12 and Annex 2 Glossary)
- CLG (2014) **Planning Policy Guidance (PPG)** (especially 18a, paragraph 001-063)
- Historic England (2015) **Good Practice Advice (GPA) note 2 Managing Significance in Decision Taking in the Historic Environment**
- Historic England (2015) **Good Practice Advice (GPA) note 3 The Setting of Heritage Assets**

The NPPF and PPG also include a Glossary and explanation of terms, such as 'heritage asset', 'setting' and 'significance':

Heritage asset: 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 asset includes designated heritage assets and assets identified by the local planning authority (including local listing).

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

Significance (for heritage policy): The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. (NPPF Annex 2: Glossary)

Historic Environment Record Consultation Report

Appendix 1

Please see **further information** at the end of this document which covers the requirements for this report and what your next steps are.

HER Search No.

292/19

Date completed

14 January 2020

Address of site

Sunningdale, The Street, Sedlescombe

Grid Reference

578146 117738

Development type

Full

1. Scheduled Monument (SM)

The site is: Please see below

Description of the Scheduled Monument

There are no Scheduled Monuments within 250m of the site

Scheduled Monument Consent (SMC) is required for any works that are within the boundary of a Scheduled Monument. Before submitting an application for SMC the applicant should seek the advice of Historic England. Where the application site is adjacent to or within 100m of a Scheduled Monument or is further than 100m from a Scheduled Monument, but could be considered to be within its setting, the applicant should visit the Historic England website to establish when to seek pre-application advice from them:

www.historicengland.org.uk/services-skills/our-planning-services/

2. Listed Building

Please choose the most appropriate option: Please see below

Description of the Listed Building(s)

There is two listed buildings within 100m of the site:

1222084 HOMESTALL Grade II: C18. Two storeys. Three windows. Ground floor painted brick, above tile-hung. Eaves cornice. Half-hipped tiled roof. Glazing bars missing. Doorway with flat hood on brackets and door of six fielded panels.

1222180 THE OLD THATCH Grade II: Restored C15, timber-framed building with plaster infilling and the date 1509 painted on it. Hipped thatched roof. Casement windows with diamond-shaped panes. Two storeys. Four windows.

There are eighteen further listed buildings within 250m of the site.

There a listed building has been identified (above) the applicant should familiarise themselves with any information the LPA may hold, and seek the advice* of the local planning authority before submitting a planning application or listed building consent (LBC) application.

Where a listed building has been identified outside the boundaries to the site, the impact of the proposal on the setting of the listed building should be considered.

Where works will affect a Grade I or II* listed building or its setting the applicant should visit the Historic England website to establish when to seek pre-application advice from them:

www.historicengland.org.uk/services-skills/our-planning-services/

*Please note that some Local Planning Authorities charge for pre-application advice and information can be found on the relevant planning websites.

3. Conservation Area

The site is: Adjacent to a Conservation Area (i.e. site boundary touches the orange line of the Conservation Area)

Description of the Conservation Area

The site is adjacent to Sedlescombe Conservation Area.

Where a Conservation Area has been identified (above) the applicant should familiarise themselves with any Conservation Area Appraisal or other information the LPA may hold*, in order to consider any impact on the Conservation Area or its setting, prior to submitting the application. Historic England should be consulted on proposals that affect the character or appearance of a Conservation Area and which involves the erection of a new building or the extension to an existing building where the area of land in respect of which the application is made is more than 1000 square metres. Please see: www.historicengland.org.uk/services-skills/our-planning-services/

*Information can be found on the relevant planning websites

4. Registered Park and/or Garden (RP&G)

The site is: Please see below

Description of the Registered Park and / or Garden

There are no Registered Parks and / or Gardens within 250m of the site

Where a Registered Park and / or Garden has been identified (above) the applicant should familiarise themselves with any information the LPA may hold*, in order to consider any impact on the Registered Park and / or Garden or its setting, prior to submitting the application.

