



**Chris Butler MCIfA
Archaeological Services Ltd**



**A Heritage Impact
Statement for
St Andrews Church, Bishopstone Road,
Bishopstone, Seaford, East Sussex,
BN25 2UD.**

Project No. CBAS1500

By

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Summary

A Heritage Impact Statement has been carried out for St Andrews Church, Bishopstone Road, Bishopstone, Seaford, East Sussex in order to establish the likely presence and importance of any archaeological remains that may be affected by a proposed extension to the north-west of the church.

This report has established that the Study Area has a rich archaeological resource, with extensive evidence for multi-period prehistoric to Saxon occupation present on Rookery Hill. In proximity to the site, Mesolithic and Bronze Age flintwork and a Bronze Age burial are known.

Evidence for a Late Saxon settlement and cemetery associated with St. Andrews has been excavated on the village green to the immediate north of the church. All cut features here have been fully excavated and recorded but there is a high potential for burial and structural features dating from the Saxon period and later to survive within the churchyard.

The proposed development holds potential to impact upon the historic fabric of the church and upon any archaeological remains present in the churchyard, and the County Archaeologist may recommend a programme of archaeological monitoring be undertaken in accordance with the National Planning Policy Framework.

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1.0 Introduction

- 1.1** Chris Butler Archaeological Services Ltd (CBAS Ltd) has been commissioned by the PCC of Bishopstone Church, c/o Richard Martin (the Client) to prepare a Heritage Impact Statement for St Andrews Church, Bishopstone Road, Bishopstone, Seaford, East Sussex (hereafter the Site; Figs. 1 & 2, Appendix 1) in order to establish the likely presence and significance of any heritage assets which may be impacted by the proposed construction of an extension to the north-west of the church (Fig. 3, Appendix 2).
- 1.2** The Site (centre point: TQ 47240099) is located in the historic core of Bishopstone and comprises the Grade I Listed church (List Entry Number: 1044059) set towards the northern boundary of its churchyard. The churchyard is enclosed by a flint wall. The boundaries to the east, south and west are tree-lined while the northern boundary is open. The village green is present to the north of the Site, while residential and vacant plots are present to the south, east and west.
- 1.3** The Site lies upon a spur of land in the South Downs at a height of c. 18-15m aOD¹ and overlooks a dry valley to the west. According to the British Geological Survey² the geology of the site is chalk of the Newhaven Chalk Formation.
- 1.4** The Site is located in an Archaeological Notification Area (ANA; Fig 4) associated with the Saxon, medieval and post-medieval village. The village core is designated as a Conservation Area. The Conservation Area includes four Listed Buildings in addition to the church. Four Scheduled Monuments defining the sites of Bronze Age bowl barrows are present on Rookery Hill to the west of Bishopstone (Fig. 5).
- 1.5** This report initially covers the objectives and scope of the report, then discusses the methodology used in the survey, followed by a review of the archaeological and historical assets located within the Study Area. Before conclusions are drawn together, former impacts upon any potential archaeology within the Site are assessed, as is the possible impact of the proposed development upon this potential archaeology.
- 1.6** A report³ on the west wall of the north aisle and the north wall of the tower is included as Appendix 3.

¹ https://www.daftlogic.com/projects-find-elevation-on-map.htm#google_vignette

² https://geologyviewer.bgs.ac.uk/?_ga=2.260009609.2028623316.1711096276-1189056996.1711096276

³ Butler, C and Butler, R. 2023. Report on St. Andrew's Church, Bishopstone, East Sussex.

2.0 Objectives and Scope

- 2.1** The objective of this report is to gain information about the known or potential archaeological resource within the Site and its immediate area. This information will include that relating to the presence or absence of any archaeology, its character, extent, date, integrity and state of preservation, and the relative quality of the potential archaeological resource.
- 2.2** This information will allow an assessment of the merit of the archaeology in context to be made, leading to the formulation of a strategy for the recording, preservation and management of the resource or, where necessary, the formulation of a strategy for further investigation where the character and value of the resource is not sufficiently defined to permit a mitigation strategy or other response to be outlined.
- 2.3** The report will consider the archaeological resource within a Study Area with a 1km radius around the Site Centre. The survey will also take into account sites further afield where these may be considered to have an impact or relevance to the Site in its landscape setting.
- 2.4** It should be noted that this report can only take into account the existing known archaeology, and by its nature cannot provide a complete record of the archaeological resource of the Site. Its intention is to provide an overview of the known archaeology within the Study Area, from which judgements can be made about the potential archaeological resource of the Site itself.

3.0 Methodology

3.1 This report has been prepared in accordance with the requirements of the National Planning Policy Framework (DLUHC 2023), the *Sussex Archaeological Standards* (Sussex County Councils 2019) and the *Standard and Guidance for Historic Environment Desk-based Assessment* (Chartered Institute for Archaeologists 2014).

3.2 The research for this report has included an analysis of the following resources:

- East Sussex Historic Environment Record (HER Ref. 254/23);
- Historic mapping;
- Online resources;
- Grey literature;
- CBAS library resources;
- British Geological Survey;
- Aerial photographs and satellite imagery;
- LiDAR

3.3 The following maps were used:

- Yeakell and Gardner's map (1778-1783);
- Ordnance Survey Drawing c.1789;
- Bishopstone Tithe map (1841);
- 1st Edition OS map (1879);
- 2nd Edition OS map (1899);
- 3rd Edition OS map (1910);
- 1927 OS map
- Later OS maps.

Information gained from the map regression exercise is contained in Section 4

3.4 The Historic Environment Record search result is reproduced in map form in Fig. 6.

4.0 Archaeological and Historical Background

- 4.0.1 This section considers each archaeological period in turn, reviewing the known archaeological resource of the Study Area, briefly defining its location, extent, character, date, integrity, state of preservation and quality.
- 4.0.2 The review of each period will also bring in evidence from a wider area, especially where there is little known archaeological evidence locally. This will enable a more accurate judgement to be made about the archaeological potential of the Site. This evidence will include that taken from similar landscapes and geologies.
- 4.0.3 The HER lists thirty-two archaeological events for the Study Area (Fig. 7). See Section 4.11 for a summary of those events which are relevant to the Site.

4.2 Palaeolithic Period (750,000BC - 10,000BC)

- 4.2.1 This period covers a broad expanse of time, during which early hominid occupation of southern Britain was intermittent. The period is divided into warm and cold periods, with the evidence suggesting that hominid occupation occurred during some of the warm periods.
- 4.2.2 In the southeast, the raised beach deposits at Boxgrove, near Chichester, have revealed a large number of *in situ* Palaeolithic finds up to 500,000 years old⁴. The Brighton-Norton Raised Beach, dating to c 200,000 years ago, extends across the western part of Sussex at the 15m contour line to be exposed at Block Rock near Brighton Marina⁵. Elsewhere in this region, most Palaeolithic artefacts are isolated chance finds of hand axes or worked flint, which frequently relate to disturbed geological contexts, mostly from buried river terrace gravels and the coastal plain.
- 4.2.3 A Lower Palaeolithic to Middle Palaeolithic handaxe (MES1641) held in the British Museum is said to derive from Bishopstone, although it may in fact be provenanced to Bishopstone in Kent.
- 4.2.4 Palaeolithic artefacts from the Study Area are poorly provenanced and given the geology of the Site there is a low potential for archaeology of this period.

⁴ Pope, M. 2003. 'The earliest occupation of Sussex: recent research and future objectives' in Rudling, D. (ed), *The Archaeology of Sussex to AD2000*. King's Lynn: Heritage Marketing and Publications Ltd.

⁵ *Ibid.*

4.3 Mesolithic Period (10,000BC - 4,000BC)

- 4.3.1 The start of the Mesolithic period saw Britain largely covered by pine and birch woodland, which was gradually replaced by a mixed deciduous woodland that provided an ideal environment for the bands of hunter-gatherers who were exploiting the resources on a seasonal basis⁶. There is some evidence that these groups utilised the resources of the South Downs, especially during the Later Mesolithic, either to hunt and gather or to obtain flint with which to make their tools. Most Mesolithic finds are found on outcrops of Clay-with-flints such as at Red Hill⁷, or the Woolwich and Reading Beds (Lambeth Group), such as those located in Peacehaven.
- 4.3.2 A flint working site (MES49) is recorded c. 200m to the north-east of the Site in an area recorded as Head geology.
- 4.3.3 There is evidence for Mesolithic exploitation of the resources of the South Downs and the presence of a Mesolithic site a relatively short distance from the Site suggests there is a moderate potential for finds and features of this date on Site.

4.4 Neolithic Period (4,000BC - 2,500BC)

- 4.4.1 A number of changes occurred during the Neolithic, some of which may have had an impact on the local area. Some of the woodland was being cleared and small-scale agricultural activities are likely to have started. However, environmental evidence suggests that although the Downs may have been largely cleared of woodland by the end of the Neolithic, leaving an open landscape, there is little evidence for ploughing having taken place⁸.
- 4.4.2 Other changes in the earlier part of the Neolithic period include the construction of large-scale monuments and the first industrial activity. The site is midway between the causewayed enclosures of Combe Hill and Offham; two of eight such sites in Sussex⁹. Although both sites occupy high positions, their location on the north side of the Downs suggests that they had little influence over the Bishopstone area¹⁰. It has been suggested that the Whitehawk causewayed enclosure at Brighton may have exerted

⁶ Holgate, R. 2003 'Late Glacial and Post-glacial Hunter-gatherers in Sussex', in Rudling, D. (Ed) *The Archaeology of Sussex to AD2000*, Kings Lynn, Heritage Marketing & Publications Ltd, 29-38.

⁷ Barber, L. & Bennell, M. 2002 'Excavations at Redhill' in D. Rudling (ed) *Downland Settlement and Land-use: The Archaeology of the Brighton Bypass*, Archetype Publications

⁸ Wilkinson et al. 2002 'The Excavation of Six Dry Valleys in the Brighton Area: The Changing Environment', in Rudling, D. (ed) *Downland Settlement and Land-Use*, London, Archetype Publications Ltd.

⁹ Drewett, P. 2003 'Taming the Wild: The first farming Communities in Sussex, in Rudling, D. (Ed) *The Archaeology of Sussex to AD2000*, Kings Lynn, Heritage Marketing & Publications Ltd, 39-46.

¹⁰ Oswald et al. 2001 *The Creation of Monuments*, Swindon, English Heritage.

some influence along the coastal area¹¹. There is evidence for the continued use of the Clay-with-Flint outcrops during the Neolithic to procure flint and manufacture axes¹².

- 4.4.3 A 'blunted axe-like implement' of flint of probable Neolithic date (MES1635) was found at an unspecified location in Bishopstone. Further flintwork (MES1640) comprising a flint rubbing stone scrapers, flakes, hammerstones and fragments of polished celts indicates tool manufacture in the area. The material is thought to derive from Rookery Hill (MES1663), where excavation established the earliest phase of occupation to be Neolithic.
- 4.4.4 A Neolithic site (MES7205) is also known at Valley Dip c. 1km to the south-east of the Site and flintwork of this date (MES36509) was recovered at Antony Close, Bishopstone.
- 4.4.5 There is clear evidence for Neolithic activity on Rookery Hill, but no archaeology of this date has been recorded in proximity to the Site and there is a low potential for finds and features of this date.

4.5 The Bronze Age (2500BC - 800BC)

- 4.5.1 The Early Bronze Age provides limited evidence for settlement in lowland Britain, although the distribution of round barrows is a strong indicator of settled communities. By the Later Bronze Age, the use of bronze tools and weapons is more common, and there is a significant change of focus in the archaeological record towards more visibly sedentary settlement patterns, and increasingly developed agricultural exploitation.
- 4.5.2 The Bronze Age saw the final clearance of the woodland on the South Downs and environmental evidence suggests that the Downland was given over to an open grazed landscape with limited arable agriculture until the end of the period when arable land appears to have increased¹³. The evidence suggests that the Downland landscape may have been quite densely populated by small farming settlements, surrounded by fields during the Middle and Later Bronze Age. Examples have been found on the Downs, with an example fully excavated at Black Patch¹⁴.

¹¹ Drewett, P. 1994 'Dr V. Seton Williams' excavations at Combe Hill, 1962, and the role of Neolithic causewayed enclosures in Sussex', *Sussex Archaeological Collections* **132**, 7-24.

¹² Butler, C. 2001 'A Mesolithic and later prehistoric flintworking site at East and West Hills, Pyecombe, West Sussex', *Sussex Archaeological Collections* **139**, 7-26.

¹³ Wilkinson et al. 2002 'The Excavation of Six Dry Valleys in the Brighton Area: The Changing Environment', in Rudling, D. (ed) *Downland Settlement and Land-Use*, London, Archetype Publications Ltd.

¹⁴ Drewett, P. 1982 'Later Bronze Age downland economy and excavations at Black Patch, East Sussex', *Proceedings of the Prehistoric Society* **48**, 321-400.

