

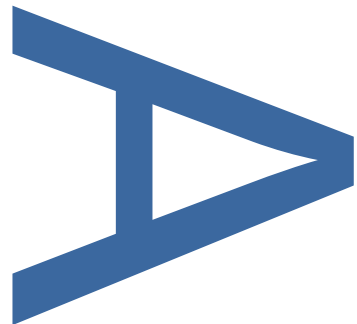
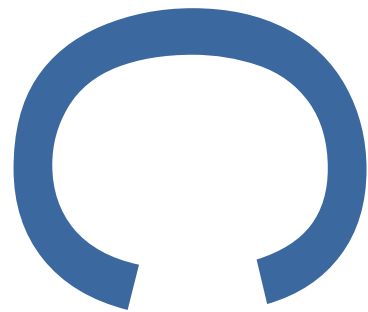
**WEST HEADLEY COURT, EPSOM,
SURREY**

**AN ARCHAEOLOGICAL
EVALUATION REPORT**

PCA REPORT NO: R14860

SITE CODE: SEHC22

FEBRUARY 2022



PRE-CONSTRUCT ARCHAEOLOGY

WEST HEADLEY COURT, EPSOM, SURREY: AN ARCHAEOLOGICAL EVALUATION REPORT

Issue 1: Issued for Approval
Local Planning Authority: Mole Valley District Council
Planning Reference: MO/2020/0185
NGR: TQ 19636 55614
Site Code: SEHC22

Prepared for: RPS Consulting Ltd on behalf of Millgate
Developments Ltd / Countryside Western Home
Counties

Written by: Maisie Marshall, MRes, PCA Winchester

Project Manager: Paul McCulloch, BA, PCA Winchester

Pre-Construct Archaeology Ltd (Winchester)
5 Red Deer Court
Elm Road
Winchester
Hampshire SO22 5LX

Tel: 01962 849 549

E-mail: pmcculloch@pre-construct.com

Web: www.pre-construct.com

© Pre-Construct Archaeology Limited

2nd March 2022

© The material contained herein is and remains the sole property of Pre-Construct Archaeology Limited and is not for publication to third parties without prior consent. Whilst every effort has been made to provide detailed and accurate information, Pre-Construct Archaeology Limited cannot be held responsible for errors or inaccuracies herein contained.

DOCUMENT VERIFICATION

Site Name: West Headley Court, Epsom, Surrey

Type of project: Archaeological Evaluation

Report: R14860

Quality Control

Pre-Construct Archaeology Limited Project Code		K7575
	Name & Title	Date
Written by:	M Marshall	21/02/2022
Graphics by:	D Valk	24/02/2022
Graphics checked:	M Roughley	24/02/2022
Project Manager:	P McCulloch	02/03/2022

Revision No.	Checked	Approved	Date

CONTENTS

1	NON- TECHNICAL SUMMARY	4
2	INTRODUCTION	5
3	AIMS	7
4	RESULTS	8
5	ARCHIVE PREPARATION, DEPOSITION AND COPYRIGHT	10
6	ACKNOWLEDGEMENTS	11
7	REFERENCES	12
	APPENDIX 1: TRENCH TABLE	13
	APPENDIX 2: PLATES 1-7	14
	APPENDIX 3: OASIS RECORD.....	18

List of Plates:

- Plate 1 – Trench 5 overview, looking North**
- Plate 2 – Trench 4 overview, looking Northwest**
- Plate 3 – Trench 2 overview, looking Northwest**
- Plate 4 – Trench 1 overview, looking Southeast**
- Plate 5 – Trench 6 Northeast Facing Representative Section**
- Plate 6 – Southwest Facing Section of [104]**
- Plate 7 – Overview of [104], Looking North**

List of Figures:

- Figure 1 – Site Location**
- Figure 2 – Detailed Site Location**
- Figure 3 – Plan of Trench 1**
- Figure 4 – Sections**

1 NON- TECHNICAL SUMMARY

Pre-Construct Archaeology Ltd was appointed by RPS Consulting Services Ltd to carry out an archaeological evaluation at West Headley Court, Epsom, Surrey on behalf of Millgate Developments Ltd / Countryside Western Home Counties. The evaluation forms part of a staged process of determining the archaeological implications of a proposed development. The evaluation comprised the excavation of six 30m X 2m trenches, each 30 x 2m, between 7th – 10th February 2022.

The evaluation was carried out in keeping with the approved methodology and appears to indicate that most of the Site has low archaeological potential. A single, large feature was revealed by Trench 1, but no finds were recovered from it, and it remains undated. The feature could represent a quarry for extraction of the natural chalk beneath the site.

