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**LANDENS FARM, MEATH GREEN LANE,  
HORLEY, SURREY**

**AN ARCHAEOLOGICAL EVALUATION**

Authors: Zbigniew Pozorski	
NGR: SU 60591 89322	Report No: 5151
District: Reigate & Banstead	Site Code: AS 1809
Approved: Claire Halpin	Project No: 6288
Signed:	Date: 17 June 2016

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**OASIS SUMMARY SHEET**

<b>Project details</b>			
<b>Project name</b>	<i>Landens Farm, Meath Green Lane, Horley, Surrey</i>		
<p><i>In January and June 2016 Archaeological Solutions (AS) carried out an archaeological evaluation at Landens Farm, Meath Green Lane, Horley, Surrey (NGR SU 60591 89322). The evaluation was commissioned by Marden Homes Ltd and was undertaken in compliance with a planning condition attached to planning permission for the conversion of existing historic farm buildings for residential purposes and the construction of new dwellings on the site.</i></p> <p><i>The site is located on the outskirts of Horley and comprises a post-medieval farmstead. A postulated Iron Age/Roman settlement lies to the north-east of which the full extent is not known. The site was developed as a Model Farm, a concept which regulated the layout of farm buildings in order to increase their productivity. Therefore the site had a potential for prehistoric, Roman and post-medieval archaeological remains.</i></p> <p><i>In the event the evaluation revealed a modern (19<sup>th</sup> - 20<sup>th</sup> century) ditch and an undated pit.</i></p>			
Project dates (fieldwork)	<i>19-20/01 and 08/06/2016</i>		
Previous work (Y/N/?)	<i>Y</i>	Future work (Y/N/?)	<i>N</i>
P. number	<i>6822</i>	Site code	<i>AS 1809</i>
Type of project	<i>An Archaeological Evaluation</i>		
Site status	<i>-</i>		
Current land use	<i>Former farm</i>		
Planned development	<i>Residential conversion and construction of new dwellings</i>		
Main features (+dates)	<i>Modern ditch, undated pit</i>		
Significant finds (+dates)	<i>-</i>		
<b>Project location</b>			
County/ District/ Parish	<i>Surrey</i>	<i>Reigate and Banstead</i>	<i>Horley</i>
HER/ SMR for area	<i>Surrey HER</i>		
Post code (if known)	<i>RH6 8HZ</i>		
Area of site	<i>c.2.6ha</i>		
NGR	<i>SU 60591 89322</i>		
Height AOD (min/max)	<i>54.00/55.00m</i>		
<b>Project creators</b>			
Brief issued by	<i>Requirement of SCC HCT</i>		
Project supervisor/s (PO)	<i>Zbigniew Pozorski</i>		
Funded by	<i>Marden Homes Ltd</i>		
Full title	<i>Landens Farm, Meath Green Lane, Horley, Surrey. An Archaeological Evaluation</i>		
Authors	<i>Pozorski, Z.</i>		
Report no.	<i>5151</i>		
Date (of report)	<i>June 2016</i>		

# LANDENS FARM, MEATH GREEN LANE, HORLEY, SURREY

## AN ARCHAEOLOGICAL EVALUATION

### SUMMARY

*In January and June 2016 Archaeological Solutions (AS) carried out an archaeological evaluation at Landens Farm, Meath Green Lane, Horley, Surrey (NGR SU 60591 89322). The evaluation was commissioned by Marden Homes Ltd and was undertaken in compliance with a planning condition attached to planning permission for the conversion of existing historic farm buildings for residential purposes and the construction of new dwellings on the site.*

*The site is located on the outskirts of Horley and comprises a post-medieval farmstead. A postulated Iron Age/Roman settlement lies to the north-east of which the full extent is not known. The site was developed as a Model Farm, a concept which regulated the layout of farm buildings in order to increase their productivity. Therefore the site had a potential for prehistoric, Roman and post-medieval archaeological remains.*

*In the event the evaluation revealed a modern (19<sup>th</sup> - 20<sup>th</sup> century) ditch and an undated pit.*

### 1 INTRODUCTION

1.1 In January and June 2016 Archaeological Solutions (AS) carried out an archaeological evaluation at Landens Farm, Meath Green Lane, Horley, Surrey (NGR SU 60591 89322; Figs. 1 & 2). The evaluation was commissioned by Marden Homes Ltd and was undertaken in compliance with a planning condition attached to planning permission for the conversion of existing historic farm buildings for residential purposes and the construction of new dwellings on the site (Reigate & Banstead Planning Ref. 14/02124/F & 14/02125/LBC).

1.2 The evaluation was undertaken in accordance to requirement of Surrey County Council Heritage Conservation Team (Archaeology) (SCC HCT) and a written scheme of investigation (specification) prepared by AS (dated 25/11/2015) and approved by SCC HCT. The project conformed to the Chartered Institute for Archaeologists (CIfA) *Code of Conduct and Standard and Guidance for Archaeological Field Evaluation* (2014).

1.3 The evaluation aimed:

- To establish whether any archaeological deposit exists in the area, with particular regard to any which are of sufficient importance to merit preservation *in situ*.

- To identify the date, approximate form and purpose of any archaeological deposit within the application area, together with its likely extent, localised depth and quality of preservation.
- To evaluate the likely impact of past land uses, and the possible presence of masking colluvial/alluvial deposits, along with the potential for the survival of environmental evidence.
- To provide sufficient information to construct an archaeological conservation strategy dealing with preservation, the recording of archaeological deposits, working practices, timetables and orders of cost.

### *Planning policy context*

1.4 The National Planning Policy Framework (NPPF 2012) states that those parts of the historic environment that have significance because of their historic, archaeological, architectural or artistic interest are heritage assets. The NPPF aims to deliver sustainable development by ensuring that policies and decisions that concern the historic environment recognise that heritage assets are a non-renewable resource, take account of the wider social, cultural, economic and environmental benefits of heritage conservation, and recognise that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term. The NPPF requires applications to describe the significance of any heritage asset, including its setting that may be affected in proportion to the asset's importance and the potential impact of the proposal.

1.5 The NPPF aims to conserve England's heritage assets in a manner appropriate to their significance, with substantial harm to designated heritage assets (i.e. listed buildings, scheduled monuments) only permitted in exceptional circumstances when the public benefit of a proposal outweighs the conservation of the asset. The effect of proposals on non-designated heritage assets must be balanced against the scale of loss and significance of the asset, but non-designated heritage assets of demonstrably equivalent significance may be considered subject to the same policies as those that are designated. The NPPF states that opportunities to capture evidence from the historic environment, to record and advance the understanding of heritage assets and to make this publicly available is a requirement of development management. This opportunity should be taken in a manner proportionate to the significance of a heritage asset and to impact of the proposal, particularly where a heritage asset is to be lost.

