

**Archaeological Desk Based Assessment
Orchard Cottage Farm Business Park, Red Lane,
Limpsfield, RH8 0RT**

February 2020



**Touchstone
Archaeology**

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Orchard Cottage Farm Business Park, Red Lane, Limpsfield, RH8 0RT

February 2020

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Appendix I

Historic Environment Record 2020

HER Summary form

OASIS form

**Archaeological Historic Environment Desk-Based Assessment in Advance of
the proposed development at Orchard Cottage Farm Business Park, Red Lane,
Limpsfield, RH8 0RT**

NGR: TQ 40810 50339

1 SUMMARY

Touchstone Archaeology has been commissioned by Mr and Mrs Taylor to carry out an archaeological Historic Environment Desk-Based Assessment on the site of the proposed development at Orchard Cottage Farm Business Park, Red Lane, Limpsfield, RH8 0RT.

The site is located towards the southern end of the parish of Limpsfield, a village that is some 2.5km to the north, with the western boundary of the parish located along parts of Red Lane and forming the western boundary of the PDA. The Oxted railway line between London and East Grinstead passes close to the northeast. The PDA is an area of c.1.8 acres, (0.7 Ha.) located at the rear and northern side of Orchard Cottage, with its own separate access from Red Lane. There are a number of commercial outbuildings, hard standing and car parking areas located at the northern end of the PDA. The remainder of the area is predominately pasture.

The PDA is located in the landscape of the Low Weald, which was heavily wooded, with poor draining soils until the Post Medieval period. As a consequence, there is scant archaeological activity in the area, with the HER dominated by Listed buildings.

The PDA was woodland until it was cleared, probably when the railway passed by in the second half of the 19th century, and became an area of pasture. Orchard Cottage, adjacent to the PDA, was built in the first half of the 20th century. In the second half of the 20th century a number of outbuildings were built within the area of the PDA.

This assessment has generally shown that the site to be developed is within an area of low archaeological potential for all periods. The proposed development includes four x 3-bed, detached dwellings with associated parking and amenity space involving the demolition of existing industrial buildings. It is likely to have a high impact on any potential archaeological remains if they have not already been disturbed during the construction of the current buildings at the site, although some of the proposed development appears to be in areas not previously built on.

In light of the above it is considered unlikely that further archaeological assessment will be required other than a watching brief. The scale, scope and nature of any further archaeological works should be agreed through consultation with the statutory authorities and can be carried out as a condition of planning consent.

Archaeological Historic Environment Desk-Based Assessment in Advance of the proposed development at Orchard Cottage Farm Business Park, Red Lane, Limpsfield, RH8 0RT

NGR: TQ 40810 50339

2 INTRODUCTION

2.1.1 Touchstone Archaeology was commissioned by Mr and Mrs Taylor (the 'Client') to carry out an archaeological Historic Environment Desk-Based Assessment at the site of Orchard Cottage Farm Business Park, Red Lane, Limpsfield, RH8 0RT centred on National Grid Reference (NGR) TQ 40810 50339 (Fig 5) to support planning application 2019/976.

2.1.2 This document will be used in support of a planning application associated with the proposed development of four x 3-bed, detached dwellings with associated parking and amenity space involving the demolition of existing industrial buildings.

2.2 Study Area

2.2.1 The recorded Historic Environment Resource within a 1000m Study Area around the site was considered in order to provide a context for the discussion and interpretation of the known and potential resource within the site (Appendix I).

2.3 Scope of Document

2.3.1 This archaeological assessment was requested by the Surrey County Council Heritage Conservation Team as the proposed development was above the 0.4ha threshold at which, under Local Plan Policy DP20, requires an archaeological assessment in order to determine, as far as is reasonably possible from existing information, the nature, extent and significance of the Historic Environment and to assess the potential impact of development on Heritage Assets.

- 2.3.2 The assessment forms part of the initial stages of the archaeological investigation and is intended to inform and assist with decisions regarding archaeological mitigation for proposed development and associated planning applications.

3 THE SITE

3.1 Geology

- 3.1.1 The Geological Survey of Great Britain (1:50,000) shows that the PDA is set on Bedrock Geology of Weald Clay formation; sedimentary bedrock formed approximately 125 to 134 million years ago in the Cretaceous Period in a local environment previously dominated by swamps, estuaries and deltas. These rocks were formed in marginal coastal planes with lakes and swamps periodically inundated by the sea (*bgs.ac.uk*).
- 3.1.2 Superficial deposits of Head – Clay, Silt Sand or Gravel are located across the area around the PDA, with a patch to the west of the PDA and to the south. However, the BGS mapping at 1:50,000 resolution, is not sufficiently detailed to confirm the absence of superficial deposits at the PDA.
- 3.1.3 A borehole (BGS: TQ45SW67) c. 500m to the west of the PDA taken in 1929 confirmed the presence of Weald Clay.

3.2 Topography

- 3.2.1 The PDA is located in the south east of England and in the county of Surrey. It sits at an average height of 83m aOD in the Low Weald, with the River Eden to the west. It lays towards the southern end of the parish of Limpsfield, a village some 2.5km to the north, with the western boundary of the parish located along parts of Red Lane and forming the western boundary of the PDA. The Oxted railway line between London and East Grinstead passes close to the northeast. The parish to the west being that of Oxted South that includes the settlement of Hurst Green with Oxted a town to the north, to the west of Limpsfield. The area lies at the foot of the

Greensand ridge of the North Downs, 10 miles south, south east of Croydon and 8.5 miles west of Sevenoaks. The PDA, an area of c. 1.8 acres, is located at the rear and northern side of Orchard Cottage, with its own separate access from Red Lane. To the east is the watercourse of Crooked River and to the west the River Eden. There are a number of commercial outbuildings, hard standing and car parking areas located at the northern end of the PDA. The remainder of the area is predominately pasture (Fig.5).

3.3 Historic Hedgerows

3.3.1 The PDA has a mature hedgerow incorporating many trees on the western boundary with that of the road and on the northern boundary, which were at least in existence in the 1960s. The southern boundary hedge was removed by the 1990s. Therefore, there is evidence of vegetation that qualifies as 'important' as defined by Schedule 1 of the Hedgerows Regulations 1997 (Plate 8).

4 PLANNING BACKGROUND

4.1 The Proposed Development

4.1.1 The proposed development is for four x 3-bed, detached dwellings with associated parking and amenity space involving demolition of existing industrial buildings (Fig.6). An application was submitted in 2019 (19/967) and following consultation with Surrey County Council Heritage Conservation Team, the following comment was made:

'The development plans indicate that the red line boundary of the site and indeed, the area of the proposed development, to be above the 0.4ha threshold at which, under Local Plan policy DP20, an Archaeological Assessment and possibly the results of a site evaluation, should be submitted with such an application.'

4.2 National Planning Policy Framework (NPPF)

- 4.2.1 The Historic Environment, as defined in the National Planning Policy Framework (NPPF, 2019): Annex 2 comprises:
- 4.2.2 ‘All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.’
- 4.2.3 NPPF Annex 2 defines a Heritage Asset as:
- 4.2.4 ‘A building monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. Heritage assets include designated heritage assets and assets identified by the local planning authority (including local listing)’.
- 4.2.5 NPPF Section 16: Conserving and enhancing the historic environment sets out the principal national guidance on the importance, management and safeguarding of heritage assets within the planning process. The aim of NPPF Section 16 is to ensure that Local Planning Authorities, developers and owners of heritage assets adopt a consistent approach to their conservation and to reduce complexity in planning policy relating to proposals that affect them.
- 4.2.6 Paragraph 185 of the NPPF states that:
- 4.2.7 ‘Local planning authorities should set out in their Local Plan a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. In doing so, they should recognise that heritage assets are an irreplaceable resource and conserve them in a

manner appropriate to their significance. The planning authorities should take into account:

- 4.2.8 The desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;
- 4.2.9 The wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;
- 4.2.10 The desirability of new development making a positive contribution to local character and distinctiveness; and
- 4.2.11 Opportunities to draw on the contribution made by the historic environment to the character of a place.'
- 4.2.12 Paragraph 189 of the NPPF states that:
- 4.2.13 'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum, the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes or has the potential to include heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate Historic Environment Desk-Based Assessment and, where necessary, a field evaluation.'
- 4.2.14 Paragraph 190 of the NPPF states that:
- 4.2.15 'Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development

affecting the setting of a heritage asset) taking account to the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.'

4.2.16 The NPPF, Section 16, therefore provides the guidance to which local authorities need to refer when setting out a strategy for the conservation and enjoyment of the historic environment in their Local Plans. It is noted within this, that heritage assets should be conserved in a manner appropriate to their significance.

4.2.17 The NPPF further provides definitions of terms, which relate to the historic environment in order to clarify the policy guidance given. For the purposes of this report, the following are important to note:

4.2.18 Significance. The value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site's Statement of Outstanding Universal Value forms part of its significance.

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

4.2.20 The NPPF advises local authorities to take into account the following points in paragraph 192 when drawing up strategies for the conservation and enjoyment of the historic environment;

- a) The desirability of sustaining and enhancing the significance of heritage assets and preserving them in a viable use consistent with their conservation;

b) The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and wider social, cultural, economic and environmental benefits that the conservation of the historic environment can bring;

c) The desirability of new development in making a positive contribution to local character and distinctiveness.

4.2.21 Paragraphs 193 and 198 consider the impact of a proposed development upon the significance of a heritage asset.

4.2.22 Paragraph 193 emphasises that when a new development is proposed, great weight should be given to the asset's conservation (and that the more important the asset, the greater this weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

4.2.23 Paragraph 194 notes 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 buildings, or grade II registered parks or gardens, should be exceptional;

b) Assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II* listed buildings, grade I and II* registered parks and gardens, and World Heritage Sites, should be wholly exceptional.

4.2.24 Paragraph 195 states that where a proposed development will lead to substantial harm (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, or all of the following apply:

- a) The nature of the heritage asset prevents all reasonable uses of the site; and
- b) No viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- c) Conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and
- d) The harm or loss is outweighed by the benefit of bringing the site back into use.

4.2.25 Conversely, paragraph 196 notes that where a development proposal will lead to 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.

4.2.26 The NPPF comments in paragraph 201 that not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 195 or less than substantial harm under paragraph 196, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.

4.2.27 Paragraph 198 states that LPAs should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.

4.2.28 Paragraph 200 encourages LPAs to look for new development opportunities within Conservation Areas and World Heritage Sites, and within the setting of heritage

assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

- 4.2.29 Any LPA based on paragraph 202, should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies

4.3 Statutory Protection

- 4.3.1 Both above and below ground archaeological remains that are considered Nationally important can be identified and protected under the Ancient Monuments and Archaeological Areas Act 1979.
- 4.3.2 Any works affecting a Scheduled Monument should be preceded by an application to the Secretary of State for Scheduled Monument Consent (SMC). Geophysical investigation or the use of a metal detector requires advance permission from Historic England.
- 4.3.3 The legal requirements on control of development and alterations affecting buildings, including those which are listed or in conservation areas (which are protected by law), is set out in the Planning (Listed Buildings and Conservation Areas) Act 1990.

4.4 Regional Policies

- 4.4.1 The Council adopted the Tandridge District Core Strategy in October 2008. The Tandridge District Council strategy 'seeks to preserve, manage and enhance the districts heritage, this includes specifically identified features as well as the wider historic environment'. It sets out key planning policies for the District. The following policies are relevant to Heritage:

Policy DP20: Heritage Assets

A. There will be a presumption in favour of development proposals which seek to protect, preserve and wherever possible enhance the historic interest, cultural value, architectural character, visual appearance and setting of the District's heritage assets and historic environment. Accordingly:

1. Only where the public benefits of a proposal significantly outweigh the harm to, or loss of a designated heritage asset or its setting, will exceptional planning consent be granted. These benefits will be proportional to the significance of the asset and to the level of harm or loss proposed.
2. Where a proposal is likely to result in substantial harm to, or loss of, a designated heritage asset of the highest significance (i.e. scheduled monuments, grade I and grade II* listed buildings, and grade I and grade II* registered parks and gardens), granting of permission or consent will be wholly exceptional.

B. In all cases the applicant will be expected to demonstrate that:

1. All reasonable efforts have been made to either sustain the existing use, find viable alternative uses, or mitigate the extent of the harm to the asset; and
2. Where relevant the works are the minimum necessary to meet other legislative requirements.

C. With the granting of permission or consent the Council will require that:

1. The works are sympathetic to the heritage asset and/or its setting in terms of quality of design and layout (scale, form, bulk, height, character and features) and materials (colour and texture); and

2. In the case of a Conservation Area, the development conserves or enhances the character of the area and it's setting, including protecting any existing views into or out of the area where appropriate.

D. Any proposal or application which is considered likely to affect a County Site of Archaeological Importance, or an Area of High Archaeological Potential (AHAP), or is for a site larger than 0.4 hectares located outside these areas, must be accompanied by an archaeological desk-top assessment. Where the assessment indicates the possibility of significant archaeological remains on the site, or where archaeological deposits are evident below ground or on the surface, further archaeological work will be required. Evidence should be recorded to enhance understanding and where possible material should be preserved in-situ. In cases where the preservation of remains in-situ is not possible, a full archaeological investigation in accordance with a Council approved scheme of work will be required; the results of which should be made available for display at the East Surrey Museum or other suitable agreed location.