- 4.5.3 A number of bowl barrows (MES1636, MES1637, MES1638, MES1643, MES1644, MES1956), some of which have been destroyed by housing development, are known around Rookery Hill. Excavations here in 1971 also found evidence for a settlement (MES1663) dating to the Bronze Age.
- 4.5.4 Humanly struck flint (MES7346) probably dating to the Late Bronze Age has been recovered from a field c. 220m to the south of the Site.
- 4.5.5 A single flexed inhumation radiocarbon dated to the Late Bronze Age was found during excavation of the village green¹⁵. The feature was positioned roughly 20m to the north of the church nave. A potentially related feature was a linear cut which extended northwards from the grave's northern end.
- 4.5.6 The evidence indicates the surrounding landscape was occupied during the Bronze Age, and the presence of a burial of this date a short distance from the church suggests there is a high potential for finds and features of this date.

4.6 The Iron Age (800BC - 43AD)

- 4.6.1 Social and economic growth increased rapidly during the Iron Age, leading to an increase in population and the need to exploit more marginal environments. In southern Britain, small-scale open farmsteads seem to have been sited within an emerging agricultural landscape, reflecting increasing control and manipulation of the environment. Larger defended hillfort settlements were interspersed between these farmsteads, field systems and trackways.
- 4.6.2 Many of the Iron Age hillforts in Sussex appear to have originated in the Later Bronze Age but become important centres of control and redistribution in the Middle and Later Iron Age.
- 4.6.3 The excavation at Rookery Hill (MES1663) found an Early Iron Age unenclosed settlement to have been succeeded by Late Iron Age enclosed and unenclosed settlements. Late Iron Age flexed inhumations were also found. Iron Age finds (MES36497 & MES36510) retrieved during watching briefs c. 600m to the south-west of the Site may have derived from the Rookery Hill settlement.
- 4.6.4 Part of a domestic Iron Age settlement (MES29305) has also been excavated at Norton Farm, c. 750m to the north of the Site.

¹⁵Thomas, G. (2010). The later Anglo-Saxon settlement at Bishopstone. York: Council for British Archaeology.

- 4.6.5 Although the surrounding landscape was settled during the Iron Age, little evidence for an Iron Age presence is known in proximity to the Site and there is a low potential for archaeology of this date.

4.7 The Roman Period (43AD - 410AD)

- 4.7.1 The Roman invasion of Britain in 43AD resulted in dramatic alterations to this island's social and economic environments¹⁶. It is likely that many of the rural farmsteads and associated field systems that were in existence in the Later Iron Age continued throughout the Roman period. Where they have been excavated, they provide evidence for a mixed farming economy of crops and animal husbandry.
- 4.7.2 In Sussex Roman villas appear to be concentrated to the north of the Downs, e.g. Beddingham, Barcombe and Plumpton, although a Roman villa site was excavated in the centre of Newhaven between 1971 and 1974¹⁷.
- 4.7.3 Continued occupation of Rookery Hill is evidenced by the presence of two adjacent Romano-British farmyards (MES1663). Roman settlement is also represented here by a possible boundary ditch and pit and a hearth dating to the 3rd century (MES1664). A probable Roman ditch (MES15552) was identified during a watching brief at 47 Marine Drive, Rookery Hill
- 4.7.4 A lynchet (MES1957) on Norton Hill may be Romano-British in origin, and features and pottery dating to the Roman period (MES26667) were identified during a watching brief undertaken between Bishopstone and Norton, c. 860m to the north-west of the Site.
- 4.7.5 While the surrounding landscape was evidentially occupied by Roman populations there is little evidence for their presence in proximity to the Site and there is a low potential for archaeology of this date.

4.8 The Saxon Period (410AD - 1066AD)

- 4.8.1 Bishopstone first enters the historical record circa AD 800 as a holding of the South Saxon bishops under the name *denu-tun* meaning 'valley farm/estate'¹⁸. An estate at *Deantone* (assumed to be Bishopstone) is described as having a church in 825¹⁹.

¹⁶ Rudling, D. 2003. 'Roman Rural Settlement in Sussex: Continuity and Change', in Rudling, D. (Ed) *The Archaeology of Sussex to AD2000*, Kings Lynn, Heritage Marketing & Publications Ltd.

¹⁷ Bell, M. 1976 'The Excavation of an Early Romano-British site and Pleistocene Landforms at Newhaven, Sussex', *Sussex Archaeological Collections* **114**, 218-305.

¹⁸ Thomas, G. (2010). The later Anglo-Saxon settlement at Bishopstone. York: Council for British Archaeology.

¹⁹ Combes, P. 2002 'Bishopstone', *Sussex Archaeological Collections* **140**, 49-56.

Evidence for Saxon settlement is difficult to find, and the discovery and excavation of larger settlements, such that as Bishopstone²⁰, is comparatively rare.

- 4.8.2 A bowl barrow which was later used for Anglo-Saxon inhumations (MES1643) is present on Rookery Hill. The cemetery (MES1664) was found to be more extensive in 1967 when excavations were conducted on Rookery Hill prior to housing development. A total of 118 5th to 6th century Saxon graves were found along with grave goods and the post holes of a possible Saxon temple. Near the cemetery, remains of several Saxon structures were revealed.
- 4.8.3 Further excavation at Rookery Hill in 1971 found remains of two buildings (MES1663) which are probably associated with the Saxon cemetery and settlement. Two Sunken Feature Buildings and a number of post holes and stakeholes (MES36511) were also recorded during an excavation carried out at Antony Close, Bishopstone. The main phase of activity dated between c.410-700AD.
- 4.8.4 It was thought that the settlement at Rookery Hill ended at some point during the 6th century, but re-examination of the evidence suggests it may have continued through to the 7th or 8th centuries²¹. However, by the 8th century the occupation had shifted to Bishopstone.
- 4.8.5 St Andrew's Church (MES1646) originated as an Anglo-Saxon minster church (Fig. 8). The pre-Conquest church probably consisted of the existing nave and south chapel together with a small chancel to the east, and possibly a north porticus to balance that on the south. The south porch is Anglo-Saxon. The origins of the standing church building are poorly understood, but the assumption that it dates to the 8th to 9th centuries has been questioned, and a 10th to 11th century date is considered more likely²².
- 4.8.6 Excavations on the village green to the immediate north of the church revealed a dense swathe of later Anglo-Saxon habitation, seemingly undisturbed by medieval and later activity. The settlement (MES54) was occupied from the 8th to late 10th/early 11th centuries. Building remains and associated occupation features such as middens and latrines were present, and in the south of the green burials associated with an early phase of the churchyard were found. It has been suggested the settlement may have been an ecclesiastical or high-status occupation site. An account of the excavations is given in Section 4.11.

²⁰ Bell, M. 1977 'Excavations at Bishopstone', *Sussex Archaeological Collections* 115.

²¹ Gardiner, M. 2003 'Economy and landscape change in post-Roman and early Medieval Sussex 450-1175' in Rudling, D. (Ed) *The Archaeology of Sussex to AD2000*, Kings Lynn, Heritage Marketing & Publications Ltd,

²² John Blair. The Anglo-Saxon church building. In Thomas, G. (2010). The later Anglo-Saxon settlement at Bishopstone. York: Council for British Archaeology

4.8.7 An earthwork interpreted as a Saxon bank (MES55) is present. 90m to the south-west of the church and finds of 9th century strap fittings (MES51) are reported from the area to the north of the church. During a watching brief undertaken in 2009 a sherd of possible Saxon date (MES26669) was recovered c. 170m to the west of the Site.

4.8.8 The church originated in the Saxon period and excavations to the north of the churchyard confirm the presence of internments and a settlement associated with the church. There is a very high potential for further archaeology of this date including structural remains of early phases of the church and other buildings and internments to be present within the Site.

4.9 The Medieval Period (1066AD - 1500AD)

4.9.1 The manor at Bishopstone is recorded in the Domesday Book under the lands of the Bishop of Selsey, and at 25 hides was the most valuable of the manors in the Hundred of Flexborough. The Late Saxon settlement to the north of the church was apparently abandoned in the 10th/11th century, and the location of the medieval settlement focus is unknown.

4.9.2 During a programme of test-pitting which preceded excavations on the village green²³ a rubbish pit containing rich concentrations of domestic refuse including an unabraded assemblage of Ringmer-ware pottery dating to the 12th century was discovered 15m beyond the south-west corner of the churchyard. This may suggest the settlement focus shifted to the south of the church following the abandonment of the Saxon settlement. This possibility is supported by the presence of remains thought to relate to the 16th century Bishopstone Place and medieval cellars (MES1642) to the south of the churchyard. A chapel (MES33963), possibly dating to 12th century and associated with Bishopstone Place may have stood to the south of the manor house.

4.9.3 In the Norman period, probably the 12th century, the tower was added to the church, together with a choir, and the north aisle was built along the north side of the nave and choir. The sanctuary was added in the 13th century²⁴. See Appendix 3 for a more detailed account of the medieval development of the church.

4.9.4 A wall of medieval date and pottery dating to the same period (MES26668) were identified during a watching brief undertaken c. 85m to the north-east of the Site in 2009. Evidence of medieval activity in subsoil layers to the south of the church is also reported.

²³ Thomas, G. (2010). The later Anglo-Saxon settlement at Bishopstone. York: Council for British Archaeology.

²⁴ Butler, C. and Butler, R. 20Report on St. Andrew's Church, Bishopstone, East Sussex. 2023.

4.9.5 Although the settlement to the north of the church is likely to have been abandoned prior to the medieval period, the church continued in use and within the churchyard there is a very high potential for archaeology relating to medieval development of the church including structural remains and burials.

4.10 The Post Medieval Period (1500AD to the Present Day)

4.10.1 The village of Bishopstone appears to have reduced in size during the early post-medieval period (MES50), with the number of landholders decreasing from 21 in 1591 to 14 in 1685. Of this number only four held land at Bishopstone itself²⁵. The manor of Bishopstone, and its manor house (MES52) passed to the Pelham family in the 17th century. The manor house was rebuilt (1688?), presumably replacing an earlier house (MES1642), but was itself demolished in 1831.

4.10.2 A mound of ash (MES53), thought to be debris from a smithy is located c. 50m to the north-east of the church.

4.10.3 Yeakell and Gardiner's map of 1778-1783 (Fig. 9) shows the church to be located in the core of the post-medieval village. A track which partially encircles the church is lined with buildings. The track passes to the north of the churchyard, in the approximate location of the village green. It appears houses lining the track in this location were inside the extent of the modern-day village green, but the map is not detailed enough to be certain. The OS drawing of c. 1789 (Fig. 10) shows a larger open space to the north of the church, and this is likely to more accurately reflect the plan of the village green through the post-medieval period.

4.10.4 The Bishopstone tithe map of 1841 (Fig. 11) shows the churchyard, Plot 130, to be contained within its modern-day boundaries. The village green, Plot 138, is described as pasture named The Egg which was owned by Lord Chichester. The plots surrounding the green are listed variously as pasture, cottages, yards, and orchard reflecting the low density of housing within the village at this time.

4.10.5 The 1st Edition OS map of 1879 (Fig. 12) shows the plan of the church to have additions to the northern elevation of the building. An examination of this elevation (Appendix 3) revealed no evidence for former structures in this area. An almshouse and school had been built to the north-east and north-west of the church by this time, encroaching on the village green, but the surroundings of the church were otherwise little changed.

4.10.6 By 1899 and the 2nd Edition OS map (Fig. 13) no additions were present to the north elevation of the church. A footpath can be seen to run along the northern boundary of

²⁵ Burleigh, G.R 1976 *Sussex Archaeological Collections*. **114** page 65

the churchyard. The school had been extended but otherwise little had changed within the village core.

- 4.10.7 The OS map of 1910 (Fig. 14) shows a lych gate to have been constructed in the east of the churchyard and the buttresses are detailed for the first time, but the Site is otherwise unchanged. The OS maps of 1927 and 1946 (Figs. 15-16) show the site plan to remain the same.
- 4.10.8 An aerial photograph of Bishopstone from 1936²⁶ (not reproduced) is taken from a distance and uninformative. A satellite image from 2015²⁷ (Fig. 17), however, shows the village green to be densely covered with cropmarks likely to relate to the Saxon settlement. No features of potential archaeological interest can be identified within the churchyard.
- 4.10.9 A LiDAR image (Fig. 18) shows an embankment/scarp in the north of the green but no features of potential archaeological interest can be identified on the green or within the churchyard. This may be the result of disturbance in the form of grave digging in the churchyard and soil stripping in advance of excavation on the green.
- 4.10.10 There is a high potential for post-medieval burials and potentially structural remains within the churchyard.

4.11 Archaeological Monitoring

- 4.11.1 A programme of archaeological test-pitting around Bishopstone village in 2002 identified significant potential for Saxon archaeology to be preserved beneath the village green. Excavations between 2003 and 2005²⁸ (EES13916) found the area to contain densely spaced features relating to 8th to late 10th-/early 11th-century habitation. A complex of timber ‘halls’ on east-west or north-south orientations (Fig. 19), some displaying evidence for repairs and rebuilds were present along with ‘service structures’ including one and possibly two latrines, and a 1.8m-deep cellar surmounted by a tall, timber superstructure interpreted as a tower. Between 22 and 25 ‘buildings’ were represented.
- 4.11.2 A zoned concentration of pits filled with large volumes of domestic rubbish, cess, and burnt structural remains were present in the east of the green (Fig. 20). There were seventy-eight pits of the Anglo-Saxon period represented, excluding the pit interpreted as a latrine and two late-medieval quarry pits located at the northern extremity of the village green. A ditch of probable medieval date was also discovered.

