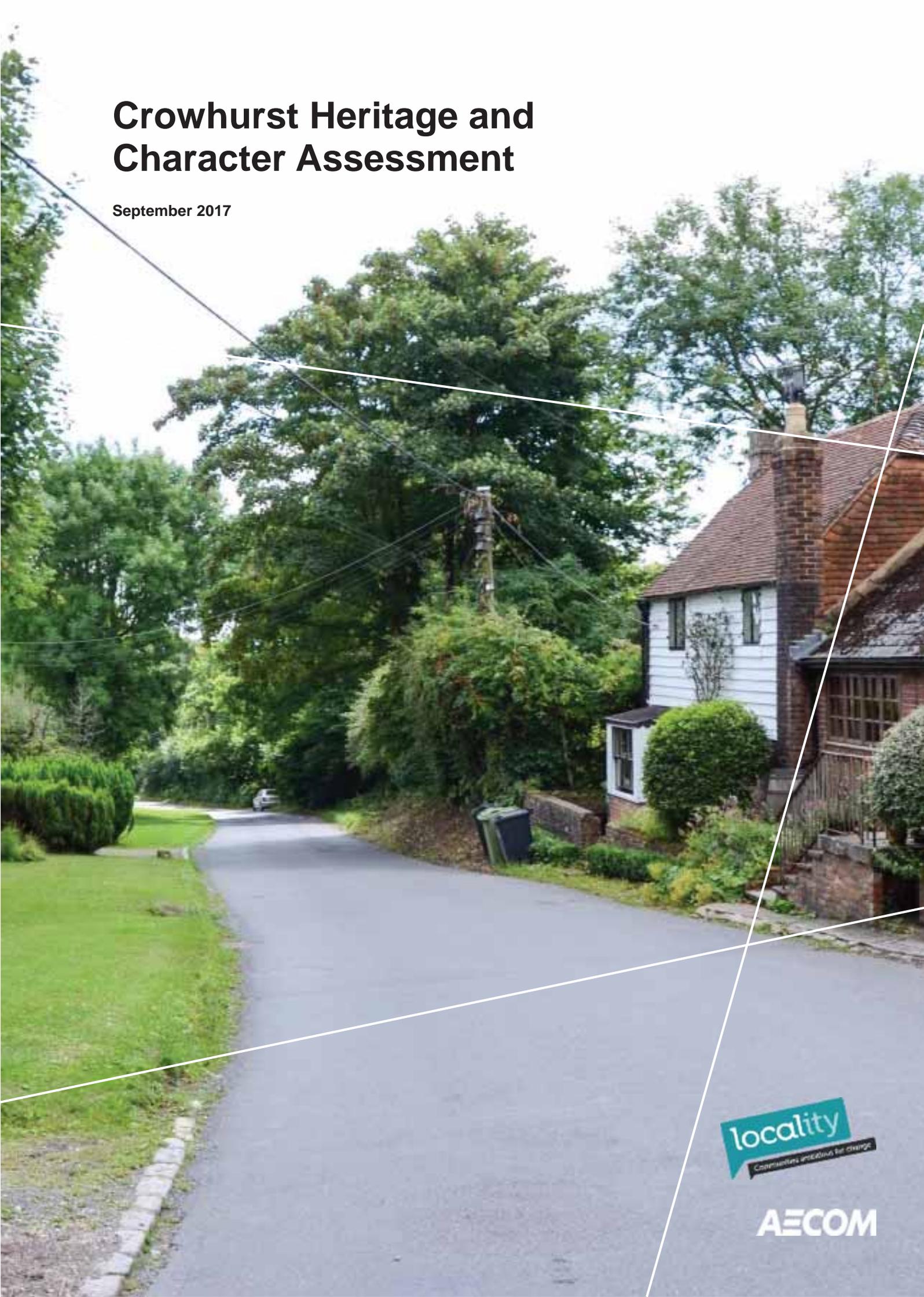


Crowhurst Heritage and Character Assessment

September 2017



AECOM

Quality information

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Revision	Revision date	Details	Name	Position
0	02/08/2017	Prepare Draft	Tom Roseblade	Assistant Landscape Architect, AECOM
0	16/08/2017	Review Draft	Tracy Hoad	Crowhurst Parish Council
1	18/08/2017	Revise Draft	Tom Roseblade	Assistant Landscape Architect, AECOM
1	18/08/2017	Review Draft	Jon Rooney	Associate, AECOM
1	23/08/2017	Final Proofread	Jessica Boekhoff	Project Coordinator
1	31/08/2017	Review final draft	Dave Chapman	Locality
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Table of Contents

1.	Introduction	5
2.	Approach	5
3.	Context	6
3.1	Location	6
3.2	Planning Policy Context.....	7
3.2.1	National Planning Policy.....	7
3.2.2	Local Planning Policy.....	7
3.2.3	Landscape Designations	8
4.	Historical Development.....	10
5.	Key Characteristics	15
6.	Managing Change.....	20
6.1	Positive aspects of character.....	20
6.2	Issues to be addressed.....	20
6.3	Sensitivity to change.....	20
6.4	Character management principles.....	21
7.	Next Steps	22
Further information is available in the Neighbourhood Planning Grant Guidance Notes produced by Locality: http://mycommunity.org.uk/resources/guidancenotes-neighbourhood-planning/		23
8.	References	24
Appendix A - Historic Maps		26
Appendix B - Schedule of Heritage Assets.....		26
Appendix C – Archaeological Summary of Area.....		27

Figures

Figure 1 – Neighbourhood Plan Area

Figure 2 – High Weald AONB

Figure 3 – Heritage Assets

Figure 4 – Landscape Context

1. Introduction

This report presents a summary of the history and character of the Crowhurst Neighbourhood Area in East Sussex. It has been prepared by consultants at AECOM on behalf of Locality, working with Crowhurst Parish Council and is based on a detailed appraisal of the area carried out through desk study and fieldwork.

Characterisation is a recognised approach to understanding the context and special qualities of a place, which make it distinctive from other places. The information generated through the process of characterisation can then be considered in the planning and design process.

The purpose of this report is to succinctly describe the historical development and key characteristics of Crowhurst which combine to form the unique character of the area. This process is supported by the National Planning Policy Framework, which states that neighbourhood plans should develop robust and comprehensive policies based on an understanding and evaluation of its defining characteristics (DCLG, 2012). In doing so, policies can ensure that developments respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation.



2. Approach

The approach followed in developing this study has been tailored to meet the specific needs of the neighbourhood planning process and draws on best practice guidance including:

- An Approach to Landscape Character Assessment (Natural England 2014);
- Using Historic Landscape Characterisation (Historic England 2004);
- Character and identity Townscape and heritage appraisals in housing market renewal areas (Historic England and CABE 2008); and
- Understanding Place Historic Area Assessments: Principles and Practice (Historic England 2010).



