

**Danes Hill School,
Oxshott**

**Archaeology Desk-
Based Assessment**

Client: SPATIAL STRUCTURES LIMITED

AB Heritage Project No:60690

Date:08/05/2019

Danes Hill School, Oxshott

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1. INTRODUCTION

1.1 Project Background

- 1.1.1 AB Heritage Limited has been commissioned by Spatial Structures Ltd to produce an Archaeology Desk-Based Assessment (DBA) covering proposed development at Danes Hill School, Oxshott, Surrey.
- 1.1.2 This assessment follows the production and approval of a Written Scheme of Investigation for the implementation of a programme of archaeological work (AB Heritage 2019). This work was required by Elmbridge Borough Council (EBC) as Condition 13 of the planning approval for the development, in line with the recommendation of Nigel Randall of the Surrey County Council Heritage Conservation Team (Randall, 2018; EBC, 2019a).
- 1.1.3 This report includes a description of the baseline conditions; an examination of readily available documentary, cartographic and known archaeological evidence; and identifies any known and potential cultural heritage receptor(s) within the application site and its surrounding area. It proposes a suitable mitigation strategy for archaeology, where such works are deemed appropriate.

1.2 Site Location & Description

- 1.2.1 The site is located at Danes Hill School, Leatherhead Road, Oxshott, Leatherhead, Surrey, KT22 0JG. The location of the proposed development is centred approximately on NGR TQ 14613 60099 (Figure 1).
- 1.2.2 The proposed development site covers an area of approximately 0.6 hectares, primarily comprising an outdoor sports facility, a playground and a grassed area. The site is located at the southern end of the existing school complex. Its eastern, southern and western boundaries are formed by the school boundaries of fences and hedges, with residential plots surrounding. To the north of the site is the rest of the school complex, including a two-storey classroom building and car park (Figure 3).
- 1.2.3 Danes Hill School is accessed from Leatherhead Road which runs broadly through the centre of Oxshott and is located c. 70m east of the site).

1.3 Geology & Topography

- 1.3.1 The bedrock underlying the site is mixed silty clays of the London Clay formation. No superficial deposits are recorded in the vicinity of the site (Geology of Britain viewer, 2019).
- 1.3.2 Over the limits of the proposed development site is a gentle slope, with the ground falling from c. 70m above Ordnance Datum (aOD) to the north of the site to c. 69m aOD in the south of the site. Leatherhead Road itself follows a slight ridge of higher ground through the surrounding area, suggesting it may be better draining than the adjacent lower topography.

1.4 Proposed Development

- 1.4.1 The current design proposals are for:

- The erection of an 'L'- shaped indoor sports hall, positioned around (but not abutting) the southern and eastern ends of an existing two-storey classroom building; and
- Landscaping around the grounds to provide noise dampening and green space with nature trails.

1.4.2 The groundworks to accompany this development will include:

- Stripping of the footprint of the new sports hall;
- Stripping of soil in the footprint of bund locations;
- The formation of bunds, primarily using material stripped from site and dressed with 150-200mm of topsoil; and
- New planting located both in existing ground surfaces and in the proposed bunds.

1.4.3 The proposed development will also necessitate the removal of existing artificial surfaces, such as outdoor courts. As this aspect of the proposal is within a previously impacted area it will not be assessed further.

2. AIMS & METHODOLOGY

- 2.1.1 Early consultation on the results of archaeological research and consideration of the implications of proposed development are the key to informing reasonable planning decisions.
- 2.1.2 The aim of this report is to facilitate such a process by understanding the historical development of the application site and the likely impact upon any surviving archaeological resource or historic building resulting from the proposed development, devising appropriate mitigation responses where necessary.
- 2.1.3 The Desk-Based Assessment will seek to determine whether the site has the potential to contribute to the Surrey Archaeological Research Framework.

2.2 Scope of Works

- 2.2.1 The assessment has been carried out, in regard to the collation of baseline information, in line with the Chartered Institute for Archaeologists' Standard and Guidance for Historic Environment Desk Based Assessment (January 2017), and in accordance with a prior WSI (AB Heritage, 2019).
- 2.2.2 This assessment includes relevant information contained in various statutory requirements, national, regional and local planning policies and professional good practice guidance, including:
 - Ancient Monuments and Archaeological Areas Act, 1979
 - Planning (Listed Buildings and Conservation Areas) Act, 1990
 - The National Planning Policy Framework, 2018
- 2.2.3 The Surrey Historic Environment Record is the primary source of information concerning the current state of archaeological and architectural knowledge in this area. The Surrey HER Search Reference for this project is 085/19. For reporting purposes, the HER information has been re-numbered with AB numbers, which can be viewed in Appendix 1. The information contained within this database was supported by examination of data from a wide range of other sources, principally:
 - The Surrey Archaeological Research Framework for regional and period understanding of the archaeology;
 - Heritage Gateway (www.heritagegateway.org.uk) for information from the Historic England National Monuments Record,
 - Pastscape and other research resources, including the National Archives;
 - The Historic England website professional pages, including the National Heritage List for England;
 - A site-walk over was undertaken on the 3rd April 2019;
 - A visit to the Surrey History Centre on the 3rd April 2019, for readily available historic maps and photographs;

- Information on aerial photographs covering the site held at the Historic England Archive (data not received at the time this draft report was produced); and
- Additional relevant documentary and online historic sources.

2.2.4 Information from these sources was used to understand:

- Information on statutory and non-statutory designated sites;
- A greater understanding of key cultural heritage issues of the site and surrounding area;
- The impact of proposed development on the known and potential cultural heritage resource, resulting in the formulation of a mitigation strategy, where required, which appropriately targets any future works to those required to gain planning consent.