²⁶ <https://www.britainfromabove.org.uk/en/image/EPW051346>

²⁷ Thomas, G. (2010). *The later Anglo-Saxon settlement at Bishopstone*. York: Council for British Archaeology.

²⁸

- 4.11.3 During the programme of test pitting in 2002 a later Anglo-Saxon burial was found to the west of the churchyard. During the following excavations inhumations associated with the pre-Conquest church cemetery were found in the south of the green (Fig. 21). Thirty-two intact graves containing a total of 37 individuals were excavated and six further individuals from disturbed graves were identified. Perinate and infant remains were also present, although they had not been buried in the cemetery. Radiocarbon dating of the skeletons revealed that the earliest burials date to the later 7th or early 8th century and the latest dates to around AD 900 when the cemetery was encroached upon by domestic occupation.
- 4.11.4 The excavation methodology states that the topsoil was stripped by machine then underlying horizons cleaned by hand to the chalk bedrock. Many of the features were found to have been severely truncated by ploughing and allotment garden activity. All cut features were excavated in full.
- 4.11.5 The report states that ‘the churchyard was surrounded (at least on its northern and western sides) by a dense swathe of pre-Conquest occupation’ which suggests the programme of test pitting located evidence for Saxon settlement outside the excavated area, although no further details of this are given in the available literature.

5.0 Archaeological Impact

- 5.1 There is abundant evidence that the South Downs were occupied through prehistory, and wetland edge locations such as Bishopstone would have been attractive first to hunter-gatherers for resource procurement and later for agricultural and industrial activities such as salt production. Multi-period features present on Rookery Hill demonstrate it was occupied from the Neolithic to the Roman period. A Bronze Age crouched inhumation found during excavations of the village green and Bronze Age and Mesolithic flint assemblages are the only prehistoric archaeology known in proximity to the church.
- 5.2 A Saxon settlement and cemetery on Rookery Hill which originated in the 5th century and may have continued to the 8th century is thought to have subsequently relocated to Bishopstone. Excavation to the immediate north of the church found settlement and burials dating from the 8th to late 10th-/early 11th-century. It is likely the Saxon cemetery relates to an earlier church on the site of St. Andrews.
- 5.3 The settlement focus appears to have shifted during the medieval period and few features of this date were recorded during the excavation of the village green. A map regression shows the green to have been an open space from at least the late 18th century. The church continued to be used through the medieval and post-medieval periods and went through several phases of development.
- 5.4 Given the evidence accumulated during this report, the probability of finding remains from each of the different archaeological periods is shown in Table 1 below.

Table 1: Archaeological potential for each period

Period	Potential
Palaeolithic	Low
Mesolithic	Moderate
Neolithic	Low
Bronze Age	High
Iron Age	Low
Roman	Low
Saxon	High
Medieval	High
Post Medieval	High

- 5.5 The proposed development involves the construction of an extension to the north-west of the church and excavation of drainage to connect with the mains sewer in the village green (Fig 3). The area of the proposed extension has been previously disturbed by the construction of a modern subterranean boiler room (Figs. 22 & 23) and only a small area in the west of the proposed extension may have survived this impact. The drainage crosses the existing cemetery, where there is a high potential for encountering burials

dating from the Saxon period onwards, although early burials may have been disturbed by medieval and post-medieval grave digging. The precise route of the drainage across the village green is yet to be determined, but it will cross the previously excavated area of the green (Fig. 24). All cut features in this area have been excavated and recorded in full and it may be that little of archaeological value remains within them.

- 5.6** The proposed extension will impact upon the historic fabric of the church building. An existing window opening in the western elevation will be enlarged to form a doorway, and the removed window will be relocated to the extension. A chimney will be removed from the western elevation (Figs. 22 & 23; Appendix 1 & 2).

6.0 Conclusion

- 7.1** This report has established that the Study Area has a rich archaeological resource, with extensive evidence for multi-period prehistoric to Saxon occupation present on Rookery Hill. In proximity to the site, Mesolithic and Bronze Age flintwork and a Bronze Age burial are known.
- 6.2** Evidence for a Late Saxon settlement and cemetery associated with St. Andrews has been excavated on the village green to the immediate north of the church. All cut features here have been fully excavated and recorded but there is a high potential for burial and structural features dating from the Saxon period and later to survive within the churchyard.
- 6.3** The proposed development holds potential to impact upon the historic fabric of the church and upon any archaeological remains present in the churchyard, and the County Archaeologist may recommend a programme of archaeological monitoring be undertaken in accordance with the National Planning Policy Framework.

7.0 Acknowledgements

- 7.1** I would like to thank the PCC of Bishopstone Church for commissioning this report. Thanks are extended to the Historic Environment Record Assistants for East Sussex County Council, for providing the HER data. This project was managed for CBAS Ltd by Chris Butler.

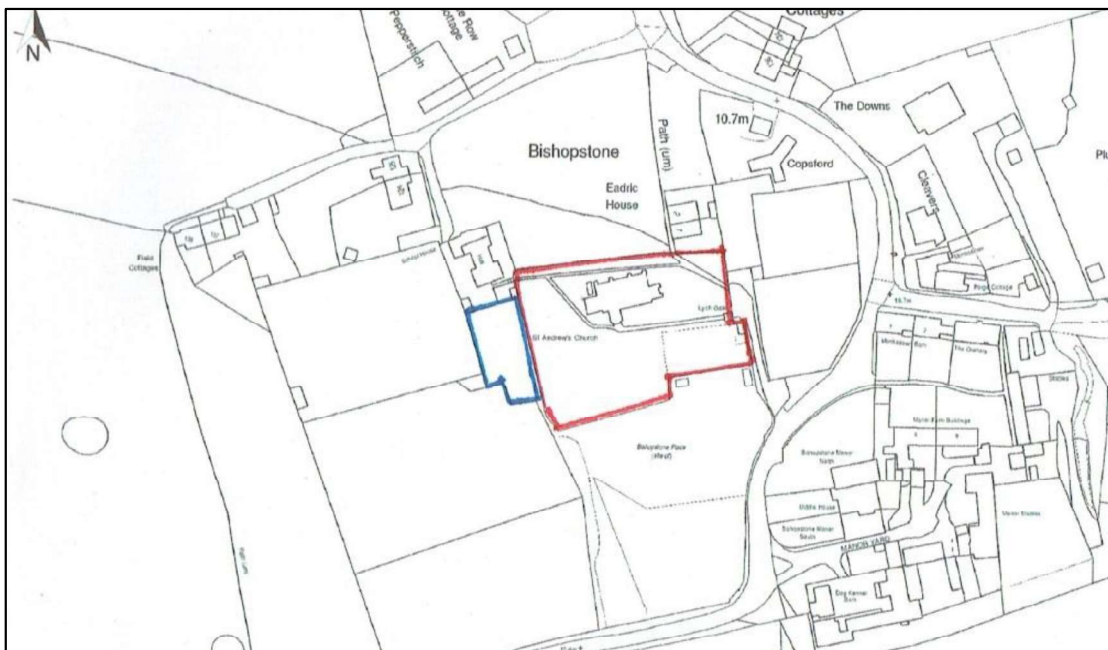
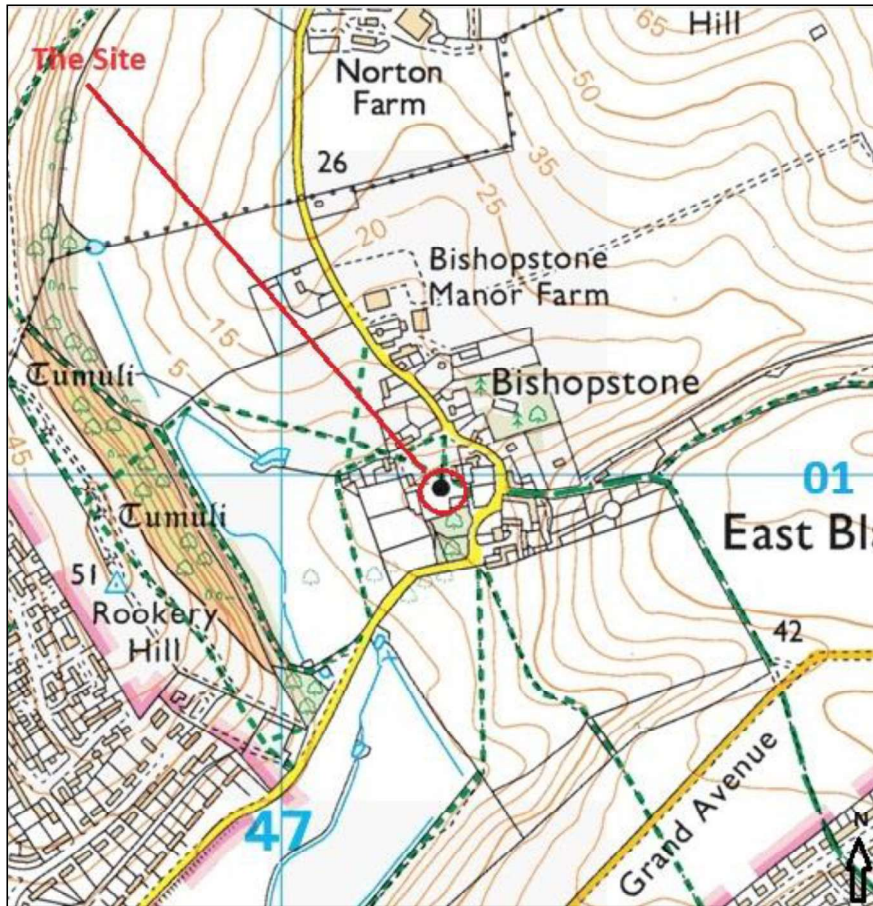


Fig.1: Site Location
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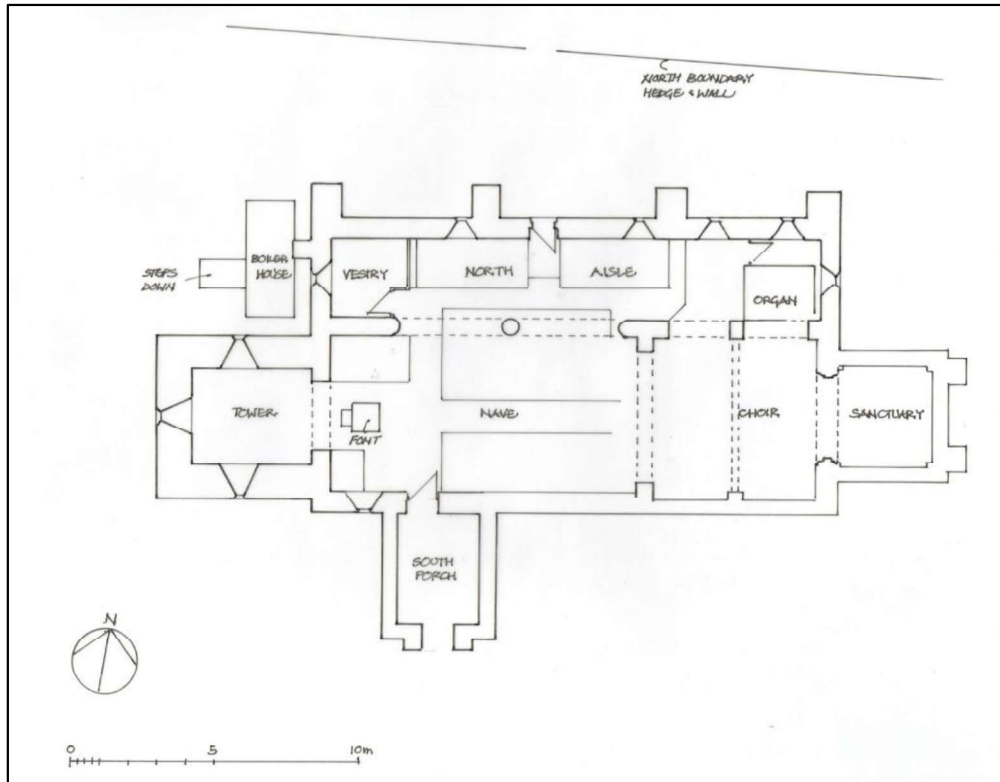