3. Context

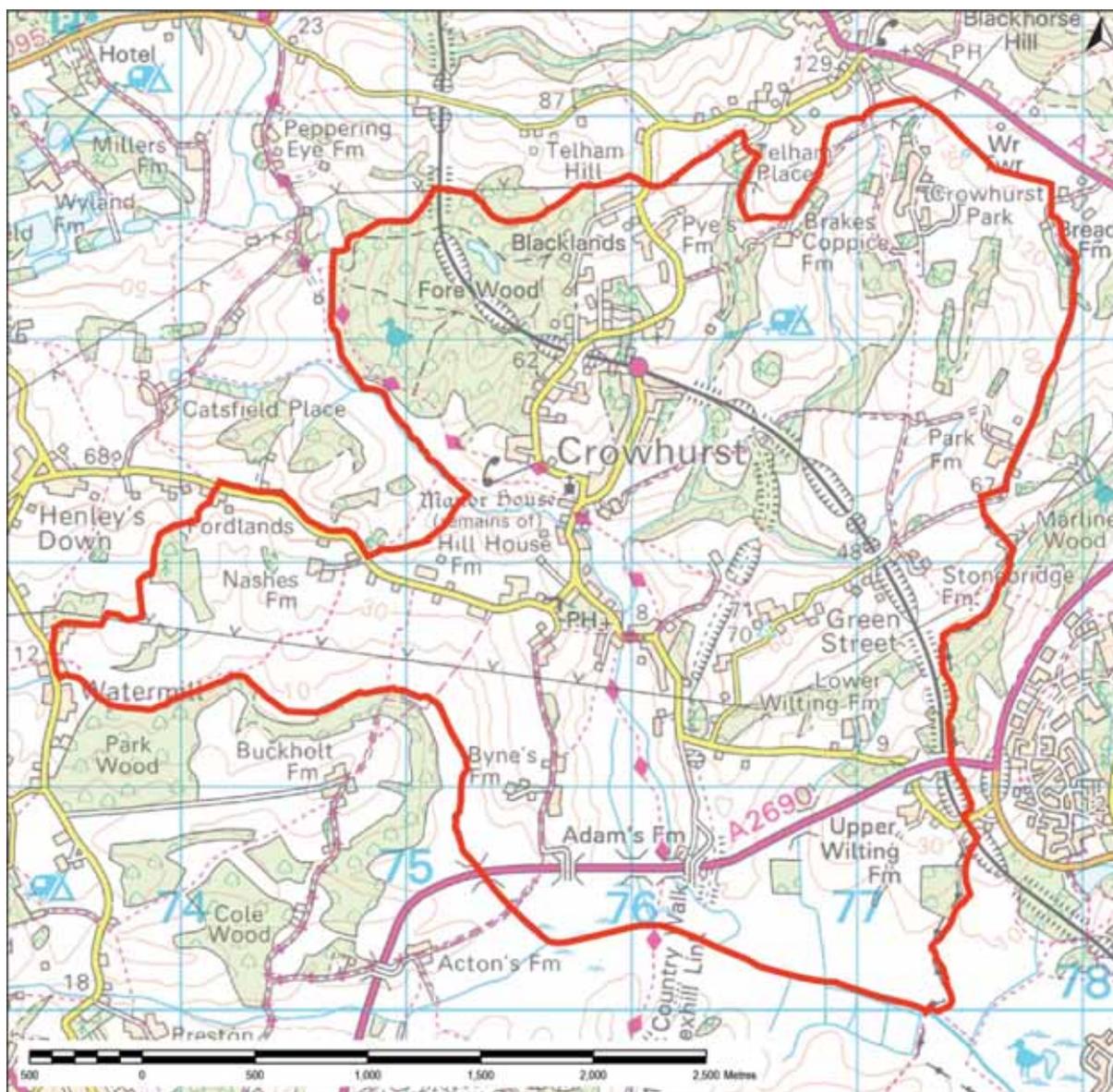
This section of the report describes the location and context of the Crowhurst and summarises local planning policies which are relevant to the study.

3.1 Location

Crowhurst is located in Rother District in East Sussex. It is north-west of Hastings and north-east of Bexhill, approximately half-way between Hastings and Battle (the location of the Battle of Hastings), as shown on Figure 1. The neighbourhood plan area is aligned to the Crowhurst Parish boundary.

The neighbourhood plan area includes the dispersed village of Crowhurst. The village is set within a small, winding stream valley with a strong sense of enclosure created by woodland, much of which is ancient woodland.

Figure 1: Neighbourhood Plan Area



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Legend

 Neighbourhood Plan Boundary

3.2 Planning Policy Context

3.2.1 National Planning Policy

National Planning Policy Framework (NPPF), 2012

The NPPF requires local authorities to set out in their Local Plan a positive vision for the enhancement and enjoyment of heritage assets (DCLG, 2012). Part 12 Conserving and enhancing the historic environment clearly states that local authorities should recognise “*the desirability of new development making a positive contribution to local character and distinctiveness*” and should seek “*opportunities to draw on the contribution made by the historic environment to the character of a place*”. An understanding of history and heritage is therefore important in developing neighbourhood plans, but to the extent that it informs future development and the contribution this makes to local distinctiveness. These points are reinforced by a number of specific policies in the NPPF.

Paragraph 58 states that neighbourhood plans should develop robust and comprehensive policies that set out the quality of development that will be expected for the area, which are based on stated objectives for the future of the area and an understanding and evaluation of its defining characteristics.

Paragraphs 60 is clear that promoting and reinforcing local distinctiveness is important, but that neighbourhood plans should not attempt to “*impose architectural styles or particular tastes*” or “*stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles*”. Paragraph 61 goes further, stating that “*although visual appearance and the architecture of individual buildings are very important factors, securing high quality and inclusive design goes beyond aesthetic considerations*”. It stresses that planning policies should “*address the connections between people and places and the integration of new development into the natural, built and historic environment.*”

The NPPF also includes guidance on developing policies to provide special protection for green areas through Local Green Space designations. Criteria for such designations is provided in paragraph 77.

Planning Practice Guidance

Planning Practice Guidance was reviewed, catalogued and published on the internet by the government in 2014 and is regularly updated (DCLG, 2014). The section on design includes guidance on promoting landscape character (Paragraph: 007 Reference ID: 26-007-20140306). It states that “*development should seek to promote character in townscape and landscape by responding to and reinforcing locally distinctive patterns of development*” and that the “*successful integration of new development with their surrounding context is an important design objective*”.

3.2.2 Local Planning Policy

Key local planning documents and policies of relevance to development with regards to heritage and character include the following:

Rother Local Plan: Core Strategy, 2014

The Core Strategy sets out the key policies within the District.

Policy RA1: Villages – states that the locally distinctive character of villages, and historic buildings and settings within villages shall be protected, and any development shall be of a high quality responding to local context and landscape.

Policy RA3: Development in the Countryside – states that development in the countryside, including extensions to existing buildings and ancillary development (fences, lighting, signage etc.) should not compromise the character of the countryside and landscape. All development in the countryside should be of an appropriate scale and not adversely impact on landscape character.

Policy EN2: Stewardship of the Historic Built Environment – states that development affecting the historic built environment, including that both statutorily protected and non-statutorily protected will be required to reinforce special character and take opportunities to improve poor visual character.

Development and Site Allocations Local Plan, 2016 (not yet adopted)

This part of the development plan has not yet been adopted, but has been issued for consultation and at this stage can only therefore provide context and an indication of the likely future objectives and policies for growth within the District.

Policy DEN1: Maintaining Landscape Character – states that *“the siting, layout and design of development should maintain and reinforce the natural and built landscape character of the area in which it is to be located, based on a clear understanding of the distinctive local landscape characteristics”*.

Policy DEN2: The High Weald Area of Outstanding Natural Beauty (AONB) – states that *“development within or affecting the setting of the High Weald AONB shall conserve and seek to enhance its landscape and scenic beauty, having particular regard to the impacts on its character components, as set out in the High Weald AONB Management Plan”*.