Policy CSP20: Areas of Outstanding Natural Beauty

- 4.4.2 The conservation and enhancement of the natural beauty of the landscape is of primary importance within the two Areas of Outstanding Natural Beauty, reflecting their national status. The principles to be followed in the area are to:
- a) conserve and enhance the special landscape character, heritage, distinctiveness and sense of place of the locality;
 - b) conserve and enhance important viewpoints, protect the setting and safeguard views out of and into the AONB;
 - c) protect prominent locations on skylines and slopes and for development to take advantage of existing landscape features and tree screening;
 - d) support suitable located sustainable development necessary to facilitate the environmental, economic and social wellbeing of the AONBs and their communities;

e) promote access to, particularly by means other than the car, recreation within and enjoyment of the area;

f) apply the highest environmental design standards to development.

4.4.3 The same principles will be applied in the associated Area of Great Landscape Value, which will be retained for its own sake; as a buffer to the Surrey Hills AONB and to protect views from and into the AONB. The AGLV will be retained until such time as there has been a review of the AONB boundary.

Policy CSP 18

4.4.4 The Council will require that new development, within town centres, built up areas, the villages and the countryside is of a high standard of design that must reflect and respect the character, setting and local context, including those features that contribute to local distinctiveness. Development must also have regards to the topography of the site, important trees or groups of trees and other important features that need to be retained.

5 PROJECT CONSTRAINTS

5.1.1 No project constraints were encountered during the data collection for this assessment.

6 AIMS AND OBJECTIVES

6.1 Introduction

6.1.1 The Historic Environment Desk-Based Assessment was commissioned by Mr and Mrs Taylor in order to supplement a planning application. This assessment has been prepared in accordance with guidelines set out by the Chartered Institute for Archaeologists (see below).

6.2 Historic Environment Desk-Based Assessment – Chartered Institute for Archaeologists (2017)

6.2.1 This desktop study has been produced in line with archaeological standards, as defined by the Chartered Institute for Archaeologists (2014, revised 2017). A desktop, or Historic Environment Desk-Based Assessment, defined as being:

‘Historic Environment Desk-Based Assessment will determine, as far as is reasonably possible from existing records, the nature, extent and significance of the historic environment within a specified area. Historic Environment Desk-Based Assessment will be undertaken using appropriate methods and practices which satisfy the stated aims of the project, and which comply with the Code of conduct and other relevant regulations of ClfA. In a development context Historic Environment Desk-Based Assessment will establish the impact of the proposed development on the significance of the historic environment (or will identify the need for further evaluation to do so) and will enable reasoned proposals and decisions to be made whether to mitigate, offset or accept without further intervention that impact.’

6.2.2 The purpose of the Historic Environment Desk-Based Assessment is, therefore, an assessment that provides a contextual archaeological record, in order to provide:

- An assessment of the potential for heritage assets to survive within the area of study
- An assessment of the significance of the known or predicted heritage assets considering, in England, their archaeological, historic, architectural and artistic interests
- Strategies for further evaluation whether or not intrusive, where the nature, extent or significance of the resource is not sufficiently well defined
- An assessment of the impact of proposed development or other land use changes on the significance of the heritage assets and their settings

- Strategies to conserve the significance of heritage assets, and their settings
- Design strategies to ensure new development makes a positive contribution to the character and local distinctiveness of the historic environment and local place-shaping
- Proposals for further archaeological investigation within a programme of research, whether undertaken in response to a threat or not.

CIFA (2017:4)

7 METHODOLOGY

7.1 Historic Environment Desk-Based Assessment

Archaeological Databases

7.1.1 The Historic Environment Record (HER) provides an accurate insight into catalogued sites and finds within both the proposed development area (PDA) and the surrounding environs of Oxted and Limpsfield. The Archaeology Data Service Online Catalogue (ADS) was also used. The search was carried out within a 1000m radius of the proposed development site and relevant HER data is included in the report. The Portable Antiquities Scheme Database (PAS) was also searched as an additional source as the information contained within is not always transferred to the local HER (Appendix I).

Historical Documents

7.1.2 Historical documents, such as charters, registers, wills and deeds etc., were considered relevant to this specific study and the relevant documents were sourced from the Local Records Office and the Internet.

Cartographic and Pictorial Documents

7.1.3 A cartographic and pictorial document search was undertaken during this assessment. Research was carried out using resources offered by the Internet and Ordnance Survey Historical mapping (Figs. 7-17).

Aerial Photographs

7.1.4 A study of the collection of aerial photographs held by Google Earth was undertaken (Plates 1-5).

Walkover Survey

7.1.5 The walkover survey is for the purpose of:

1. Identifying any historic landscape features not shown on maps
2. Conducting a rapid survey for archaeological features
3. Making a note of any surface scatters of archaeological material
4. Constraints or areas of disturbance that may affect archaeological investigation

7.1.6 The walkover survey is not intended as a detailed survey but the rapid identification of archaeological features and any evidence for buried archaeology in the form of surface scatters of lithic or pottery artefacts.

Secondary and statutory resources

7.1.7 Secondary and statutory sources, such as regional and periodic archaeological Studies are considered appropriate to this type of study and have been included within this assessment where necessary.

8 RECENT ARCHAEOLOGICAL INVESTIGATIONS

8.1.1 The report has accessed various sources of information to identify any known heritage assets, which may be located within the vicinity of the Proposed Development Area. A number of events have occurred within the area of the PDA (Figure 4). These are listed in Table 3 in Appendix I but key details are provided in the following sections.

8.2 Archaeology

8.2.1 This section is collated from records held by Surrey HER.

8.2.2 The PDA does not sit within an Archaeological Priority Area (Fig.2). There are three APA's within the assessment area being that of Stockenden Farm to the south east and on the outer reaches of the assessment area to the west is a Medieval/Post Medieval mill site at Hurst Green. To the southwest on the outer reaches of the assessment area is a Medieval occupation site of Powderwick Shaw.

0-100m Radius

8.2.3 There were no events for this radius

100-200m Radius:

8.2.4 There were two events directly to the south of the PDA; a watching brief and geophysical survey for the re-laying of a pipeline (ESE15583 & ESE15613). The watching brief was located on the outer reaches of the assessment area to the west and southwest and produced Prehistoric gullies and Medieval postholes.

200-300m Radius:

8.2.5 There were three events all to the northwest. In 1995, Land adjacent to Red Lane was subject to trial trenching (ESE1741) that identified a single Post Medieval gully. Land west of Juniper Close was subject to a desk-based assessment (ESE15688), followed by trail trenching in 2015 (ESE15897) ahead of the construction of

residential housing development. Only two postholes were identified, which remained undated and were possibly thought to be of modern origin.

300-400m Radius:

8.2.6 A desk-based assessment for this radius was undertaken on the industrial estate in Hurst Green to the north west of the PDA.

400-500m Radius:

8.2.7 In 2012 there was a watching brief as part of listed building consent to the north east of the PDA at Doghurst House (ESE2966). The archaeological work undertaken there enabled the dating of the hearth at the house (MSE21153).

500m *plus* Radius:

8.2.8 A building recording was undertaken to the southeast, at the Grade I Listed Stockenden Farm (ESE2788) in 2013.

9 ARCHAEOLOGICAL AND HISTORICAL DEVELOPMENT

9.1 Introduction

9.1.1 This section of the assessment will focus on the archaeological and historical development of this area, placing it within a local context. Each period classification will provide a brief introduction to the wider landscape (1000m radius centred on each site of the PDA), followed by a full record of archaeological sites, monuments and records within the site's immediate vicinity. Time scales for archaeological periods represented in the report are listed below in Table 1.

9.1.2 The Archaeological record within the assessment area is dominated by Medieval and Post Medieval buildings and Listed Buildings but is sparse with below ground finds. Some of these were found in the 19th century and little is known of them. Figure 1 shows the HER map of monument records in the assessment area. The full lists of all monuments are provided in Table 2 in Appendix 1.

Table 1: Classification of Archaeological Periods

Palaeolithic	c. 500,000 BC – c.10,000 BC
Mesolithic	c.10,000 BC – c. 4,300 BC
Neolithic	c. 4,300 BC – c. 2,300 BC
Bronze Age	c. 2,300 BC – c. 600 BC
Iron Age	c. 600 BC – c. AD 43
Romano-British	AD 43 – c. AD 410
Anglo-Saxon	AD 410 – AD 1066
Medieval	AD 1066 – AD 1485
Post-medieval	AD 1485 – AD 1900
Modern	AD 1901 – present day

9.2 History of the Locality

- 9.2.1 In the early Prehistoric period, there is scant evidence in Surrey other than the Thames Valley area. There are known deposits of High Level Terrace Gravels and brickearth at Limpsfield. However, it is thought that in the Mesolithic and Neolithic period, the area was still forest and had poor drainage compared to the higher ground to the north, hence the lack of evidence in the wider area in this period.
- 9.2.2 The Bronze Age is represented by flints found nearby at Trevereux Manor. Many Bronze Age features are usually seen in the form of round barrows located on the much higher ground of the North Downs.
- 9.2.3 On the North Down to the east of Sevenoaks was Oldbury Iron Age hill forts. Closer to the PDA at nearby Westerham, on the Squerryes Estate was an 18-acre Iron Age fortification and also the 'Westerham Hoard', which includes one of the earliest coins to have been struck in Iron Age Britain. This gold stater was probably struck in Kent in about 100BC. North of Limpsfield and the M25, the Pilgrims Way passes along the North Downs, this is a Prehistoric trackway.
- 9.2.4 The London to Lewes Roman road passes through to the north east of the PDA by Limpsfield and little is known about this road compared to the London to Dover Watling Street. Near Westerham, c. 600 metres south of the Pilgrims Way, at the foot of the escarpment, the road passes a Roman temple where it turned onto the

major alignment that goes to Marlpit Hill, north of Edenbridge. This alignment was parallel to that north of the downs, but half a mile further east. The M25 motorway cuts across the road south of the temple site, at the end of the eastern slip roads of Clacket Lane services. Some Roman artefacts were found during construction of the service areas. In the woods east of Limpsfield Chart, the road deviates from the alignment to avoid the steep slopes, curving to the east on a route followed by the modern road, through Crockham Hill, prior to re-joining the alignment north of Marlpit Hill before it heads towards Edenbridge. North of Limpsfield and the M25 at Titsey Park are the remains of a Roman villa, which sits alongside the London to Lewes Road.

- 9.2.5 In the Anglo-Saxon period the Weald area was still heavily forested and utilised for grazing, particularly pigs. Limpsfield lay within the Anglo-Saxon Tandridge hundred. It is thought that the route of the A25 through the Greensand Hill is likely to be an Anglo-Saxon route. In addition, Red Lane, on a north south axis heads from Limpsfield, south into the Weald and may possibly have origins as a drove road for transferring pigs deeper into the Weald.
- 9.2.6 Limpsfield appears in the Domesday Book of 1086 as 'Limenesfeld'. It was held by the Abbot of Battle Abbey, Sussex, who owned it until the dissolution in 1538. It had 25 villagers, six smallholders and ten slaves. There was one church, one mill, 19 ploughs, one fishery, 4 acres of meadow, woodland worth 150 hogs and two stone quarries. It is thought that the fishery may have been in a meadow called 'fish pit mead' near Stockenden, to the south of the parish and east of the PDA. The large number of swine confirms that the area particularly south of the settlement was likely still wooded.
- 9.2.7 Like many other parish churches, the parish church of Saint Peter was constructed in the late 12th century and is a Grade I Listed building extensively restored in the 19th century. In the 12th century Old Court Cottage was built in the village for the Abbot of Battle.

- 9.2.8 The manor, Titsey Place or Titsey Park, is the ancestral home of the Greshams and Leveson Gowers, dating back to the mid-sixteenth century and one of the largest surviving historic estates in Surrey.
- 9.2.9 By the Medieval period the village had grown and was largely agricultural. A number of Medieval houses still survive. Limpsfield Common to the northeast of the PDA was originally a much larger area and an open space for grazing, as was Itchingwood Common, east of the PDA.
- 9.2.10 Due to the proximity of the PDA to that of the Oxted parish, and that the two settlements of Oxted and Limpsfield are close to each other, it is appropriate to also consider the development of Oxted. Oxted appears in the Domesday Book of 1086 as 'Acstede', meaning 'Place where oaks grew'. It was held by Eustace II of Boulogne. At the time of the Domesday Survey it had five hides; one church, two mills, 20 ploughs, 4 acres of meadow and pannage worth 100 hogs. It is possible that one of the mills may have been located west of the PDA. The village, like Limpsfield was also settled on the A25 and was largely agricultural. Since the railway, Oxted has grown significantly in size and the village became a town.
- 9.2.11 Hurst Green, to the south east of Oxted and south west of Limpsfield was a small settlement until the opening of Hurst Green Halt in 1900, which led to the building of residential housing around the station. Just south of Hurst Green is the village of Holland. This is smaller than Hurst Green and is mainly residential with a small industrial estate, with the modern settlements having merged into one.
- 9.2.12 The arrival of the railway came in 1884, with stations at Oxted and Hurst Green passing close to the PDA. Due to the connection with London, the entire area became more residential.