## **2 DESCRIPTION OF THE SITE**

2.1 Horley is located c.9km south of the M25 in Surrey and c.6km north of Crawley. The site is located to the north-west of Horley and lies c.3km north of London Gatwick Airport. The site forms an 'island' within the larger development of the North-West Sector Plan of Reigate and Banstead Council,

which encompasses a large portion of land identified to provide 1570 homes of mixed tenure as part of a sustainable urban extension of Horley.

2.2 The site is irregularly shaped; the access road forms an L-shape extending west from Meath Green Lane to three distinct areas. For ease of reference these are referred to as A, B, & C, as per the Heritage Impact Statement (AMS 2014, 3). Area A comprises a skewed rectangular plot, extending to the south of the access road. Area B is to the south-west of the access road, extending south-east of the farmhouse garden with a pond in its southern corner. Area C occupies land to the north of the existing road and includes the only nationally listed building as well as three curtilage listed buildings and other ancillary farm buildings. There also lies to the east of Landens Farmhouse, a HaHa wall, which divides Area A and B.

### **3 TOPOGRAPHY, GEOLOGY AND SOILS**

3.1 The site lies at c.55m AOD within agricultural land on the outskirts of Horley. The course of the River Mole passes c.560m to the on a north/south alignment, feeding in to the River Thames to the north-east. A small spring flows along the main access road from Meath Green Lane to the farmhouse and there is currently a still water pond in the south corner of Area B.

3.2 The underlying geology consists of the Weald Clay Formation, a sedimentary bedrock mudstone formed in the Cretaceous Period (British Geological Survey 1978). The overlying soil association is the Shabbington association; a river terrace drift consisting of deep fine loamy and fine loamy over sandy soils variably affected by groundwater (Soil Survey of England and Wales 1983).

### **4 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND**

4.1 An archaeological/historic environment impact assessment has been prepared by AS (Wilson & Collins 2015). In summary:

*The assessment site is located on the outskirts of Horley and comprises a post-medieval farmstead. A small quantity of struck flints was recovered, which suggests low-level activity c.600m to the north-west of the site. A postulated Iron Age/Roman settlement lies to the north-east of which the full extent is not known. A Roman field system is also known from that area. The site was developed as a Model Farm, a concept which regulated the layout of farm buildings in order to increase their productivity.*

*The proposed developments comprise three areas and 33 new dwellings, as well as the conversion of existing farm buildings into nine dwellings. This will have a high impact on archaeological remains, if present. Historically, the site has been located in an agricultural landscape, and therefore has a low potential for archaeological remains. However, cartographic sources indicate*

there has been previous development of Area A, indicating the possible survival of foundations and potential previous ground disturbance.

## 5 METHODOLOGY

5.1 Ten trenches were excavated using a mechanical 360° tracked excavator fitted with a toothless ditching bucket (Fig. 2). The work was conducted in two phases: Trenches 1-4 (Area C) and 8-10 (Area A) were excavated in January 2016 and Trenches 8-10 (Area B) were excavated in June 2016.

5.2 Topsoil and undifferentiated overburden were mechanically excavated under close archaeological supervision. Exposed surfaces were cleaned by hand and examined for archaeological features. Deposits were recorded using *pro forma* recording sheets, drawn to scale, and photographed as appropriate. Excavated spoil was searched for finds and the trenches were scanned by a metal detector.

## 6 DESCRIPTION OF RESULTS

### Trench 1 (Figs. 3-4, DP 1-2)

<i>Sample section 1A (DP 3): north end, west-north-west facing</i> <i>0.00 = 54.10m AOD</i>		
0.00 – 0.24m	L1000	Modern made ground. Light brownish and reddish grey, loose, CBM rubble and silty sand.
0.24 – 0.24m	L1001	Geotechnical textile membrane.
0.24 – 0.53m	L1002	Modern made ground. Mid greyish brown, friable, sandy silt with frequent CBM fragments.
0.53 – 0.53m	L1004	Geotechnical textile membrane.
0.53m +	L1003	Natural light to mid yellow, compact, silty clay with localised pockets of fine silty gravel.

<i>Sample section 1B (DP 4): south end, east-north-east facing</i> <i>0.00 = 54.16m AOD</i>		
0.00 – 0.26m	L1000	Made ground. As above.
0.26 – 0.26m	L1001	Membrane. As above.
0.26m +	L1003	Natural clay. As above.

*Description:* No archaeological features or finds were present.



**Trench 2** (Figs. 3-4, DP 5-6)

<i>Sample section 2A (DP 7): west end, south-south-west facing</i> <i>0.00 = 54.14m AOD</i>		
0.00 – 0.19m	L1000	Made ground. As above, Tr. 1.
0.19 – 0.19m	L1001	Membrane. As above, Tr. 1.
0.19 – 0.40m	L1002	Made ground. As above, Tr. 1.
0.40 – 0.40m	L1004	Membrane. As above, Tr. 1.
0.40m +	L1003	Natural clay. As above, Tr. 1.

<i>Sample section 2B (DP 8): east end, north-north-east facing</i> <i>0.00 = 54.10m AOD</i>		
0.00 – 0.21m	L1000	Made ground. As above, Tr.1.
0.21 – 0.21m	L1001	Membrane. As above, Tr.1.
0.21 – 0.44m	L1002	Made ground. As above, Tr. 1.
0.44 – 0.44m	L1004	Membrane. As above, Tr. 1.
0.44m +	L1003	Natural clay. As above, Tr. 1.

*Description:* No archaeological features or finds were present.

**Trench 3** (Figs. 3-4, DP 9-10)

<i>Sample section 3A (DP 11): north end, west-north-west facing</i> <i>0.00 = 54.19m AOD</i>		
0.00 – 0.27m	L1000	Made ground. As above, Tr. 1.
0.27 – 0.27m	L1001	Membrane. As above, Tr. 1.
0.27 – 0.33m	L1002	Made ground. As above, Tr. 1.
0.33 – 0.43m	L1005	White, compact, chalk.
0.43m +	L1003	Natural clay. As above, Tr. 1.