Fig. 2a: Existing Floor Plan

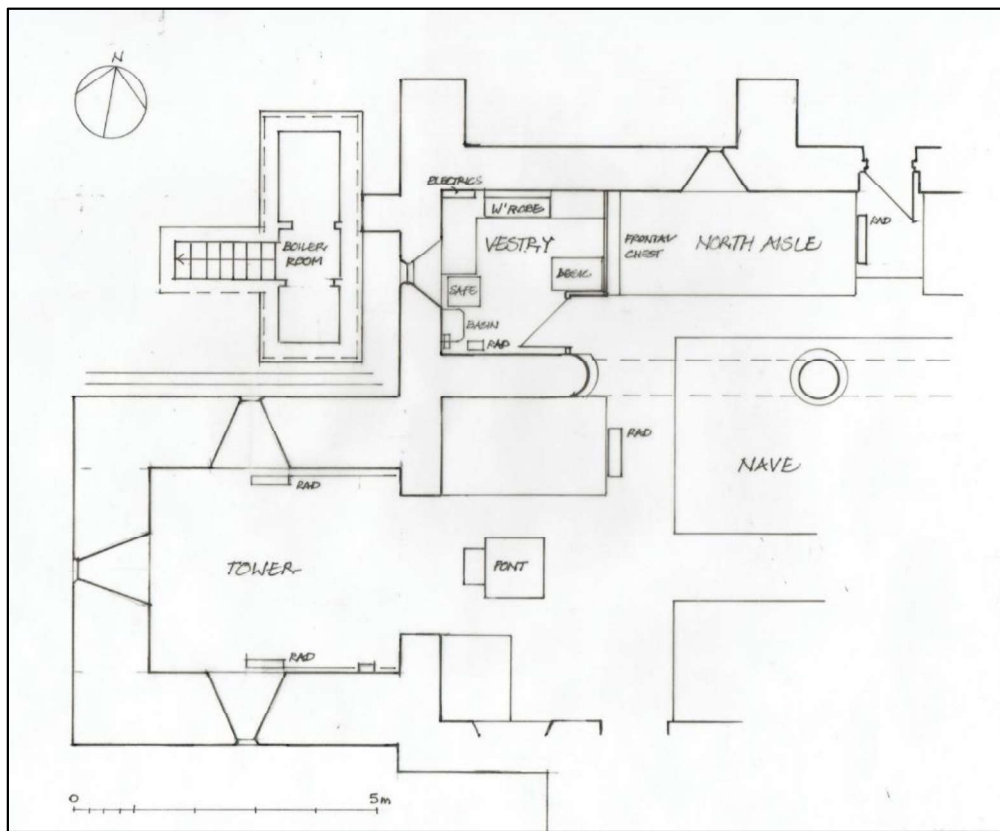


Fig. 2a: Existing Floor Plan - Detail

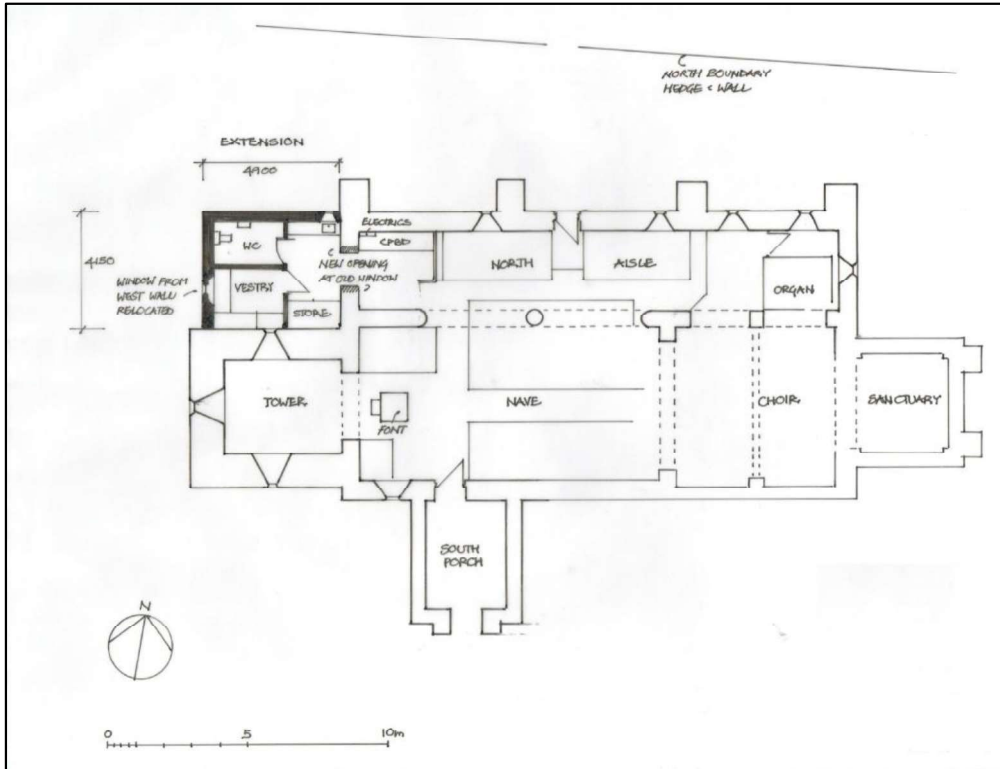


Fig. 3a: Proposed Floor Plan

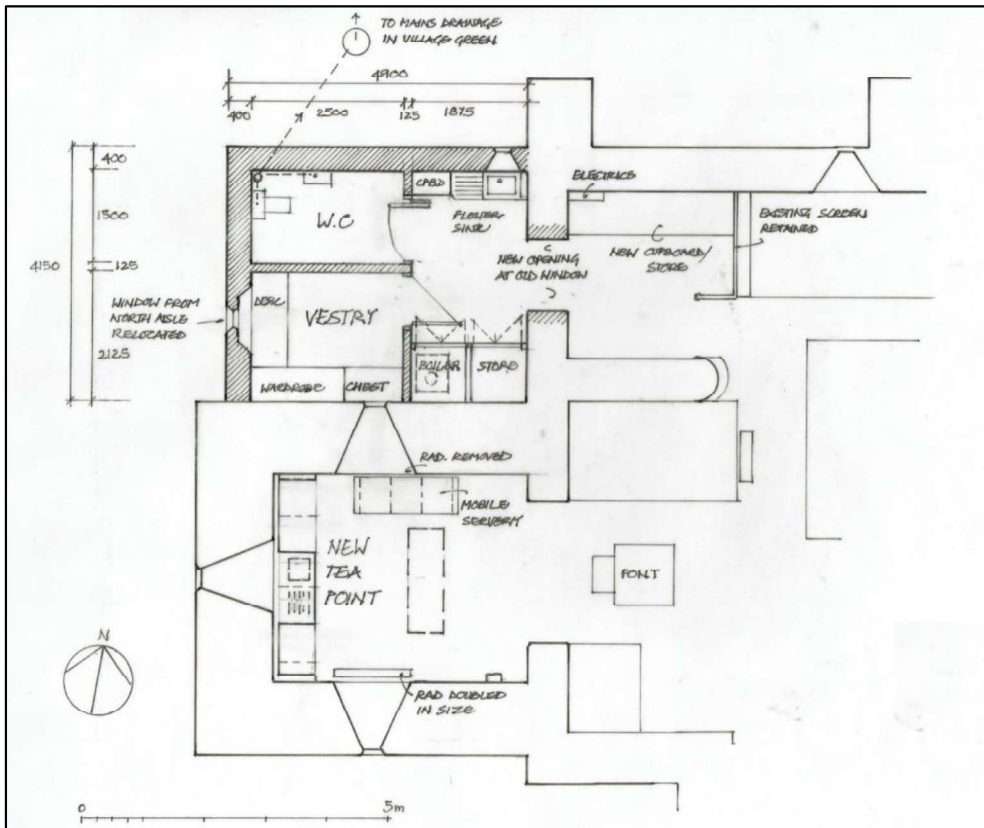
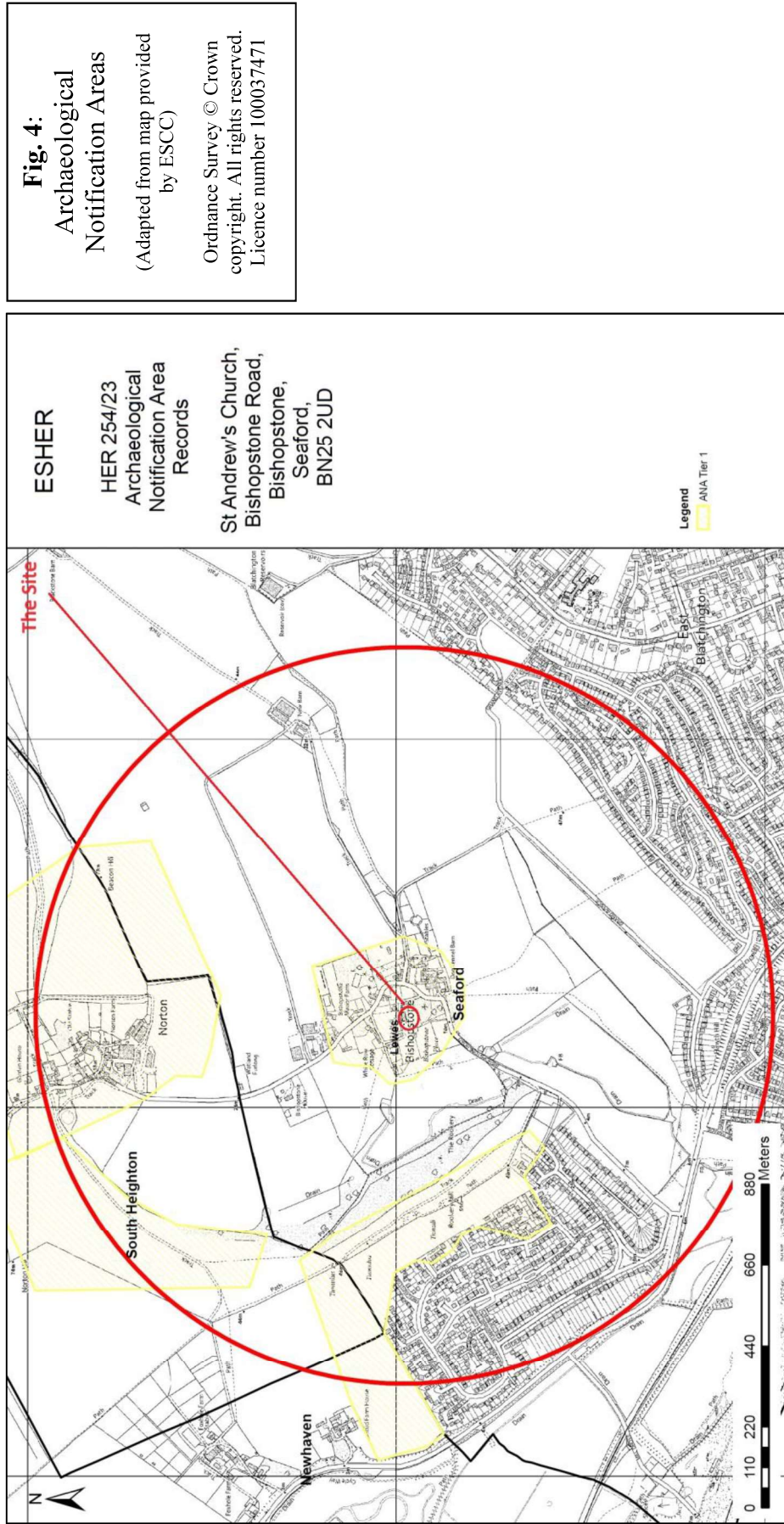
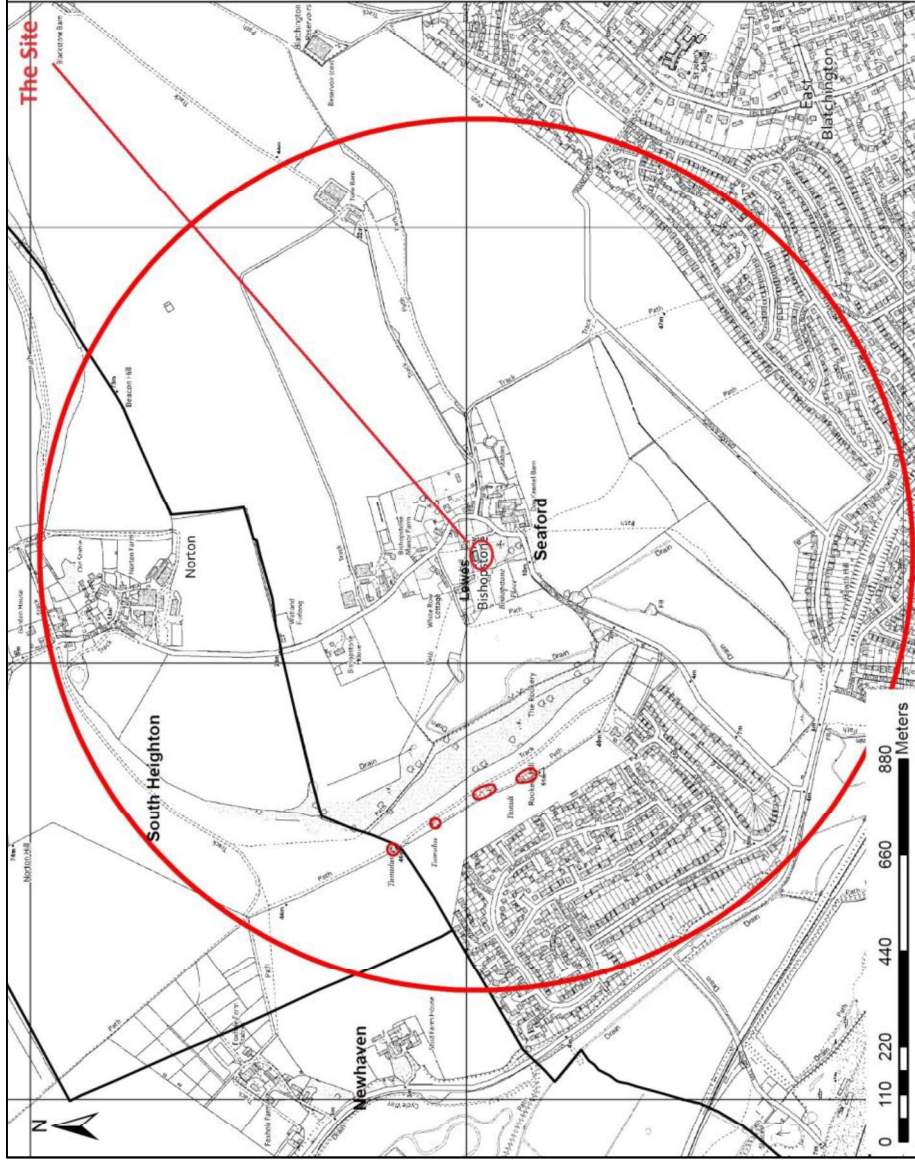