9.3 Map Regression 1594 – 1989

Historic maps

- 9.3.1 In an extract from Norden's map of 1594 (Fig.7), the village of Lymesfeyld (Limpsfield) is seen as well as Okested (Oxted) to the north/north west, with Tanridge to the west. The border with Kent is demarked by the dotted line.
- 9.3.2 The Senex map from 1729 (Fig.8) shows more detail with the PDA south of Limpsfield in an area with few features. The increasingly detailed map of Surrey by John Rocques in 1768 (Fig.9) allows for greater accuracy in pinpointing the PDA. It is in an area of woodland. A trackway, on an east west axis leading to scattered farms to the east, is north of the PDA.
- 9.3.3 The 1840 Limpsfield Tithe Map (Fig.10) is not dissimilar to the earlier John Rocques map in that it shows the PDA within an area of woodland with a track on its northern boundary and Red Lane on the western boundary. It is part of an area designated 518 and is owned and occupied by William Leveson Gower and called 'Drovers Wood'. The plot is described as 'Underwood', which is where small trees and shrubs grow beneath taller timber trees. William Leveson Gower belonged to a prominent family and resided at Titsey Place. The plots to the east, 515 and 514, are still owned by William Leveson Gower but occupied by James Steer and are also underwood. There is little settlement in the area with the exception of plot 308 to the northwest of Red Lane Farm, owned by Gower but occupied by James Brazier. To the northeast, Plot 325 is also owned by Gower and occupied by Robert Seal of Doghurst Farm. To the southeast is Stockenden Farm. The area to the east and northeast is that of Itchingwood Common, passed through by Grants Lane.

The Ordnance Survey Maps

- 9.3.4 Historic OS map 1840 shows greater detail than the tithe map, with tracks through the woods. This map also shows what will be the line of the railway (Fig.11).
- 9.3.5 Historic OS map 1869 1:2500 – There is little change (Fig.12).

- 9.3.6 Historic OS map 1896 1:2500 – The wood at the PDA has been cleared following the construction of the railway but still survives east of the railway line. The trackway that was adjacent to the northern boundary of the PDA is no longer there and has been replaced by a footpath over the railway. The PDA is part of a wider field of just under 15.5 acres. To the southwest on the western side of Red Lane there are brickworks (Fig.13).
- 9.3.7 Historic OS map 1912 1:2050 – Field 443 has been subdivided and the area of the PDA predominately part of field 443a of 3.342 acres. Within this subdivided area there are two smaller subdivisions on the northern part and one on the western side. Adjacent to the northern boundary the area is an orchard. In the wider area to the north, we see the beginnings of residential settlement with the addition of Red Lane Cottages (Fig.14).
- 9.3.8 Historic OS map 1933 1:2500 – The southern boundary of field 443a has been amended to that of the present-day boundary and along the southern boundary is a band of wood. Field 443a is no longer shown as subdivided and just beyond the southwest corner of the PDA is a building. On both sides of Red Lane there continues to be infilling of residential houses. Red Lane Farm is referred to as Old Cottage (Fig.15).
- 9.3.9 Historic OS map 1962 1:2500 – Orchard Cottage has been built adjacent to the PDA to the southwest. The majority of the PDA is an orchard. At the far northern section of the PDA there are a number of outbuildings. The footpath adjacent to the northern boundary has been re-routed. Old Cottage is shown as Red Lane Farm again (Fig.16).
- 9.3.10 Historic OS map 1989 1:2500 – Orchard Cottage has a different footprint and has either been extended or replaced. A large number of outbuildings have been added to the northern part of the PDA with the larger building labelled as ‘works’ and the area called Orchard Cottage Farm. The southeastern part of the PDA is still orchard and sub divided. The orchard has been replaced by stables (Fig.17).

9.4 Aerial photographs

1940s

- 9.4.1 The PDA appears to be used for allotment gardening. A band of trees can be seen along the southern edge (Plate 1).

1960s

- 9.4.2 A couple of outbuildings at the northern end of the PDA. The western and southern portion of the PDA has been replaced with orchard. To the southwest, Orchard Cottage has been built. The band of trees to the south is still in place (Plate 2).

1999

- 9.4.3 The orchard has thinned out with just a few remaining trees. More outbuildings have been added to the northern part of the PDA. In addition, it looks like there is a horse-riding arena in the northeastern corner. The stable to the north has also been built. To the far western area, residential houses and an industrial area have been built. Within the area of the PDA, the band of trees along the southern boundary has been largely removed (Plate 3).

2005

- 9.4.4 There is little change to the PDA. However, on the western side of Red Lane a new housing estate is in the process of being built (Plate 4).

2018

- 9.4.5 There is little change at the PDA except the horse riding arena has gone out of use. Aside from the outbuildings, the area of the PDA is predominately scrub with a few remaining orchard trees on the western side (Plate 5).

LIDAR

- 9.4.6 There is a small, sub-circular, mound feature at the southern end of the PDA. The site visit confirmed that this is a pile of earth as seen in Plate 8. The LIDAR also shows a raised platform area at the western side. This corresponds to an area of sub-division at the PDA seen in the Historic OS map of 1912 and was also visible on the

ground as a raised straight edge in the scrub in order to create level ground. A raised curved feature seen in the LIDAR to the east of the PDA must pre-date the railway as it continues on the eastern side of the railway. There is no indication as to what the feature may be and it cannot be related to any boundary of features seen on the map regression (Plate 6).

9.5 Scheduled Monuments; Listed Buildings; Historic Parks & Gardens and Conservation Areas

9.5.1 There are no Historic Environment Records within the confines of the proposed development area (PDA).

9.5.2 There are three Archaeological Priority Areas, nine events, 12 monuments, four findspots, one park, four buildings and ten Listed Buildings within c.1000m vicinity of the PDA (Appendix I).

Setting of Listed Buildings

9.5.3 One of the aims of the site visit was to identify any designated heritage assets within the wider context of the PDA in accordance with The Setting of Heritage Assets – Historic England Guidance (HE, Dec 2017). This guidance states “setting embraces all of the surroundings (land, sea, structures, features and skyline) from which the heritage asset can be experienced or that can be experienced from or with the asset” (The Setting of Heritage Assets, Historic England 2017).

9.5.4 Red Lane Farmhouse (MSE11063) is a Grade II Listed late 16th century/early 17th century farmhouse situated to the north, north west of the PDA on the western side of Red Lane and can be seen on the early historic maps. Whilst the farmhouse is only c.30m from the northwest corner of the PDA, the dense vegetation at the boundaries prevent any intervisibility between them. The building of a residential housing estate in 2005 has significantly altered the setting of Red Lane Farmhouse; therefore, the proposed development will not impact further upon the significance or setting of the designated asset.

9.5.5 Whilst there are other listed buildings within the assessment area, the distance and topography of the land, primarily as a result of the railway embankment to the east and the modern housing estate to the west, means that there is no intervisibility between these designated assets and the PDA. Therefore, the proposed development will not impact upon the significance or setting of these designated assets.

Historic Landscape Classification

9.5.6 The landscape classification shows the PDA classified as 'scattered settlement with paddocks (post 1811 and pre 1940 extent)', which is confirmed by the map regression. It is only in recent years that it has been converted to commercial use. To the northwest are post 1940 housing estates. To the south beyond the area of the paddocks is pre 1811 woodland. To the east of the railway line, the area is still rural, made up of large irregular assarts, with wavy or mixed boundaries (Fig.3).

10 ARCHAEOLOGICAL POTENTIAL

10.1 Walkover Survey

10.1.1 The walkover survey is not intended as a detailed survey but the rapid identification of archaeological features and any evidence for buried archaeology in the form of surface scatters of lithic or pottery artefacts. The walkover survey was undertaken on the 29th January 2020. No artefacts or archaeological features were identified (Plates 7-14).

10.1.2 The site is accessed via an entrance from Red Lane. There is a concrete road along the length of the northern part of the PDA. Immediately upon entering the site there is a small car parking area and a modern garage aside the northern boundary. Going east along the northern boundary there is a number of brick-built and breeze block-built sheds and workshops. Leading eastwards, the ground gently slopes downwards towards a group of other workshops and wooden sheds, as well as metal containers. At the far north western part of the PDA, what was previously a horse-riding arena is

an area of scrub with many containers placed around the edge. The southern part of the PDA is also scrub, with the western part having the remains of old orchard trees. This area is higher than the remainder of the field by around 30cm. It appears that it may have been raised to create level ground, although it is not clear why. Based on the size of the area, it is possible that, in the distant past, it may have been a horse-riding arena before going out of use and becoming an orchard. The eastern boundary is demarked by post and rail fencing from the remaining area of scrub to the railway line, which is set on a high embankment. The northern boundary is a mixture of close-boarded and post and rail fencing that adjoins a public footpath along its length before it crosses over the railway. The footpath, which is narrow, with vegetation either side, is somewhat lower than that of the PDA. Further north is a plot of land containing stables. Adjoining the southwest corner of the PDA is Orchard Cottage. Planning permission has been granted to demolish the cottage and replace with a new dwelling (19/975). The north and east boundaries of the house adjoining the PDA are post and rail fencing. The western boundary of the PDA, adjoining the road, is screened by mature trees.

10.2 Surrey Historic Environment Record

See Appendix I

Palaeolithic, Mesolithic, Neolithic and Bronze Age

10.2.1 The Palaeolithic period represents the earliest phases of human activity in the British Isles, up to the end of the last Ice Age. The HER has one record from this period, which is located on the far northeast outer edge of the assessment area. Two flakes of Palaeolithic implements were found in a brickearth pit on Limpsfield Common (MSE4137) however, Palaeolithic material is rare in this area. Therefore, the potential for finding remains that date to this period within the confines of the development site is considered **low**.

10.2.2 The Mesolithic period reflects a society of hunter-gatherers active after the last Ice Age. The HER has one potential record from this period within the assessment area

that may also apply to the Neolithic; a single barb arrowhead was found in antiquity (MSE2629) in broadly the same area as the Palaeolithic find. Therefore, the potential for finding remains that date to this period within the confines of the development site is considered **low**.

10.2.3 The Neolithic period was the beginning of a sedentary lifestyle based on agriculture and animal husbandry. In addition to the potential arrowhead mentioned earlier, the HER has one record dating to this period within the assessment area; to the north, north east of the PDA, a flint axe was found c.1900 in a hop field belonging to Bolthurst Farm (MSE1386). Therefore, the potential for finding remains that date to this period within the confines of the development site is considered **low**.

10.2.4 The Bronze Age was a period of large migrations from the continent and more complex social developments on a domestic, industrial and ceremonial level. The HER has one record dating to this period within the assessment area; arrowheads found on the outer reaches of the assessment area at Bolthurst Farm in the 19th century (MSE1382). Therefore, the potential for finding remains that date to this period within the confines of the development site is considered **low**.

10.2.5 The Prehistoric period is represented by gullies found on the outer reaches of the assessment area to the west of the PDA, during an excavation on the Godstone pipeline (MSE22652). The gullies had only undiagnostic pottery associated with it therefore a specific Prehistoric period has not been applied to the feature.

Iron Age

10.2.6 The Iron Age is, by definition a period of established rural farming communities with extensive field systems and large 'urban' centres (the Iron Age 'Tribal capital' or civitas, 'Calleva Atrebatum, modern Silchester of the Tribe Atrebates). The HER has no records dating to this period. It is believed that the area of the PDA in this period was still wooded. Therefore, the potential for finding remains that date to this period within the confines of the development site is considered **low**.

Romano-British

10.2.7 The Romano-British period is the term given to the Romanised culture of Britain under the rule of the Roman Empire, following the Claudian invasion in AD 43, Britain then formed part of the Roman Empire for nearly 400 years. There are no HER records from this period within the assessment area. In the wider area is the Roman Road from London to Lewes and a Roman Villa at Titsey. There is no evidence for the Roman period in this area on the lower levels of the Greensand Ridge and it is thought that the area was still wooded in this period. Therefore, the potential for finding archaeological features or deposits from this period is considered **low**.

Anglo-Saxon

10.2.8 There are no HER records from this period within the assessment area; therefore, it is reasonable to conclude that the potential for finding remains dating to the Anglo-Saxon period in the PDA is considered **low**.

Medieval

10.2.9 There are six HER records from this period within the assessment area. Three of which are related to listed buildings. On the outer reaches of the assessment area, on the higher ground of the Greensand Ridge, to the north, northeast is the Grade II listed Bolthurst Farmhouse (MSE11329). To the northeast, c.605m from the PDA, is the Grade II listed 15th century Doghurst House (MSE11331 & MSE21153). Stockenden, c.975m to the east, southeast, is a Grade I Listed farmhouse that was originally a moated manor site from the 14th century (MSE11605) and later became a farm with the main range dating from 1604 (MSE1377). To the west, southwest, Medieval postholes and pottery were uncovered during the laying of a pipeline, indicating a structure that dated to the 13-14th century (MSE22653). Historical mapping suggests that the local woodland was being cleared but in the Post Medieval period the PDA still remained woodland and this is likely to have been the case in the Medieval period. Therefore, it is reasonable to conclude that the

potential for finding remains dating to the medieval period in the PDA is considered **low**.