<i>Sample section 3B (DP 12): south end, east-south-east facing</i> <i>0.00 = 54.16m AOD</i>		
0.00 – 0.33m	L1000	Made ground. As above.
0.33 – 0.36m	L1005	Chalk. As above.
0.36m +	L1003	Natural clay. As above, Tr. 1.

*Description:* No archaeological features or finds were present.

**Trench 4** (Figs. 3-4, DP 13-14)

<i>Sample section 4A (DP 15): north end, east-south-east facing</i> <i>0.00 = 53.80m AOD</i>		
0.00 – 0.34m	L1010	Modern made ground. Mid brown, loose, silty sand and CBM rubble.
0.34 – 0.43m	L1011	Dark brownish grey, compact, clayey silt.
0.43 – 0.56m	L1012	White, compact, chalk.
0.56m +	L1003	Natural clay. As above, Tr. 1.

<i>Sample section 4B (DP 16): south end, west-north-west facing</i> <i>0.00 = 53.79m AOD</i>		
0.00 – 0.26m	L1000	Made ground. As above, Tr. 1.
0.26 – 0.26m	L1001	Membrane. As above, Tr. 1.
0.26m +	L1003	Natural clay. As above, Tr. 1.

*Description:* No archaeological features or finds were present.

### **Trench 5** (Figs. 3-4, DP 17-18)

<i>Sample section 5A (DP 21): north-east end, south-east facing</i> <i>0.00 = 54.30m AOD</i>		
0.00 – 0.17m	L1013	Topsoil. Mid to dark brownish grey, friable, sandy silt.
0.17 – 0.29m	L1014	Subsoil. Mid brown, compact, silty sand.
0.29m +	L1003	Natural clay. As above, Tr. 1.

<i>Sample section 5B (DP 22): south-west end, north-west facing</i> <i>0.00 = 54.38m AOD</i>		
0.00 – 0.19m	L1013	Topsoil. As above.
0.19 – 0.50m	L1014	Subsoil. As above.
0.50m +	L1003	Natural clay. As above, Tr. 1.

*Description:* The trench contained a modern (19<sup>th</sup> – 20<sup>th</sup> century) ditch (F1017) and an undated pit (F1015).

Pit F1015 was subcircular (0.75 x 0.43+ x 0.08m; DP 19). It had gently sloping sides and a flattish base. Its fill, L1016, was a dark grey, loose, silty sand with charcoal. No finds were present.

Ditch F1017 was linear (2.00+ x 2.35 x 0.57m; DP 20), orientated north-west / south-east. It had moderately sloping sides and concave base. It contained three fills. The upper fill, L1018, was a mid grey, friable, sandy silt. The principal fill, L1019, was a light to mid brownish yellow, compact, clayey silt. The basal fill, L1020, was a light to mid brown, friable, silty sand. L1019 contained fragments of modern china and CBM.

### **Trench 6** (Figs. 3-4, DP 23-24)

<i>Sample section 6A (DP 25): north-west end, south-west facing</i> <i>0.00 = 54.30m AOD</i>		
0.00 – 0.22m	L1013	Topsoil. As above, Tr. 5.
0.22 – 0.40m	L1014	Subsoil. As above, Tr. 5.
0.40m +	L1003	Natural clay. As above, Tr. 1.

<i>Sample section 6B (DP 26): south-east end, north-east facing</i> <i>0.00 = 54.38m AOD</i>		
0.00 – 0.09m	L1013	Topsoil. As above, Tr. 5.
0.09 – 0.42m	L1014	Subsoil. As above, Tr. 5.
0.42m +	L1003	Natural clay. As above, Tr. 1.

*Description:* No archaeological features or finds were present.

### **Trench 7** (Figs. 3-4, DP 27-28)

<i>Sample section 7A (DP 29): west end, south-south-west facing</i> <i>0.00 = 54.26m AOD</i>		
0.00 – 0.21m	L1013	Topsoil. As above, Tr. 5.
0.21 – 0.35m	L1014	Subsoil. As above, Tr. 5.
0.35m +	L1003	Natural clay. As above, Tr. 1.

<i>Sample section 7B (DP 30): east end, north-north-east facing</i> <i>0.00 = 54.22m AOD</i>		
0.00 – 0.16m	L1013	Topsoil. As above, Tr. 5.
0.16 – 0.41m	L1014	Subsoil. As above, Tr. 5.
0.41m +	L1003	Natural clay. As above, Tr. 1.

*Description:* No archaeological features or finds were present.

### **Trench 8** (Figs. 3-4, DP 31-32)

<i>Sample section 8A (DP 33): north-west end, north-east facing</i> <i>0.00 = 54.02m AOD</i>		
0.00 – 0.34m	L1006	Modern made ground. Light grey, friable, crushed chalk.
0.34m +	L1003	Natural clay. As above, Tr. 1.

<i>Sample section 8B (DP 34): south-east end, south-west facing</i> <i>0.00 = 54.06m AOD</i>		
0.00 – 0.29m	L1007	Made ground. Mid brown and grey, friable, silty sand with CBM fragments.
0.29m +	L1003	Natural clay. As above, Tr. 1.

*Description:* No archaeological features or finds were present.

### **Trench 9** (Figs. 3-4, DP 35-36)

<i>Sample section 9A (DP 37): north-east end, south-east facing</i> <i>0.00 = 53.90m AOD</i>		
0.00 – 0.28m	L1008	Topsoil. Mid brown, friable, sandy silt.
0.28 – 0.34m	L1009	Subsoil. Light brownish yellow, compact, silty sand.
0.34m +	L1003	Natural clay. As above, Tr. 1.

<i>Sample section 9B (DP 38): south-west end, north-west facing</i> <i>0.00 = 54.11 AOD</i>		
0.00 – 0.26m	L1007	Made ground. As above, Tr. 8.
0.26m +	L1003	Natural clay. As above, Tr. 1.

*Description:* No archaeological features or finds were present.

## **Trench 10** (Figs. 3-4, DP 39-40)

<i>Sample section 10A (DP 41): north-west end, north-east facing</i> <i>0.00 = 53.56m AOD</i>		
0.00 – 0.35m	L1008	Topsoil. As above, Tr. 9.
0.35 – 0.43m	L1009	Subsoil. As above, Tr. 9.
0.43m +	L1003	Natural clay. As above, Tr. 1.

<i>Sample section 10B (DP 42): south-east end, south-west facing</i> <i>0.00 = 53.81 AOD</i>		
0.00 – 0.26m	L1008	Topsoil. As above, Tr. 9.
0.26 – 0.33m	L1009	Subsoil. As above, Tr. 9.
0.33m +	L1003	Natural clay. As above, Tr. 1.