2.3 Consultation & Study Area

- 2.3.1 Daniel Dodds (Principal Consultant, AB Heritage) contacted Nigel Randall (Archaeological Officer, Surrey County Council) by email on the 8th of April 2019, to discuss the scope of this DBA during production of the WSI (AB Heritage, 2019). Mr Randall suggested reviewing aerial photographs and LIDAR may be beneficial, due to the greenfield nature of the site, noting that images he had seen appeared to show possible land drains across the site.
- 2.3.2 In relation to Aerial Photographs, as only a single oblique shot aerial photograph of Oxshott was listed in the Surrey History Centre catalogue, information was instead ordered from the Historic England Archives. A list of the available photographs for the area of the site has been included in the appendix.
- 2.3.3 LIDAR data was accessed from the Department for Environment, Food & Rural Affairs (DEFRA) Geomatics Survey Data online viewer on April 11th, 2019. This showed no earthwork features or features believed to be of an archaeological nature.
- 2.3.4 In relation to construction of an appropriate Study Area, initial online research via the Exploring Surrey's Past Places Map, Heritage Gateway and the Archaeology Data Service suggested there was a relatively sparse archaeological record around the proposed development site. For this reason, a 1km Study Area was selected, to allow for a wider examination of known heritage assets against which to assess the archaeological resource in the area.

2.4 Methodology of Works

- 2.4.1 This desk-based assessment contains a record of the known heritage resource of the area. It also assesses the potential cultural heritage resource of the site, using the following scale:
- No Potential - Clear evidence of past impacts / site sterilisation
 - Low - Very unlikely to be encountered on site
 - Medium - Features may occur / be encountered on site
 - High - Remains almost certain to survive on site

- 2.4.2 In relation to buried archaeological remains, where a site is known, or there is a medium or above potential for archaeology to survive, full impact assessment will be undertaken.
- 2.4.3 There is currently no standard adopted statutory or government guidance for assessing the importance of an archaeological feature and this is instead judged upon factors such as statutory and non-statutory designations, architectural, archaeological or historical significance, and the contribution to local research agendas. Considering these criteria each identified feature can be assigned to a level of importance in accordance with a five-point scale (Table 1, below).

Table 1: Assessing the Importance of a Cultural Heritage Site

SCALE OF SITE IMPORTANCE	
NATIONAL	The highest status of site, e.g. Scheduled Monuments (or undesignated assets of schedulable quality and importance). Grade I and Grade II* Listed Buildings. Other listed buildings that can be shown to have exceptional qualities in their fabric or historical associations not adequately reflected in the listing grade. Conservation Areas containing very important buildings. Undesignated structures of clear national importance. Extremely well preserved historic landscape, whether inscribed or not, with exceptional coherence, time depth, or other critical factor(s).
REGIONAL	Grade II Listed Buildings or other designated or undesignated archaeological sites (in addition to those listed above), or assets of a reasonably defined extent and significance, or reasonable evidence of occupation / settlement, ritual, industrial activity etc. Examples may include areas containing buildings that contribute significantly to its historic character, burial sites, deserted medieval villages, Roman roads and dense scatter of finds.
LOCAL	Evidence of human activity more limited in historic value than the examples above, or compromised by poor preservation and/or survival of context associations, though which still have the potential to contribute to local research objectives. Examples include sites such as 'locally designated' buildings or undesignated structures / buildings of limited historic merit, out-of-situ archaeological findspots / ephemeral archaeological evidence and historic field systems and boundaries etc.
NEGLIGIBLE	Assets with very little or no surviving archaeological interest. Examples include destroyed antiquities, structures of almost no architectural / historic merit, buildings of an intrusive character or relatively modern / common landscape features such as quarries, drains and ponds etc.
UNKNOWN	Insufficient information exists to assess the importance of a feature (e.g. unidentified features on aerial photographs).

- 2.4.4 The importance of already identified cultural heritage resources is determined by reference to existing designations. Where classification of a receptor's value covered a range of the above possibilities or for previously unidentified features where no designation has been assigned, the value of the receptor was based on professional knowledge and judgement.
- 2.4.5 For some types of finds or remains there is no consistent value and the importance may vary, for example Grade II Listed Buildings and Conservation Areas. For this reason, adjustments are occasionally made, where appropriate, based on professional judgement.

2.5 Impact Assessment Criteria

- 2.5.1 The magnitude of impact upon the archaeological and heritage resource, which can be considered in terms of direct and indirect impacts, is determined by identifying the level of effect from the proposed development upon the baseline conditions of the site and the cultural heritage resource identified. The criteria for assessing the magnitude of impact are set out in Table 2 (below).
- 2.5.2 In certain cases, it is not possible to confirm the magnitude of impact upon a cultural heritage resource, especially where anticipated buried deposits exist. Where possible a professional judgement as to the scale of such impacts is applied to enable the likely 'Significance of Effects' to be established; however, a magnitude level of 'uncertain' is included for situations where it is simply not appropriate to make such a judgement at this stage of works.

Table 2: Criteria for Determining Magnitude of Impact

IMPACT LEVEL	DEFINITION
HIGH	Changes to most or all of the key archaeological or key heritage baseline elements, or comprehensive changes to the setting of such key features that lead to total or almost complete alteration of a features physical structure, dramatic visual alteration to the setting of a heritage asset, or almost comprehensive variation to aspects such as noise, access, or visual amenity of the historic landscape.
MEDIUM	Changes to many key archaeological materials/historic elements, or their setting, such that the baseline resource is clearly modified. This includes considerable visual change to many key aspects of the historic landscape, noticeable differences in noise or sound quality, and considerable changes to use or access changes to key historic landscape elements
LOW	Detectable impacts which alter the baseline condition of an archaeological or heritage receptor to a slight degree – e.g. a small proportion of the surviving heritage resource is altered; slight alterations to the setting or structure, or limited changes to aspects such as noise levels, use or access that results in limited changes to historic landscape character.
NEGLIGIBLE	Barely distinguishable change from baseline conditions, where there would be very little appreciable effect on a known site, possibly because of distance from the development, method of construction or landscape or ecological planting, that are thought to have no long-term effect on the historic value of a resource.
UNCERTAIN	Extent / nature of the resource is unknown and the magnitude of change cannot be ascertained.

- 2.5.3 The overall Significance of Effects from the proposed development upon the Cultural Heritage Resource is determined by correlating the magnitude of Impact against value of the Cultural Heritage resource. Table 3 highlights the criteria for assessing the overall Significance of Effects. Where effects are moderate or above these are classified as significant.

Table 3: Significance of Effects

IMPORTANCE	MAGNITUDE			
	HIGH	MED	LOW	NEG
NATIONAL	Severe	Major	Mod	Minor
REGIONAL	Major	Mod	Minor	Not Sig.
LOCAL	Mod	Minor	Minor	Not Sig.
NEGLIGIBLE	Minor	Not Sig.	Not Sig.	Nt.