Fig. 3a: Proposed Floor Plan - Detail





ESHER
HER 254/23
Scheduled Monument
Records
St Andrew's Church,
Bishopstone Road,
Bishopstone,
Seaford,
BN25 2UD

Fig. 5:
Scheduled Monuments
(Adapted from map provided
by ESCC)
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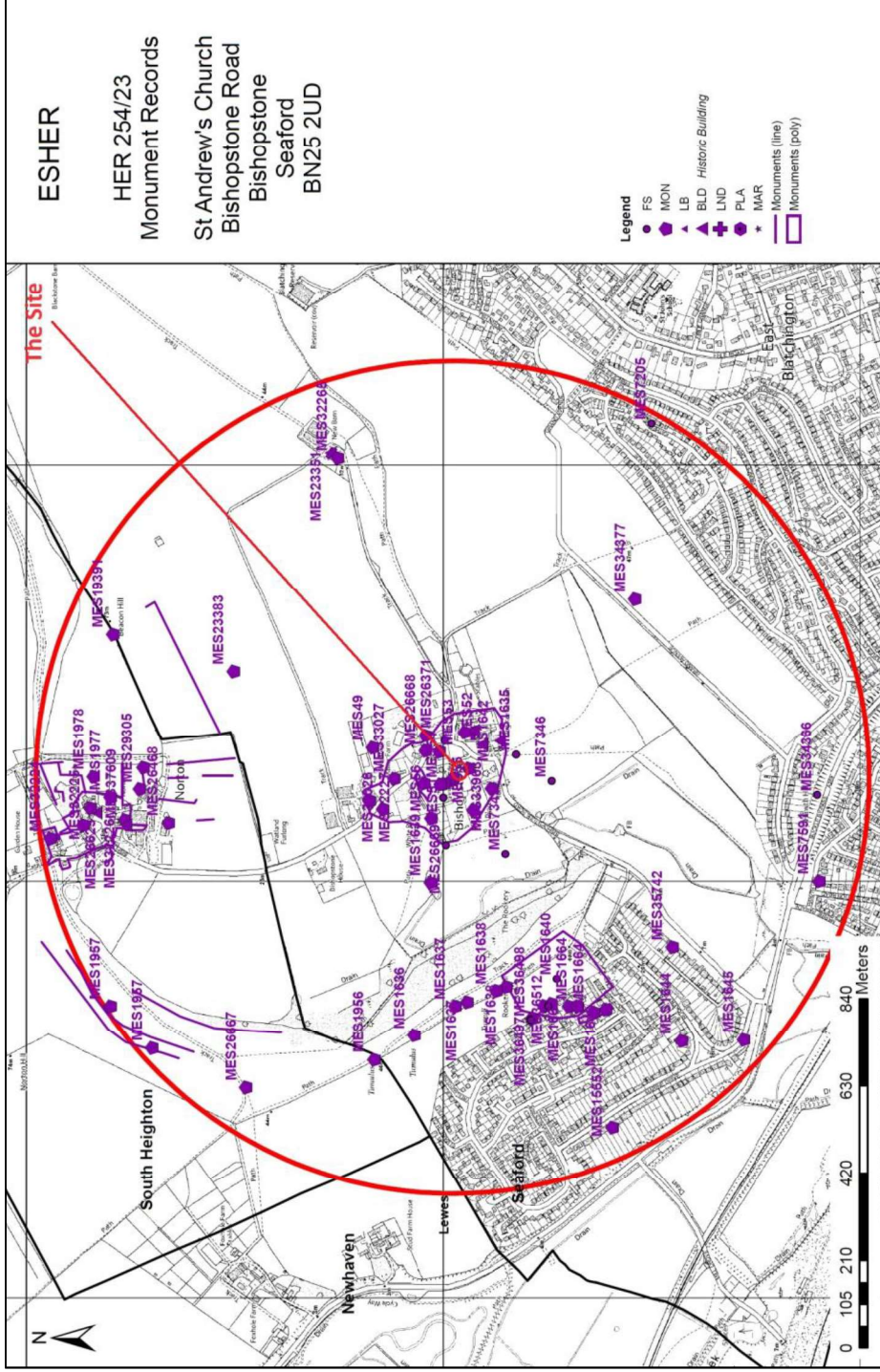
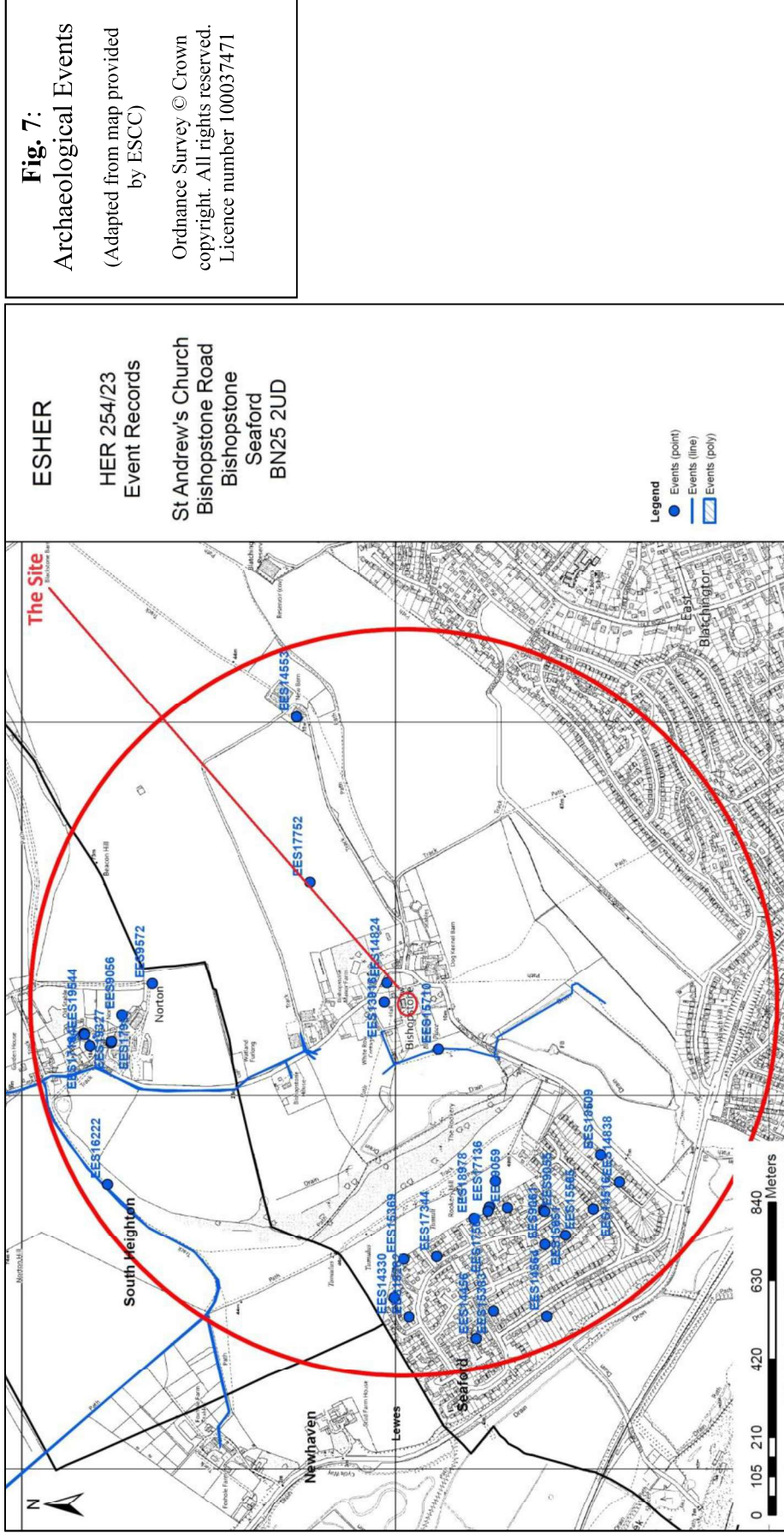


Fig. 6:
Historic Environment
Record

(Adapted from map provided
by ESCC)

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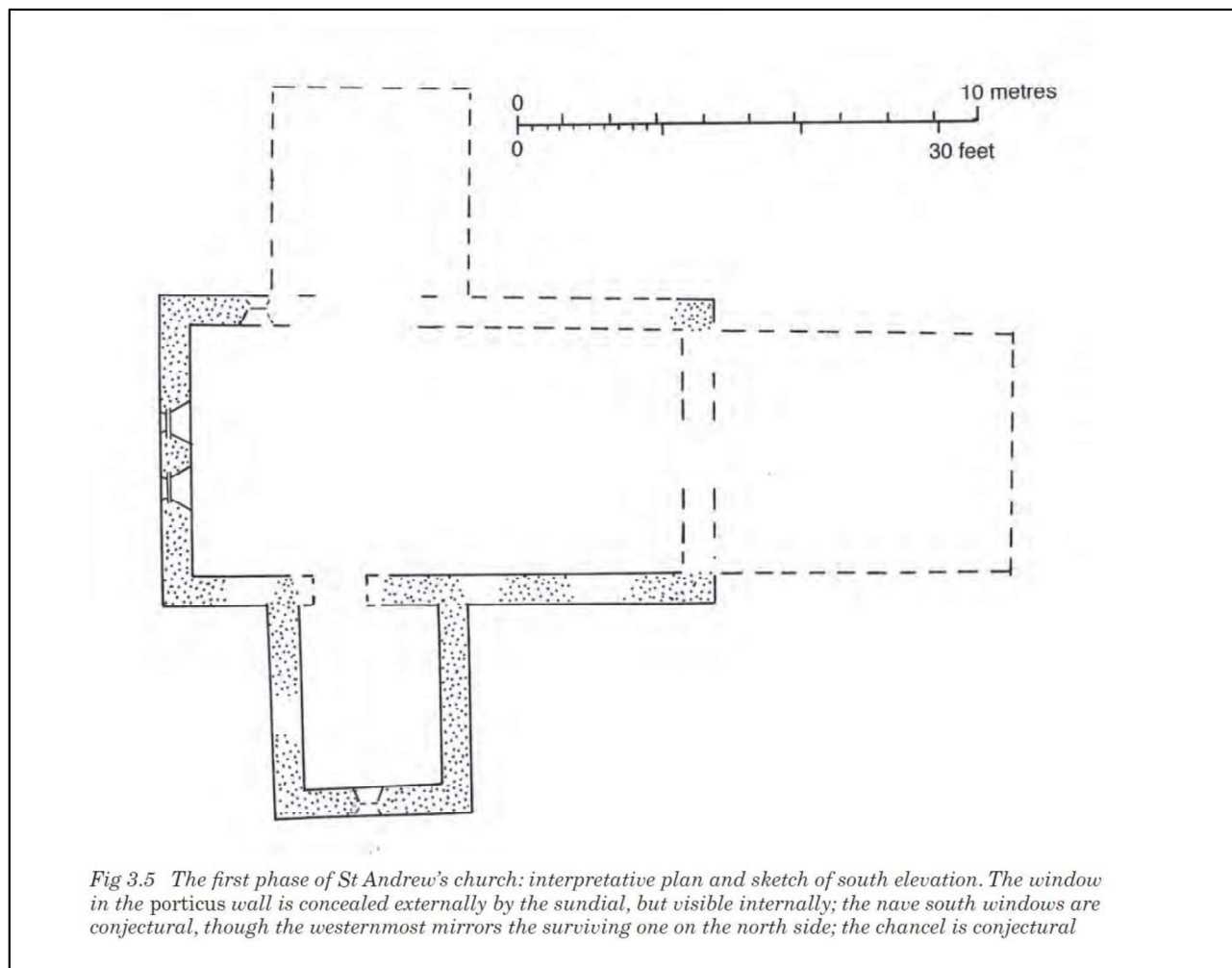


Fig 3.5 The first phase of St Andrew's church: interpretative plan and sketch of south elevation. The window in the porticus wall is concealed externally by the sundial, but visible internally; the nave south windows are conjectural, though the westernmost mirrors the surviving one on the north side; the chancel is conjectural