Saved Policies of the District Local Plan 2006, 2012

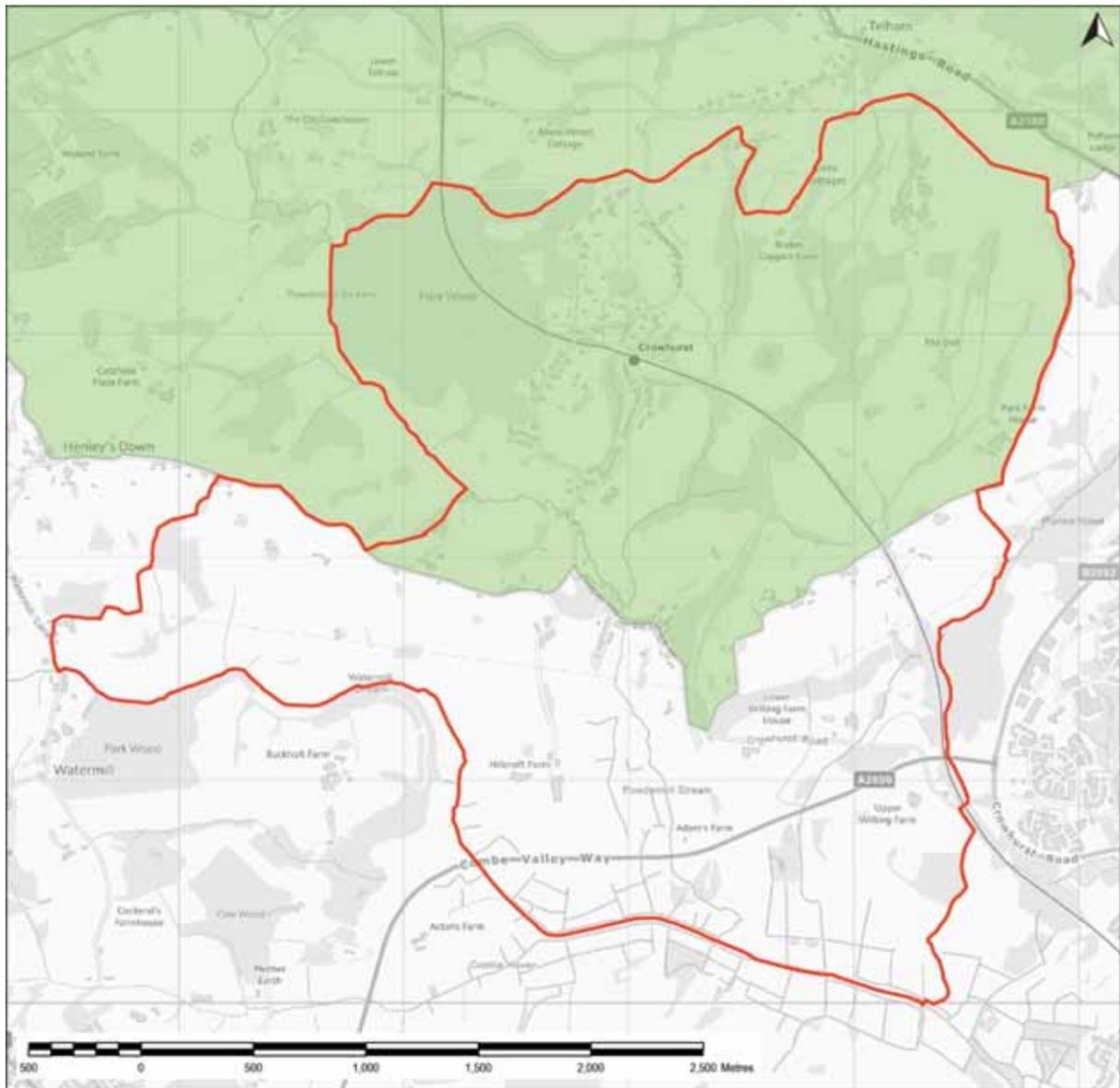
Many of the policies of the District Local Plan 2006 have been ‘saved’ and as such form part of the development plan.

Policy DS5: Strategic Gaps – states that development in the strategic gap between Crowhurst and Hastings shown on the Proposals Map should only be permitted in exceptional circumstances, in order to protect the individual character and setting of the village. Furthermore, any development within the strategic gap should be unobtrusive and not detract from the openness of the area.

3.2.3 Landscape Designations

The north of the neighbourhood area is designated as part of the High Weald Area of Outstanding Natural Beauty (AONB), as shown on Figure 2.

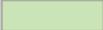
Figure 2: High Weald AONB



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Legend

 Neighbourhood Plan Boundary

 High Weald AONB

4. Historical Development

Crowhurst was a Saxon Hamlet (410 AD to 1065 AD) located between Battle and Hastings. In the first century (AD), there is evidence that the Romans were mining for iron in the Forewood. The village was completely destroyed by the Normans in 1066. In the 13th century, a manor house was built in the village and in the 15th century a parish church. Crowhurst expanded gradually in the early post-medieval period as close proximity and good transportation links to London allowed the development of trade and commerce. In the 17th century the ironworks of Crowhurst formed an important industry. The historic core of the village comprises buildings from the 16th until the 20th century. The large number of listed farmhouses dating from the 16th to the 19th century underlines the importance of agriculture in the area.

A summary of the area's archaeological history, provided by Crowhurst Parish Council, is included at Appendix C of this report.

Designated Heritage Assets

There are 25 listed buildings and one Scheduled Monument within the neighbourhood plan area, as shown on Figure 3 and listed in Appendix B. The listed buildings are all grade II listed, except from Hye House which is grade II* and the Parish Church of St George which is grade I. The Ruins of the Old Manor House date from 1250 and are designated both as a Scheduled Monument and grade II listed building.

Non-Designated Heritage Assets

Local lists form a vital element in the reinforcement of a sense of local character and distinctiveness in the historic environment. They can be used to identify significant local heritage assets to support the development of Local Plans. This is reinforced by Historic England in their Advice Note 7: Local Heritage Listing, which states that “*initiating a local heritage list in this way will develop awareness, encourage community involvement and helps ensure that the process remains transparent.*” (Historic England, 2016).

Rother District Council does not have a register of locally listed buildings. However, this does not mean that buildings that are not listed, lack architectural, historic or social interest. There are many buildings dating from the 19th and 20th century (or earlier) that could be considered of local interest. AECOM has identified and described a number of buildings and structures which make a particular, positive contribution to the character and heritage of the area and could be considered candidates for local listing. The list is not definitive, and further work will be required to determine the significance of these assets against criteria agreed with Rother District Council.

A - Old Rectory, Forewood Lane

The Old Rectory appears on the map since at least 1873-1874. It is two-storeys high constructed of brick with both sloped and gable elevations. Some of the gable elevations have windows under pointed arches. The site is now a Christian Healing Centre. The Old Rectory has historical and architectural interest.

B - The Old Exchange House, Forewood Lane

The Old Exchange House is a two-storey brick building in Flemish bond with tiled roof. The elevation facing on Forewood Lane has a door under a rectangular fanlight set in a moulded surround with brackets supporting the entablature. A building on the site appears at least since 1957. The building was a telephone exchange and village post office. It has historical, architectural and social value.

C - Plough Inn

Plough Inn is currently the only pub of the village. It appears on the 1873-1874 map of the area (Appendix A). The building is mainly two-storeys with single-storey additions. It is constructed of brick and the main two-storey elevation is constructed in English Garden Wall bond and has a porch with a hipped roof. The pub has historical, communal and some architectural value. This could be considered a candidate for designation as an Asset of Community Value (ACV).



C – Plough Inn

D - Crowhurst Methodist Chapel

To the north-west of the Plough Inn stands a former Methodist Chapel that is now home of the Crowhurst Chapel Fellowship, a Pentecostal congregation. The chapel appears on the 1908 map of the area (Appendix A). It has a rectangular plan and a gable roof. It is constructed of brick with windows under segmental arches. There is a single-storey flat-roof extension to the south-west. The chapel is of sympathetic appearance and has historical and communal value. This could be considered a candidate for designation as an Asset of Community Value (ACV).

E - Blacksmiths Cottage, Sandrock Hill

A building appears on the site of the Blacksmiths Cottage at least since 1873-1874. The cottage is constructed of brick and has tiled roofs. It has a rectangular plan and is two-storeys high and six-bays wide. There is a three-storey gable section on the fifth bay. The windows are modern with jack arches above. The third bay has a single porch with pitched roof and there are bargeboards on the porch and gable three-storey elevation. At roof level, there is ornamental roof ridge different in the gable elevation and the main eastern range. The house is set behind a low-brick wall. It has some architectural and historic interest and is an attractive building that contributes to the street scene.



E – Blacksmiths Cottage

F - Court Lodge Cottages, Forewood Lane (north-west of St George's Church)

A building appears on the site of the cottages on the 1908 map. The cottages have a rectangular plan and are constructed of brick. The main range has three gables on top of the first floor windows. To the north-west there is a subservient extension in keeping with the design while to the east there is a small single-storey addition. The windows are modern and there are three doorways on the ground floor, one of them blocked. The cottages have some historical and landscape value.

G - Three-storey house on Forewood Lane (to the north of Bramblings)

The building stands to the south of the railway line to the west of Forewood Lane. It is three-storeys high with roughcast rendered elevations under a slate roof. The main elevation facing onto Forewood Lane is three bays wide and has stone-effect quoins on the corners while there is a projecting chimneystack on the south elevation. The main door is under a semi-circular pediment and is flanked by two windows under entablatures supported by brackets. On the first floor the central window is under a semi-circular pediment as well while the two other windows are under segmental arches with keystones. The windows on the second floor are sashes and set directly under the eaves. A building on this site appears at least since 1873-1874. The building is built in a classical revival style and is quite distinct from other structures in Crowhurst. It is considered to have both architectural and historic interest.



*G – Three-storey house on Forewood Lane
H – Numbers 1 and 2 Powdermill Bank, Chapel Hill*

There are four buildings on the part of Chapel Hill just south of Forewood Lane. Historic maps show a building on the site of Nos. 1 and 2 since at least 1908. The building is two-storeys high above a semi-basement. It is constructed of brick in Flemish Garden Wall bond with jack arches on top of the ground floor windows. There are two doors on the ground floor under a brick porch with pitched roof. On the upper floor there is a stone plaque with the inscription "Powdermill Bank" and a date (1885). The cottages are shown on the 3rd and 4th edition maps while on earlier maps there were two Powdermills nearby. The cottages have a traditional appearance and contribute to the historic development of the village, having been used as a police station in its early years.