Not Sig. = Not Significant; Nt. = Neutral; Mod = Moderate

2.6 Limitations

- 2.6.1 It should be noted that the report has been prepared under the express instruction and solely for the use of Spatial Structures Ltd, and any associated parties they elect to share this information with. Measurements and distances referred to in the report should be taken as approximations only and should not be used for detailed design purposes.
- 2.6.2 All the work carried out in this report is based upon the professional knowledge and understanding of AB Heritage on current (April 2019) and relevant United Kingdom standards and codes, technology and legislation. Changes in these areas may occur in the future and cause changes to the conclusions, advice, recommendations or design given. AB Heritage does not accept responsibility for advising the client's or associated parties of the facts or implications of any such changes in the future.
- 2.6.3 This report has been prepared utilising factual information obtained from third party sources. AB Heritage takes no responsibility for the accuracy of such information. It should also be noted that this report represents an early stage of a phased approach to assessing the archaeological and cultural heritage resource of the application site to allow the development of an appropriate mitigation strategy, should this be required. It does not comprise mitigation of impacts in itself.

3. PLANNING & LEGISLATIVE FRAMEWORK

3.1 Introduction

- 3.1.1 The following section highlights the key planning and legislative framework relevant to this project, including legislative framework, national planning policy and relevant sector guidance.

3.2 Statutory Protection for Heritage Assets

- 3.2.1 Current legislation, in the form of the Ancient Monuments and Archaeological Areas Act 1979, provides for the legal protection of important and well-preserved archaeological sites and monuments through their addition to a list, or 'schedule' of archaeological monuments by the Secretary of State for Digital, Culture, Media and Sport. This necessitates the granting of formal Scheduled Monument Consent for any work undertaken within the designated area of a Scheduled Monument.
- 3.2.2 Likewise, structures are afforded legal protection in the form of their addition to 'lists' of buildings of special architectural or historical interest. The listing of buildings is carried out by the Department of Digital, Culture, Media and Sport under the Planning (Listed Buildings and Conservation Areas) Act, 1990. The main purpose of the legislation is to protect buildings and their surroundings from changes that would materially alter the special historic or architectural value of the building or its setting. This necessitates the granting of formal Listed Building Consent for all works undertaken to or within the designated curtilage of a Listed Building. This legislation also allows for the creation and protection of Conservation Areas by local planning authorities to protect areas and groupings of historical significance.
- 3.2.3 The categories of assets with some form of legal protection have been extended in recent years, and now include Registered Parks and Gardens, and Historic Battlefields. While designation as a UNESCO World Heritage Site is not a statutory designation under English planning law, such a designation is regarded as a material consideration in planning decisions, and World Heritage Sites are in practice protected from development that could affect any aspect of their significance including settings within the Site and a buffer zone around it.

3.3 National Planning Policy

- 3.3.1 The NPPF sets out government policy on the historic environment, which covers all elements, whether designated or not, that are identified as 'having a degree of significance meriting consideration in planning decisions, because of its heritage interest'.
- 3.3.2 One of the over-arching aims is to 'Conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations'. To achieve this, local planning authorities can request that the applicant describe "the significance of any heritage assets affected, including any contribution made by their setting". The level of detail required in the assessment should be "proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance". It goes on to say that "where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest,

local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.”

- 3.3.3 A key policy within the NPPF is that “when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation. The more important the asset, the greater the weight should be.
- 3.3.4 With regard to non-designated heritage assets specific policy is provided in that a balanced judgement will be required having due regard to the scale of any harm or loss and the significance of the heritage asset affected.
- 3.3.5 Paragraph 194 states that ‘Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of a Grade II listed building, park or garden should be exceptional, while substantial harm to or loss of designated heritage assets of the highest significance, should be wholly exceptional’.
- 3.3.6 Paragraphs 195 & 196 explain that ‘where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss.
- 3.3.7 It also advises that where a proposal involve less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

3.4 Local Planning Policy

- 3.4.1 The Elmbridge Borough Council Core Strategy was adopted in July 2011 and provides a framework for development strategy in conjunction with their Development Management Plan, adopted April 2015, as well as following the overarching Strategic Objectives in the Interim Local Strategic Statement for Surrey. These documents contain the following relevant policies and objectives:

Elmbridge Borough Council Core Strategy 2011

CS17- Local Character, Density and Design

Particular attention should be given to the design of development which could have an effect on heritage assets which include conservation areas, historic buildings, scheduled monuments, and the Borough's three historic parks and gardens.

Elmbridge Borough Council Development Management Plan 2015

DM12 – Heritage

Planning permission will be granted for developments that protect, conserve and enhance the Borough’s historic environment. This includes:

e. Areas of High Archaeological Potential

- i. Proposals for development should take account of the likelihood of heritage assets with archaeological significance being present on the site, provide for positive measures to assess the significance of any such assets, and enhance understanding of their value.

4. CULTURAL HERITAGE RESOURCE BASELINE

4.1 Known Cultural Heritage Assets

Within the Proposed Development Site

- 4.1.1 The south-eastern edge of the site sits within the Oxshott Historic Core Area of High Archaeological Potential (AHAP) [AB 17]. The AHAP covers the presumed extent of the Post-Medieval settlement of Oxshott as depicted on the Rocque map of 1762 (Plate 1).