Post Medieval

10.2.10 There are 13 records held at the HER from this period within the assessment area. Seven are Grade II Listed buildings, mostly located on the outer reaches of the assessment area and predominately farmhouses or associated farm buildings, except for Red Lane Farmhouse, which is diagonally opposite the PDA to the north west. In addition, there are a couple of building records; one being a lime kiln (MSE17344) adjacent to Stockenden Farm, to the south west and seen on the 1869 OS historical map and South Place, c.400m to the south, south west, is on Tandridge Council's list of buildings of Character (MSE18058). Previously known as Foyles Riding, it was formerly a Grade III listed C17th house. Associated with this house is a record for the parkland and gardens surrounding it (MSE15204). There are three monument records. Two of which record ancient woodland; Collesters Wood to the south east on the outer reaches of the PDA (MSE17342) and Honesland Wood, c.460m to the south (MSE17343). In terms of archaeological features, a gully was found c.420m to the north, north west (MSE5218). The PDA remained woodland through this period when, based on historical maps, it was cleared sometime between 1869 and 1896. Therefore, the potential for finding remains dating to this period is considered **low**.

Modern

10.2.11 There are two records in the HER within the assessment area from this period. A trackway heading southwards, starting at the outer reaches of the assessment area and probably constructed by the military to provide access to the ammunition site in the wood (MSE16330). At its closest point to the PDA, c. 150m north, is a Second World War fuel pipeline known as PLUTO (MSE19644). In this period outbuildings were located at the PDA on land associated with the private residence of Orchard Cottage. The potential for finding remains dating to this period is considered **low**.

Unknown

10.2.12 There are five HER records that have not been assigned to any particular period.

Two records appear to relate to the same feature (MSE17222 & MSE17433). This is a square feature of some 40-50m, c.825m east of the PDA. The feature has been seen via LIDAR and also as cropmarks in aerial photographs over a number of years. It is not possible to tell the character or period of this feature without further investigation. Two records relate to sites of historical farmsteads; one at Crabbet Wood to the north east of the PDA (MSE21751) and Whitegates Farm (MSE21754) to the north, north east of the PDA, both on the outer reaches of the assessment area and probably from the Post Medieval period. Two undated postholes were found as part of an evaluation in 2015, c.325m to the west, on land just off Juniper Close in Hurst Green. Both tentatively thought to be of possible modern origin (MSE22914). Also, of unknown date and origin, is the curving feature to the south east of the PDA seen in the LIDAR, that continues on the other side of the railway, suggesting that it pre dates the railway.

10.3 Summary of Archaeological Potential

10.3.1 The PDA is located to the south of the historic core of Oxted and Limpsfield, which are located on the higher Greensand Ridge. The area is likely to have been heavily wooded until clearance from the Medieval period onwards. The PDA was located on the outer rural hinterland of the settlement areas in an area of scattered farms. Evaluations in recent years have produced few finds and features and some of the items recorded in the HER are from antiquity, of which little is known. As a result there is scant evidence of below ground archaeology for all periods. Therefore, the site is considered to have **low** archaeological potential.

10.3.2 The Historic Environment Desk-Based Assessment has considered the archaeological potential of the site. Archaeological investigations in the vicinity, map research, the historical environment record results and recent archaeological investigations have

shown that the PDA may contain archaeological sites and these can be summarised as:

- Prehistoric: **Low**
- Iron Age: **Low**
- Roman: **Low**
- Anglo-Saxon: **Low**
- Medieval: **Low**
- Post-Medieval: **Low**
- Modern: **Low**

11 IMPACT ASSESSMENT

11.1 Introduction

11.1.1 Cartographic Regression, Topographical Analysis, and Historic Research have provided evidence for the historic use of the site. By collating this information, an assessment of the impact on potential archaeological remains is carried out through the following method of categorisation:

- **Total Impact** - Where the area has undergone a destructive process to a depth that would in all probability have destroyed any archaeological remains e.g. construction, mining, quarrying, archaeological evaluations etc.
- **High Impact** – Where the ground level has been reduced to below natural geographical levels that would leave archaeological remains partly in situ either in plan or section e.g. the construction of roads, railways, buildings, strip foundations etc.
- **Medium Impact** – Where there has been low level or random disturbance of the ground that would result in the survival of archaeological remains in

areas undisturbed e.g. the installation of services, pad-stone or piled foundations, temporary structures etc.

- **Low Impact** – Where the ground has been penetrated to a very low level e.g. farming, landscaping, slab foundation etc.

11.2 Historic Impacts

11.2.1 Cartographic regression (8.3), Topographic analysis (2.2) and Historical research (8.2) indicate that the PDA was woodland until sometime between 1867 and 1896, when probably due to the railway, the woodland at the PDA was cleared. It seems the land became pasture until in the 20th century, Orchard Cottage was built and then later a number of outbuildings were located at the PDA. Therefore, the impact on archaeological remains from the modern period of construction is considered low, except where the outbuildings have foundations that penetrate the ground. Here, the historical impact is considered to be medium/high. The impact during the construction of the railway, immediately east, is unknown and is therefore considered to be low.

11.3 Summary of Impacts Both Historic and Proposed

Historic Impacts

11.3.1 The site has seen little past activity and the historical impact is considered to be low.

Proposed Impacts

11.3.2 Current development proposals include four x 3-bed, detached dwellings with associated parking and amenity space, involving the demolition of existing industrial buildings. The position of the new houses are shown in relation to the existing structures in Figure 18. This shows that the westernmost house is to be built in an area that is currently paddock and does not appear to have been previously developed. The middle two houses overlap with that of existing structures and hard standing. The easternmost house is located in an area that was paddocks and riding

arena but is unlikely to have been built on. It is anticipated that the construction of the new houses will have a high impact on any archaeological remains.

12 ARCHAEOLOGICAL MITIGATION

12.1.1 The purpose of this archaeological Historic Environment Desk-Based Assessment was to provide an assessment of the contextual archaeological record in order to determine the potential survival of archaeological deposits that may be impacted upon during any proposed construction works.

12.1.2 This Historic Environment Desk-Based Assessment has established that there is a low archaeological potential at the PDA. Map regression confirms that the area of the proposed development was woodland until the arrival of the railway in the second half of the 19th century. The impact from the construction of the railway is unknown, however, the PDA appears not to have been undeveloped prior to the construction of the current outbuildings and therefore previous impacts are considered to be low.

12.1.3 In light of the above it is considered unlikely that further archaeological assessment will be required other than perhaps, a watching brief. The scale, scope and nature of any further archaeological works should be agreed through consultation with the statutory authorities and can be carried out as a condition of planning consent.

13 OTHER CONSIDERATIONS

13.1 Archive

13.1.1 Subject to any contractual requirements on confidentiality, two copies of this Historic Environment Desk-Based Assessment will be submitted to OASIS within 6 months of completion.

13.2 Reliability/Limitations of Sources

13.2.1 The sources that were used in this assessment were, in general, of high quality. The majority of the information provided herewith has been gained from either

published texts or archaeological 'grey' literature held at HER, and therefore considered as being reliable.

13.3 Copyright

13.3.1 Touchstone Archaeology and the author shall retain full copyright of the commissioned report under the Copyright, Designs and Patents Act 1988. All rights are reserved, excepting that it hereby provides exclusive license to Mr and Mrs Taylor for the use of this document in all matters directly relating to the project.

Zoe Schofield

Touchstone Archaeology

5th February 2020

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<http://www.bgs.ac.uk/discoveringGeology/geologyOfBritain/viewer.html>

14.3 APPENDIX 1: Historic Environment Records (All distances taken from a centre point in the PDA)

SHER ID	Type	Location	Period	Description
MSE11063	Listed Building	c. 255m NNW	Post Medieval	Red Lane Farm House, Red Lane, Limpsfield. House. Grade II listed (1029723). Late 16th century/early 17th century with 20th century restoration. Timber framed on stone plinth red and blue brick cladding below, infill above; plain tiled roof hipped to left with end stacks, offset to right, and ridge stack to right of centre. 2 storeys, 4. framed bays with 4 leaded casement windows across first floor. Central 20th century pent roof porch with framed walls, planked door in left hand side. Lower wing to rear right. Interior: framing visible mainly ceiling frames, deep brick fireplace with wooden lintel.
MSE11086	Listed Building	c. 970m ESE	Post Medieval	Stables 20 Yards South West of Stockenden, Grants Lane, Limpsfield. Grade II listed (1377651). Stable block. Late 18th century. Red and blue brick on stone base, weatherboard above; plain tiled hipped roof. 2 storeys, 2 wooden mullion casements on first floor of north side. Central hayloft door to first floor, ground floor entrance below approached up ramp of stone paving with brick retaining wall. Included for group value only.
MSE11087	Listed Building	c. 940m ESE	Post Medieval	Barn and Granary 35 Yards West of Stockenden. Grant Lane, Limpsfield. Grade II listed (1188739). Barn with granary to north. Late 18th century. Timber framed barn on rubblestone plinth, red brick cladding below, weatherboard above; granary: rubblestone with brick dressings, plain tiled roofs, restored and hipped over granary. 2 storeys, 1 casement in each face of granary. Plank doors to south end of barn and east face of granary. Included for group value only. The redundant farm building at Stockenden Farm is Grade II listed but is wrongly described as a barn and granary. Although the building is now in a poor state of repair there is enough evidence remaining to confirm that the granary was originally an end drying kiln oasthouse with the barn housing the cooling floor on the first floor with

				a storeroom below.
MSE11128	Listed Building	c. 955m NNE	Post Medieval	Granary 10 Yards North West of Grants House, Grants Lane, Limpsfield. Grade II listed (1029788). Granary 19th century, restored in 20th century. Timber framed on saddle stones, weatherboard cladding with hipped plain tiled roof leaded casement windows to east and west sides; planked door in centre of south side.
MSE11329	Listed Building	c. 1160m NNE	Medieval to Post Medieval	Boulhurst Farm House, Pains Hill, Oxted. Grade II listed (1188739). Farmhouse. 15th century with remodelling of c1850. Timber framed core. Rubblestone cladding with brick quoins and dressings, plain tiled roof with ridge stack to right of centre 2 storeys with 3 2 storey projecting square gabled bays across front; sash windows on first floor, 20th century casement window below. Glazed door to left of centre in half hipped porch hood on wooden columns. Rear: 3 gables projecting from main roof. Interior: Fine octagonal Crown post in roof, original roof timbers survive. Remainder remodelled. The house was also known as Bolters and is shown on the 1st edition OS 6" map of 1869 as Bolthurst Farm. It was valued at £4 in 1604 when mentioned in a will. It is listed in the tithe apportionment as consisting of 125 acres.
MSE11330	Listed Building	c. 925m NNE	Post Medieval	Barn 10 Yards South of Grants House, Grants Lane. Grade II listed (1188743). Barn. 17th century restored in 20th century. Timber framed on red and blue brick plinth, weatherboard above with plain tiled roof. Rectangular 4 framed bays with gabled projecting wing to rear. Central double doors to north, aisle catslide to south.
MSE11331	Listed Building	c. 605m NE	Medieval to Post Medieval	Doghurst House, Grants Lane, Oxted. Grade II listed (1188750). House. 15th century, 16th century with 19th century alterations and extensions of 1920. Timber framed, rubblestone plinth and infill to ground floor, brick infill above left, coursed galleted rubblestone with brick end quoins and dressings to right hand extension; brick to rear left. Plain tiled roofs, hipped with gablet to left; 17th century offset stack to left end with star shaped top, front ridge stack to right of centre and end stack to rear left. 2 storeys, 2-diamond pane leaded casements to left, 1 storey and attic under hipped tile hung dormer to left hand extension set

				back. Ribbed and studded door to left of centre under flat porch hood on carved animal brackets. Tile hung wings to rear. Doghurst was once Lynggleggh, a watermill.
MSE11486	Listed Building	c. 845m NW	Post Medieval	Comforts Farm Cottage, Hurst Green Road, Oxted. Grade II listed (1294143). Cottage. Late 17th century. Timber framed of thin scantling with whitewashed brick infill; plain tiled roof with offset stack to left end. 2 storeys, 3 framed bays with metal casement fenestration. Central planked door in gabled porch hood on wooden supports with brick dado walls. Return fronts with tile hung gables. Flat roofed extension to rear.
MSE11584	Listed Building	c. 960m NNE	Post Medieval	Grants, Grants Lane, Oxted. Grade II listed (1377630). House. 16th century with 19th century alterations. Timber framed on stone and brick plinth, brick cladding below tile hung above, render infill to right; plain tiled roof half hipped to left with large ridge stack to centre; offset end stack to left and smaller end stacks to right. 2 storeys with C gable front bay to right-end; irregular fenestration of leaded casement windows, 6 across the first floor, ground floor windows to left of gable under pent roof porch extending across ground floor, square bay windows to left end. Half glazed, leaded, door to left of centre under gabled porch hood on brackets. Interior: substantial amounts of timber frame visible. It is first mentioned in 1331 when the rector of Limpsfield paid 16 shillings for Grants. The house shown the transition from an open hall house to a chimney house. When the demesne was broken up in the 15th century it was one of three large farms in the area to be based on the greensand ridge.
MSE11605	Listed Building	c. 975m ESE	Medieval to Post Medieval	Stockenden, Grants Lane, Oxted. Grade I listed (1377651). House. 15th century with 16th century and early 17th century extensions. It is a Wealden style house built after the Abbot of Battle started to lease out his desmesne. The crosswing was built by Thomas Damporte who bought it in 1602. It was sold to the Trustees of Croydon Poor where it remained until 1920. Tudor stone arch dated "AN DO.1604.
MSE1377	Monument	c. 950m ESE	Medieval to Post	Stockenden Farm: 14th - 17th century moat site. is now a farm and much reduced in size. Late 14th and early 15th century and later. The main range was erected in