*Description:* No archaeological features or finds were present.

## **7 CONFIDENCE RATING**

7.1 It is not felt that any factors inhibited the recognition of archaeological features or finds.

## **8 DEPOSIT MODEL**

8.1 The undeveloped parts of the site were commonly overlain by topsoil (L1008 and L1013; 0.15 – 0.40m thick), a mid brown and greyish brown, friable, sandy silt. The topsoil overlay Subsoil L1009 (0.05 – 0.20m thick) a light brownish yellow, compact, silty sand (Area A) and Subsoil L1014 (0.10 – 0.35m thick), a mid brown, compact, silty sand (Area B). Parts of Area A and Area C contained only deposits of modern made ground (0.20 – 0.60m thick).

8.2 The natural clay, L1003, was present at 0.25 – 0.60m below existing ground level and comprised a light to mid yellow, compact, silty clay with localised pockets of fine silty gravel.

## 9 DISCUSSION

9.1 The site had a potential for prehistoric, Roman and post-medieval archaeology. A postulated Iron Age/Roman settlement lies to the north-east of the site, of which the full extent is not known. The site was developed as a Model Farm, a concept which regulated the layout of farm buildings in order to increase their productivity.

9.2 In the event the evaluation revealed a modern (19<sup>th</sup> - 20<sup>th</sup> century) ditch and an undated pit. The ditch appeared to link to the open ditch of similar dimensions to the north-west which bounds the farmhouse garden north-east to south-west. No residual finds were present within the site.

## 10 DEPOSITION OF THE ARCHIVE

10.1 Archive records, with an inventory, will be deposited with any donated finds from the site at the appropriate local repository. The archive will be quantified, ordered, indexed, cross-referenced and checked for internal consistency.

## ACKNOWLEDGEMENTS

Archaeological Solutions would like to thank Marden Homes Limited for funding the project and for their assistance.

AS would also like to acknowledge the input and advice of Mr Nick Truckle of the Surrey County Council Heritage Conservation Team (Archaeology).

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## APPENDIX 1 HISTORIC ENVIRONMENT RECORD DATA (HER)

The following sites are those that lie within a 1km radius of the assessment site. The table has been compiled from data held by the Surrey Historic Environment Record (SHER).

HER	NGR SP	Description
<b>Prehistoric</b>		
6960	526500 14700	Phase I of a large-scale archaeological evaluation by Oxford Archaeology prior to the submission of a planning application for residential development. A small number of worked flints were recovered, suggestive of low-level early Prehistoric activity in the general area.
<b>Iron Age</b>		
6961	TQ27384471	<p>TQ 265 447 North-West Sector Development, Horley Phase I of a large-scale evaluation by A Ford of OA prior to the submission of a planning application for residential development. Of significance was evidence indicative of a Late Iron Age to 1st century Roman date settlement, with indications that an intensification of activity may have occurred towards the end of this period. The presence of imported pottery, industrial residues and iron nails, together with a silver unit of Cunobelinus, suggest a settlement of moderate wealth and status may be present. A system of field enclosures was also revealed, dating evidence from which suggested a late prehistoric origin, with a Roman field system superimposed over this at a later date. Virtually no evidence for activity on the site between the 2nd century AD and the post-medieval period was encountered. However a very large number of typologically similar pits, backfilled with clay were identified across the southern part of the site.</p> <p>The purpose of these pits are unclear, although some evidence for purification of clay fill deposits was noted, as well as hollows at the edges and centres of some features, possibly suggestive of a rapid excavation and backfilling process on the site. Virtually no dating evidence was recovered from these features apart from fragments of clay pipe from two separate pits. A number of the pits were cut by land drains that local sources suggest were themselves excavated by Napoleonic prisoners of war. It is therefore surmised that whatever the industry represented by these pits actually was, it had probably ceased by the early 19th century.</p> <p>TQ 265 447 North-West Sector Development, Horley Evaluation by E Glass of OA beginning in 2004 in advance of residential development. This has revealed evidence for concentrations of mainly Late Iron Age to Early Roman activity, with the potential for at least one settlement of Iron Age date existing in the areas examined. A low-density spread of features was encountered throughout much of the large area examined, suggesting landscape exploitation from the Iron Age through to the post-medieval period. However, examination of the alluvial deposits around the current course of the river Mole produced no finds or features of archaeological significance. The core of the settlement appears to be at "Area 3" Cheswick Farm. Concentrations of Late Iron Age/early Roman features and finds is in this area, and fields C and D.</p>
6965	TQ291442	TQ 291 442 North-East Sector Development, Horley Evaluation by J Stevenson of ASE prior to the submission of a

		<p>planning application for residential development. Evidence for Iron Age utilisation of the landscape was revealed, including some limited settlement evidence in the form of a ring gully, although it seemed that the main settlement focus was likely to be off-site. One area revealed an extensive series of pits, postholes and ditches of Late Iron Age to Early Roman and 3rd-4th century dates. A buried former water channel was also recorded, as was evidence for 13th century activity on the site.</p>
<b>Romano-British</b>		
6962	TQ27384471	<p>TQ 265 447 North-West Sector Development, Horley Phase I of a large-scale evaluation by A Ford of OA prior to the submission of a planning application for residential development. Of significance was evidence indicative of a Late Iron Age to 1st century Roman date settlement, with indications that an intensification of activity may have occurred towards the end of this period. The presence of imported pottery, industrial residues and iron nails, together with a silver unit of Cunobelinus, suggest a settlement of moderate wealth and status may be present. A system of field enclosures was also revealed, dating evidence from which suggested a late prehistoric origin, with a Roman field system superimposed over this at a later date. Virtually no evidence for activity on the site between the 2nd century AD and the post-medieval period was encountered. However a very large number of typologically similar pits, backfilled with clay were identified across the southern part of the site.</p> <p>The purpose of these pits are unclear, although some evidence for purification of clay fill deposits was noted, as well as hollows at the edges and centres of some features, possibly suggestive of a rapid excavation and backfilling process on the site. Virtually no dating evidence was recovered from these features apart from fragments of clay pipe from two separate pits. A number of the pits were cut by land drains that local sources suggest were themselves excavated by Napoleonic prisoners of war. It is therefore surmised that whatever the industry represented by these pits actually was, it had probably ceased by the early 19th century.</p> <p>TQ 265 447 North-West Sector Development, Horley Evaluation by E Glass of OA beginning in 2004 in advance of residential development. This has revealed evidence for concentrations of mainly Late Iron Age to Early Roman activity, with the potential for at least one settlement of Iron Age date existing in the areas examined. A low-density spread of features was encountered throughout much of the large area examined, suggesting landscape exploitation from the Iron Age through to the post-medieval period. However, examination of the alluvial deposits around the current course of the river Mole produced no finds or features of archaeological significance. The core of the settlement appears to be at "Area 3" Cheswick Farm. Concentrations of Late Iron Age/early Roman features and finds is in this area, and fields C and D.</p>
<b>Medieval</b>		
871	TQ2659044720	<p>[TQ 2659 4472] Moat [GT} In the outlying part of Charlwood, between Leigh and Horsley, east of Barnland Farm, are the remains of a moated enclosure.</p> <p>The remains of a homestead moat of irregular plan measuring overall 50.0m NW-SE by 45.0m transversely. There is a retaining bank along the SE side, and the probable original causewayed entrance is in the NW side. It is in poor condition</p>