2 INTRODUCTION

2.1 Project Background

2.1.1 Pre-Construct Archaeology Ltd (PCA) was appointed by RPS Consulting Services Ltd, on behalf of Millgate Developments Ltd / Countryside Western Home Counties, to carry out an archaeological evaluation at West Headley Court, Epsom, Surrey (**Figure 1**), hereafter 'the Site' (NGR TQ 19636 55614).

2.1.2 Outline planning consent (Ref: MO/2020/0185) has been granted for 'the demolition of existing buildings and redevelopment to comprise up to 70 residential units (Use Class C3), landscaping, car parking, access routes and other associated works' at Headley Court, Headley Road, Headley, KT18 6JW. Nigel Randall, Archaeological Officer (AO) at Surrey County Council, when consulted on the Planning Application in May 2020 stated:

'Given that some areas of the site may have been previously impacted, I do not recommend that it is necessary for the archaeological work to be undertaken in advance of determination of the Outline application. However, given the moderate to high potential for archaeological Heritage Assets relating to the Bronze Age, as denoted by the adjacent AHAP, the results of the required Geophysical Survey and Evaluation will need to be submitted with any subsequent Reserved Matters application. The methodology for the conduct of the Geophysical Survey and Evaluation will need to be set out in a Written Scheme(s) of Investigation that has been submitted to and approved by the Local Planning Authority.'

2.1.3 In order to ensure the required archaeological work is secured satisfactorily, the following archaeological condition was applied to the consented application:

'No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved, in writing, by the Local Planning Authority. Reason: The Local Planning Authority is satisfied that it is fundamental to the development permitted to address this issue before development commences and that without this safeguard planning permission should not be granted, and the site covers a large surface area in which it is considered necessary to preserve as a record any archaeological information before it is destroyed by the development in accordance with Mole Valley Local Plan policies ENV49 and ENV50, policy CS14 of the Mole Valley Core Strategy and the NPPF.'

2.1.4 The archaeological evaluation comprised six trenches 30m by 2m and formed a strategy of evaluation set out in the Written Scheme of Investigation (WSI) (PCA, 2021), as approved by the Local Planning Authority in advance of archaeological work. The evaluation was carried out between the 7th – 10th February 2022.

2.1.5 This report has been prepared in accordance with the Chartered Institute for Archaeologists standard and guidance for an archaeological evaluation (CIfA 2014, updated June 2020) and Management of Research Projects in the Historic Environment

(Historic England, 2015). PCA is a ClfA Registered Archaeological Organisation and is bound by its code of conduct.

2.2 Location, Topography and Geology

2.2.1 The Site is an irregular plot of land of approximately 6.79 hectares (NGR TQ 19636 55614). It is bound by Headley Road to the northeast, by woodland to the west and a field to the south. The Site is divided by The Drive, a road running southeast to northwest through it. The Site currently comprises a mixture of open field, woodland, buildings and associated car parks – forming part of Headley Court the Military Defence Rehabilitation Centre (**Figure 2**).

2.2.2 The Site is situated on a slight slope rising from north to south from c.137m above Ordnance Datum (aOD) to c.144m aOD.

2.2.3 The natural geology is mapped as Lewes Nodular Chalk Formation, Seaford Chalk Formation and Newhaven Chalk Formation (undifferentiated) - Chalk. No superficial deposits are recorded (<http://mapapps.bgs.ac.uk/geologyofbritain/home.html>).

2.3 Archaeological and Historical Background

2.3.1 An archaeological desk-based assessment (RPS 2021), prepared in respect of the proposed development, has provided a comprehensive study of the archaeological and historical background to the Site, drawing on information held in the Surrey Historic Environment Record and other relevant sources (Cotton et al 2004). The detail of the archaeological desk-based assessment is not repeated here. The Site lies in an area of known archaeological sites, monuments and findspots.

2.3.2 The Site itself contains no recorded designated or non-designated heritage assets. The Site is bounded to the north by an Area of High Archaeological Potential (AHAP) as designated by Surrey County Council; the AHAP designation relates to a group of possible Bronze Age ring ditches identified on aerial photographs from 1933.

3 AIMS

3.1 Archaeological Evaluation

3.1.1 The aim of the archaeological evaluation was to determine the presence or absence of archaeological remains within the Site and, where present, determine their nature, extent, date, condition and significance, taking account of their potential to contain biological and palaeo- environmental remains. The evaluation also aimed to understand the truncation of potential archaeological deposits by the existing buildings and landscaping on the Site.

3.1.2 This report on the results of the evaluation aims to provide sufficient information so that the future treatment of any remains that have been identified, in respect of the proposed development, can be determined in consultation with the LPA and the AO.