			Medieval	1604, and the whole building is a remarkable medieval survival unspoilt by restoration. Stockenden is as described and is in excellent condition. There are no recognizable traces of moating. The redundant farm building at Stockenden Farm is Grade II listed but is wrongly described as a barn and granary. Although the building is now in a poor state of repair there is enough evidence remaining to confirm that the granary was originally an end drying kiln oasthouse with the barn housing the cooling floor on the first floor with a storeroom below.
MSE1382	Findspot	c. 1100m NNE	Early Bronze Age	Flint Arrowheads, Bolthurst Farm. No further information was obtained at Bolthurst Farm. The present owner knows nothing of these discoveries and no further finds have been made to his knowledge. Found near Limpsfield in 1888.
MSE1386	Findspot	c. 690m NNE	Neolithic	Neolithic flint axe and axe fragment, Bolthurst Farm. A polished flint axe, found about 1900 in a hop field belonging to Boulthurst Farm.
MSE15204	Park	c. 405m SSW	Post Medieval	Foyle Riding gardens, Oxted. Foyle Riding was the home of Beatrice Harrison and the building was originally 17th century. Documents relating to the period of the Harrison family staying at Foyle Riding state that the house employed six gardeners and the house sat in a wood with bluebells and primroses. Queen Alexander was said to send seeds which grew into blue flowers of every shade of blue. There were roses growing up the walls and red and gold tulips around the house. There was a small thatched summerhouse, a tree in the wood with a seat around it and a forge in or adjacent to the garden.
MSE17222	Monument	c. 825m E	Unknown	Square feature detected by Lidar, South Oxted. Rectangular feature clearly shown on Lidar images, but not so clearly on aerial photos. It is a square feature of some 40-50m in dimension located off Grants Lane, south of Oxted.
MSE17342	Monument	c. 950m SE	Post Medieval	Collesters Wood, Grants Lane, Oxted. A woodland to the east of Grants Lane, bisected by the railway. It appears on the 1st edition 6" map of 1869 and is listed as an ancient woodland by English Nature. It can be traced to 1430 when it was called Colliestren.
MSE17344	Building	c. 965m ESE	Post Medieval	Lime Kiln, Stockenden Farm, Grants Lane, Oxted. An old lime kiln is marked on the 1st edition OS 6" map of 1869 adjacent to the pond associated with Stockenden Farm. This is not marked on the modern map. In chalk and limestone areas some

				farmers built small kilns for their own, or local occasional use. Old maps indicate the presence of kilns used by farmers, as do names of fields and woods. The kilns were probably the typical field, or flare kiln, built into slopes or roadside banks. The parallel lines of the North Downs and the Greensand in Surrey resulted in some of the best limestone in the country. In the early 19th century Dorking was especially important with other quarries being worked at Godstone, Caterham, Reigate, Merstham, Buckland, Effingham, West Horsley, Clandon, Guildford and Puttenham.
MSE17433	Monument	c. 825m E	Unknown	Square feature, South Oxted. A square feature has been identified using Lidar technology. Aerial Photographs showed the square faintly discernible. It is impossible to tell the character or period of this feature without further investigation but a suggestion of a Roman Iron Foundry was put forward although it is only conjecture.
MSE18058	Building	c. 400m SSW	Post Medieval	South Place, Red Lane, Oxted. South Place is featured on Tandridge District Council's list of Buildings of Character 2011. Grid reference relates to the building known as Foyle Riding which was formerly grade III listed, 17th century, two storeys. Timber framed modern brick nogging, pitched old tile roof, modern casements. Timber barn, old tile roof, converted into music room.
MSE21153	Monument	c. 605m NE	Medieval to Post Medieval	Hearth, Doghurst House, Limpsfield. Monitoring by Archaeological Solutions undertaken during floor level reduction within a timber framed structure believed to be largely of 15th and 16th century date, with 19th and 20th century alterations, but whose core is believed to be medieval. The monitoring revealed earlier floor layers, and the remains of a hearth constructed of peg tiles dated to the 15th and 17th centuries. Historic building recording undertaken by M Higgins of SCC during refurbishment and extension revealed the two earliest phases of its development to be c1425 and c1475.
MSE21751	Building	c. 1080m NE	Unknown	Crabbet Wood. Crabbet Wood. Site of an Historic Farmstead. Information on this site is currently being compiled as part of a project researching important historic farmsteads and associated buildings within the current administrative county of Surrey.

MSE21754	Building	c. 855m NNE	Unknown	Whitegates Farm. Site of an Historic Farmstead. Information on this site is currently being compiled as part of a project researching important historic farmsteads and associated buildings within the current administrative county of Surrey.
MSE22652	Monument	c. 955m WSW	Prehistoric	Prehistoric Gullies uncovered during Phase 2 of Tonbridge to Godstone Pipeline Re-lay. Excavations demonstrated a relationship between several gullies one of which contained an un-diagnostic prehistoric pottery sherd. Any potential medieval settlement to which the structure relates exists outside the confines of the development area. Elsewhere an isolated and undated pit and a ditch were revealed.
MSE22653	Monument	c. 990m WSW	Medieval	Medieval post holes uncovered during Re-Lay of Tonbridge to Godstone pipeline. Watching brief by Wessex Archaeology revealed three linear ditches that formed a possible enclosure and later driveway, and were located close to a group of postholes on two parallel north–south alignments. The postholes indicate the presence of a structure and contained 13th–14th century pottery.
MSE2629	Findspot	c. 1100m NNE	Mesolithic / Neolithic	Mesolithic/Neolithic single barb arrowhead, Bolthurst Farm. This is probably a transverse arrowhead of Mesolithic or Neolithic date. No further information was obtained at Bolthurst Farm. The owner knows nothing of these discoveries & to his knowledge no further finds have been made. Found in 1888.
MSE4137	Findspot	c. 1170m NE	Palaeolithic	Palaeolithic Implements, Limpsfield. 2 flakes of Palaeolithic implements, found at Limpsfield Common Brickearth Pit, which are now in the Pitt Rivers Museum, Oxford.
MSE5218	Monument	c. 420m NNW	Post Medieval	Post-medieval gully, Land adj. Red Lane, Limpsfield. Evaluation by SCAU of land proposed for redevelopment. Undisturbed stratigraphy was found, but the only features were a post-medieval gully and the site of a bonfire, of unknown date.
MSE22914	Monument	c. 325m NW	Unknown	Two postholes, land off Juniper Close, Hurst Green. Two features identified as postholes were found in two trenches dug as part of an archaeological evaluation by Archaeology South-East for CgMS Consulting on land to the west of Juniper Close and The Hollies in January 2015. The more certainly identified of the two postholes was circular in shape and contained no artefacts in its fill by which it

				could be dated. The second, possible posthole contained a fill comprised of charcoal, and was tentatively interpreted as a burnt-out fence post or similar, likely to be of Modern origin.
MSE16330	Monument	c. 1100m SSE	Modern	Main access road to Staffhurst Wood, Limpsfield. A sinuous trackway forming the western boundary of the Woodland Trust's property. The track is metalled along most of its length. At the northern end of the wood the trackway appears to have been built up to make it level and smooth. The track was probably constructed by the military to provide access to the ammunitions site in the wood. According to the War Diaries, hardcore was brought from Hyde Park to Staffhurst presumably to lay as a base for trackways.
MSE19644	Monument	c. 150m N	Modern	Pipe Line Under the Ocean (Pluto), Chaldon. A fuel pipeline constructed to supply fuel to vehicles that landed on the beaches on D-Day in June 1944. Its route through the Tandridge area to Dungeness and on to Boulogne is marked by mostly white-painted posts.
MSE17343	Monument	c. 460m S	Post Medieval	Honesland Wood, Red Lane, Oxted. Woodland bordering Grants Lane on the east and Red Lane on the west. The parish boundary between Limpsfield and Oxted runs along the western edge. Mollstones Wood lies on the other side of Red Lane in Oxted parish. It appears on the 1st edition 6" map of 1869 and is listed as an ancient woodland by English Nature. In 1840 it is shown as Homesland Wood.