Within the Study Area

- 4.1.2 Information provided by the Surrey HER shows there is a relatively sparse archaeological record for the Prehistoric and Roman periods in the study area, comprising:
- Five findspots for Prehistoric worked flint [AB 1 – 5]. Of these [AB 4], (a flint tool) and [AB 3], (worked and burnt flint) were recovered from archaeological evaluation / monitoring, located c. 420m north and 910m south-west of site respectively; and
 - A single findspot of five small Roman pottery sherds [AB 6] from Oxshott High Street, possibly dating to the 3rd – 4th century AD, located c. 420m north of site.
- 4.1.3 Monuments demonstrating Medieval to Modern occupation of the settlement are present in surviving structures, comprising:
- Two Grade II Listed buildings [AB 7 – 8]. Both Dane's Hill Farm House [AB 7] and Highwayman's Cottage [AB 8] are 16th century timber-framed buildings, located c. 40m north-east and c. 50m east of site respectively;
 - Post-Medieval buildings and farmsteads [AB 9 – 11]; these include the Grade II Listed buildings of Birdshill Farmhouse [AB 9] and an associated storehouse [AB 10], located c. 500m north of site; and
 - A modern building, St Andrew's church [AB 12], constructed in the early 20th century to provide a local church for the growing settlement located, c. 500m north-west of site.
- 4.1.4 Three other features have been added to the Cultural Heritage Gazetteer, based on their presence on historic mapping. These comprise:
- A former complex of late post-medieval to modern buildings, including the Smithy [AB 14] and 'The Bear' Public House [AB 18], c. 40m - 50m South / South East of the site; and
 - The former residential property / WWII troop accommodation base of Danes Hill [AB 15], which now forms part of Danes Hill School and lies c.70m north-west of the site.

4.2 Previous Archaeological Fieldworks

- 4.2.1 No known archaeological work has accompanied any previous development within the Danes Hill School complex.

4.2.2 However, in the wider study area two pieces of archaeological fieldwork have been carried out, comprising:

- An Archaeological Watching Brief on a Water Main Pipeline, which recovered burnt and worked prehistoric flint [AB 3] c. 910m south-west of the site; and
- An archaeological evaluation that revealed a Prehistoric flint tool [AB 4], c. 420m north of site.

4.3 Archaeology & History Background

The Prehistoric Period (c. 500, 000 BC – AD 43)

- 4.3.1 Prehistoric evidence in the study area comprises findspots, primarily of single worked flints, such as [AB 4 & 5], located c. 420m north and c. 940m north of site, respectively. The exact find-spots of [AB 1 & 2] aren't known, beyond their likely provenance from Oxshott.
- 4.3.2 Within the wider area there are finds and sites across Surrey indicating Prehistoric activity, from Upper Palaeolithic to Iron Age remains (Bird, 2006). Much of this appears to come from larger urban areas such as Staines as opposed to the area closer to the site, which is perhaps indicative of greater levels of associated archaeological fieldwork.

The Roman Period (c. AD 43 – AD 410)

- 4.3.3 Roman evidence within the study area was limited to a single findspot of five small sherds at High Street [AB 6], c. 420m north of site.
- 4.3.4 Surrey itself had no large town during the Roman period, although Roman villas, temples and settlements are known; there was a villa at Ashstead, over 4km south-east of site (Bird, 2006). However, there appears to be no known Roman site of significance in closer proximity to the site although, as mentioned above, this may be a reflection of a lack of archaeological fieldwork.

The Medieval Period (AD 410 – AD 1536)

- 4.3.5 The name Oxshott is believed to derive from 'Occa's Sceať', with Sceať an Old English word for a strip of land or a corner. The settlement is first mentioned in the Stoke D'Abernon 1179 pipe-rolls as okeosots (Gidvani, 1996).
- 4.3.6 Within the study area there are a pair of surviving buildings that possibly date to the late Medieval period, the Grade II Listed timber-framed buildings of Dane's Hill Farm House and Highwayman's Cottage [AB 7 – 8], located c. 40m north-east and c. 50m east of site respectively;
- 4.3.7 In the wider area, a Saxon cemetery was excavated at Leatherhead c. 3.3km to the south-east of site (Bird, 2006).

The Post Medieval and Modern Periods (AD 1537 – Present)

- 4.3.8 There are several Post-Medieval assets within the study area, including the 17th century Birdshill Farmhouse [AB 9], c.500m north of site.

- 4.3.9 The 1762 Rocque map of the Hundreds of Surrey (Plate 1) shows the area of the site, which appears to occupy farmland at the western edge of Oxshott ('Oke-shed'). The settlement can be seen to be concentrated alongside the central north-south aligned road and its off-shoots, which has led to the establishment of the Oxshott Historic Core Area of High Archaeological Potential [AB 17] around this location.



Plate 1: 1762 Rocque Map of Surrey (Surrey History Centre, 2019)

- 4.3.10 The Bear Inn [AB 18] (depicted on Plates 2 – 5) was the first public house in Oxshott, dating to c. 1776, and also incorporated a forge and blacksmiths shop [AB 14] (Gidvani, 1996). It was located c. 50m east of the site, in the vicinity of [AB 8] (the Highwayman's Cottage).
- 4.3.11 The 1846 Stoke D'Abernon tithe map includes Oxshott (Plate 2). It shows the site occupying farmland at the rear of properties and plots lining the western edge of the Leatherhead Road. The fields are listed in the tithe apportionment as of use as arable or pasture.
- 4.3.12 No structures or features other than field boundaries are indicated within the four fields which the area of the site covers.

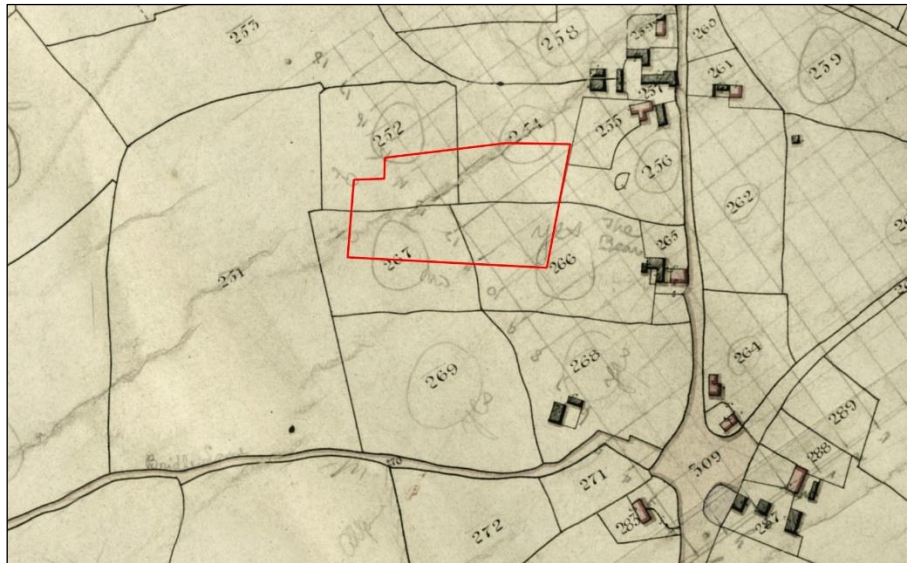


Plate 2: 1846 Stoke D'Abernon tithe map (Surrey History Centre, 2019)

- 4.3.13 The 1884 publication 25-inch Ordnance Survey (OS) map (Plate 3) shows the settlement of Oxshott in clearer detail. The approximate development boundary can be seen to still straddle four fields with no structures depicted within them, although the northern two fields on Plate 2 have been combined.
- 4.3.14 The site lies to the east of a small foci of activity, including a Smithy [AB 14]; the Bear Inn [AB 18] and Highwayman's Cottage [AB 8].
- 4.3.15 To the north-east of site, Oakshade Farm is indicated in the location of Dane's Hill Farm House [AB 7].