4 RESULTS

4.1 Introduction

4.1.1 The following sections present a summary of the results of the evaluation, based on the Site archive, which comprises a Site diary, site drawings and digital photographs. A summary of recorded contexts is provided in a Trench Index in **Appendix 1** and a sample of photographs of the trenches are provided in **Appendix 2**. The archive is currently held at PCA's Winchester office under the Site code **SEHC22** and in due course will be deposited with Leatherhead Museum.

4.2 Methodology

4.2.1 The evaluation was carried out in accordance with the Written Scheme of Investigation on 7th – 10th February 2022 and comprised the excavation of six trenches 30 x 2m (Figures). Of the six proposed trenches, Trenches 1 and 2 were adjusted to avoid overhead power cables and tree cover.

4.3 Summary of Deposition Sequence

4.3.1 The deposit sequence shown by the evaluation trenches was generally consistent across the Site. The trenches revealed a topsoil and subsoil sequence above a natural, mixed geology of chalk and clay with flints seen at between 0.21m - 0.36m below ground level (BGL) (**Figure 3, Plates 1-5**).

4.4 Archaeological Features

4.4.1 No archaeological features, deposits or finds were revealed in Trenches 2 -6. Trench 1 revealed a large feature [104], located at the southeast end of the trench (**Figure 4, Plates 6 & 7**). The full extent and shape of the feature is not known as it extended beyond the extents of the trench. It was not sample excavated to its full depth. However, it was at least 0.64m in depth and 4.4m in width and was filled with a single light grey, brown, silty clay fill (105) with frequent chalk inclusions; no datable finds or other artefactual material were recovered from the fill. The feature, which was deep enough to penetrate the underlying chalk, might represent quarrying.

4.5 Conclusion

4.5.1 The evaluation was carried out in keeping with the approved methodology and appears to indicate that the Site has low archaeological potential. The single, large feature recorded in Trench 1, appears to represent the only feature of possible archaeological potential revealed by the evaluation.

4.5.2 Discussions with the LPA's Archaeological Planning Adviser, held during a site visit with RPS and PCA on 9th February 2022) indicated that the LPA will require a targeted phase of Stage 2 works (mitigation) in the location of the large feature revealed in Trench 1. The scope of the mitigation will be subject to discussion. The mitigation work can only take place after the adjacent large trees have been removed.

5 ARCHIVE PREPARATION, DEPOSITION AND COPYRIGHT

5.1 The Site Archive

5.1.1 The Site archive, to include all project records and cultural material produced by the project, is to be prepared in accordance with Guidelines for the *Preparation of Excavation Archives for Long-term Storage* (UKIC 1990). On completion of the project PCA will arrange for the archive to be deposited with Leatherhead Museum, subject to the agreement of the Landowner.

5.2 Copyright

5.2.1 The full copyright of the written/illustrative archive relating to the Site will be retained by Pre-Construct Archaeology Ltd under the Copyright, Designs and Patents Act 1988 with all rights reserved. Millgate Developments Ltd / Countryside Western Home Counties and their Agents will be granted an exclusive licence for the use of the archive, providing that such use conforms to the Copyright and Related Rights regulations 2003.

5.2.2 The licence extends to the use of all documents arising from this project in all matters relating directly to the project, as well as for *bona fide* research purposes (which includes the Surrey Historic Environment Record).

5.2.3 Pre-Construct Archaeology Ltd has made every effort to ensure the accuracy of the content of this report. However, Pre-Construct Archaeology Ltd cannot accept any liability in respect of, or resulting from, errors, inaccuracies or omissions this report contains.

6 ACKNOWLEDGEMENTS

Pre-Construct Archaeology is grateful to Simon Blatherwick of RPS Consulting Services Ltd for commissioning the evaluation and to Nigel Randall, Archaeological Officer at Surrey County Council for his advice.

The evaluation was supervised by Maisie Marshall, with assistance from Ben Thomas and Rory Gudgeon. This report has been prepared by Maisie Marshall, with illustrations prepared by Diana Valk. The project was managed for PCA by Paul McCulloch.

7 REFERENCES

Bird, D, 2006, Surrey Archaeological Research Framework 2006: Providing the foundations for future archaeological work in Surrey

CIfA, 2021, '*Code of Conduct: professional ethics in archaeology*', Chartered Inst. For Archaeologists, Reading

CIfA, 2014 (updated 2020), '*Standard and guidance for archaeological field evaluation*', Chartered Inst. For Archaeologists, Reading

Historic England, 2015, '*Management of Research Projects in the Historic Environment; The MoRPHE Project Managers' Guide*'.