	<p>and the NE and SE arms are in the process of being filled in. It is the farmer's intention to fill in and level down the moat entirely to facilitate ploughing in the field.</p> <p>The shallow ditches observed to the W. of the moat appear to be old drainage channels in the clay soil. They lead towards formerly flooded land beside the stream to the SE. Similar features are to be seen in adjoining fields. The 25" AM has been amended.</p> <p>The area of the moat is shown wooded and crossed by a road from Meath Green to Lodgers Farm in the 18th and early 19th century. This road seems to have been superseded by the construction of the Crawley to Reigate turnpike road to the west, c 1810. The moat is first shown on the OS 6" 1869, with a 'Limekiln', at TQ 26594470 (This kiln is presumably Kiln No. 17, see Ant. No. 405). The moat is clearly visible on two air-photographs, S7259-60, taken c. 1936 by Aerofilms Limited. The track of the former road is clearly visible along the south side of the moat. The latter has clearly-defined sides on all but the south and there are enclosures to the south-west, apparently associable with the moat.</p> <p>The area of the moat is shown wooded and crossed by a road from Meath Green to Lodgers Farm in the 18th and early 19th century. This road seems to have been superseded by the construction of the Crawley to Reigate turnpike road to the west, c 1810. The moat is first shown on the OS 6" 1869, with a 'Limekiln', at TQ 26594470 (This kiln is presumably Kiln No. 17, see Ant. No. 405). The moat is clearly visible on two air-photographs, S7259-60, taken c. 1936 by Aerofilms Limited. The track of the former road is clearly visible along the south side of the moat. The latter has clearly-defined sides on all but the south and there are enclosures to the south-west, apparently associable with the moat.</p> <p>Description of 3.11.61 generally still correct although the moat has suffered further mutilation and infilling. 1.2500 survey re-used. According to Mrs Trier, Assistant Director of the excavations, the excavations were completed in 1965.</p> <p>Excavations in 1963 and 1965 by D.J. Turner and M.D. Turner in advance of anticipated destruction by ploughing of the moated enclosure produced evidence of short-lived occupation from the late 13th to mid 14th century. The sleeper walls of a building located at the north-east corner of the island had been disturbed by ploughing and the main result of the excavation was the recovery of a corpus of pottery with an arguably restricted date range. The site has no certain medieval documented history but tentative inferences are made from the post-medieval documentation and topographical evidence.</p> <p>Finds from the 1963/65 excavation by D.J. Turner are in Guildford Museum; the Musuem also possesses archive comprising notes, plans, photos, negs, corresp. and ms. D.J. Turner is in possession of archive comprising photos, negs and slides; it will be deposited with Guildford Musuem. Excavated for SyAS and HAG.</p> <p>Correspondence that includes a brief report of the trial excavation that took place in from August 17th to 25th 1963 by Surrey Archaeological Society. D J turner records the following results:</p> <ol style="list-style-type: none"> <li>1. Over much of the island the ploughing has disturbed everything down to natural soil (Wealden clay with bands of ironstone). In several places the furrow marks were clearly discernible in the top of the natural clay. There was a very thin</li> </ol>
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		<p>scatter of pottery over the whole site.</p> <p>2. At the north-east corner of the island the ploughing had not penetrated to the natural and there was a considerable concentration of pottery here. Stratification was disturbed by root holes (the site is known to have been wooded early in the 19th century) and weather prevented the complete excavation of trenches at this point. The pottery appears, at first analysis, to be mainly early 14th century in date.</p> <p>3. A section of the moat on the east side showed that it had been recut subsequent to its original construction. The absolute chronology is obscure but all the medieval pottery recovered from this section appears to the 14th century (once again only on a preliminary analysis).</p> <p>4. The only structural remains found in this seasons work was a single large but shallow square post hole close to the east arm of the moat. It is not possible to give any date to this post hole.</p>
<b>Post-medieval</b>		
10087	TQ2705444383	Farmhouse. Late C16 north-west wing, marked on the 1602 map of Horley as the property of John Bayall of London, which gave the name Landen's, and C18 double-pile wing built on to south- east. North-west wing timberframed but refronted in brickwork in early C19. Tiled roof with central brick stack. T-shaped building of 2 storeys with irregular fenestration, mainly C20 casements. South-west front has cambered doorcase with plank door. Spine beam visible to interior. South-east wing is C18 of 2 parallel ranges. Ground floor red brick, first floor tile-hung, with hipped tiled roof and end brick stacks. Two windows with shutters. North-west elevation has projecting central bay with attached C19 pump and stone trough. Doorcase with moulded architrave.
19727	TQ271448	Victorian letterbox of the flat plate variety.
21291	TQ2743844327	The owner is opposed to the listing of the cottage. He considers that only the front part of the house is old. The Council's response is that often listed buildings have extensive extensions. The interest lies in the older part of the property and its relationship with surrounding buildings. It is considered that this should be added to the local list.
405	TQ267448	Lime kiln site showed brick and chalk waste.
9923	TQ2722044565	House. C17 with C19 and C20 alterations and extensions. Timber framed with whitewashed brick cladding below, hung above and on ends; plain tiled roof hipped to right with large moulded ridge stack to left of centre and end stack to right. Two storeys with gable lit attic. At right angles to street. Four C20 casements across first floor, 3 with cambered heads. Tudor style door in gabled brick porch to left of centre. Single storey 1930's extension to rear attached to next house (which is not included). Interior: much framing visible with stop chamfered main beams and joists to ceiling frames. Old exterior wall survives inside. Deep brick fireplaces to main rooms.
<b>Undated</b>		
5902	TQ272445	Geophysical survey carried out by GeoQuest Associates as part of preliminary work prior to a proposed housing development. A number of weak anomalies were detected, although the only features identified with any confidence were a short section of silted ditch or river meander together with some areas of burning, and a possible section of bank and ditch.