Fig. 8: Plan of Saxon Church
From Thomas, 2010

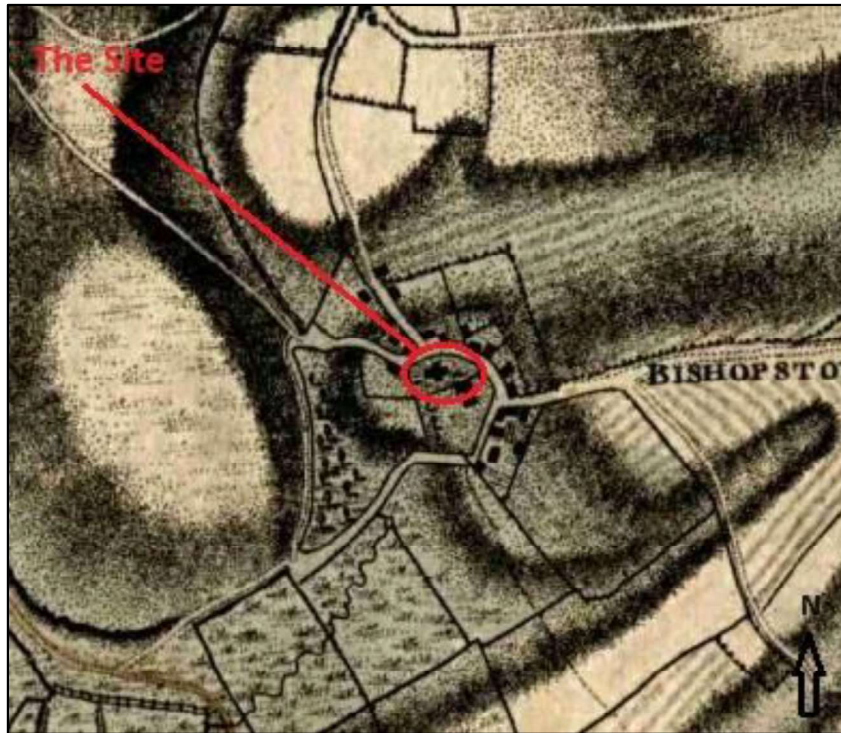


Fig. 9: Yeakell and Gardner's Sussex 1778-1783



Fig. 10: Ordnance Survey Draft c. 1789

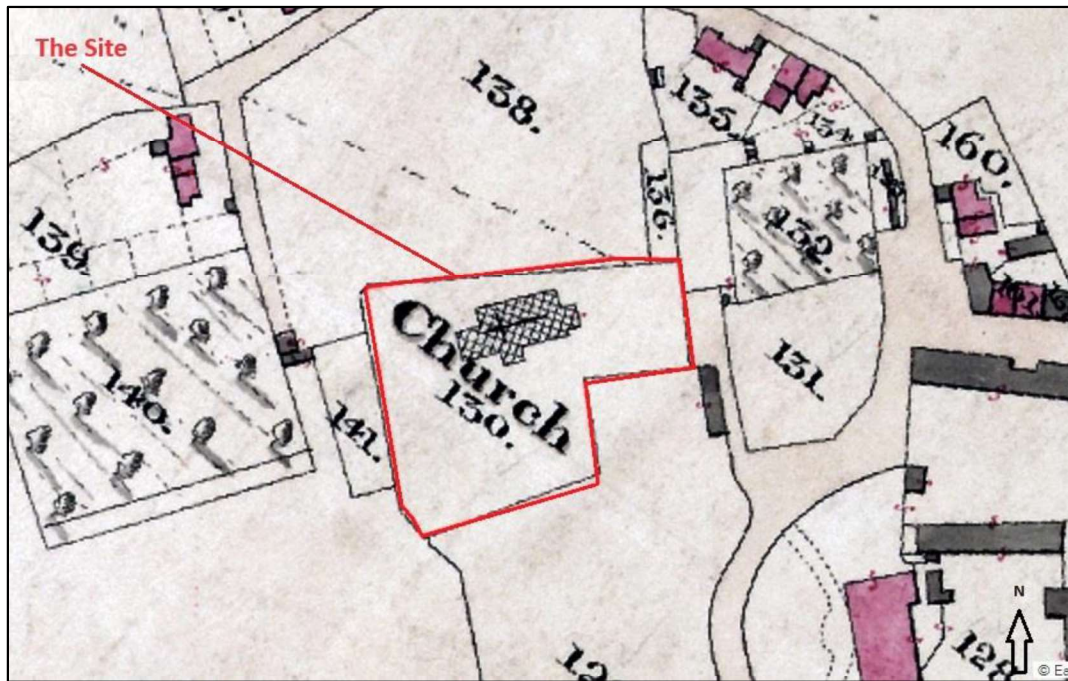


Fig. 11: Bishopstone Tithe Map (1841)
TD/E92

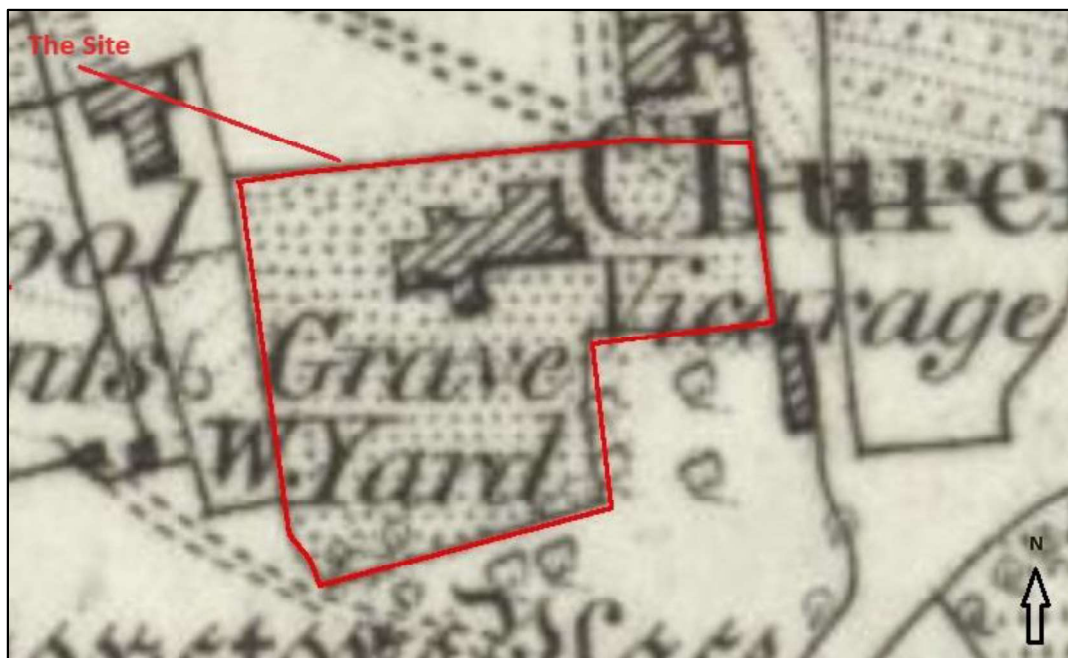


Fig. 12: 1st Edition OS Map (1879)

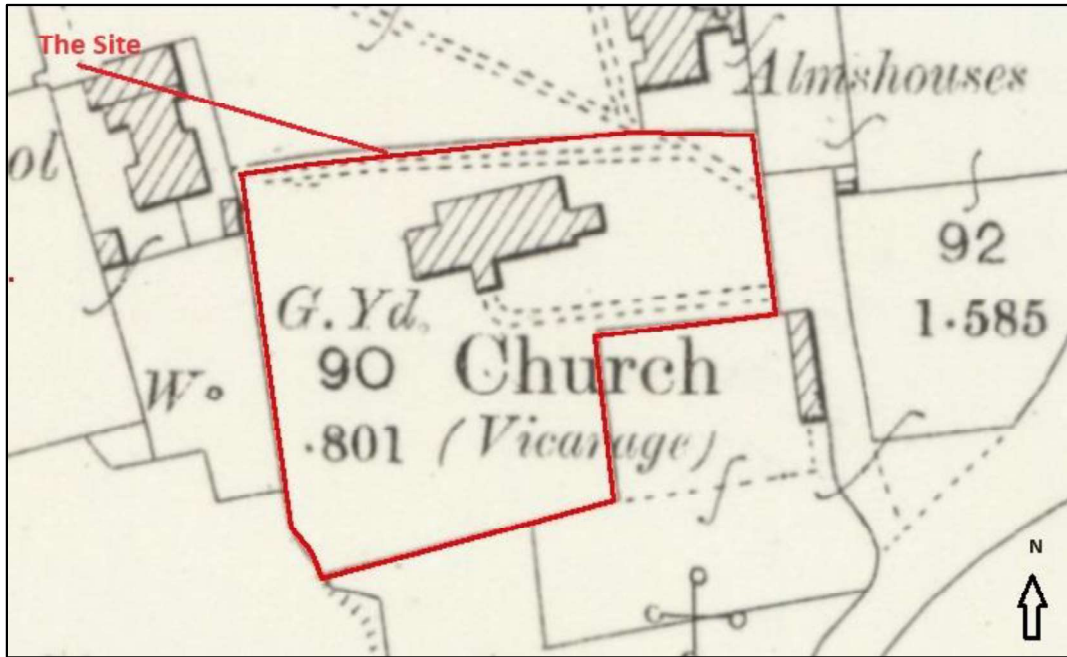


Fig. 13: 2nd Edition OS Map (1899)