Historic England, 2015, Digital Data Guidance/Digital Image Capture/ File Storage: Guidelines for Best Practice

Mole Valley, 2020, Heritage Strategy: Evidence Base Document Consultation Draft Local Plan 2018-2033 (Regulation 18)

PCA, 2021, '*West Headley Court, Epsom, Surrey: WSI for an Archaeological Evaluation*', Unpublished Client Report

RPS, 2021, '*Headley Court West, Headley Epsom, KT18 6JW; Archaeological Desk-Based Assessment*' Unpublished Client Report

Taylor, J. with Brown, G. 2009, Fieldwork Induction Manual: Operations Manual 1, Pre-Construct Archaeology Limited

APPENDIX 1: TRENCH TABLE

Trench No.	Context	Type	Description	Depth (m) BGL
Trench 1	101	Topsoil	Silty Clay, Dark Grey Brown Topsoil	0.00 - 0.10m
Trench 1	102	Subsoil	Silty Clay, Mid Grey Brown Subsoil	0.10 - 0.19m
Trench 1	103	Natural	Natural Chalk with Patches of Clay with Flint	0.19m+
Trench 1	104	Cut	Unknown shape, moderately steep sides, break of slope and base unclear due to limit of excavation	-
Trench 1	105	Fill	Moderately compact, light grey, brown, silty clay with frequent chalk inclusions. No Finds	-
Trench 2	201	Topsoil	Silty Clay, Dark Grey Brown Topsoil	0.00 - 0.13m
Trench 2	202	Subsoil	Silty Clay, Mid Grey Brown Subsoil	0.13 - 0.21m
Trench 2	203	Natural	Natural Chalk with Patches of Clay with Flint	0.21m+
Trench 3	301	Topsoil	Silty Clay, Dark Grey Brown Topsoil	0.00 - 0.10
Trench 3	302	Subsoil	Silty Clay, Mid Grey Brown Subsoil	0.10 - 0.24m
Trench 3	303	Natural	Natural Chalk with Patches of Clay with Flint	0.24m +
Trench 4	401	Topsoil	Silty Clay, Dark Grey Brown Topsoil	0.00 - 0.17m
Trench 4	402	Subsoil	Silty Clay, Mid Grey Brown Subsoil	0.17m - 0.31m
Trench 4	403	Natural	Natural Chalk with Patches of Clay with Flint	0.31m+
Trench 5	501	Topsoil	Silty Clay, Dark Grey Brown Topsoil	0.00 - 0.24m
Trench 5	502	Subsoil	Silty Clay, Mid Grey Brown Subsoil	0.24 - 0.36m
Trench 5	503	Natural	Natural Chalk with Patches of Clay with Flint	0.36m+
Trench 6	601	Topsoil	Silty Clay, Dark Grey Brown Topsoil	0.00- 0.11m
Trench 6	602	Subsoil	Silty Clay, Mid Grey Brown Subsoil	0.11 - 0.25m
Trench 6	603	Natural	Natural Chalk with Patches of Clay with Flint	0.25m+

APPENDIX 2: PLATES 1-7



Plate 1 – Trench 5 overview, looking North. Scale 1m



Plate 2 – Trench 4 overview, looking Northwest. Scale 1m.



Plate 3 – Trench 2 overview, looking Northwest. Scale 1m.



Plate 4 – Trench 1 overview, looking Southeast. Scale 1m.



Plate 5 – Trench 6 Northeast Facing Representative Section. Scale 1m.



Plate 6 – Southwest Facing Section of [104]. Scale 2m.