Where the works are within or could affect the setting of a Grade I or II* Registered Park and / or Garden the applicant should visit the Historic England website to establish when to seek pre-application advice from them: www.historicengland.org.uk/services-skills/our-planning-services/

*Information can be found on the relevant planning websites

5. Historic Battlefield

The site is: Please see below

Description of the Historic Battlefield

There are no Historic Battlefields within 250m of the site

Where a Historic Battlefield has been identified (above) the applicant should familiarise themselves with any information the LPA may hold*, in order to consider any impact on the Historic Battlefield or its setting, prior to submitting the application.

Where the application site is within a Historic Battlefield, adjacent to or within 100m of and could be considered to be within its setting, the applicant should visit the Historic England website to establish when to seek pre-application advice from them:

www.historicengland.org.uk/services-skills/our-planning-services/

*Information can be found on the relevant planning websites

6. Archaeological Notification Area (ANA)

The site is: Inside an ANA

Description of and reason for the ANA

The site is located within an ANA defined due to potential remains of the a Medieval and post-medieval village of Sedlescombe.

For further information about the ANA please contact the County Archaeology Team: County.Archaeology@eastsussex.gov.uk.

7. Locally Listed Heritage Asset

(including buildings, structures, parks and gardens)

Please choose the most appropriate option: Please see below

Description of locally listed heritage asset

There are no locally listed heritage assets within 250m of the site

Not all Local Planning Authorities hold a Local List of Heritage Assets. Where a Locally Listed Heritage Asset has been identified (above) the applicant should familiarise themselves with any information the Local Planning Authority may hold*, in order to consider any impact on the Heritage Asset or its setting, prior to submitting the application.

*Information can be found on the relevant planning websites

8. Other Non-Designated Heritage Asset

(including buildings, structures, parks and gardens identified from the HER and/or associated sources such as historic mapping or documentary records)

Please choose the most appropriate option: The site contains a Non-Designated Heritage Asset

Description of non-designated heritage assets

A gunpowder works was recorded at Seddlescombe between the late seventeenth century and the nineteenth century and the northern boundary of this heritage asset falls in the southern part of the site. A number of edge runner stones survive in the area. [1]

There has been no recorded below ground archaeological investigation of this site [2]

From the mid 19th century, historic mapping records the majority of the site clear of development and probable fields except for the southern area which impringes onto the Powdermill plot showing some tree coverage. This includes a body of water that may have previously been associated with milling the gunpowder, all of which is shown on historic mapping into the early/mid 20th century. [3]

An archaeological excavation at Park View, c. 150m east of the site revealed evidence of occupation in the Medieval period in the form of probable refuse pits. An 18th century tannery (with earlier documentary evidence) was also recovered on the site, likely to be specialising in the process of fellmongery. Some prehistoric flints and undated features were also produced. A number of small investigations in Sedlecombe have not produced any archaeological features or finds but one did produce a small quantity of 17th century pottery. [4]

The site lies within the Saxon, Medieval and post-medieval settlement of Sedlescombe. Evidence suggests the south of Sedlescombe was industrial in nature in these periods with the Tannery to the east of the main road and the gunpowder works to the south of the site [5]

The Rochester-Maidstone-Hastings roman road is thought to be aligned north west to south east, c.100m east of the site [6]