H – Powdermill Bank



J – Random Cottage and Swainham Cottage

I – Court Lodge

Court Lodge appears on the site since at least 1873-1874. The building is a conglomeration of materials and apparent are a lot of historic additions/alterations. There are stone and brick walls with interchangeable gable and sloped roofs. The main roof is tiled with brick chimneys while stone surrounds can be seen in some of the windows. The building is set within extensive grounds on a hill and views from the street are obscured by existing vegetation and trees. The house has historical and architectural value while it might have some associative value with the old manor house as well.

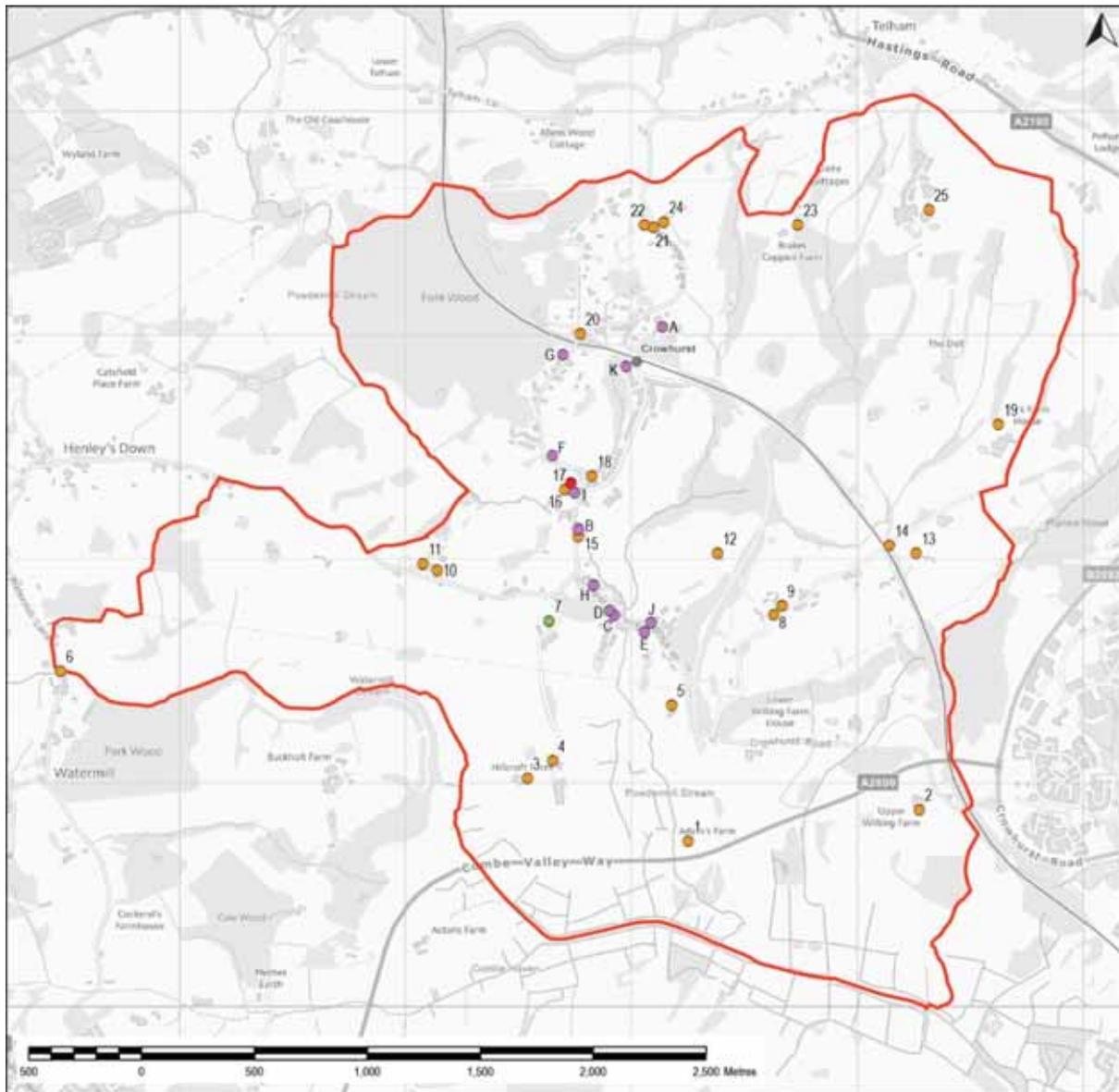
J – Random Cottage and Swainham Cottage, Sandrock Hill

This two-storey building with double-pitched roof can be seen on the 1908 map. The building is constructed of brick and the main elevation is in Flemish bond with jack arches on top of the ground floor windows and door. The original windows have been replaced on the main elevation and there are small-scale extensions to the east and north. Between the two first floor windows there is a date stone “Swainham Cottage 1876”. The building is of traditional appearance, characteristic of the area and contributes to the local history of the area and creates a sense of place.

K - The Oaks, Station Road

This is a two-storey property arranged in an L plan. It is mostly constructed of brick with hanging tiles on parts of the upper floor and partly timber frame with plastered or brick infill. The roof is tiled with a brick chimney. The windows and doors are modern. The building was built in the 20th century and is architecturally distinct in the area. It has architectural interest and contributes to the 20th century historic development of the place following the opening of the railway station and the construction of Station Road.

Figure 3: Heritage Assets



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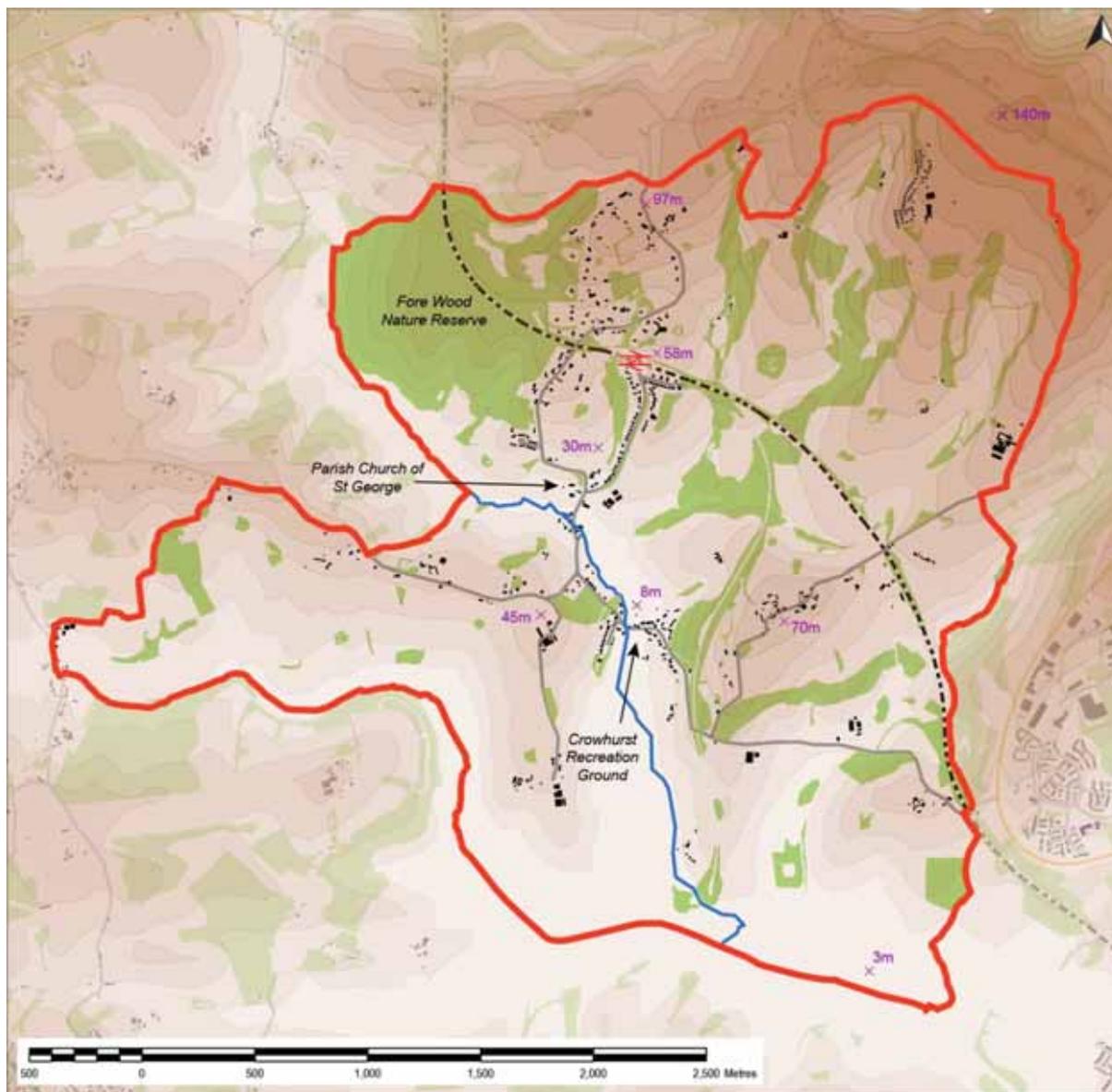
- Neighbourhood Plan Boundary
- Grade I listed building - Refer to Appendix B
- Grade II* listed building - Refer to Appendix B
- Grade II listed building - Refer to Appendix B
- Non-designated heritage asset (refer to labels in text)