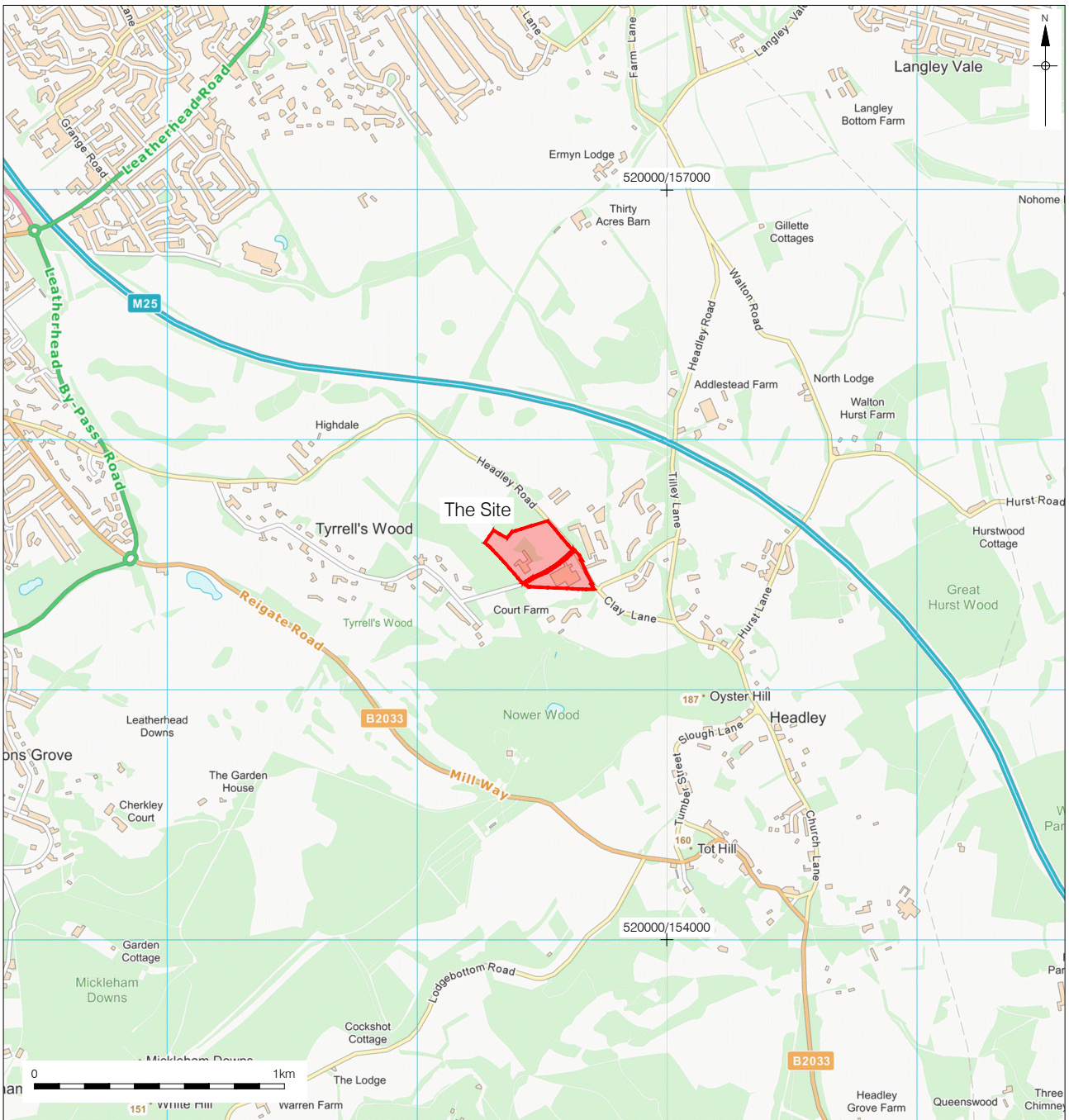


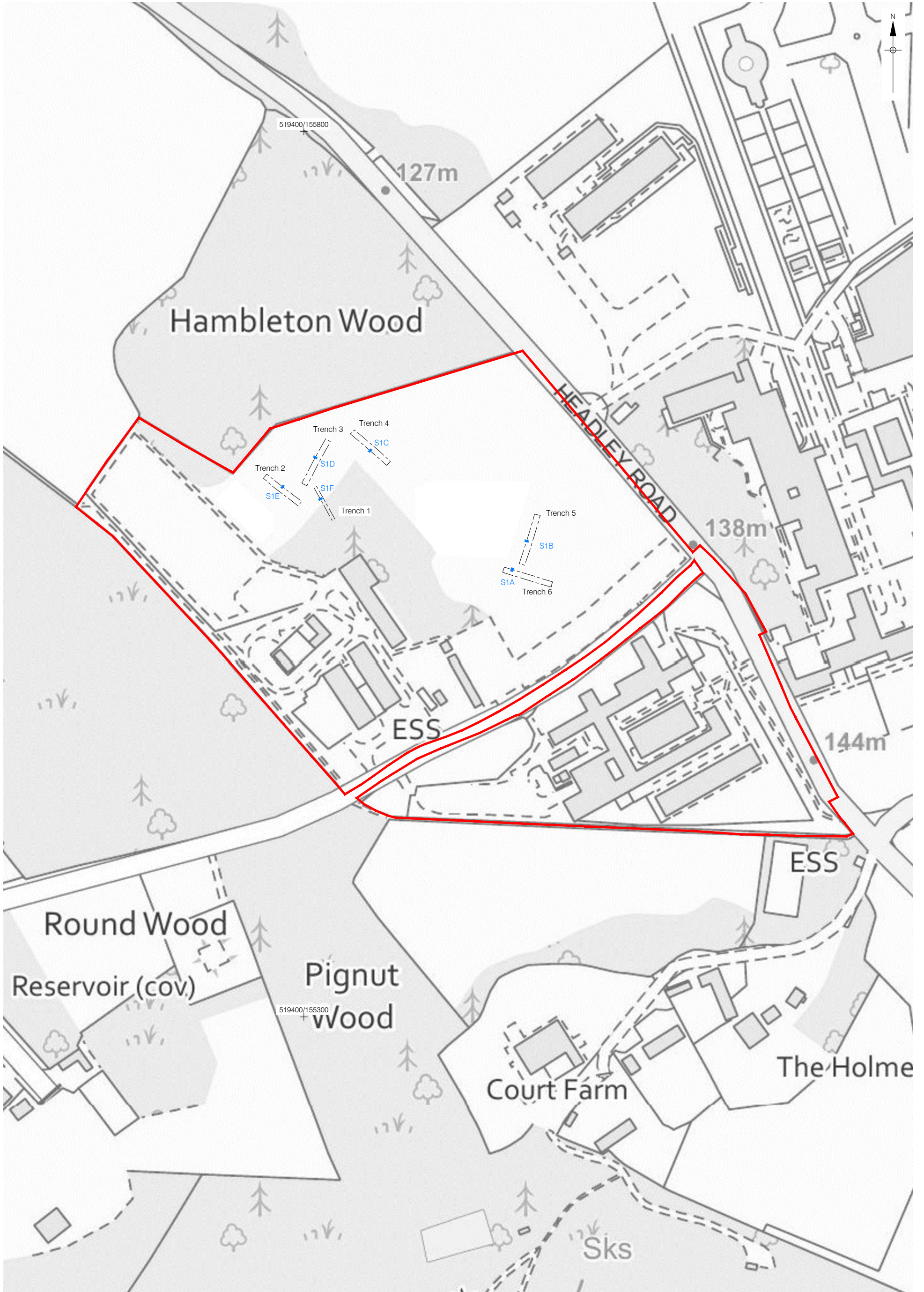
Plate 7 – Overview of [104], Looking North. Scale 1m.