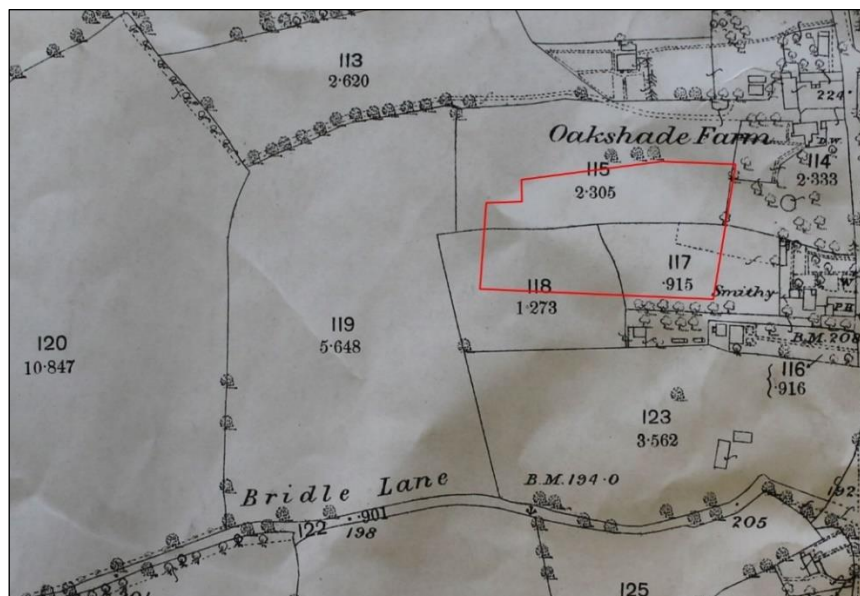


Plate 3: 1884 25" OS map (National Library of Scotland, 2019)

- 4.3.16 The 1895 25" OS map (Plate 4) shows changes within the location of the site. The former field boundaries have been removed to create a single large field which the site is fully within.
- 4.3.17 The smithy [AB 14] is no longer indicated and as part of the clearance associated with the removal of field boundaries a plantation visible on Plate 1 along the southern edge of the site has been removed.
- 4.3.18 To the north-west of the site a large property Danes Hill [AB 15] has been constructed, with associated outbuildings and grounds.

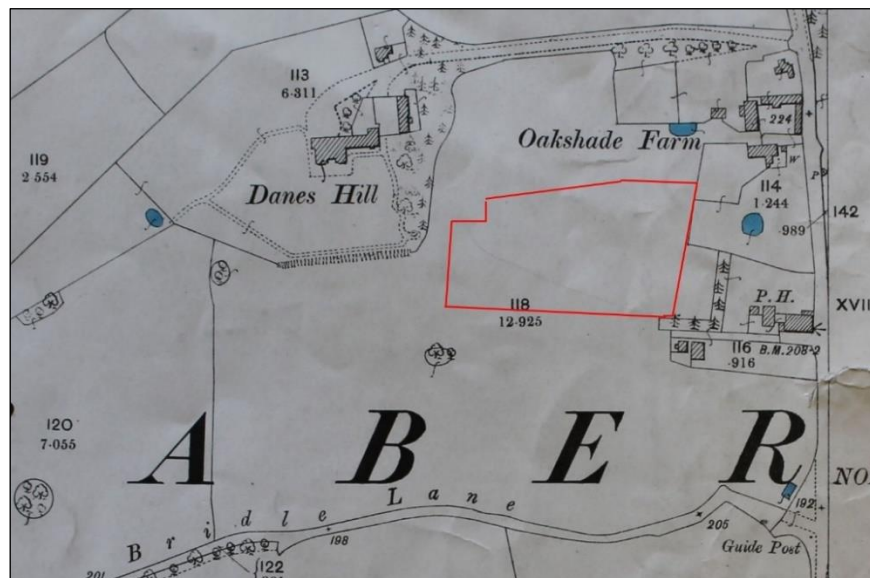


Plate 4: 1895 25" OS map (National Library of Scotland, 2019)

- 4.3.19 The 1913 25" OS map (Plate 5) shows no changes within the location of the site; however, changes in the wider area are visible. These include a small strip / track along the southern edge of site; the sub-division of the former single field the site sat within; the removal of the former smithy [AB 14]; and the construction of properties along Bridle Lane (now Wren's Hill), c. 120m south of site. The public house is labelled as Bear Inn [AB 18], while Oakshade Farm is now labelled as Dane's Hill Farm.



Plate 5: 1913 25" OS map (National Library of Scotland, 2019)

4.3.20 The 1934 OS map (Plate 6) shows changes within the location of the site, with sub-division into two plots which the current site layout still respects. The easternmost, narrow plot contains a long building [AB 16] at its northern end. The larger plot is depicted as a plantation / orchard.