5. Key Characteristics

This section of the report summarises the key characteristics of the neighbourhood plan area. Natural England defines key characteristics as “*those combinations of elements which help to give an area its distinctive sense of place*” that would result in significant consequences for the current character if they were changed or lost. As a result, they form important evidence to support the development of planning and management policies and a reference point against which to monitor future change (Natural England, 2014). The key characteristics of Crowhurst are as follows:

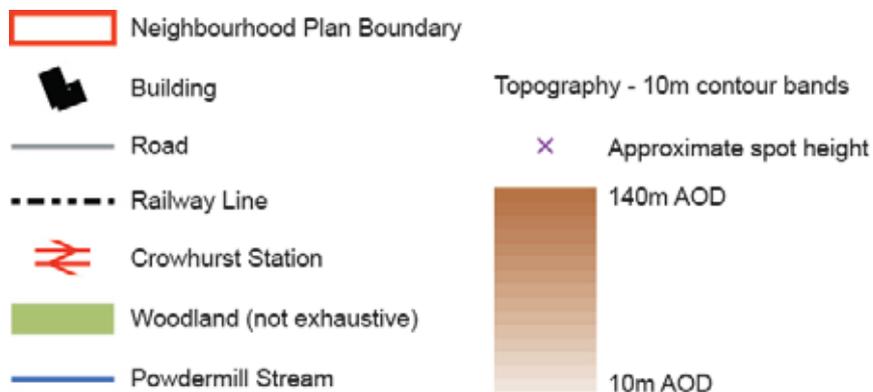
- Series of small, winding well-wooded valleys and combes with land generally falling from north to south (as shown on Figure 4);
- Primary hydrological feature in the area is Powdermill Stream, which flows broadly from west to south through the neighbourhood area;
- Landscape of mixed arable and pastoral farmland interspersed by woodland, including extensive areas of ancient woodland. Fields are mostly enclosed by hedgerows, tree belts, and areas of woodland;
- Strongly rural landscape with a sense of enclosure resulting from a combination of landform, woodland and vegetation that in turn contributes to a sense of tranquillity and remoteness in the valleys to the north;
- More open landscape to the south with a slightly reduced sense of tranquillity and remoteness as a result of the recently constructed A2690 link road between Hastings and Bexhill crosses the far south of the neighbourhood area;
- Publicly accessible woodland (also designated nature reserves) including Fore Wood and Quarry Wood (Crowhurst Nature Reserve);
- Settlement fragmented and dispersed with no clear settlement edge or centre to Crowhurst. However, there are two general focal points of settlement, one around Crowhurst railway station in the north of the parish, and one around The Plough Inn and Crowhurst Recreation Ground in the south of the parish;
- Variety of architectural styles representing the area’s piecemeal development over the past 150 years;
- Buildings predominantly detached and generally set back from the road in medium to large plots with well-vegetated boundaries;
- A few small cul-de-sac housing developments of terraced and semi-detached houses in the area, most recently constructed close to the railway station;
- Crowhurst railway station and associated railway line, which are enclosed by trees and woodland;
- Narrow rural lanes lined by hedgerows provide access to the area;
- Intimate views across valleys and combes generally curtailed by trees, woodland and ridgelines;
- Buildings largely concealed by landform, woodland and vegetation in the north of the parish, but more visible in the south of the parish around the recreation ground;
- Parish Church of St George a local landmark from within the south of the Powdermill Stream valley; and
- High-voltage pylons cross the landscape in the north and south of the parish.

Figure 4: Landscape Context



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Rural Landscape



Above: Strongly rolling mixed farmland enclosed by woodland, with development largely concealed, characteristic of much of the parish. The Parish Church of St George is a notable landmark in views when approaching from the south.

Below: The historic centre of the village around the Parish Church of St George is surrounded by pasture which is in turn enclosed by woodland, enhancing the rural characteristics of the parish.



Settlement Layout



Above: Buildings in the north of the parish are generally set back from the road and concealed by vegetation on property boundaries.

Below: Buildings in the south of the parish around Crowhurst Recreation Ground front up closer to the road, and buildings up either side of the steep valley sides are more prominent from the valley bottom.



Green Space



Above: Crowhurst Recreation Ground in the south of the parish includes a play area, cricket pavilion and car park. Its location in the base of the valley with wooded valley sides gives it a sense of enclosure.

Below: Fore Wood Nature Reserve, a publicly accessible RSPB and local volunteer managed nature reserve.



6. Managing Change

The character of Crowhurst Parish is the result of a range of interactions between natural and human processes. This evolution is supported by the section on historical development which describes how the structure and character of the area has changed over time. Together this provides a baseline against which change can be monitored and managed.

The evolution of the landscape will continue and therefore the management of change is essential to ensure that sustainable social, environmental and economic outcomes are achieved. This section therefore considers various factors which may influence change and inform the policies set out in the Crowhurst Neighbourhood Plan.

6.1 Positive aspects of character

There are a number of positive aspects of character which should be sustained, reinforced or enhanced. These generally relate to its sense of enclosure and quality of rural character:

- High degree of enclosure formed by the winding well-wooded valleys and combes and scenic beauty;
- A strong and well-managed network of grass verges, hedgerows and woodland lining the primary roads through the area, which are characteristic of a rural landscape;
- Variety of architectural design of buildings, which enhance diversity and interest;
- Low-density ribbon development comprising predominantly detached houses set in large plots, characteristic of a rural area;
- Buildings generally set back from the road and with well-vegetated gardens that create a sense of enclosure and reduce the visual influence of development on the surrounding landscape;
- Driveways, boundaries and gates meet the road in a varied manner, both set back and fronting up to the road which creates staggered lines and reflects the area's piecemeal development; and
- Intimate views across farmland and enclosed wooded valleys with generally limited visual influence of development in the landscape, which enhances a sense of remoteness.

6.2 Issues to be addressed

The following issues have been identified:

- Alterations and extensions which are unsympathetic to the original building, for example due to scale, poor quality materials or workmanship or attention to detailing; and
- Cul-de-sac development of a linear and uniform layout that lacks variety and interest.

6.3 Sensitivity to change

There are also some elements which are particularly sensitive to change:

- The sense of remoteness with an apparent lack of development;
- Views across valleys onto farmland;
- Designated and non-designated heritage assets and their settings; and
- Sense of enclosure provided by woodland, trees and hedgerows in the landscape.

6.4 Character management principles

The character and quality of the rural landscape makes a strong contribution to the character of settlement within Crowhurst and an appreciation of its history and heritage. The dispersed nature of the settlement and the abundance of mature vegetation create a strong framework within which future development could be accommodated, so long the general pattern of development is maintained. Managing change in this area should focus on sustaining, reinforcing or enhancing those aspects which contribute to its rural qualities and character. There should be a particular focus on design quality, which reinforces local distinctiveness, but does not preclude originality or seek to impose particular architectural styles. In order to address the issues highlighted above, the following principles should be considered when defining policies with respect to heritage and character.