9. HER data sources

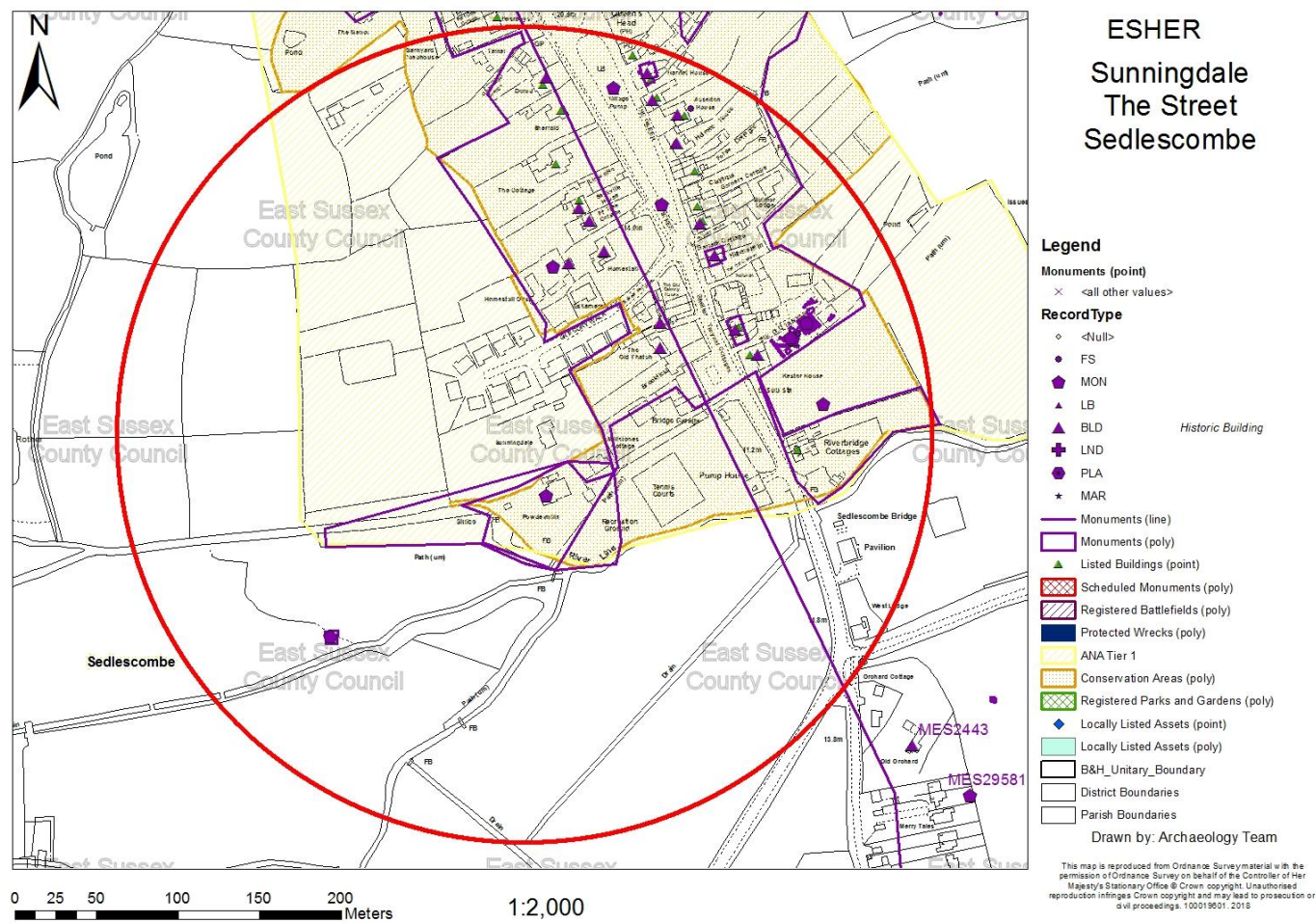
- [1] Wayne D Cocroft (1997) Dangerous Energy Project Royal Commission of Historic Monuments of England
- [2] East Sussex Historic Environment Record database
- [3] Tithe map and OS historic mapping (ESRO)
- [4] a) Stevens, S (2013) Park View, The Street, Sedlescombe: Excavation ASE 4798
b) Butler, K (2010) Asselton House, Sedlescombe: Watching Brief no. 0130
- [5] Bannister, N (2008) Historic Landscape Characterisation of Sussex report
- [6] Ordnance Survey Linear Archive file (RR 13)