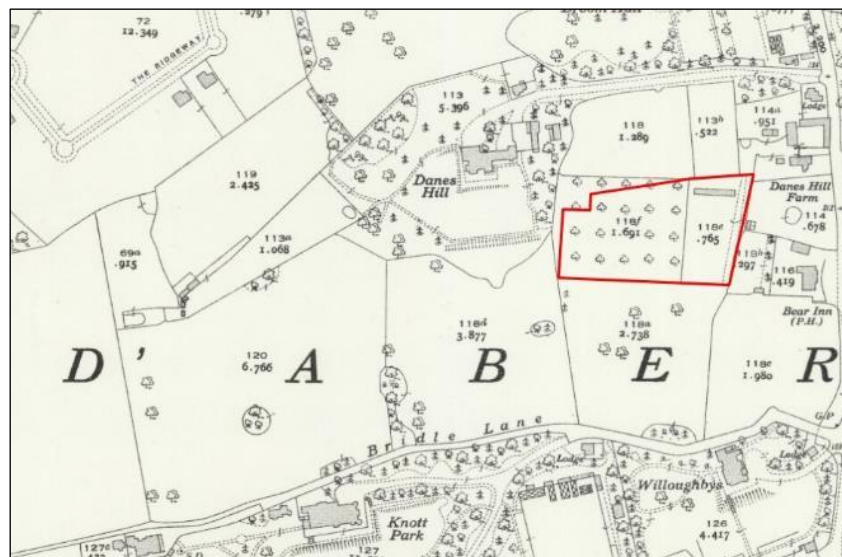


Plate 6: 1934 25" OS map (National Library of Scotland, 2019)

4.3.21 During the Second World War, the Canadian Army used Danes Hill (Gidvani, 1996). Plate 7 shows the likely location of temporary structures erected during the wartime use of the site. The building at the north-east of site [AB 16] is also visible.

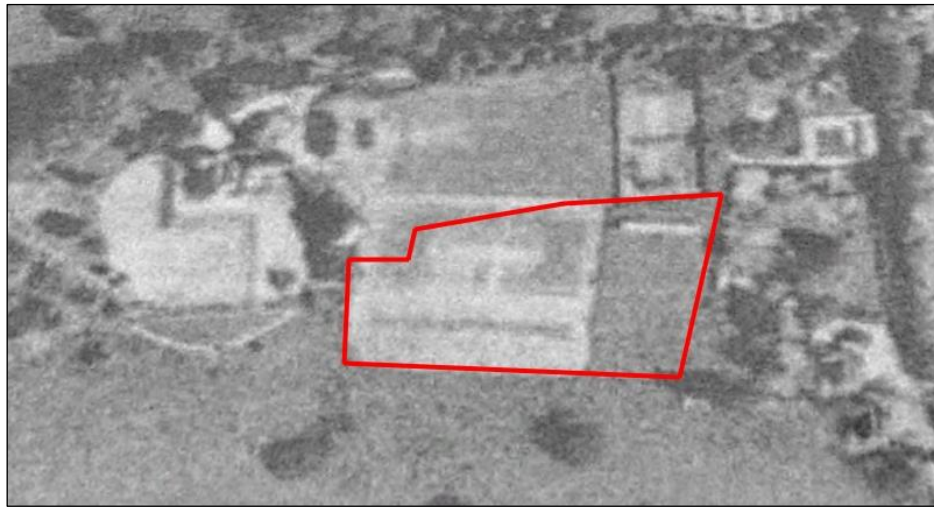


Plate 7: 1945 Aerial Photograph of site (Google Earth, 2019)

- 4.3.22 More recent satellite imagery of the site from September 2018 (Plate 8) clearly shows a series of parallel linear features crossing the site on a north-east by south-west alignment. These will be the locations of modern land drains (see Paragraph 4.4.4). Further cropmarks can be seen to reflect service trenches at the west end of the plot, and football pitch markings.

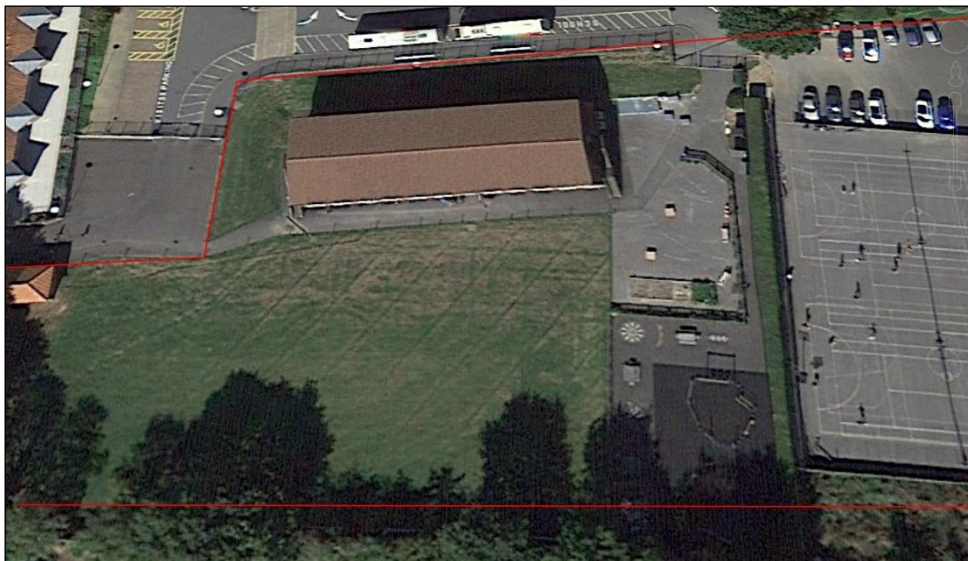


Plate 8: Satellite image of site (Google Earth, 2019)

4.4 Site Visit

- 4.4.1 A site visit was undertaken by Paul Cooke (Assistant Heritage Consultant) on the 3rd April 2019. The purpose of this visit was to gain a greater understanding of the existing land use and past impacts within the current site limits, along with an appreciation for the potential survival of below ground archaeological deposits.
- 4.4.2 Photo 1 shows the location of the main area of the proposed 'L'-shaped building, currently largely comprising a grassed field (Figure 3)



Photo 1: View of proposed development area

- 4.4.3 The eastern end of the grassed field contains a tarmacked area of paths and a play area (Photo 2).



Photo 2: View of field and Play Area

- 4.4.4 Photos 3 & 4 show what will be the eastern end of the proposed development area. This currently comprises an outdoor sports area, separated from the rest of the site by a hedge.



Photo 3: View of site from outdoor courts

- 4.4.5 Along the north edge of the sports courts is a tarmacked parking area containing electricity substations along its northern edge



Photo 4: View of north-east corner of development area

- 4.4.6 Phillip Cunningham (Site Manager, Danes Hill School) was able to provide the locations of the known below-ground utility services, which are all located along the boundaries and edges of the site. He also explained that land drains at 5m intervals had been put in to aid drainage; these will be the linear features visible in Plate 8.