- Seek to retain and protect the scenic beauty of the area by ensuring development is well-sited and integrated with the landscape, particularly where new development may affect views across and between valleys;
- Proposals to alter existing buildings should demonstrate a thorough understanding of the history and design qualities of the buildings and provide a clear rationale for how this is taken account of in the design of the alterations proposed;
- New development should be of a high quality design incorporating variety in architectural detail to provide interest and diversity. Developments of a homogenous housing typology are less likely to be appropriate;
- New development should incorporate diversity in the design of property boundaries including variety in well-vegetated boundaries, and should seek to provide off-road parking as far as possible. Cul-de-sacs and terraces and houses without vegetated boundaries are not likely to be appropriate to the rural setting; and
- The rural character of roads should be conserved by maintaining grass verges and hedgerows, and minimising small-scale incremental change such as fencing and new domestic access points.

In addition to policy protection, Crowhurst Parish Council may decide to take forward projects or initiatives which could be financed through the Community Infrastructure Levy (CIL) or Section 106 (S106) contributions, or if the project is not eligible for these mechanisms, through other means of funding or delivery. CIL is a tool for local authorities to levy contributions from developers to help deliver infrastructure projects which benefit the local community – for more information, see <http://planningguidance.communities.gov.uk/blog/guidance/community-infrastructure-levy/>.

Section 106 agreements are site-specific and put in place to make it possible to approve a planning application that might not otherwise be acceptable in planning terms – for example, the provision of new green space. It is recommended to seek advice from the Local Planning Authority on what types of project can be funded through CIL and S106.

7. Next Steps

This study is intended to provide evidence to support the development of policies with respect to heritage and character for the Crowhurst Neighbourhood Plan. As such, it does not provide a comprehensive overview of contribution of individual buildings, streets or spaces to the character of the area. It should be considered alongside other evidence gathered through the plan making process, such as detailed policy reviews, consultation responses and site options assessments and the evidence base of the Rother Local Plan.

Other work which would strengthen the evidence base and provide a basis for monitoring and managing future change includes:

- Work with Rother District Council to prepare detailed assessments of the buildings identified within section 4 of this report which are considered to be of local interest in line with Historic England Guidance: <https://content.historicengland.org.uk/images-books/publications/local-heritage-listing-advice-note-7/heaq018-local-heritage-listing.pdf/>.
- Consider identifying C - Plough Inn and D - Crowhurst Methodist Chapel as Assets of Community Value.
- Design guidelines, to take forward the character management principles set out in this assessment, particularly to define the scale, siting and expectations with respect to design quality of future development.
- An audit to record the size, function, quality and value of local green space, to determine which land is of particular importance and may warrant special protection through a Local Green Space designation.

A wealth of further information and support is available to assist Crowhurst Parish Council in applying the principles set out in this assessment. The Locality website is a useful starting point and is updated regularly. Current guidance which may be of interest includes:

- Community Rights and Heritage, July 2016: <http://mycommunity.org.uk/resources/community-rights-and-heritage/>
- Heritage in Neighbourhood Plans, July 2016: <http://mycommunity.org.uk/news/heritage-in-neighbourhood-plans/>
- Design in Neighbourhood Planning, February 2016: <http://mycommunity.org.uk/resources/design-in-neighbourhood-planning/>

Further technical support is also available to priority neighbourhood planning groups and forums through Locality, funded by DCLG. The other packages of support currently available are:

- Housing Advice and Assessment
- Site options and assessment
- Urban Design and Masterplanning, including Design Codes
- Strategic Environmental Assessment (SEA)
- Environmental Impact Assessment (EIA)
- Habitats Regulations Assessment (HRA)
- Plan and Site Viability
- Evidence Base and Policy Reviews
- Facilitation Support
- Technical Facilitation
- Health check prior to examination

**Further information is available in the Neighbourhood Planning
Grant Guidance Notes produced by Locality:
[http://mycommunity.org.uk/resources/guidancenotes-
neighbourhood-planning/](http://mycommunity.org.uk/resources/guidancenotes-
neighbourhood-planning/)**

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Appendix A - Historic Maps



Site Details:

1874-A3PDF-10000,

Client Ref: 39015
Report Ref: CMAPS-CM-640502-39015-180717
Grid Ref: 575952, 112242

Map Name: County Series

Map date: 1873-1874

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1874
 Revised 1874
 Edition N/A
 Copyright N/A
 Levelled N/A

Surveyed 1873
 Revised 1873
 Edition N/A
 Copyright N/A
 Levelled N/A



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 Groundsure Insights
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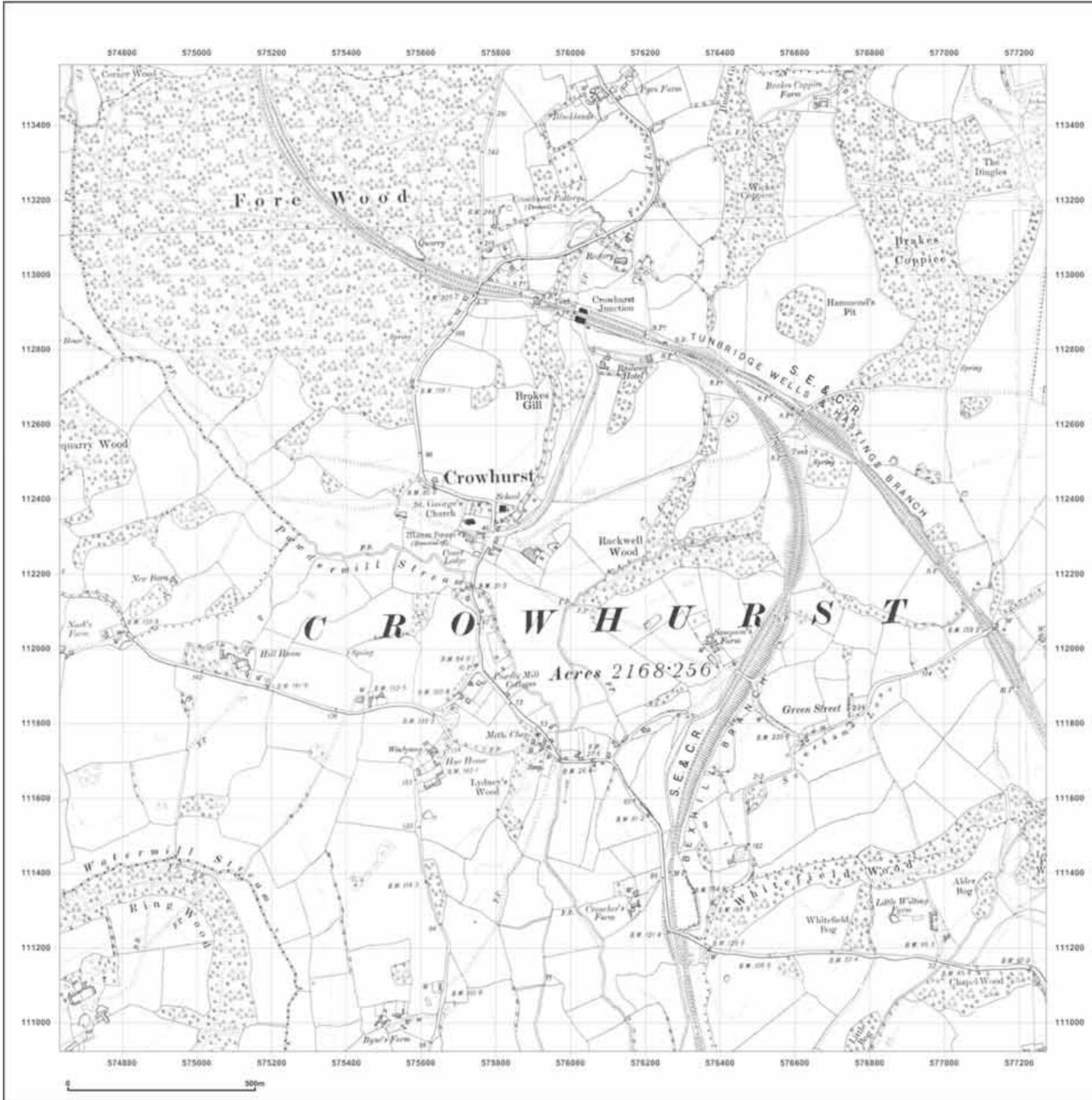


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Production date: 18 July 2017