10. Further Information

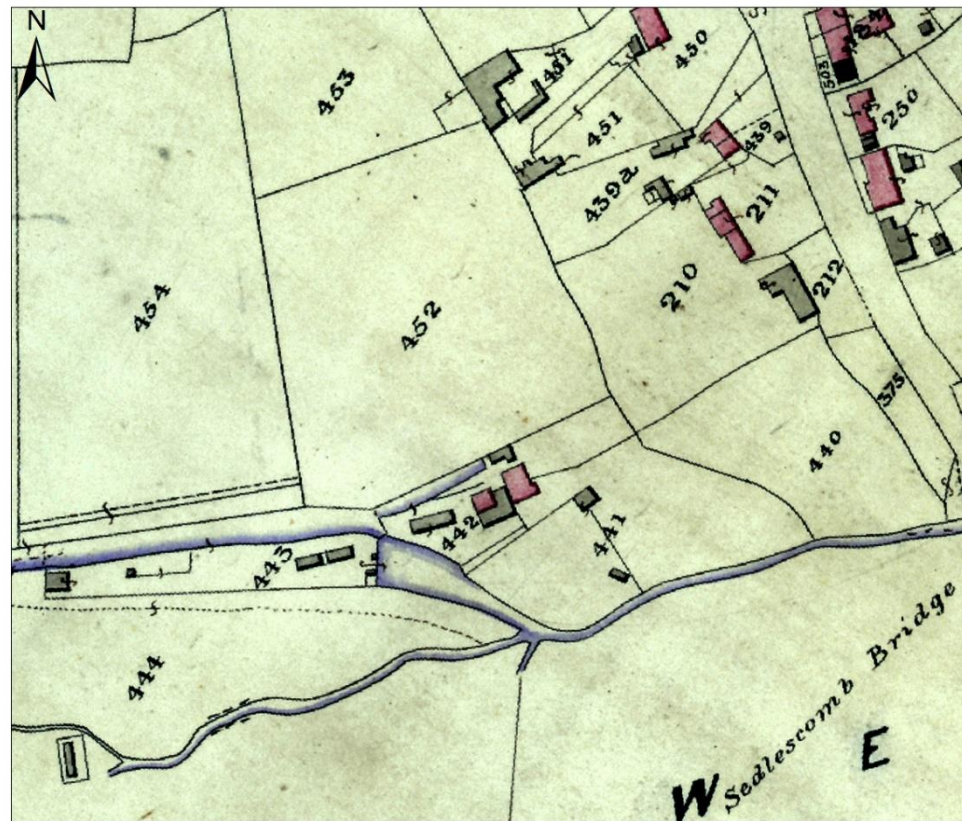
The local planning authority may apply conditions on any forthcoming planning permission to require appropriate mitigation surveys and recording before and/or during development

The information in this report will need to be attached as Appendix 1 to the Heritage Statement. You may be required by the Local Planning Authority to provide additional information or undertake further research to complete the Heritage Statement.

Map of HER data



Tithe map 1840's



ESHER
Sunningdale
The Street
Sedlescombe

Legend
SEDLESCOMBE
RGB
Red: Band_1
Green: Band_2
Blue: Band_3
B&H_Unitary_Boundary
District Boundaries
Parish Boundaries
Drawn by: Archaeology Team

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Further information

The **Historic Environment Record Consultation report (Appendix 1)** provides information about designated and non-designated heritage assets on and adjacent to a proposed development site. This information is taken from information recorded in the East Sussex Historic Environment Record (ESHER), including historic maps.

The **Historic Environment Record Consultation report (Appendix 1)** will be completed by the East Sussex Historic Environment Record Team. This report identifies heritage assets recorded in ESHER that are located within the development site or within 250m of the development site.* This information should inform proposals and the production of a **Heritage Statement** required by the Local Planning Authority in accordance with the National Planning Policy Framework.

The **National Planning Policy Framework** (Department for Communities and Local Government, July 2018) **Section 189** states that: *In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.*

Please use the information provided in the **Historic Environment Record Consultation report (Appendix 1)** to aid the completion of the **Heritage Statement**. Both of these documents will need to be completed and submitted to the Local Planning Authority with the planning application.

Description of the term **Heritage Asset**: 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 Asset includes designated heritage assets and assets identified by the local planning authority (including local listing).

**The information in the East Sussex County Council Historic Environment Record although verified as far as possible, is not definitive and ESHER cannot be held responsible for any inaccuracies in the data. The 100m and 250m distances indicated are given as a guide in order to identify heritage assets that may be affected by the proposal. The Local Planning Authority may identify further designated and/or non-designated heritage assets that require further research to determine the impact of the proposed development on these assets and/or their setting*