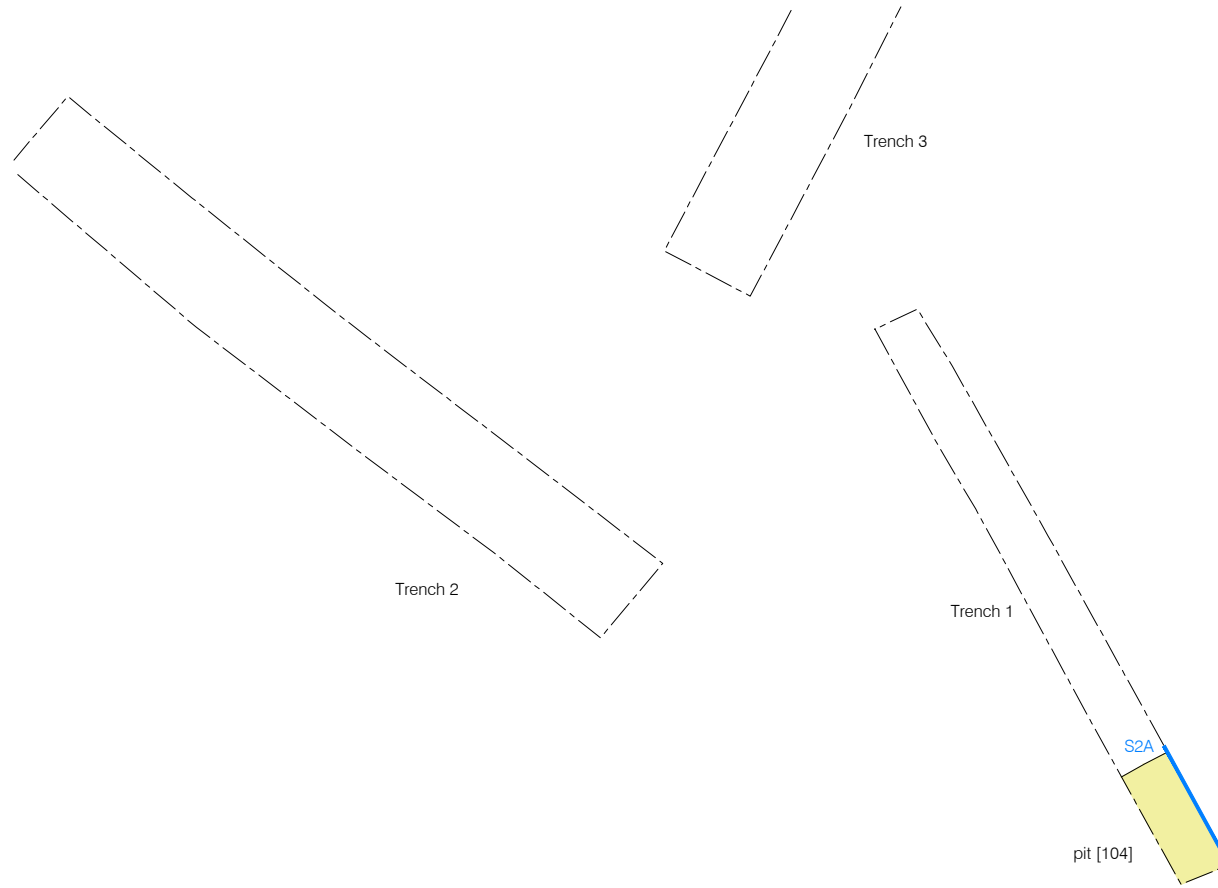
APPENDIX 3: OASIS RECORD

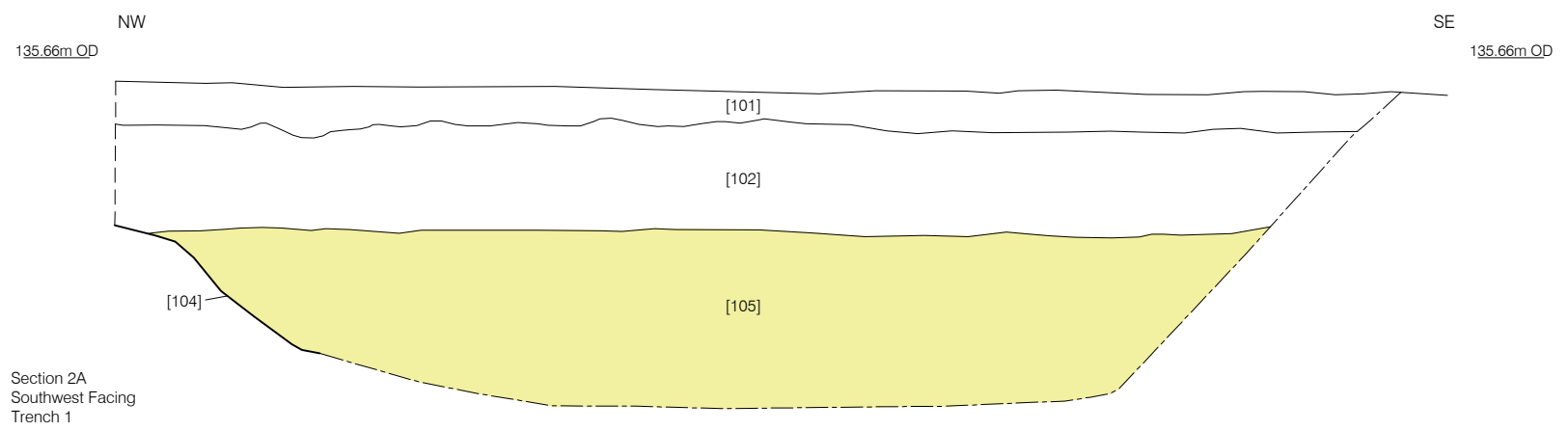
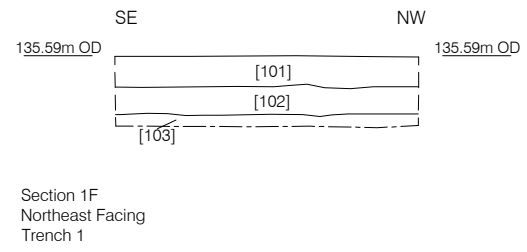
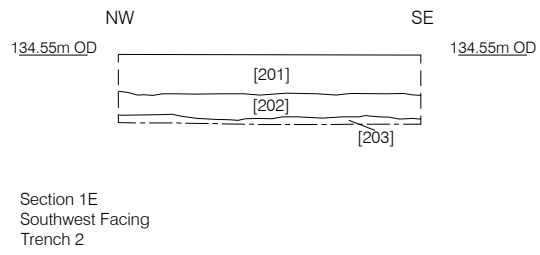