To view map legend click here [Legend](#)



Site Details:

1908-A3PDF-10000,

Client Ref: 39015
Report Ref: CMAPS-CM-640501-39015-180717
Grid Ref: 575952, 112242

Map Name: County Series

Map date: 1908

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1873
 Revised 1908
 Edition N/A
 Copyright N/A
 Levelled N/A

Surveyed 1872
 Revised 1908
 Edition N/A
 Copyright N/A
 Levelled N/A

Surveyed 1873
 Revised 1908
 Edition N/A
 Copyright N/A
 Levelled N/A

Surveyed 1872
 Revised 1908
 Edition N/A
 Copyright N/A
 Levelled N/A



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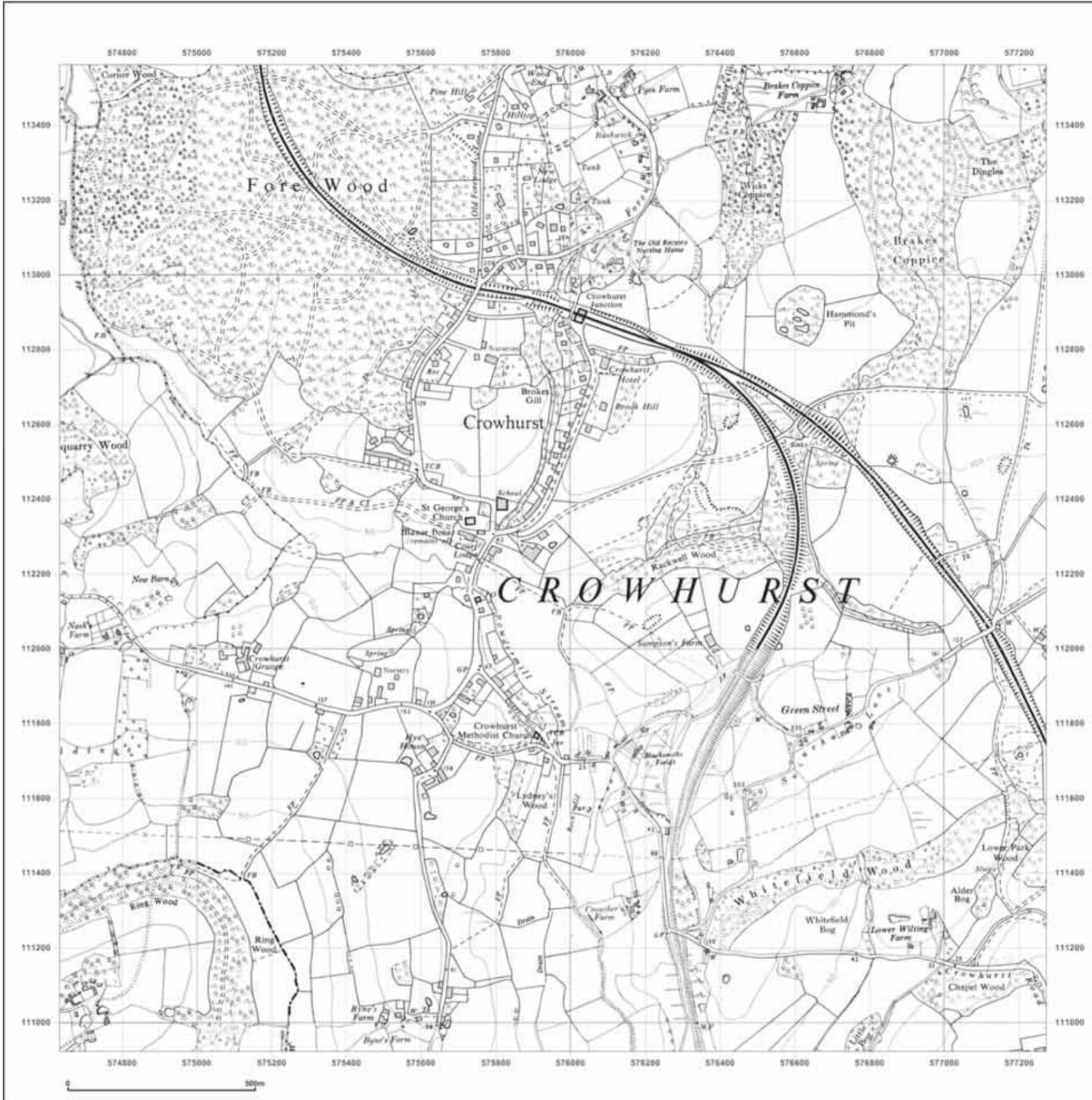


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Production date: 18 July 2017

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Site Details:

1957-A3PDF-10000,

Client Ref: 39015
Report Ref: CMAPS-CM-640500-39015-180717
Grid Ref: 575952, 112242

Map Name: Provisional

Map date: 1957

Scale: 1:10,560

Printed at: 1:10,560



Surveyed 1957
 Revised 1957
 Edition N/A
 Copyright N/A
 Levelled N/A

Surveyed 1957
 Revised 1957
 Edition N/A
 Copyright N/A
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Production date: 18 July 2017

To view map legend click here [Legend](#)

Appendix B – Schedule of Heritage Assets

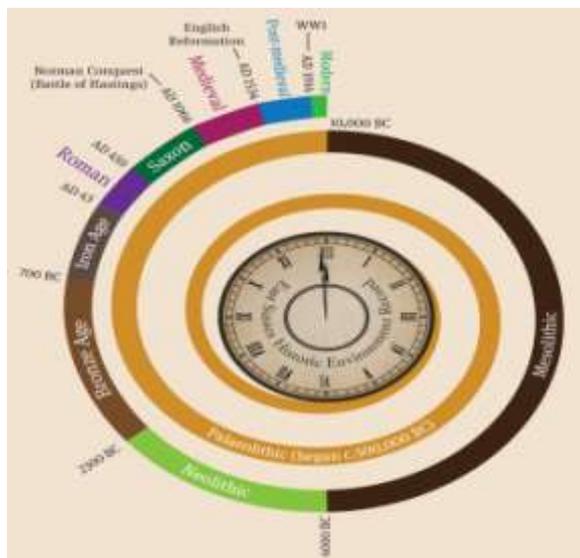
ID	LIST ENTRY	NAME	GRADE	X	Y	LIST DATE
1	1276644	ADAM'S FARMHOUSE	II	576252	110740	03/08/1961
2	1233259	UPPER WILTING FARMHOUSE	II	577276	110881	13/05/1987
3	1276652	BYNES FARMHOUSE	II	575540	111022	03/08/1961
4	1276688	ROYAL OAK	II	575652	111101	13/05/1987
5	1276686	CROUCHER'S FARMHOUSE	II	576179	111349	13/05/1987
6	1233365	OAK COTTAGE	II	573472	111500	27/10/1983
7	1233348	HYE HOUSE	II*	575636	111725	03/08/1961
8	1276689	GREEN STREET FARMHOUSE	II	576631	111754	13/05/1987
9	1233362	GREEN STREET COTTAGE	II	576668	111794	13/05/1987
10	1233257	BARN AT HILL HOUSE FARM TO THE SOUTH EAST OF HILL HOUSE	II	575141	111950	13/05/1987
11	1233256	HILL HOUSE	II	575077	111977	03/08/1961
12	1233262	SAMPSON'S FARMHOUSE	II	576382	112025	13/05/1987
13	1276655	STONEBRIDGE FARMHOUSE	II	577261	112025	13/05/1987
14	1233363	STONEBRIDGE COTTAGE	II	577143	112059	13/05/1987
15	1233339	THE FURNACE	II	575764	112101	13/05/1987
16	1233335	RUINS OF THE OLD MANOR HOUSE	II	575705	112310	03/08/1961
17	1233292	THE PARISH CHURCH OF ST GEORGE	I	575733	112339	03/08/1961
18	1276685	SCHOOL HOUSE	II	575825	112371	13/05/1987
19	1233364	PARK FARMHOUSE	II	577626	112601	13/05/1987
20	1233261	BROWN COTTAGE	II	575774	113008	13/05/1987
21	1233344	BLACKLANDS FARM COTTAGE	II	576098	113481	13/05/1987
22	1276687	BLACKLANDS FARMHOUSE	II	576058	113492	13/05/1987
23	1233347	SQUIRREL COTTAGE	II	576738	113492	03/08/1961
24	1233260	PYES FARMHOUSE	II	576144	113505	13/05/1987

Appendix C – Archaeological Summary of Area

Crowhurst Parish – Archaeology summary April 2017

The parish of Crowhurst has a well-documented rich history with particular interest in Roman iron working sites and the time of the Norman Conquest. But it is arguably the planning and construction of the Combe Valley Way (Bexhill Hastings Link Road), which included a comprehensive set of archaeological surveys and excavations, spanning the late 1990s until 2014 which have revealed potentially internationally important, rich and complex evidence for human occupation within an evolving landscape from the end of the last ice age through to the present day. The results of this work which will be fully reported by 2021, will help provide a detailed contextual understanding of the history and archaeology of the parish of Crowhurst and neighbouring parishes that include the Combe Haven. What follows is a short summary of the results of recent archaeological work.