Table 2: Gazetteer of SHER Monument Records

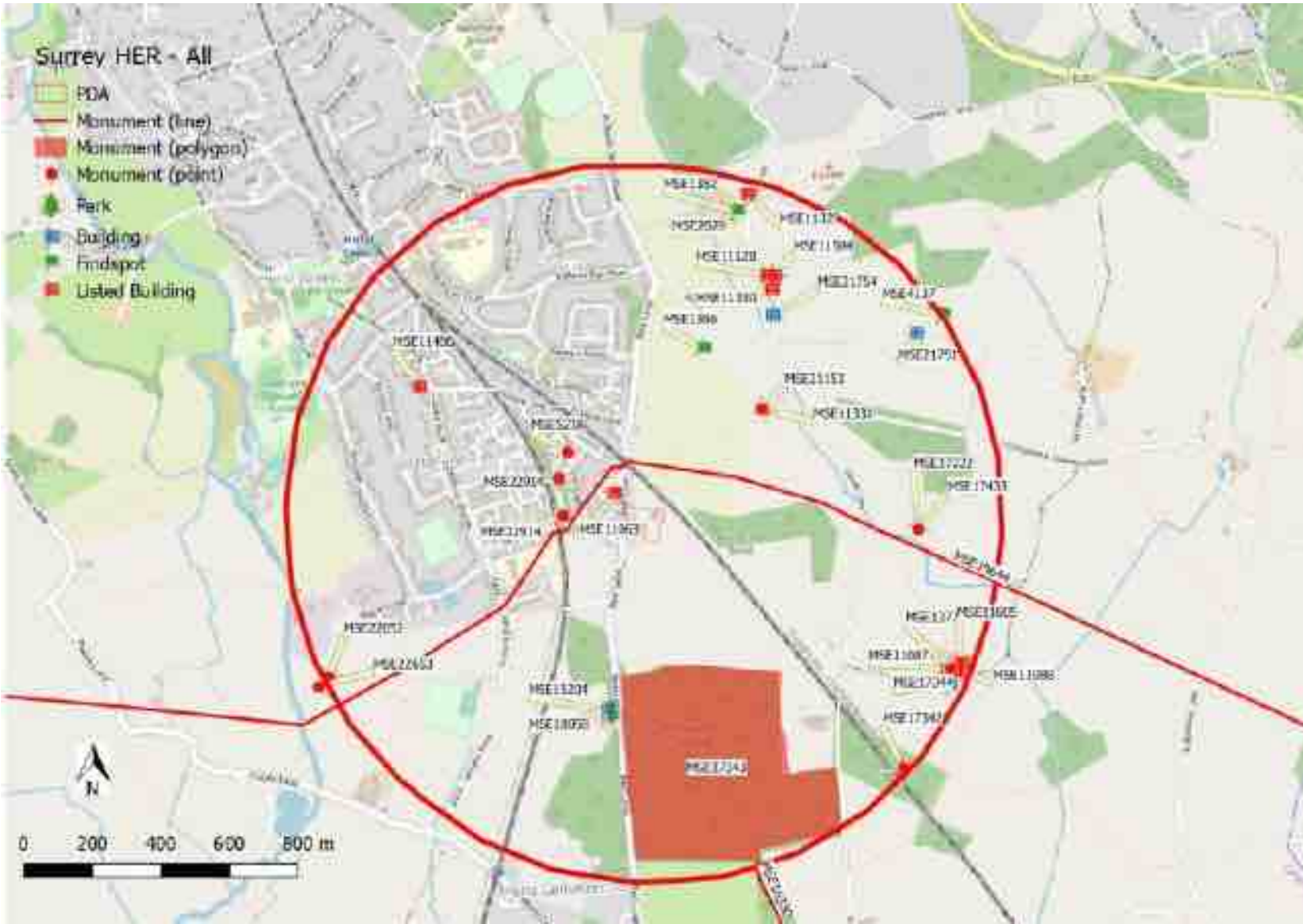


Figure 1: SHER – Monuments Record – All

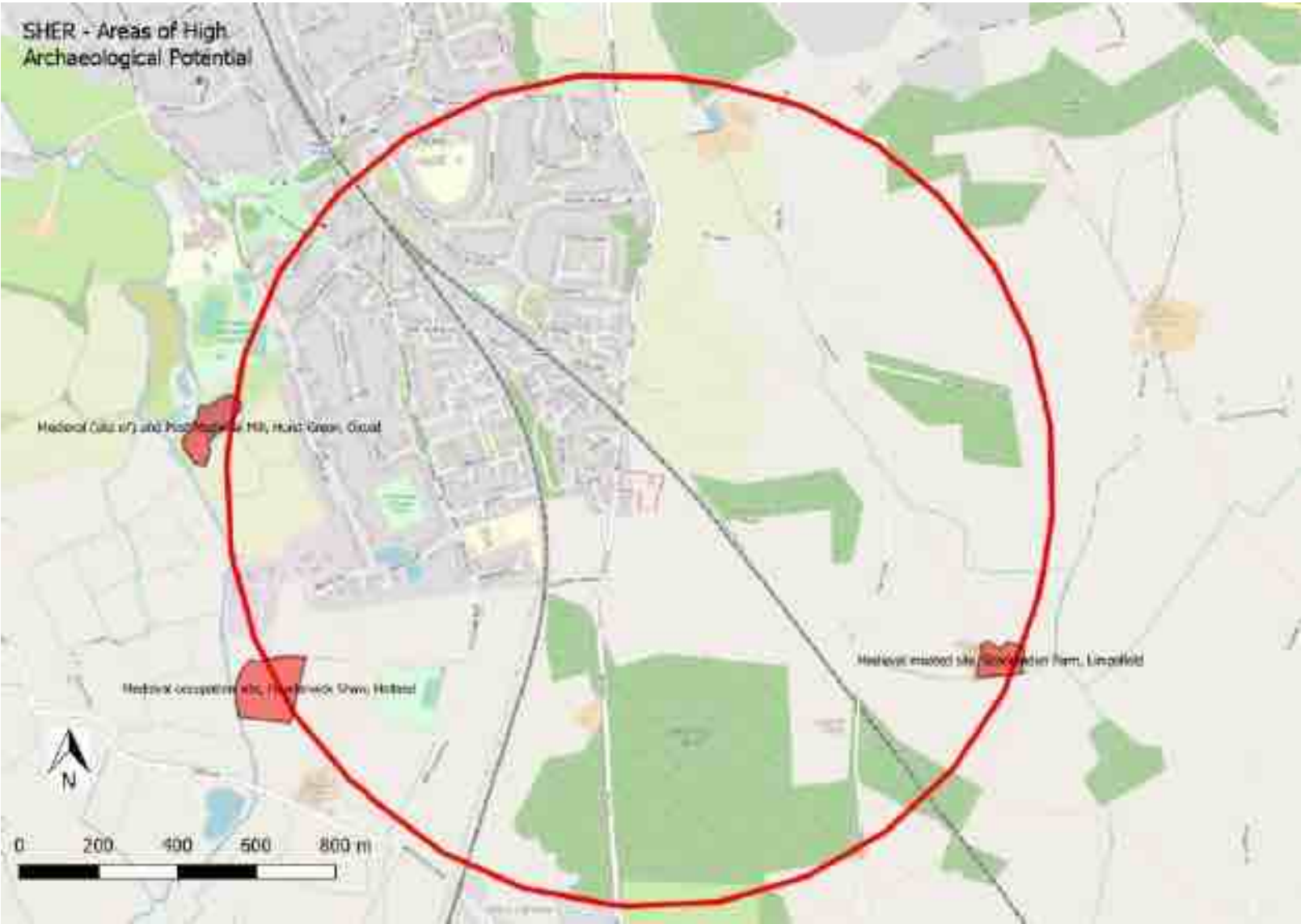


Figure 2: SHER Archaeological Priority Areas

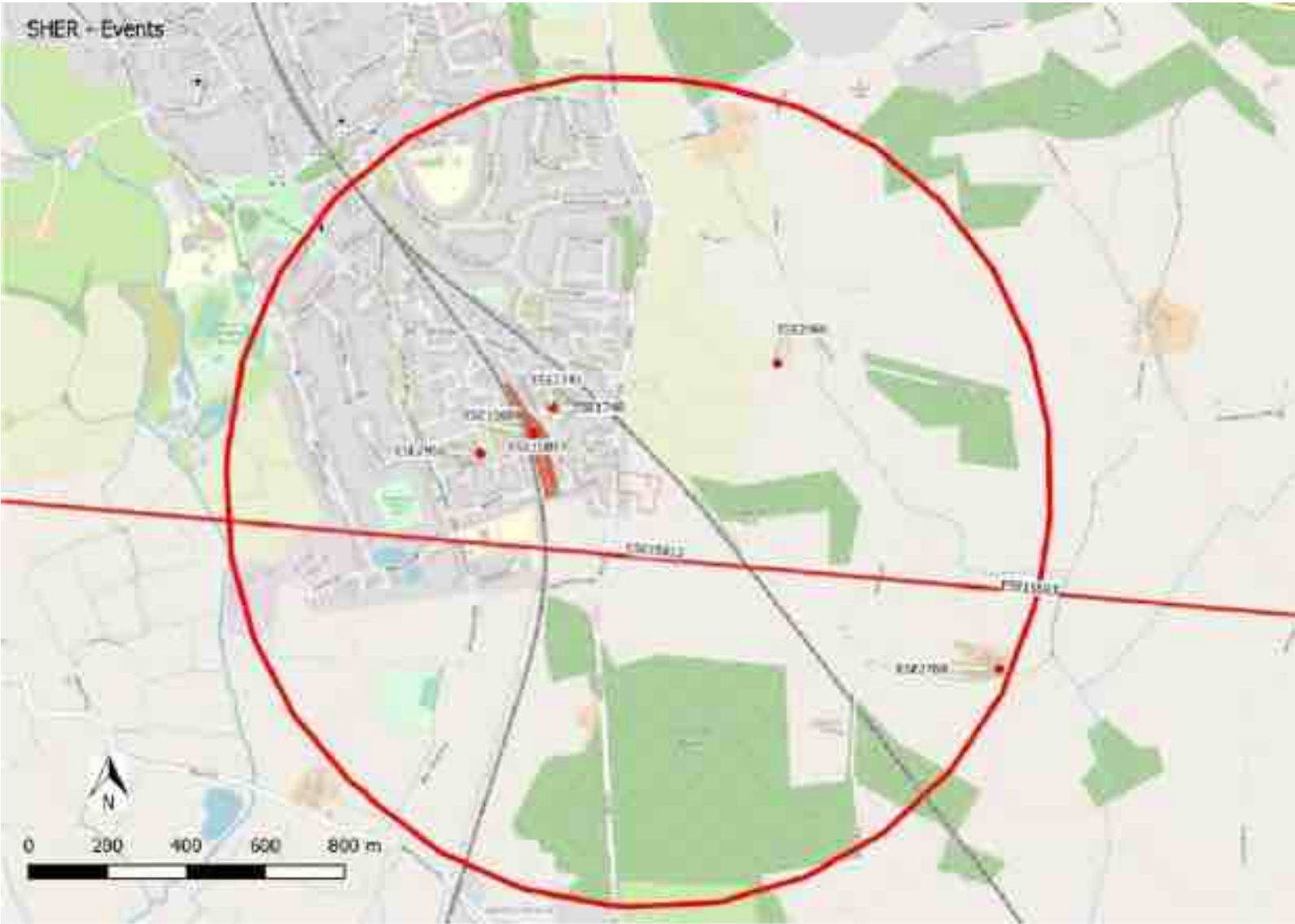


Figure 4: SHER Events

Event ID	Type	Title
ESE15583	Watching Brief	Phase 2 Tonbridge to Godstone Pipeline Re-Lay. 2013
ESE15613	Geophysical Survey	Tonbridge to Godstone Pipeline Re-Lay. 2010
ESE15688	Desk Based Assessment	Land West of Juniper Close and The Hollies, Hurst Green, Oxted, 2014
ESE1740	Evaluation	Preliminary Archaeological Assessment of land at Red Lane, Limpsfield, Surrey.1994
ESE1741	Trail Trench	At Red Lane, Limpsfield, Surrey. 1995
ESE2788	Building Survey	Archaeological Standing Building Recording and Monitoring at Stockenden Farm, Oxted, Surrey. 2013
ESE21956	Desk Based Assessment	Land at Fairview Industrial Estate, Holland Road, Hurst Green. 2012
ESE2966	Watching Brief	Doghurst House, Grants Lane, Limpsfield. 2012
ESE15897	Trial Trench	Land west of Juniper Close and The Hollies, Hurst Green, Oxted. 2015