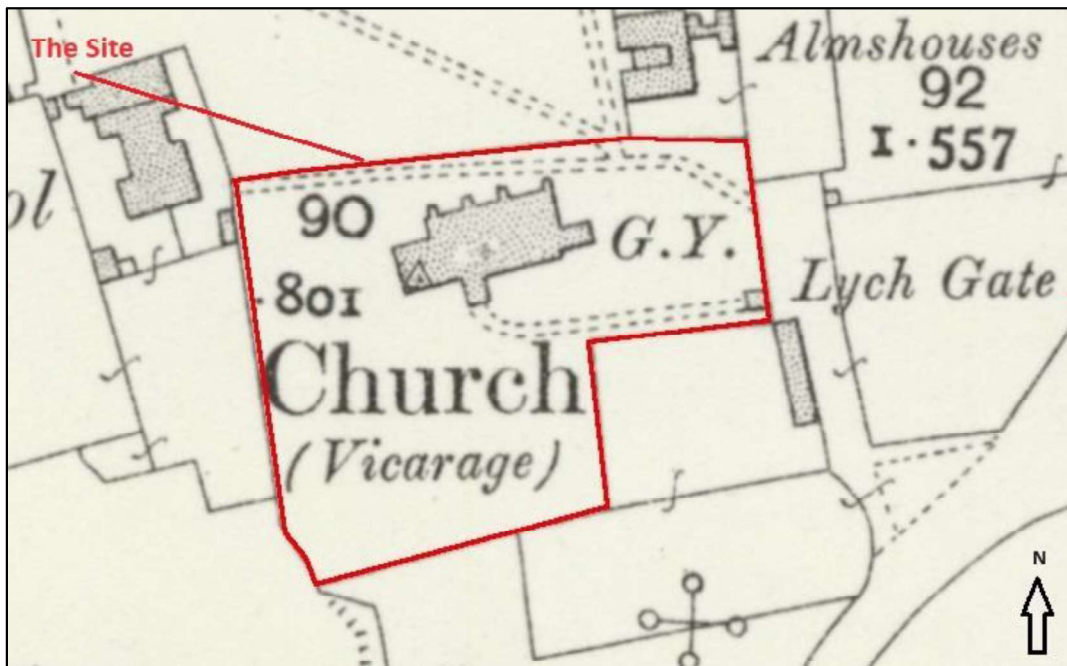


Fig. 14: 1910 OS Map

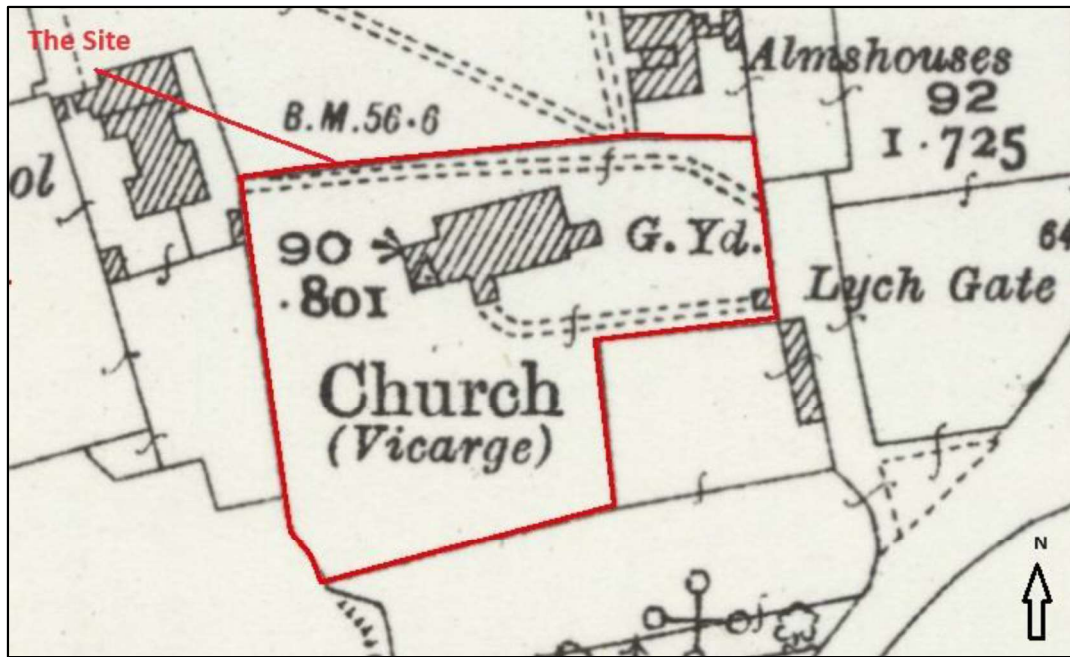


Fig. 15: 1927 OS Map

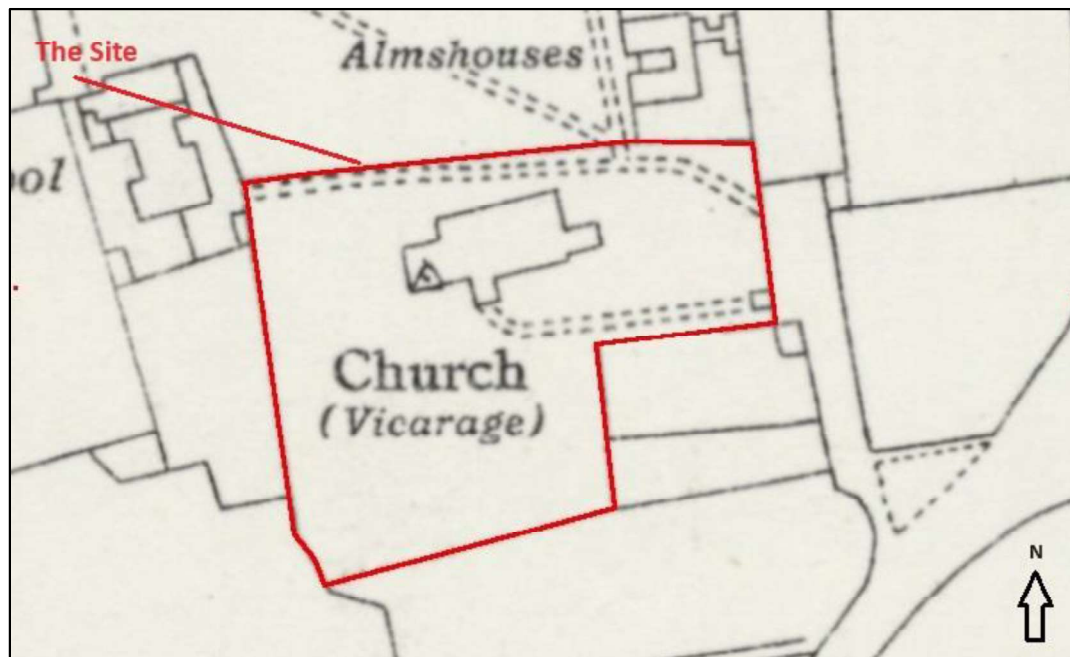


Fig. 16: 1946 OS Map

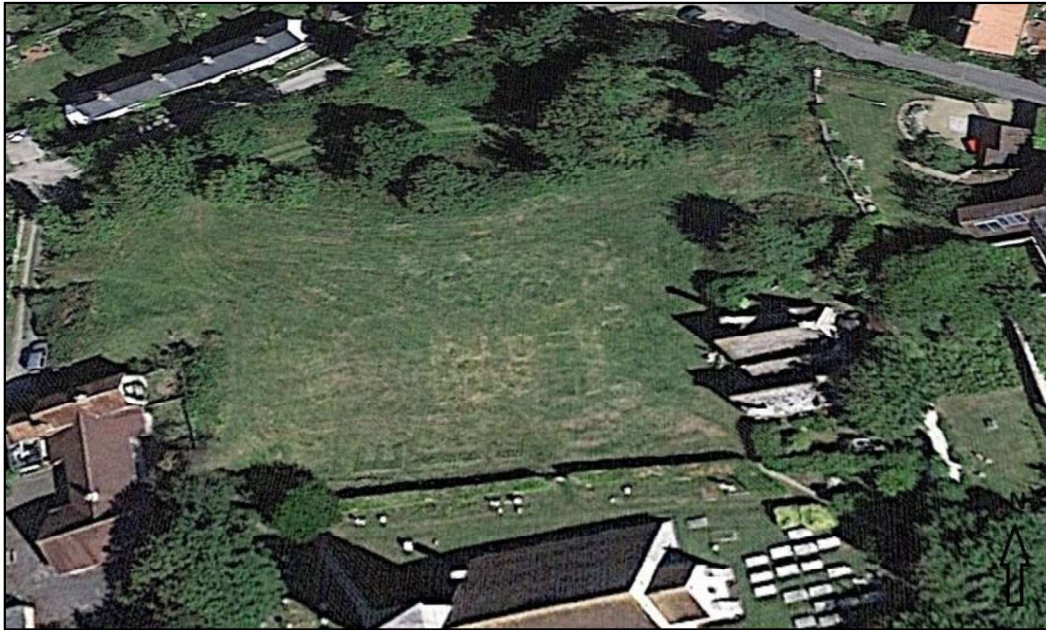


Fig. 17: 2015 Satellite Image
Google Earth Pro

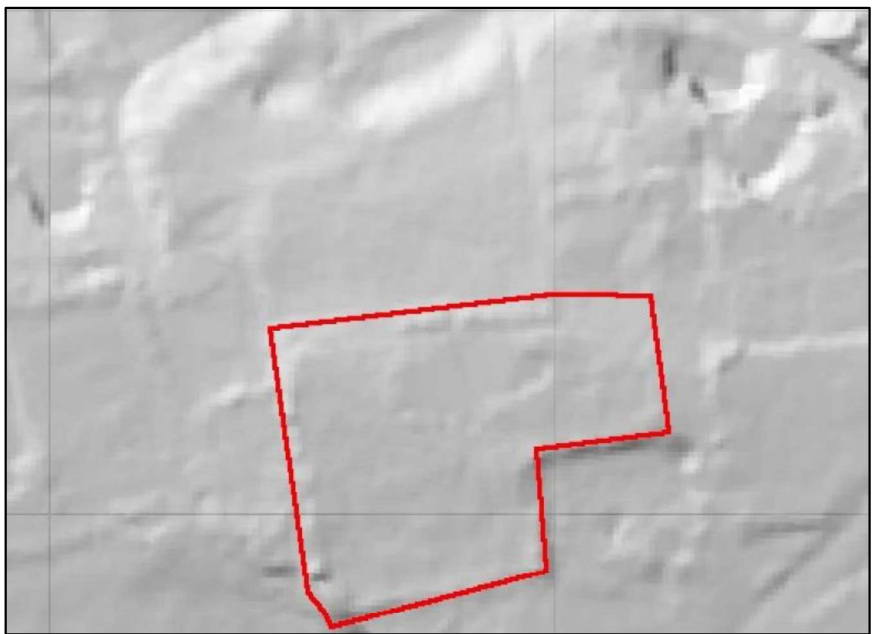


Fig. 18: LiDAR Image
<https://www.lidarfinder.com/>



Fig. 19: Excavation Plan: Structures
From Thomas, 2010



Fig. 20: Excavation Plan: Pits
From Thomas, 2010

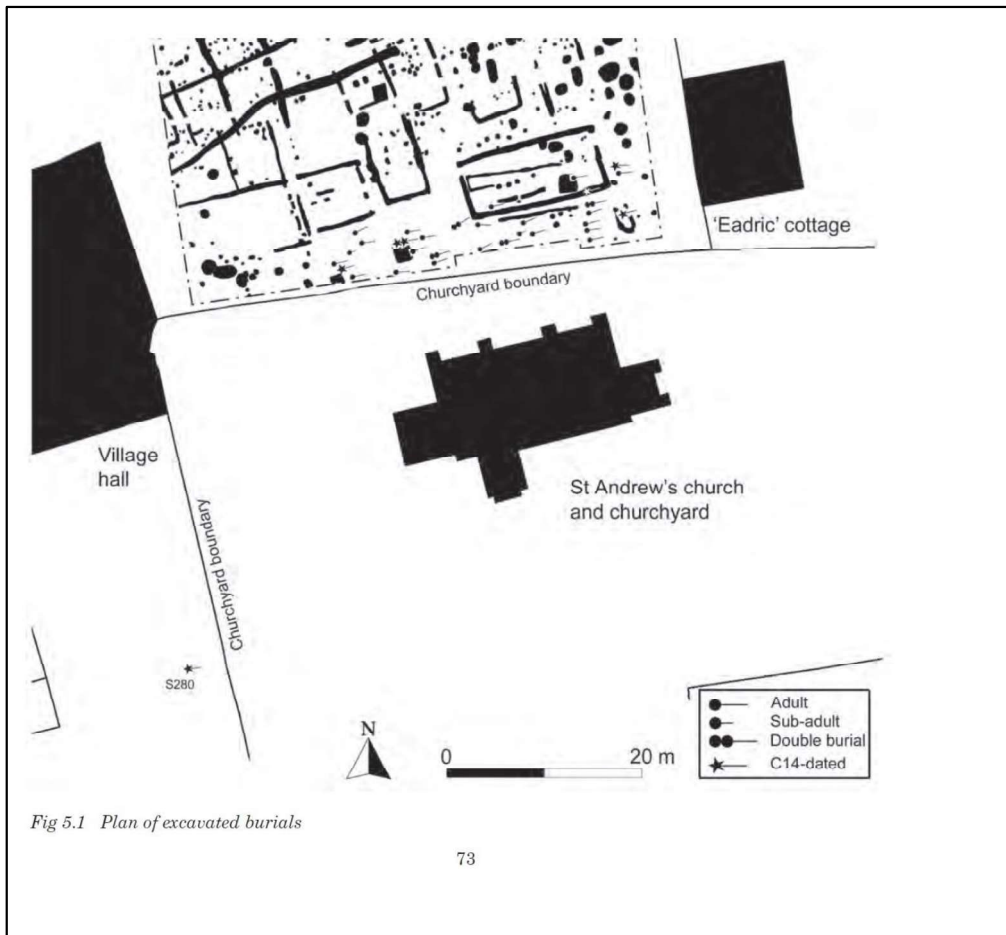


Fig. 21: Excavation Plan: Inhumations
From Thomas, 2010

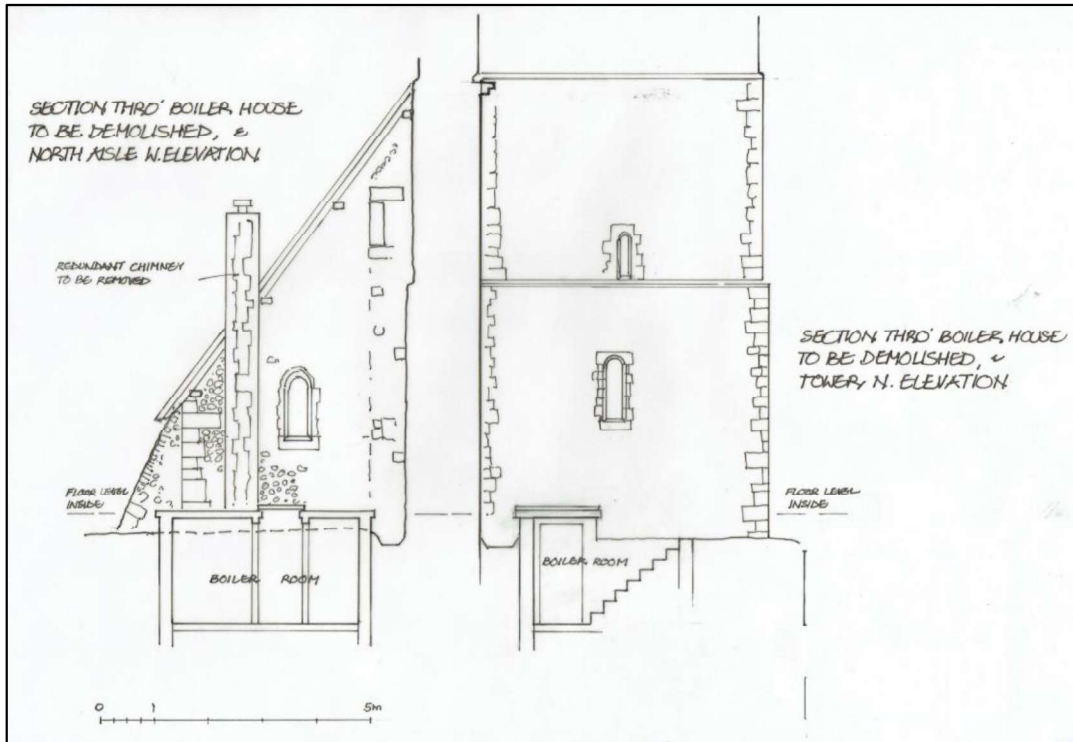


Fig. 22: Existing Sections
Provided by Client

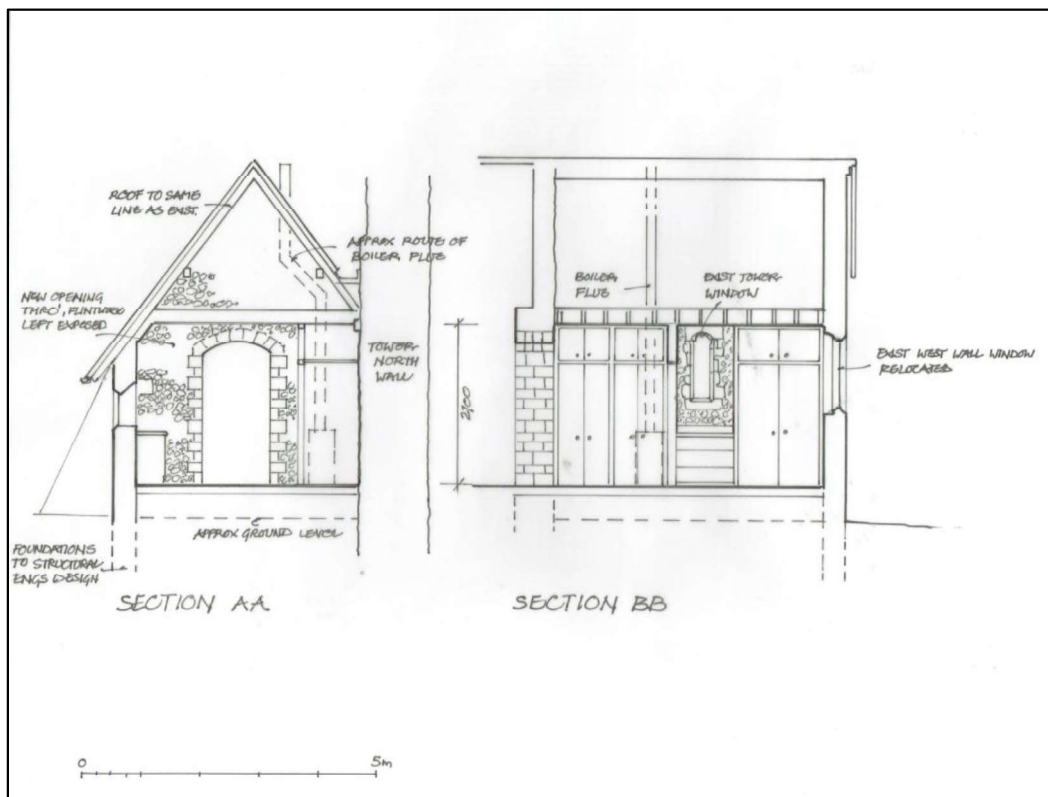


Fig. 23: Proposed Sections
Provided by Client

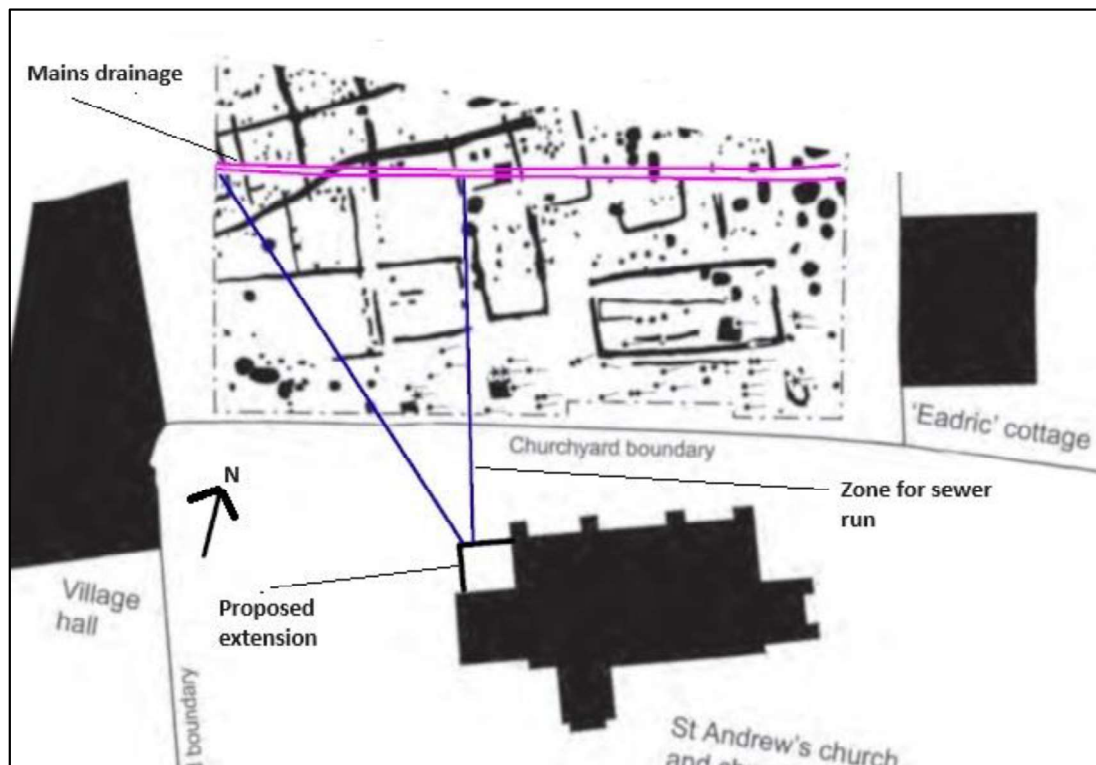
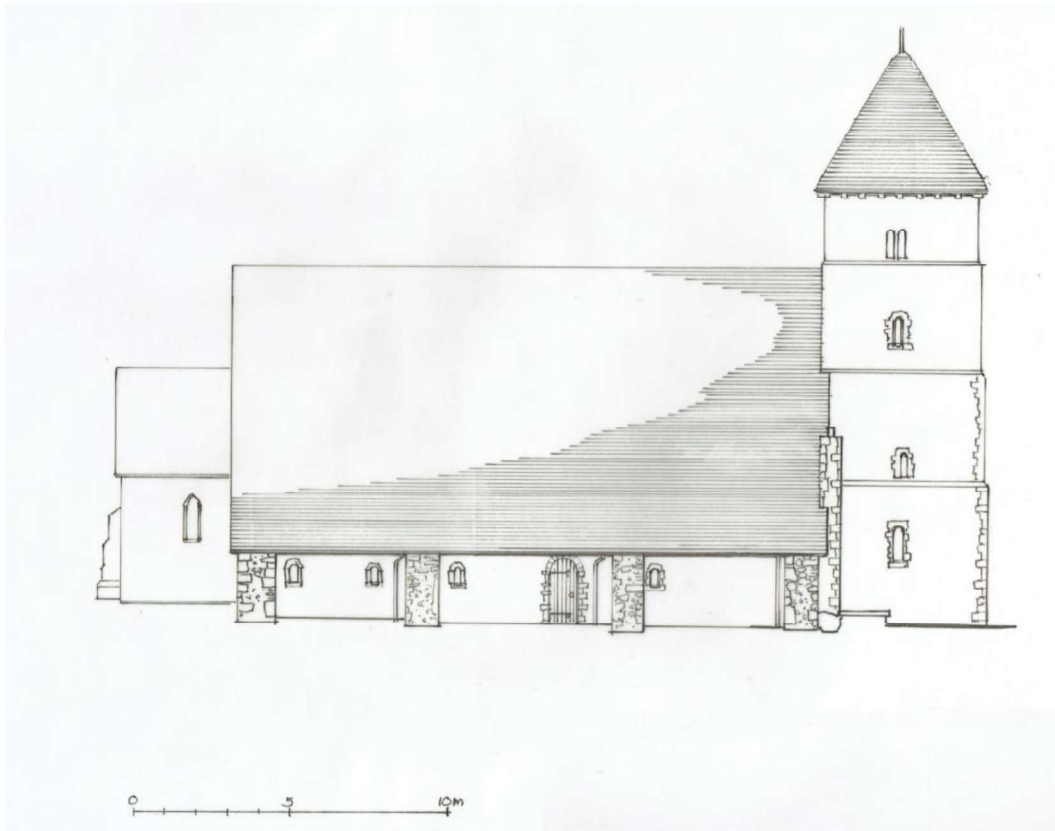
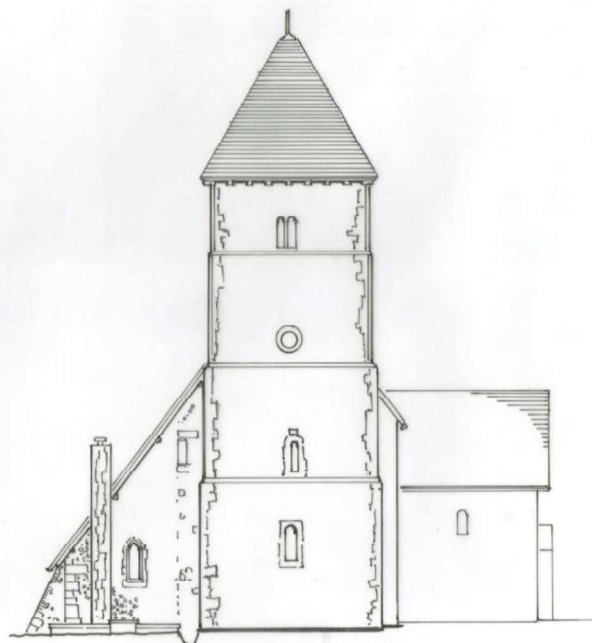


Fig. 24: Excavation Plan and Proposed Sewer
Adapted from Thomas, 2010

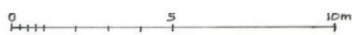
Appendix 1: Existing Elevations



North Elevation

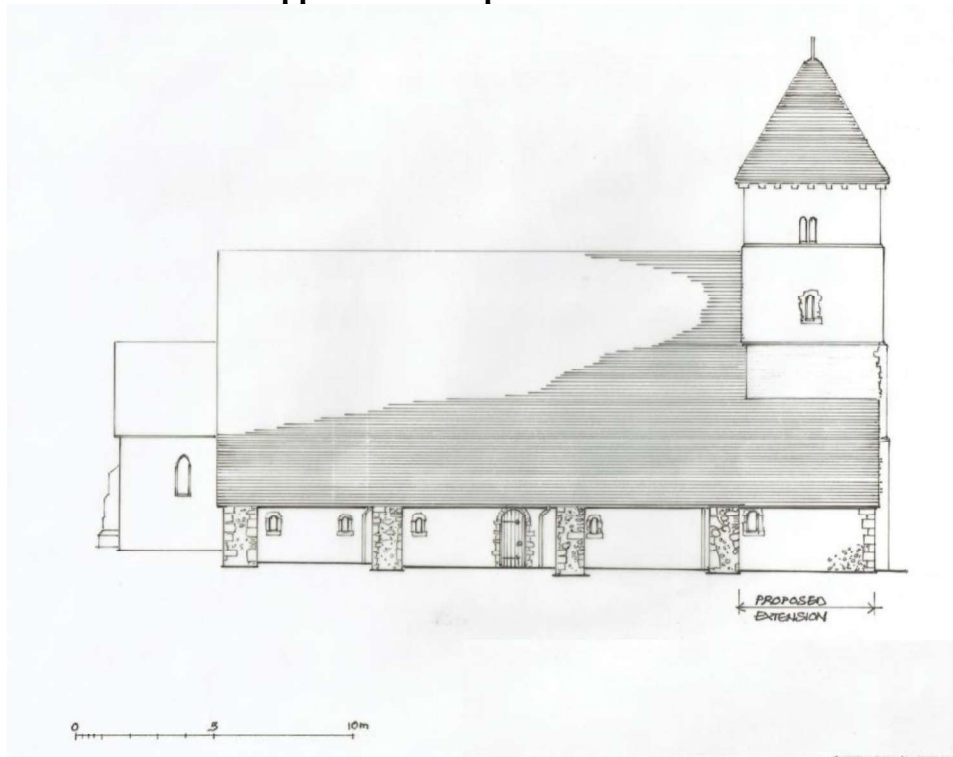


WEST ELEVATION AS EXISTING



West Elevation

Appendix 2: Proposed Elevations



North Elevation



West Elevation

Appendix 3: Bishopstone Church Report

Chris Butler Archaeological Services Ltd