The 'time spiral' below shows the main divisions including the Stone Age (Palaeolithic, Mesolithic and Neolithic) and subsequent Bronze Age, Iron Age, Romano-British, Saxon, Medieval and Post-Medieval periods.



Stone Age

The Stone Age covers an immense period of time during which stone tools and especially those made from flint are the characteristic artefacts.

Evidence for people occupying the Crowhurst landscape during the later **Palaeolithic**, **Mesolithic** and **Neolithic** has survived, primarily in the form of sites where flint tools were made and used. These sites range in size from small assemblages, perhaps a moment of re-fitting weapons during a hunting trip to large camp sites with a wide range of flint tools as well as the remains of pits and fireplaces. Individual types of tool, carefully and repeatedly produced, provide insights into wood working, skinning, food processing and other everyday activities and how these varied from one area to another. We can perhaps see where children would have learnt their crafts and whilst evidence for structures is rare, at least one flint scatter of early Mesolithic date is associated with an intriguing set of stake holes, which could indicate the site of a hunting screen or wind break. The precise definition of the extent of flint scatters may allow us to interpret the location of structures,

perhaps tents, for which no remains survive or areas where animals were butchered or skins were cleaned.

More than 200 separate flint scatters, comprising nearly 500,000 pieces of worked flint have been recorded by Oxford Archaeology making the Combe Valley Way archaeological excavations, that include parts of Crowhurst parish, the most important archaeological excavations of their type, ever undertaken in the UK.

[Archaeological excavation of flint scatters Watermill Valley]



The most well-preserved prehistoric remains lie on the lower valley slopes and valley floor where there has been less agricultural impact over the millennia. The careful removal of peat and alluvium, deposited as sea levels rose and the valleys flooded during prehistoric times, has revealed how complex the old land surfaces were, with many ridges, gullies and hollows. Pollen, insects and other organic remains collected during archaeological excavations help us understand more about the changing climate and ecology of the Combe Haven and see how people adapted to these changes and how they may have contributed to those changes, for example by felling trees and clearing land during the Mesolithic and from the Neolithic onwards by continuing to alter the environment by creating landscapes with settlements, monuments, field systems and trackways.

In the alluvium and peat of the Combe Haven in the south of the parish, archaeologists have found worked wooden objects and possible structures of probable Neolithic or Early Bronze Age date and which may form part of trackways or wetland edge platforms.

A wide range of different flint tool types have so far been recorded, ranging from the long blades of the Late Upper Palaeolithic, used for cutting and butchering through to the microliths of the Later Mesolithic used for arrows and spears.

[Long blade and Microlith]



The vast number of separate flint assemblages help us to understand how and why tool technology changed over time and to what extent this was driven by changes in climate and ecology as relative sea levels rose, coming closer to the parish and Britain became separated from the continent some eight thousand years ago. At this time many people would have been driven from their flooded 'homelands' to the relatively higher ground and we are perhaps seeing a significant increase in activity in the parish in the Late Mesolithic as a result.

The archaeology of Crowhurst is helping us to understand these most important periods of change in our history, including for example during the transition from the hunter-gathering of the Mesolithic to the Neolithic; which saw the introduction of many new ideas including knowledge of pottery making, agriculture, social organisation and new belief systems. Discoveries include sites with Late Mesolithic flint tools and associated hearths and pottery. Discoveries also include flint axes, adzes and worked wood.

[Waterlogged wood under peat with associated flint scatters Combe Haven]



The application of C14 dating of organic remains associated with the flint scatters, for example hazel nuts in pits, is one key method for dating when changes may have happened in the Crowhurst area.

[Neolithic flint axe for woodworking]



Bronze Age and Iron Age

Over one and a half thousand years after the beginning of the Neolithic there is evidence for continued change in the Crowhurst and Combe Haven landscape, with the discovery of numerous barbed-and-tanged arrowheads, a rare archer's wrist guard, a ring ditch (ritual circular area or barrow in the south of the parish), numerous burnt mounds and the development of more formal field systems and droveways. The burnt mounds, which comprise pits, channels and large overlying mounds of burnt clay and stone are likely to represent the remains of communal cooking or industrial processing sites, though it has also been suggested that they may be the sites of saunas or sweat lodges. They have been found in all the valleys south of Crowhurst, lying close to the present day edge of the wetland and drier valley sides. It is clear from the range of flint tools, pottery and monuments that the Crowhurst landscape was well-organised during the Bronze Age.

At present, it is difficult to understand what life would have been like during the Iron Age, following what appears to have been a settled and well-organised Bronze Age landscape. This may be a result of much wetter conditions and economic and social decline and a failing agricultural economy or because we are finding it difficult to interpret the archaeological evidence.

[Bronze Age burnt mound being excavated]



[Prehistoric woodworking tools]



[Early Bronze Age barbed-and-tanged arrowheads]



Romano-British

By the end of the Iron Age and the beginning of the Roman period, the evidence indicates that the landscape was busy with small settlements on ridge tops close to iron working sites. At Upper Wilting Farm in the south of the parish, excavation has revealed occupation from the 1st century AD through to the late 2nd century AD, comprising an iron working site and adjacent ditched enclosure, which may have been used for accommodation by those working on the industrial site. The iron working site included areas for preparing charcoal, roasting ore and then smelting with the remains of more than fourteen bloomery furnaces and hundreds of cubic metres of overlying slag and cinder deposits. Evidence for either iron working, and/or associated settlement of this period has also been found on all the ridges to the west, including at Adams Farm, Bynes Farm, Actons Farm and Glovers Farm and collectively will help us gain a much better understanding of how relatively settled the rural landscape of the Roman period in the parish would have looked. Not the impenetrable forest that many may have imagined. The Roman iron working site at Upper Wilting farm does not have any evidence for a connection with the *Classis Britannica*. The analysis of the metal working at the site will allow a more sophisticated understanding of the industry within the parish and enable us to more fully understand know sites such as those at Crowhurst Park, which may have started before the works at Upper Wilting. However, it should be noted that only the upper part of the Upper Wilting site has been excavated and evidence for earlier working may be found in future further down slope to the north. The nature of the works at Upper Wilting farm once again highlight the significant industrial scale of ironworking that would have been undertaken in the parish during the Roman occupation.

[Romano-British iron working furnace Upper Wilting Farm]



Saxon, Medieval and through to the present day

The archaeological excavations of the Bexhill Hastings Link Road project have provided the opportunity to understand more about the development of Saxon settlement following the collapse of the Roman Empire. In many cases these are the settlements which now survive as farms such as at Upper Wilting Farm. Here ditches, gullies, pits, post holes and a small number of fragmentary artefacts including pottery have been found and C14 dates indicate activity here as early as the 7th century AD. There is some evidence for Saxon iron working continuing in the parish as well as cereal cultivation attested by the discovery of three corn drying ovens.

The historic landscape of Crowhurst parish is rich and complex with many aspects visible today that are articulated on the tracks, monuments, fields, industrial areas and settlements of the many generations that have lived in the parish since the end of the last ice age; a period of over ten thousand years.

With the archaeological field work for the Bexhill Hastings Link Road (Combe Valley Way) now completed, the archaeologists are working on the post-excavation 'laboratory work' of assessing and analysing all the records, finds and samples. This will be completed in 2020 – 2021. The archive will then go to Bexhill Museum where it is hoped a comprehensive display of local archaeology can be developed along with facilities for storage and presentation of the finds. All archaeological sites identified but not excavated as part of the Bexhill Hastings Link Road project will need to be protected below ground by careful future management.

***Casper Johnson FSA
April 2017***