## APPENDIX 2      CONTENTS OF THE ARCHIVE

<b>Records</b>	<b>Number</b>
Brief	N
Specification	Y
Registers	4 (Context, Drawing, Drawing Sheet, Digital Photo)
Context Sheets	21
Site drawings A1	0
Site drawings A3	3
Site drawings A4	0
Site photographs b/w	0
Site photographs colour slides	0
Digital Photographs	57

### APPENDIX 3 HER SUMMARY SHEET

<b>Site name and address:</b>	Landens Farm, Meath Green Lane, Horley, Surrey
<b>County:</b> Surrey	<b>District:</b> Reigate & Banstead
<b>Village/Town:</b>	<b>Parish:</b> Horley
<b>Planning application reference:</b>	Reigate & Banstead Planning Ref. 14/02124/F & 14/02125/LBC
<b>Client name/address/tel:</b>	Marden Homes Ltd
<b>Nature of application:</b>	Residential conversion of farm buildings and construction of new dwellings
<b>Present land use:</b>	Former farm
<b>Size of application area:</b> c.2.6ha	<b>Size of area investigated</b> 550m <sup>2</sup>
<b>NGR (8 figures):</b>	SU 60591 89322
<b>Site Code:</b>	AS 1809
<b>Site director/Organization:</b>	Archaeological Solutions Ltd
<b>Type of work:</b>	Trial trench evaluation
<b>Date of work:</b>	19-20/01 and 08/06/2016
<b>Location of finds/Curating museum:</b>	Crowley
<b>Related SMR Nos:</b>	<b>Periods represented:</b> None
<b>Relevant previous summaries/reports: -</b>	Wilson, L., & Collins, T., 2015, <i>Landens Farm, Meath Green Lane, Horley, Surrey, RH6 8HZ; Archaeological Desk-Based Impact Assessment</i> . AS unpublished report No 4883
<b>Summary of fieldwork results:</b>	<p>In January and June 2016 Archaeological Solutions (AS) carried out an archaeological evaluation at Landens Farm, Meath Green Lane, Horley, Surrey (NGR SU 60591 89322). The evaluation was commissioned by Marden Homes Ltd and was undertaken in compliance with a planning condition attached to planning permission for the conversion of existing historic farm buildings for residential purposes and construction of new dwellings on the site.</p> <p>The site is located on the outskirts of Horley and comprises a post-medieval farmstead. A postulated Iron Age/Roman settlement lies to the north-east of which the full extent is not known. The site was developed as a Model Farm, a concept which regulated the layout of farm buildings in order to increase their productivity. Therefore the site had a potential for prehistoric, Roman and post-medieval archaeological remains.</p> <p>In the event the evaluation revealed modern (late 19<sup>th</sup> - 20<sup>th</sup> century) ditch alongside one undated pit.</p>
<b>Author of summary:</b> Z Pozorski	<b>Date of Summary:</b> June 2016

## PHOTOGRAPHIC INDEX



DP 1. Trench 1. Looking south-south-east.



DP 2. Trench 1. Looking north-north-east.



DP 3. Trench 1, north end. Sample section 1A. Looking east-south-east.



DP 4. Trench 1, south end. Sample section 1B. Looking west-north-west.



DP 5. Trench 2. Looking north-west.



DP 6. Trench 2. Looking west-north-west.



DP 7. Trench 2, west end. Sample section 2A. Looking north-north-east.



DP 8. Trench 2, east end. Sample section 2B. Looking south-south-west.



DP 9. Trench 3. Looking south.



DP 10. Trench 3. Looking north-north-east.



DP 11. Trench 3, north end. Sample section 3A. Looking east-south-east.



DP 12. Trench 3, south end. Sample section 3B. Looking west-north-west.



DP 13. Trench 4. Looking south-west.



DP 14. Trench 4. Looking north-north-east.



DP 15. Trench 4, north end. Sample section 4A. Looking west-north-west.



DP 16. Trench 4, south end. Sample section 4B. Looking east-south-east.



DP 17. Trench 4. Looking east-north-east.



DP 18. Trench 5. Looking south-west.



DP 19. Trench 5, Pit F1015. Looking south-west.



DP 20. Trench 5, Ditch F1017. Looking north-west.



DP 21. Trench 5, north-east end. Sample section 5A. Looking north-west.



DP 22. Trench 5, south-west end. Sample section 5B. Looking south-east.



DP 23. Trench 6. Looking west.



DP 24. Trench 6. Looking south-east.



DP 25. Trench 6, north-west end. Sample section 6A. Looking north-east.



DP 26. Trench 6, south-east end. Sample section 6B. Looking south-west.



DP 27. Trench 7. Looking west.



DP 28. Trench 7. Looking east-south-east.



DP 29. Trench 7, west end. Sample section 7A. Looking north-north-east.



DP 30. Trench 7, east end. Sample section 7B. Looking south-south-west.





DP 31. Trench 8. Looking south.



DP 32. Trench 8. Looking north-west.



DP 33. Trench 8, north-west end. Sample section 8A. Looking south-west.



DP 34. Trench 8, south-east end. Sample section 8B. Looking north-east.



DP 35. Trench 9. Looking west.



DP 36. Trench 9. Looking north-east.



DP 37. Trench 9, north-east end. Sample section 9A. Looking north-west.



DP 38. Trench 9, south-west end. Sample section 9B. Looking south-east.



DP 39. Trench 10. Looking east.