- 4.4.7 In summary, while the provision of land-drains will have had below-ground impact along their lengths, much of the other work to the site has either been at the edges of the proposed development (services) or are likely to have had limited below-ground impacts, such as the tarmacked areas at the east of the site.
- 4.4.8 Nothing of archaeological interest was recorded during the site visit.

5. CULTURAL HERITAGE POTENTIAL & MITIGATION

5.1 Known Heritage Assets Within Site

- 5.1.1 The south-eastern edge of the site sits within the Oxshott Historic Core Area of High Archaeological Potential [AB 17]. This area covers the known extent of the Post-Medieval settlement of Oxshott and, based on the designation reflecting an area of archaeological potential, it is discussed in more detail below (Section 5.3).

5.2 Past Impact Within the Site Boundary

- 5.2.1 Historic mapping demonstrates that the area of the proposed development was agricultural in nature from at least the late 18th century, if not earlier. This is likely to have had limited overall impact on any below ground archaeology that may survive.
- 5.2.2 In relation to more modern periods, the site has been utilised for various purposes, with mapping showing features such as: a building [AB 16]; an orchard; land-drains; and more latterly areas of tarmacking / services. All are likely to have had limited / localised impacts at most.

5.3 Potential Archaeological Resource

- 5.3.1 There is believed to be low potential for the recovery of significant / complex archaeology dating to all periods pre-dating the post-medieval period, as well as the modern period.
- 5.3.2 In relation to the Post-Medieval period, part of the site is located within the Oxshott Historic Core Area of High Archaeological Potential [AB 17]. While nothing has been identified within the site limits, there are a number of features within close proximity to the site, dating to this period, which do suggest some potential may exist for overspill into the limits of proposed development. These include the small foci of activity c. 40m – 50m to the east of the site, including the Smithy [AB 14]; the Bear Inn [AB 18] and Highwayman's Cottage [AB 8]. Overall, when taken into consideration against the limited array of past impacts, it is concluded there is a low to moderate potential for the recovery of complex / significant archaeology dating to the post-medieval period, within the limits of proposed development.

5.4 Predicted Impact of Proposed Development

- 5.4.1 The current design proposals are for:
- The erection of an 'L'- shaped indoor sports hall, positioned around (but not abutting) the southern and eastern ends of an existing two-storey classroom building; and
 - Landscaping around the grounds to provide noise dampening and green space with nature trails, including stripping within the footprints of the new sports hall and bund locations, and new planting (see Section 1,4).
- 5.4.2 It is considered likely that the stripping and any other below-ground excavation relating to construction of the sports hall would impact adversely on any underlying surviving archaeological remains.

- 5.4.3 It is considered that stripping in the locations of the bunds, and the provision of new planting in the existing ground surface, both have the potential to impact on surviving archaeological remains.
- 5.4.4 Where archaeology does survive, this is likely to relate to post-medieval settlement and agricultural activity across the wider site (see Paragraph 5.3.2). Given the nature of the surrounding resource, any such remains are likely to be of local importance, at most, comprising 'ephemeral archaeological evidence and historic field systems and boundaries etc.', as defined in Table 1. However, without information on the actual resource present, the potential impact must remain categorised as uncertain, in-line with Table 2.

5.5 Outline Recommendations

- 5.5.1 While this DBA has identified only limited archaeological potential based on the existing HER data, it has also noted that archaeological work within the study area is largely absent.
- 5.5.2 However, the south-eastern edge of the site sits within the Oxshott Historic Core Area of High Archaeological Potential [AB 17], which contains the potential for the recovery of archaeological evidence pertaining to Post-Medieval settlement activity.
- 5.5.3 Furthermore, it is considered that the construction methods associated with the proposed development would be likely to adversely impact on any surviving archaeological remains.
- 5.5.4 Due to this, and the apparent lack of significant past impacts to the development area, it is recommended that further work be conducted in order to more thoroughly assess the archaeological potential of the site. This could take the form of a small-scale archaeological trench evaluation.
- 5.5.5 All recommendations are subject to the approval of the from the Local Planning Archaeologist.

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Appendices

Appendix 1 Cultural Heritage Gazetteer

This gazetteer incorporates all archaeological and historical sites identified as part of this assessment within the on the Surrey HER, and other sources within the 1km study area.

Abbreviations

NGR - National Grid Reference

LB – Listed Building

MSE – HER monument prefix

AHAP – Area of High Archaeological Potential

AB No.	Period	Description	Status	NGR	Reference No.
1	Prehistoric	Oxshott: Oval flake with retouched edge, unknown provenance		TQ 1400 6000	249 - MSE249
2	Prehistoric	Oxshott: two Neolithic scrapers, unknown provenance		TQ 1400 6000	247 - MSE247
3	Prehistoric	Land W of Wren's Hill: Struck & burnt flints recovered during watching brief		TQ 1370 5970	15045 - MSE15045
4	Prehistoric	Midgarth, Steeles Lane, Oxshott: Struck flint scraper from evaluation		TQ 1450 6053	5608 - MSE5608
5	Prehistoric	Bird's Hill Road: Worked flint blade		TQ 1450 6100	1965 - MSE1965
6	Roman	Midgarth, High Street, Oxshott: 5 Pot sherds, 2 of New Forest ware. Their form suggests a 3rd-4th century date		TQ 1454 6054	239 - MSE239
7	Medieval - Post-Medieval	Dane's Hill Farmhouse: Early 16th century timber-framed house - Oakshade Farm on 1884 OS map	GII LB	TQ 14707 60152	7122 - MSE7122 / Listing 1030160
8	Medieval - Post-Medieval	Highwayman's Cottage: 16th century timber-framed building.	GII LB	TQ 14716 60069	7158 - MSE7158 / Listing 1030195
9	Post-Medieval	Birdshill Farmhouse, Warren Lane: 17th century house	GII LB	TQ 14530 60628	7359 - MSE7359 / Listing 1286652
10	Post-Medieval	Storehouse, Birdshill Farm: Late 18th century storehouse	GII LB	TQ 14532 60612	17685 - MSE17685 / Listing 1030080
11	Post-Medieval	Clouds Hill Farm: Site of historic farmstead		TQ 1500 5950	22033 - MSE22033
12	Modern	St. Andrews church: Constructed 1910-12		TQ 1417 6041	22623 - MSE22623
13	Modern	Field boundaries depicted crossing the site on 1884 OS map		TQ 14614 60099 (CP)	
14	Modern	Smithy depicted on 1884 OS map; part of Bear Inn (Highwayman's Cottage) establishment		TQ 14689 60077	