Table 3: SHER Events

14.4 Cartographic and Documentary Sources



Figure 5: Site Location and plan



Figure 6: Proposed Development



Figure 7: Norden's Map, 1594



Figure 8: Senex Map of Surrey, 1729



Figure 9: John Rocques Map of Surrey, 1768

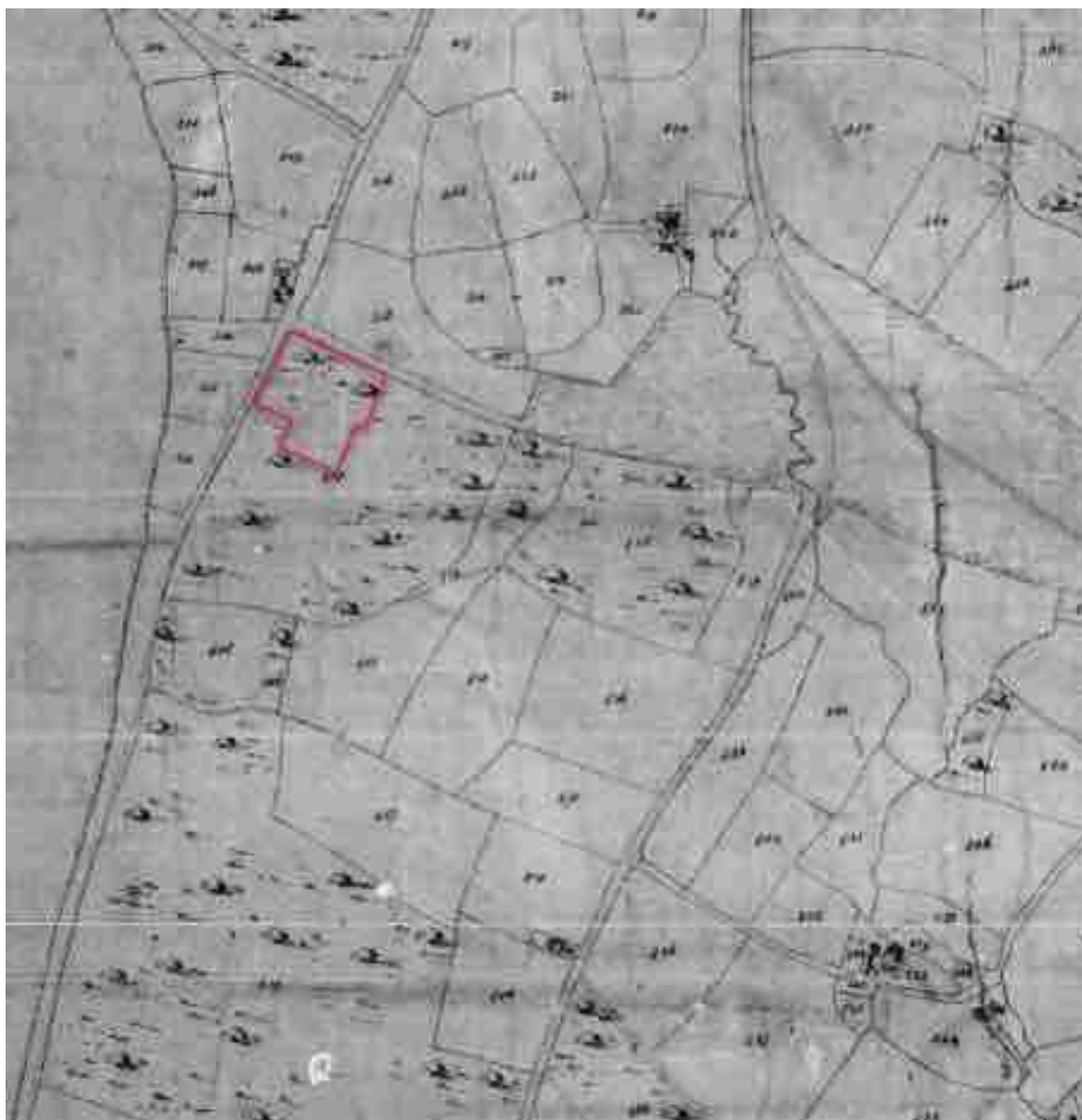


Figure 10: Limpsfield Tithe Map, 1840

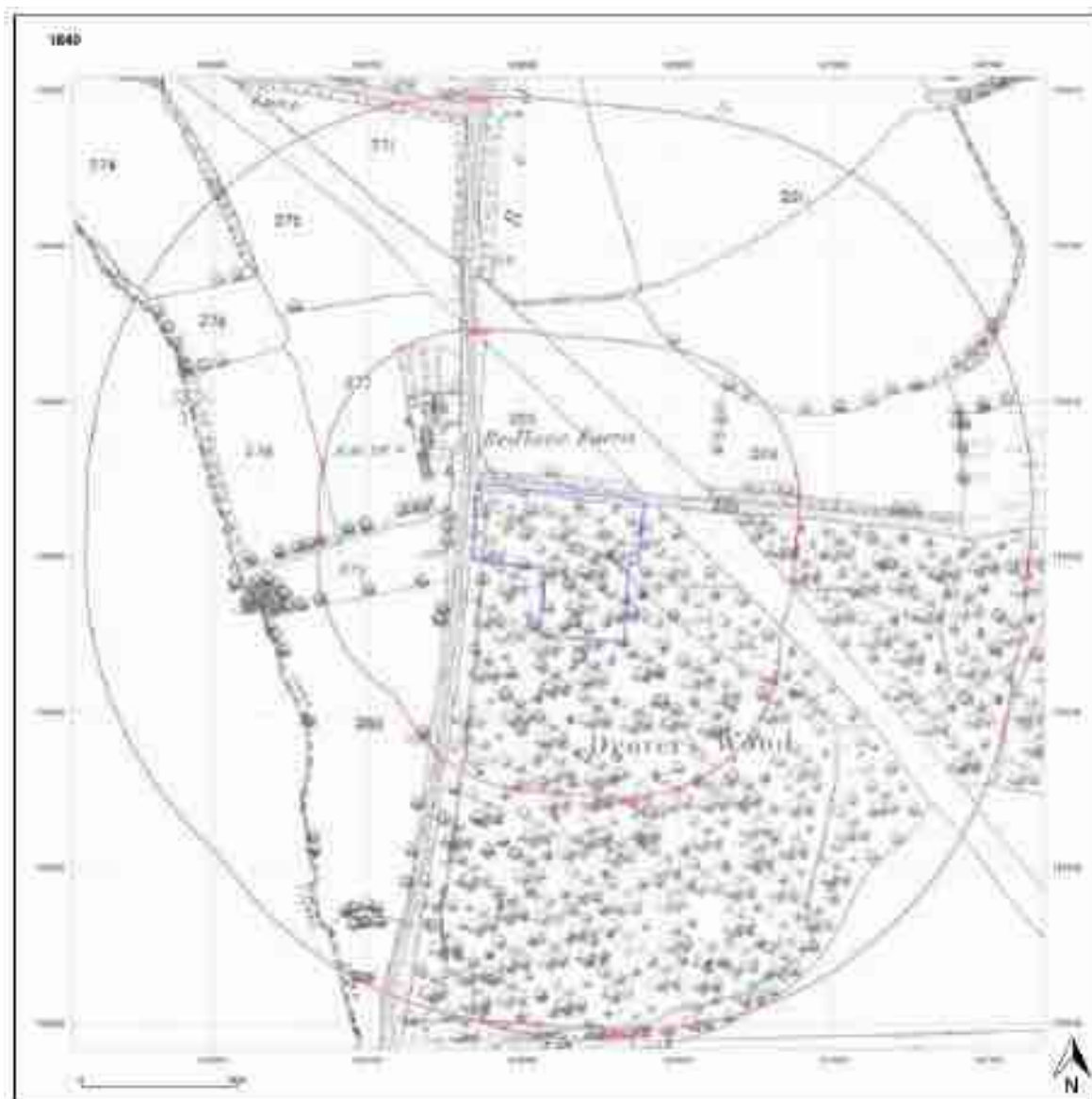


Figure 11: Historic mapping OS 1:2500 1840

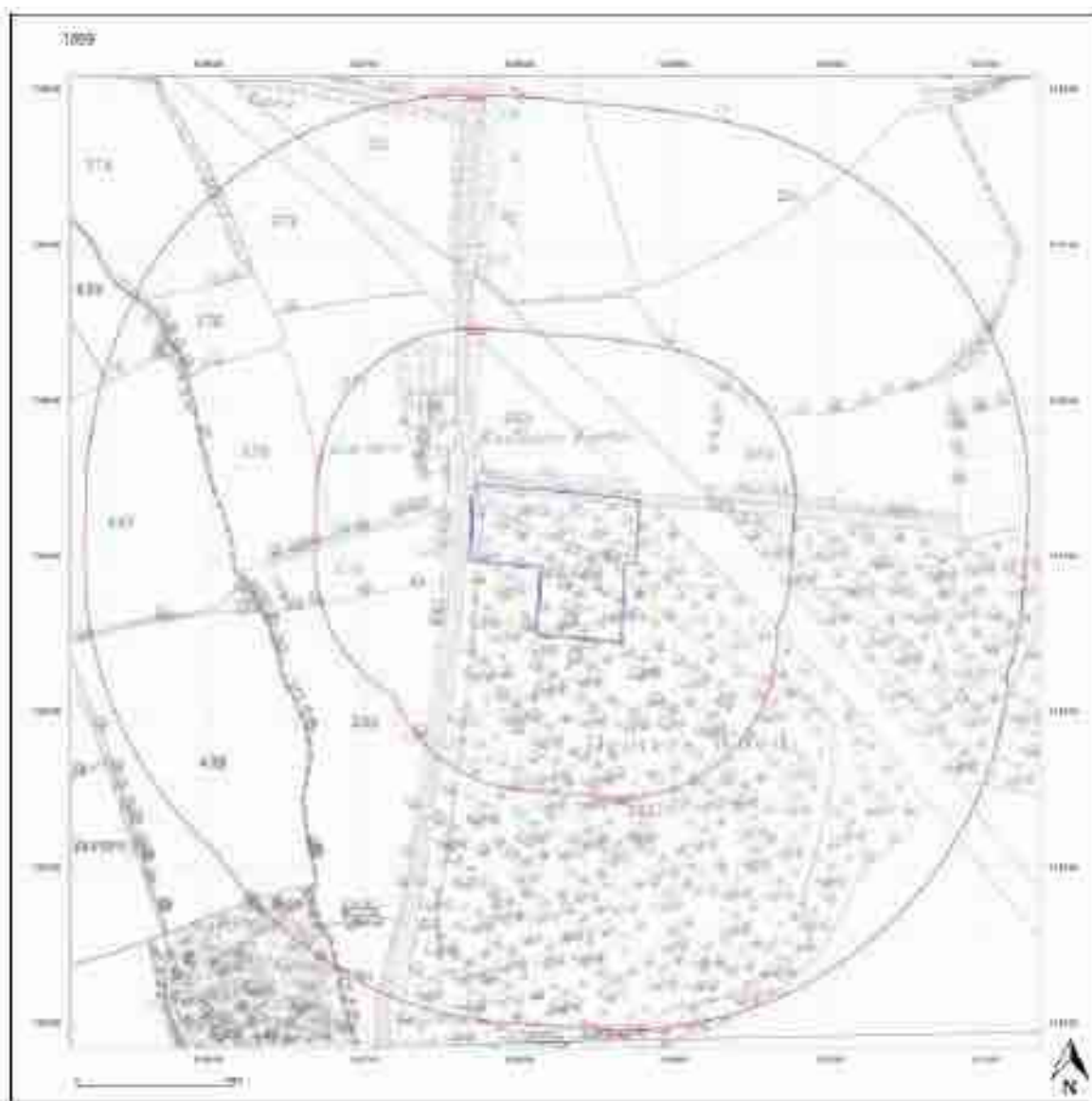


Figure 12: Historic mapping OS 1:2500 1869

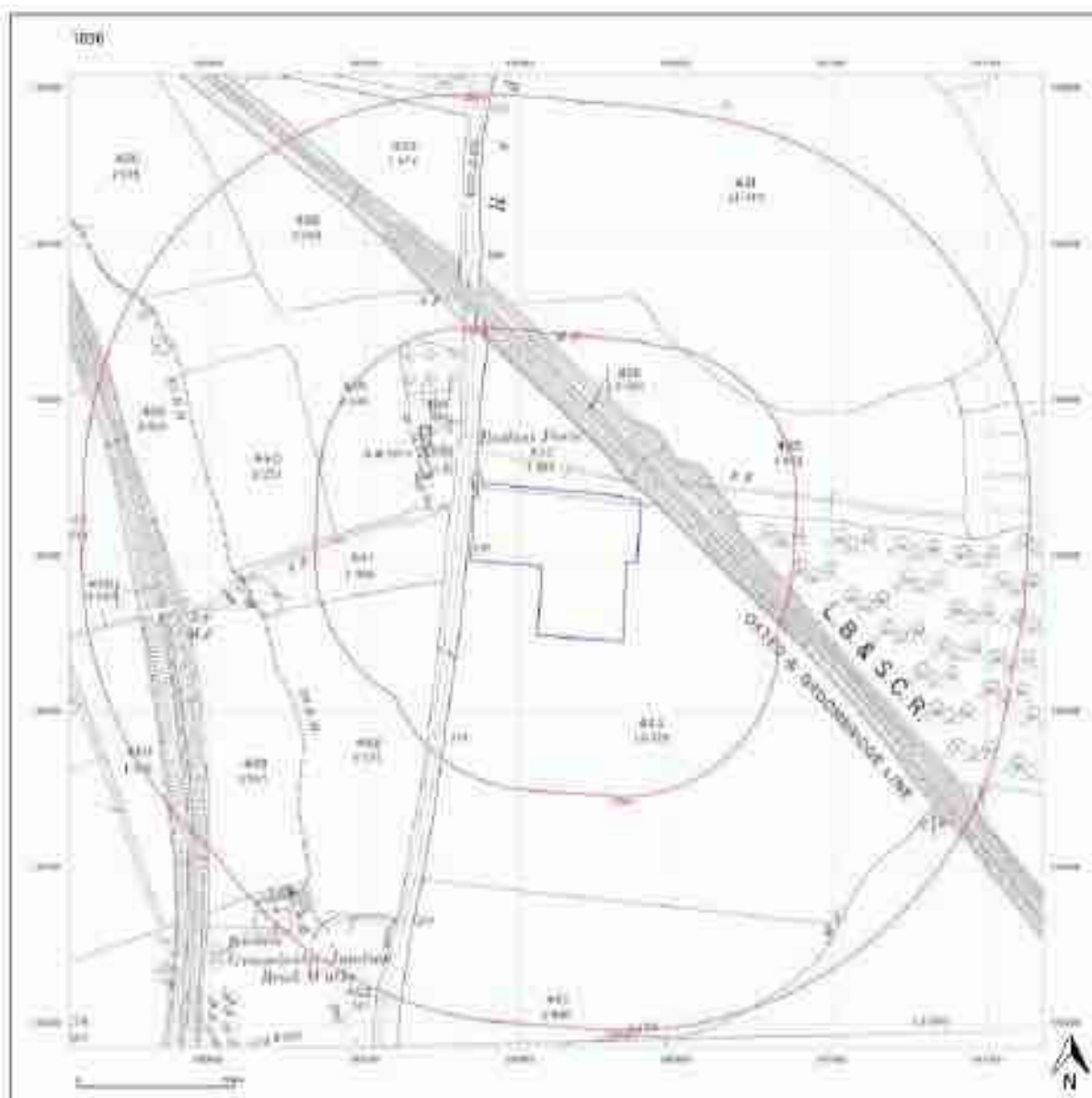


Figure 13: Historic mapping OS 1:2500 1896



Figure 14: Historic mapping OS 1:2500 1912



Figure 15: Historic mapping OS 1:2500 1933

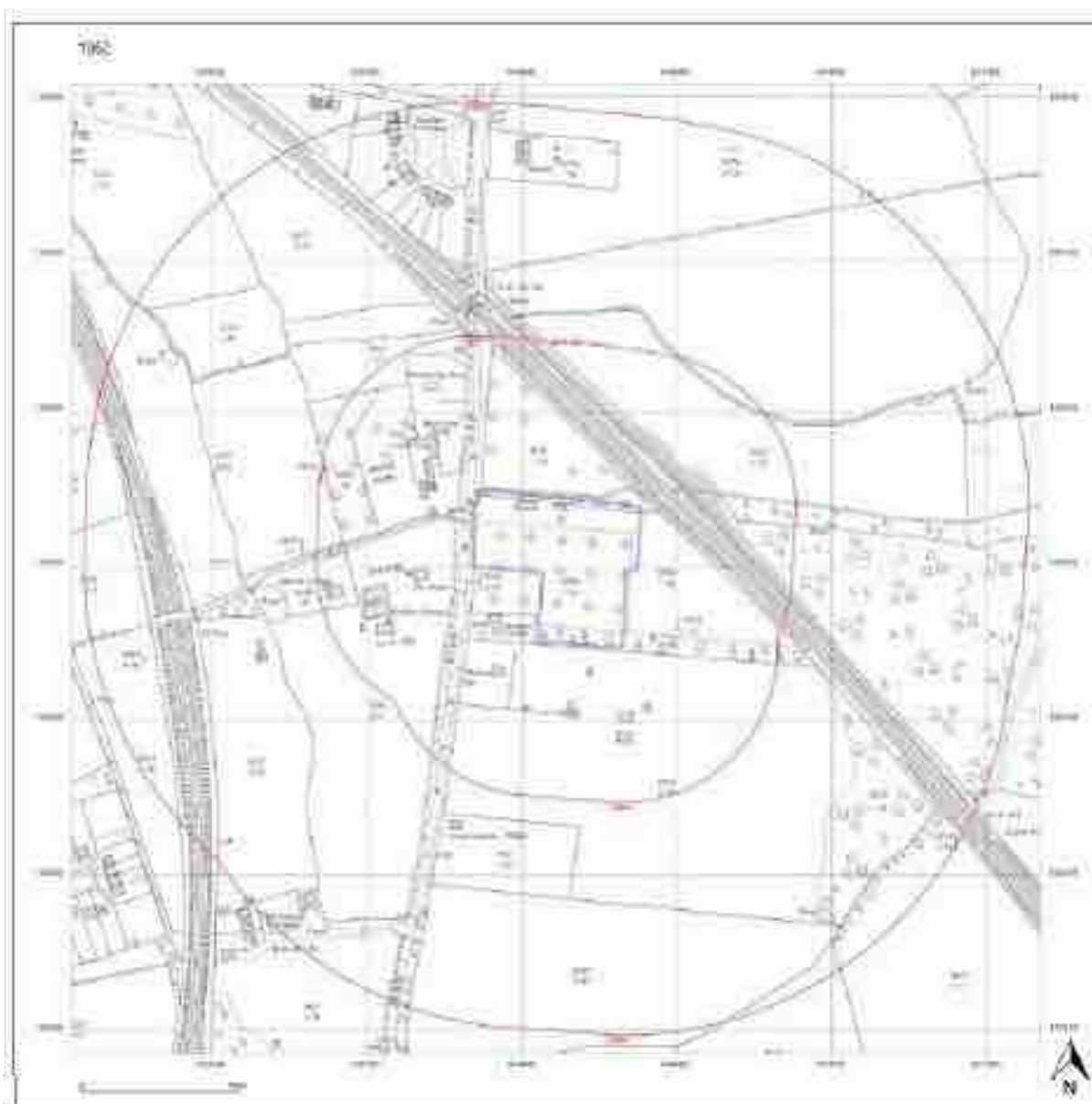


Figure 16: Historic mapping OS 1:2500 1962



Figure 17: Historic mapping OS 1:2500 1989



Figure 18: Overlay of proposed houses on existing structures



Plate 1: 1940s, all at altitude 1.13km (Google Earth)