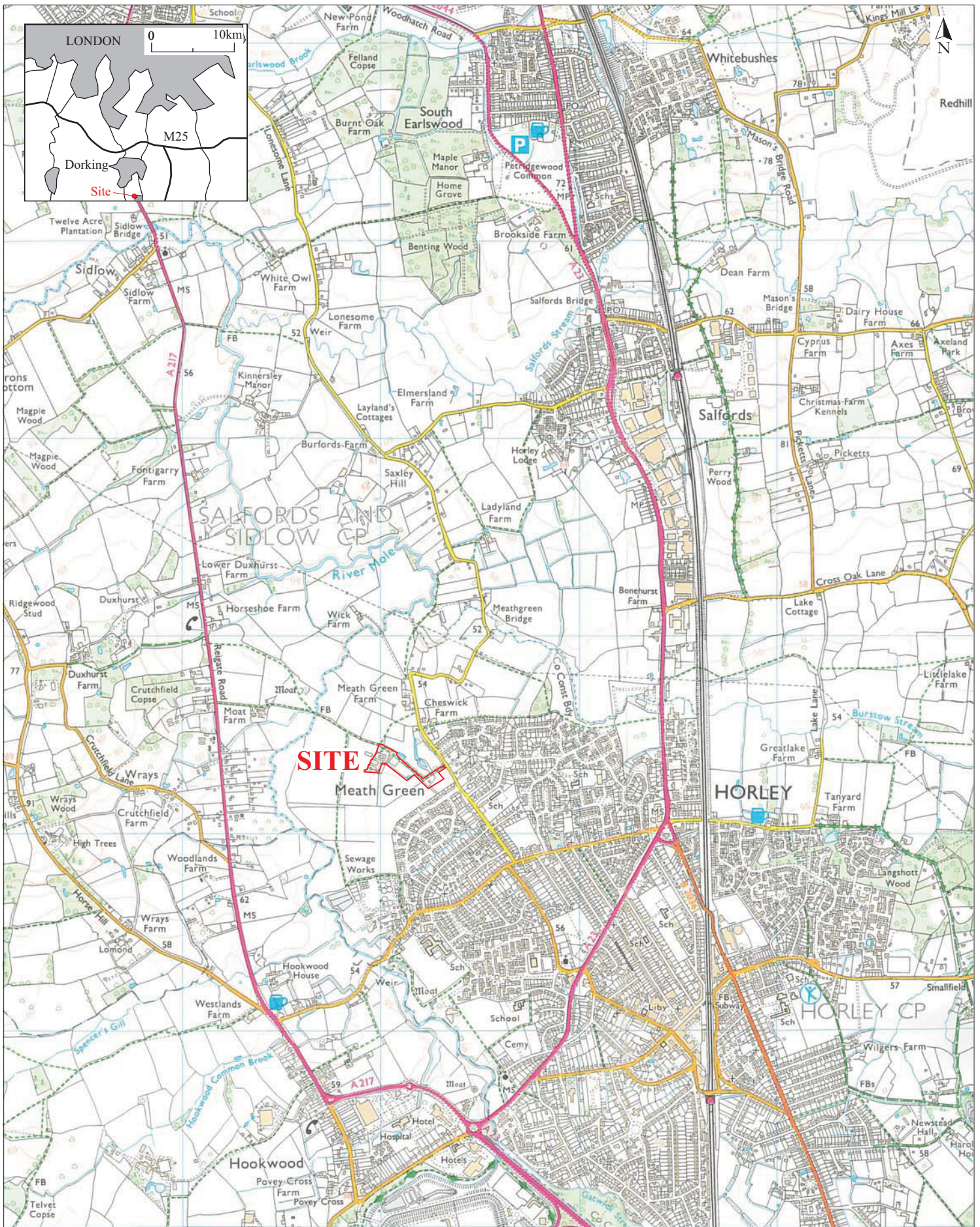
DP 40. Trench 10. Looking north-west.



DP 41. Trench 10, north-west end. Sample section 10A. Looking south-west.

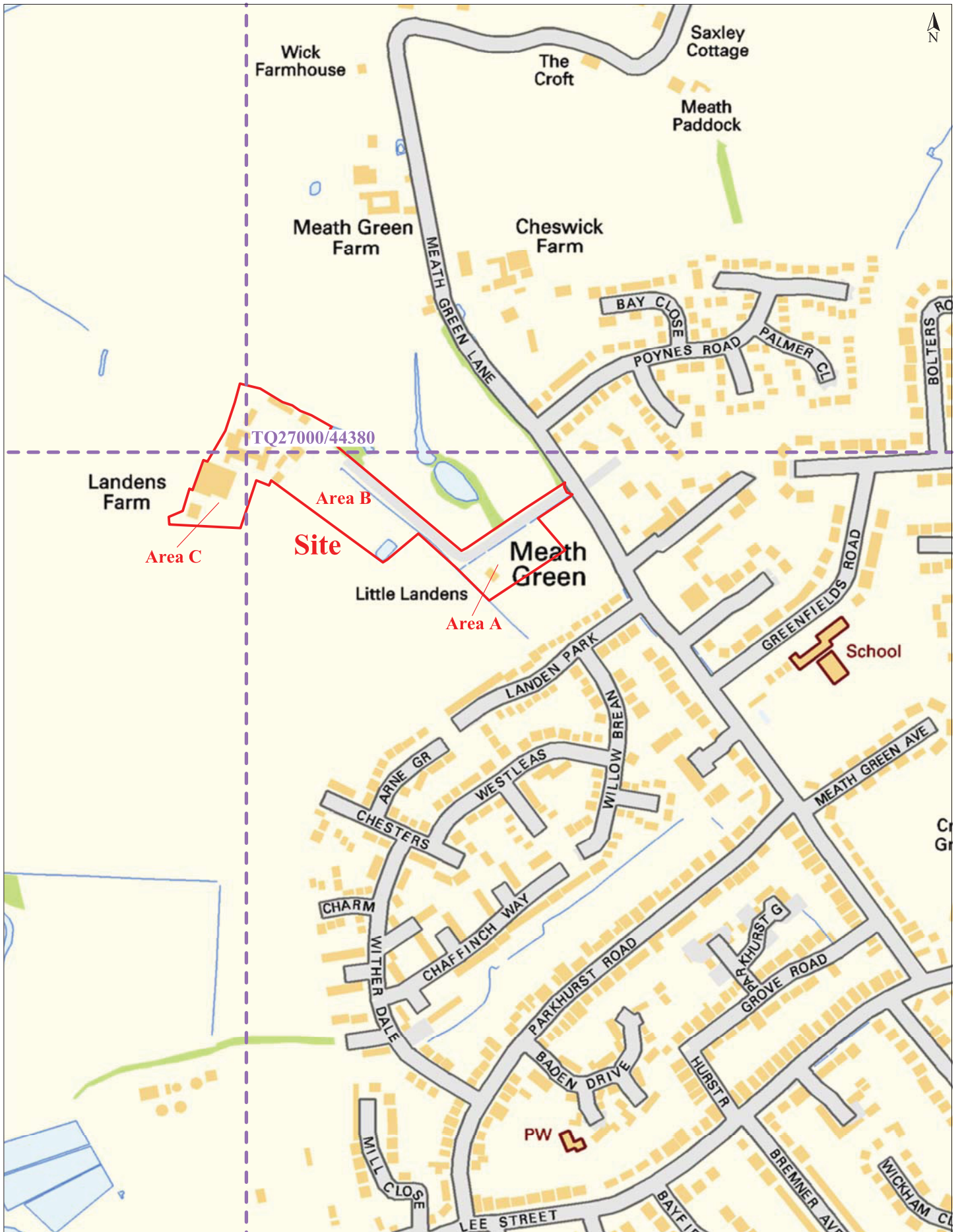


DP 42. Trench 10, south-east end. Sample section 10B. Looking north-east.