AB No.	Period	Description	Status	NGR	Reference No.
15	Modern	Danes Hill, appears on 1895 OS map		TQ 14494 60150	
16	Modern	Long narrow building shown at NE part of site on 1934 OS map		TQ 14649 60133	
17	Modern	Oxshott Historic Core - Surrey County Council Area of High Archaeological Potential (AHAP)	AHAP		
18	Post-Medieval	Former site of The Bear Inn		TQ 14716 60069	

Appendix 2 Aerial Photographs

Aerial photographs of the site. Information from Historic England April 2019, customer enquiry reference: 119134.

Sortie number	Library number	Camera position	Frame number	Held	Centre point	Run	Date	Sortie quality	Scale 1:	Focal length (in inches)	Film details (in inches)	Film held by
RAF/CPE/UK/1982	578	FS	2158	P	TQ 149 595	13	11 APR 1947	A	9840	20	B & W 8.25 x 7.5	NMR
RAF/CPE/UK/1982	578	FS	2159	P	TQ 142 594	13	11 APR 1947	A	9840	20	B & W 8.25 x 7.5	NMR
RAF/CPE/UK/2101	650	V	5413	P	TQ 142 602	8	28 MAY 1947	A	4800	14	B & W 8.2 x 7.0	NMR
RAF/CPE/UK/2101	650	V	5414	P	TQ 145 602	8	28 MAY 1947	A	4800	14	B & W 8.2 x 7.0	NMR
RAF/540/496	1170	RS	4100	P	TQ 147 608	11	12 MAY 1951	A	10000	20	B & W 8.25 x 7.5	NMR
RAF/540/496	1170	RS	4101	P	TQ 147 602	11	12 MAY 1951	A	10000	20	B & W 8.25 x 7.5	NMR
RAF/540/494	1176	RP	3418	P	TQ 140 599	9	12 MAY 1951	A	10750	20	B & W 8.25 x 7.5	RAF
RAF/540/494	1176	RP	3419	P	TQ 140 604	9	12 MAY 1951	A	10750	20	B & W 8.25 x 7.5	RAF
RAF/58/4683	2038	F22	247	P	TQ 142 594	17	18 SEP 1961	A	11000	24	B & W 9 x 9	NMR
RAF/58/4683	2038	F22	248	P	TQ 152 594	17	18 SEP 1961	A	11000	24	B & W 9 x 9	NMR
RAF/58/4648	2083	F44	173	P	TQ 137 594	21	29 AUG 1961	A	10000	24	B & W 9 x 9	FNH
RAF/58/4648	2083	F44	174	P	TQ 146 594	21	29 AUG 1961	A	10000	24	B & W 9 x 9	FNH
FSL/6641/9	2336	V	9568	N	TQ 140 607	1	17 AUG 1966	A	10000	6	B & W 9 x 9	HES
FSL/6641/9	2336	V	9569	N	TQ 149 607	1	17 AUG 1966	A	10000	6	B & W 9 x 9	HES
MAL/71068	5913	V	56	P	TQ 142 601	2	20 MAY 1971	A	5000	6	B & W 9 x 9	NMR
MAL/71068	5913	V	57	P	TQ 147 601	2	20 MAY 1971	A	5000	6	B & W 9 x 9	NMR
OS/64009	9536	V	72	P	TQ 146 604	4	08 APR 1964	A	7300	12	B & W 9 x 9	NMR
OS/64009	9536	V	73	P	TQ 140 603	4	08 APR 1964	A	7300	12	B & W 9 x 9	NMR
OS/69399	11449	V	162	P	TQ 150 603	6	06 AUG 1969	A	7400	12	B & W 9 x 9	NMR
OS/69399	11449	V	163	P	TQ 144 603	6	06 AUG 1969	A	7400	12	B & W 9 x 9	NMR
OS/64024	11457	V	230	P	TQ 143 598	2	15 MAY 1964	A	5000	6	B & W 9 x 9	NMR
OS/64024	11457	V	231	P	TQ 148 599	2	15 MAY 1964	A	5000	6	B & W 9 x 9	NMR
OS/90282	13783	V	107	P	TQ 148 593	6	04 OCT 1990	A	10000	6	B & W 9 x 9	NMR

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OS/90282	13783	V	108	P	TQ 140 593	6	04 OCT 1990	A	10000	6	B & W 9 x 9	NMR
OS/95060	14779	V	9	P	TQ 142 595	1	03 APR 1995	A	7300	12	B & W 9 x 9	NMR
OS/95060	14779	V	10	P	TQ 148 595	1	03 APR 1995	A	7300	12	B & W 9 x 9	NMR
RAF/543/3859	15228	F22	1144	P	TQ 141 611	32	13 JUN 1967	A	10600	36	B & W 9 x 9	NMR
RAF/543/3859	15228	F22	1145	P	TQ 149 611	32	13 JUN 1967	A	10600	36	B & W 9 x 9	NMR
OS/94097	22073	V	29	N	TQ 144 593	3	02 MAY 1994	A	8300	12	B & W 9 x 9	NMR
OS/94097	22073	V	30	N	TQ 144 600	3	02 MAY 1994	A	8300	12	B & W 9 x 9	NMR
OS/01167B	23748	V	42	N	TQ 141 599	1	28 JUL 2001	A	8000	12	Colour 9 x 9	NMR
OS/01167B	23748	V	43	N	TQ 148 599	1	28 JUL 2001	A	8000	12	Colour 9 x 9	NMR
OS/03060	24077	V	24	N	TQ 141 599	1	15 JUN 2003	A	8000	12	Colour 9 x 9	NMR
OS/03060	24077	V	25	N	TQ 148 599	1	15 JUN 2003	A	8000	12	Colour 9 x 9	NMR



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