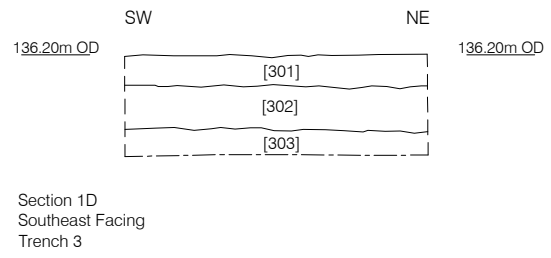
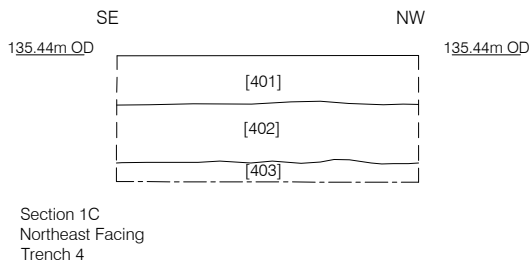
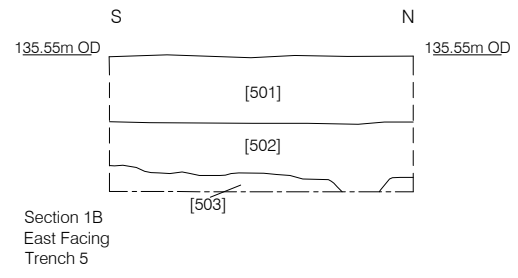
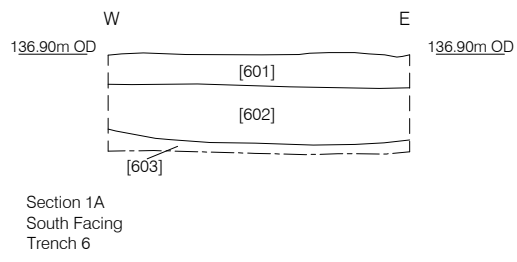
Summary for preconst1-504785