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**Fig. 1 Site location plan**  
 Scale 1:25,000 at A4  
 Landens Farm, Horley, Surrey (P6288)



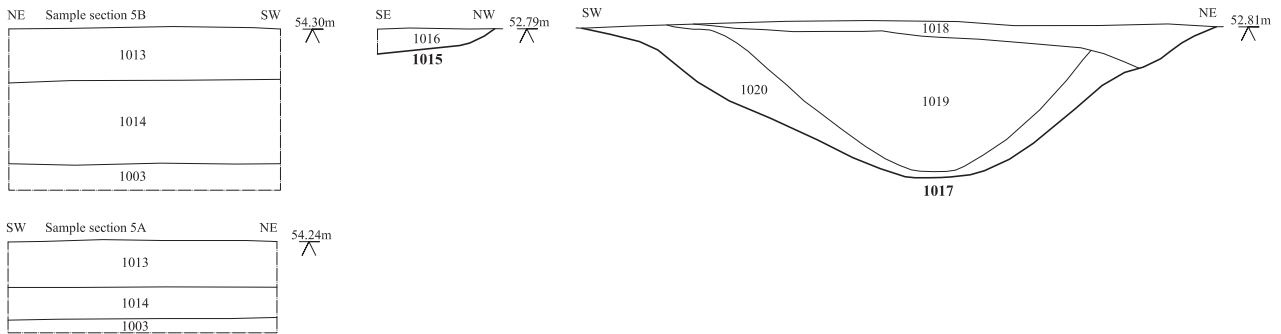
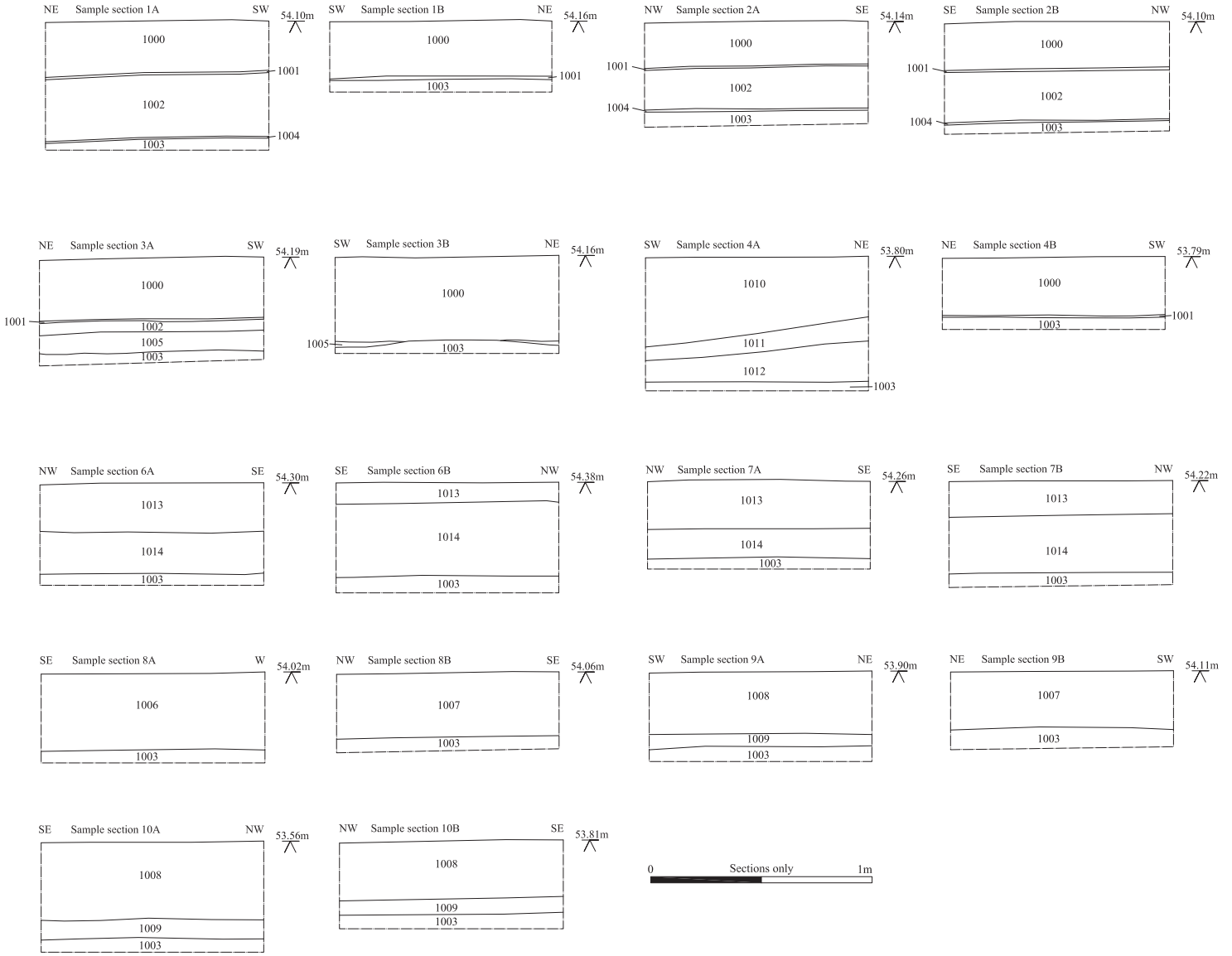
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<i>Archaeological Solutions Ltd</i>
<b>Fig. 2 Detailed site location</b>
Scale 1:5000 at A4
Horley, Surrey (P6288)



Sample sections



Archaeological Solutions Ltd  
**Fig. 4 Sections and Trench 5 plan**  
 Scale 1:100 and 1:20 at A3  
 Landens Farm, Horley, Surrey (P6288)