Chris Butler has been an archaeologist since 1985 and formed the Mid Sussex Field Archaeological Team in 1987, since when it has carried out numerous fieldwork projects, and was runner up in the Pitt-Rivers Award at the British Archaeological Awards in 1996. Having previously worked as a Pensions Technical Manager and Administration Director in the financial services industry, Chris formed **Chris Butler Archaeological Services** at the beginning of 2002.

Chris is a Member of the Chartered Institute for Archaeologists, and a Fellow of the Society of Antiquaries of London and was a part time lecturer in Archaeology at the University of Sussex, and until recently taught A-Level Archaeology at Bexhill 6th Form College.

Chris specialises in prehistoric flintwork analysis, but has directed excavations, landscape surveys, watching briefs and evaluations, including the excavation of a Beaker Bowl Barrow, a Saxon cemetery and settlement, Roman pottery kilns, and a Mesolithic hunting camp. Chris is Co-Director of the Barcombe Roman Villa excavations. He has also recently undertaken an archaeological survey of Ashdown Forest and Broadwater Warren.

Chris Butler Archaeological Services Ltd is available for Flintwork Analysis, Project Management, Military Archaeology, Desktop Assessments, Field Evaluations, Excavation work, Watching Briefs, Fieldwalking, Landscape & Woodland surveys, Post Excavation Services and Report Writing.

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