OASIS ID (UID)	preconst1-504785
Project Name	West Headley Court, Epsom, Surrey
Activity type	Evaluation
Project Identifier(s)	West Headley Court
Planning Id	MO/2020/0185
Reason For Investigation	Planning: Post determination
Organisation Responsible for work	Pre-Construct Archaeology Ltd
Project Dates	07-Feb-2022 - 10-Feb-2022
Location	West Headley Court NGR : TQ 19630 55610 LL : 51.2870718755559, -0.285902358554512 12 Fig : 519630,155610
Administrative Areas	Country : England County : Surrey District : Mole Valley Parish : Headley
Project Methodology	Pre-Construct Archaeology Ltd (PCA) has been appointed by RPS Consulting Ltd to carry out an archaeological evaluation at West Headley Court, Epsom, Surrey. The evaluation forms part of a staged process of determining the archaeological implications of a proposed development. The evaluation comprised the excavation of six trenches 30 x 2m between 7th – 10th February 2022.
Project Results	The evaluation was carried out in keeping with the approved methodology and appears to indicate that most of the site has low archaeological potential. A single large feature in Trench 1, was revealed, no finds were recovered, it is of unknown date, and while the feature is not readily identifiable possibly thought to possibly to be a chalk quarry pit.
Keywords	Quarry - UNCERTAIN - FISH Thesaurus of Monument Types
HER	Surrey HER - noRev - LITE
HER Identifiers	
Archives	









PCA

PCA CAMBRIDGE

THE GRANARY, RECTORY FARM
BREWERY ROAD, PAMPISFORD
CAMBRIDGESHIRE CB22 3EN
t: 01223 845 522

e: cambridge@pre-construct.com

PCA DURHAM

THE ROPE WORKS, BROADWOOD VIEW
CHESTER-LE-STREET
DURHAM DH3 3AF
t: 0191 377 1111

e: durham@pre-construct.com

PCA LONDON

UNIT 54, BROCKLEY CROSS BUSINESS CENTRE
96 ENDWELL ROAD, BROCKLEY
LONDON SE4 2PD
t: 020 7732 3925

e: london@pre-construct.com

PCA NEWARK

OFFICE 8, ROEWOOD COURTYARD
WINKBURN, NEWARK
NOTTINGHAMSHIRE NG22 8PG
t: 01636 370 410

e: newark@pre-construct.com

PCA NORWICH

QUARRY WORKS, DEREHAM ROAD
HONINGHAM
NORWICH NR9 5AP
T: 01603 863 108

e: norwich@pre-construct.com

PCA WARWICK

UNIT 9, THE MILL, MILL LANE
LITTLE SHREWLEY, WARWICK
WARWICKSHIRE CV35 7HN
t: 01926 485 490

e: warwick@pre-construct.com

PCA WINCHESTER

5 RED DEER COURT, ELM ROAD
WINCHESTER
HAMPSHIRE SO22 5LX
t: 01962 857 330

e: winchester@pre-construct.com