Plate 2: 1960s (Google Earth)



Plate 3: 1999 (Google Earth)



Plate 4: 2005 (Google Earth)



Plate 5: 2018 (Google Earth)

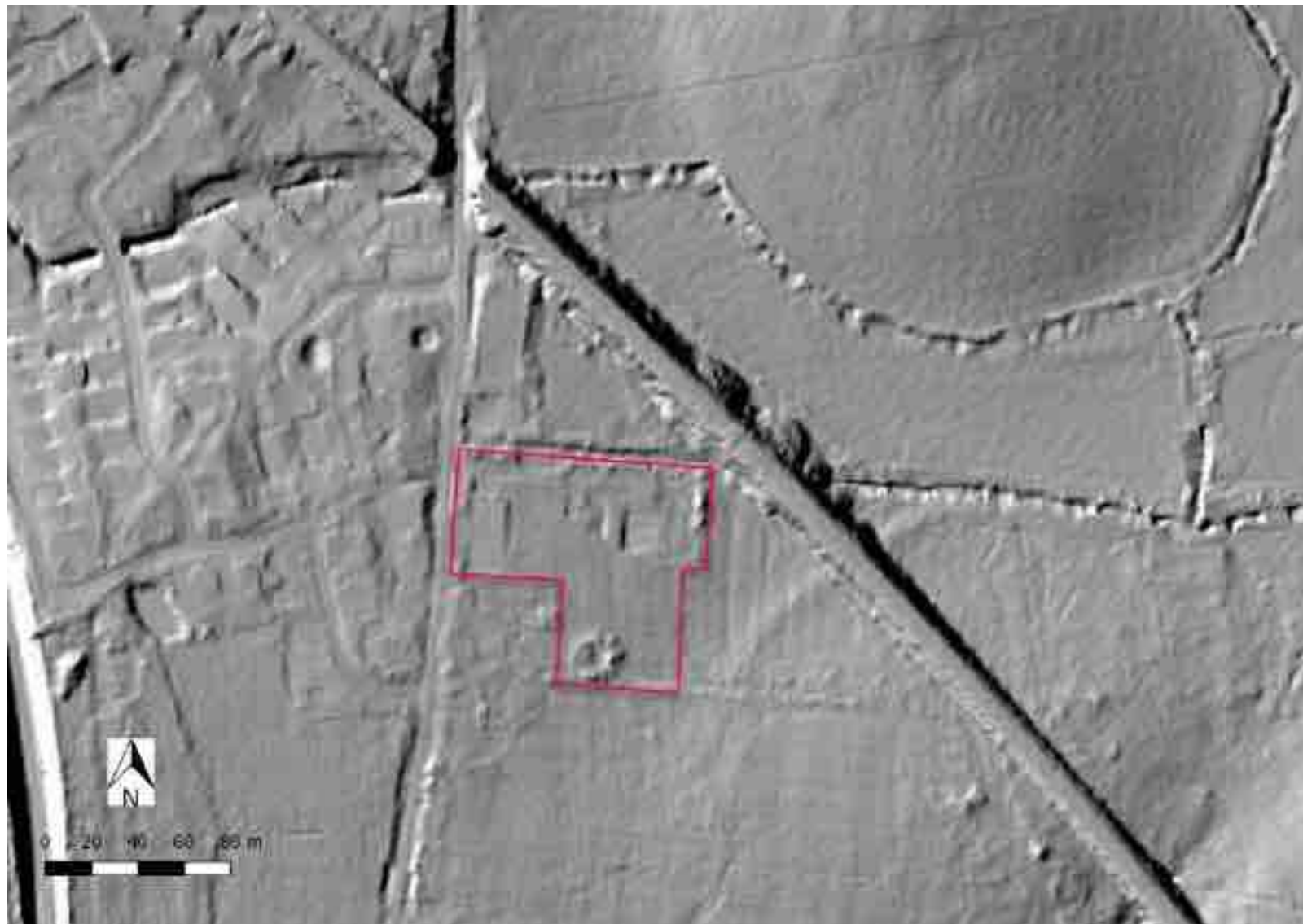


Plate 6: 1m DTM LIDAR, 2018 (Environment Agency)



Plate 7: Entrance to the PDA from Red Lane (facing ESE)



Plate 8: View across the PDA from the south east corner (facing NW)



Plate 9: View across PDA to the commercial units (facing N)



Plate 10: View across PDA from south west corner (facing NE)



Plate 11: View across PDA from the north west corner (facing SE)



Plate 12: View of the largest commercial unit (facing SE)



Plate 13: View along the PDA hardstanding access (facing W)



Plate 14: View of the north eastern corner of the PDA (facing N)

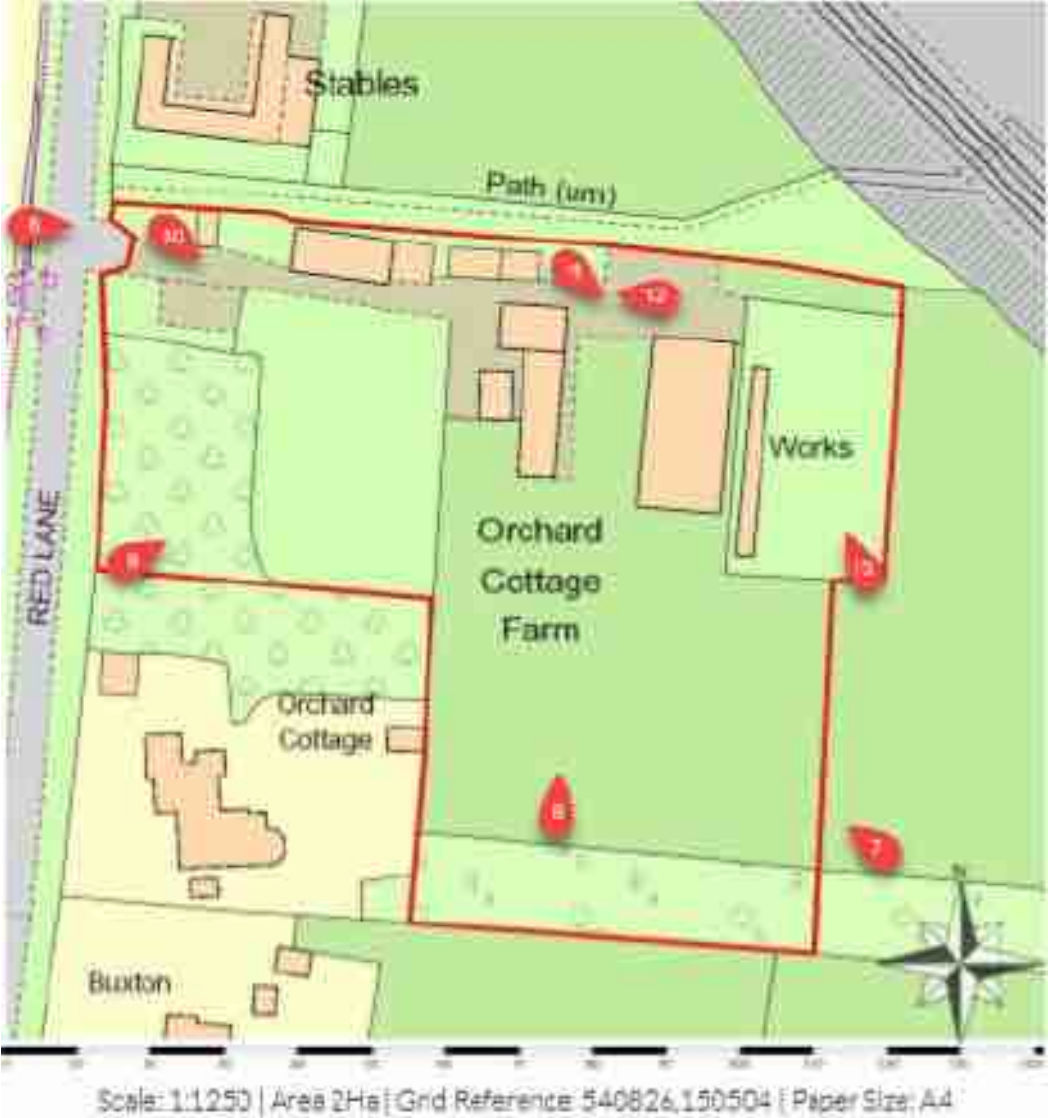


Plate 15: Plate locations

Site Name/Address: Orchard Cottage Farm Business Park, Red Lane, Limpsfield, RH8 ORT	
Parish: Limpsfield	District: Godstone
NGR: TQ 40810 50339	Site Code: OFC20
Type of Work: Desk Based Assessment	Site Director/Group: Touchstone Archaeology Ltd, Zoe Schofield
Date of Work: February 2020	Size of Area Investigated: 0.7 Ha
Location of Finds/Curating Museum: East Surrey Museum	Funding source: Owner
Further Seasons Anticipated? Unknown	Related EHCR No's: N/a
Final Report: Archaeological Desk Based Assessment Orchard Cottage Farm Business Park, Red Lane, Limpsfield, RH8 ORT	OASIS number: zoeschof1-383881
Periods Represented: All periods Low potential	
SUMMARY OF FIELDWORK RESULTS: A Desk Based Assessment was undertaken in advance of a planning application for residential development. The result was low potential for all periods.	
Previous Summaries/Reports: N/a	
Author of Summary: ZOE SCHOFIELD	Date of Summary: 5 th February 2020

OASIS DATA COLLECTION FORM: England

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OASIS ID: zoeschof1-383881

Project details

Project name	Archaeological Desk Based Assessment Orchard Cottage Farm Business Park, Red Lane, Limpsfield, RH8 0RT
Short description of the project	Archaeological Desk Based Assessment Orchard Cottage Farm Business Park, Red Lane, Limpsfield, RH8 0RT
Project dates	Start: 01-02-2020 End: 05-02-2020
Previous/future work	No / Not known
Any associated project reference codes	2019/976 - Planning Application No.
Any associated project reference codes	OFC20 - Sitecode
Type of project	Desk based assessment
Site status	Local Authority Designated Archaeological Area
Current Land use	Other 5 - Garden
Monument type	NONE None
Significant Finds	NONE None
Methods & techniques	"Aerial Photography - interpretation","Documentary Search","Visual Inspection"
Development type	Rural residential
Prompt	Direction from Local Planning Authority - PPS

Project location

Country	England
Site location	SURREY TANDRIDGE LIMPSFIELD Orchard Cottage Farm Business Park
Postcode	RH8 0RT
Study area	0.7 Hectares
Site coordinates	TQ 40810 50339 51.234303818364 0.017169213497 51 14 03 N 000 01 01 E Point

Project creators

Name of Organisation	TOUCHSTONE ARCHAEOLOGY
Project brief originator	Self (i.e. landowner, developer, etc.)

Project design originator	Zoe Schofield
Project director/manager	Zoe Schofield
Project supervisor	Zoe Schofield
Type of sponsor/funding body	Landowner

Project archives

Physical Archive Exists?	No
Digital Archive recipient	East Surrey Museum
Digital Archive ID	OFC20
Digital Contents	"none"
Digital Media available	"Images raster / digital photography", "Text"
Paper Archive Exists?	No

Project bibliography 1

Publication type	Grey literature (unpublished document/manuscript)
Title	Archaeological Desk Based Assessment Orchard Cottage Farm Business Park, Red Lane, Limpsfield, RH8 0RT
Author(s)/Editor(s)	Schofield, Z
Date	2020
Issuer or publisher	Touchstone Archaeology Ltd
Place of issue or publication	www.touchstonearchaeology.com
Description	PDF report
URL	www.touchstonearchaeology.com

Entered by	Zoe Schofield (zoeschofield1@gmail.com)
Entered on	5 February 2020

OASIS:

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