

T H A M E S V A L L E Y

ARCHAEOLOGICAL

S E R V I C E S

**Land at Wellesford Close,
Banstead, Surrey**

Archaeological Evaluation

by Will Attard

Site Code: WRB21/175

(TQ 2497 5869)

Land at Wellesford Close, Banstead, Surrey

**An Archaeological Evaluation
for Shanly Homes Limited**

by Will Attard

Thames Valley Archaeological Services Ltd

Site Code WRB 21/175

April 2022

Summary

Site name: Land at Wellesford Close, Banstead, Surrey

Grid reference: TQ 2479 5869

Site activity: Archaeological Evaluation

Date and duration of project: 28th-29th March 2022

Project coordinator: Tim Dawson; Danielle Milbank

Site supervisor: Will Attard

Site code: WRB 21/175

Area of site: 0.78ha

Summary of results: Evaluation trenching revealed only modern truncations with no cut features recorded, Close examination of spoil heaps and test pits specifically to search for Palaeolithic/Mesolithic flintwork produced only a small collection of worked flints likely to be of later Neolithic or Bronze Age date. Such finds, a product of casual loss or discard, are widespread across the flint-rich geological outcrops of southern Britain and are of no particular significance. On the basis of these results the site is considered to have very low archaeological potential.

Location and reference of archive: The archive is presently held at Thames Valley Archaeological Services, Reading and will be deposited at an appropriate local museum willing to accept archive material in due course.

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Land at Wellesford Close, Banstead, Surrey, An Archaeological Evaluation

by Will Attard

Report 21/175

Introduction

This report documents the results of an archaeological field evaluation carried out on land at Wellesford Close, Banstead, Surrey (TQ 2479 5869) (Fig. 1). The work was commissioned by Mr Mark Hendy, for Shanly Homes Ltd, 21 The Crescent, Leatherhead, KT22 8DY.

Planning permission (21/01203/f) has been sought from Reigate and Banstead Borough Council for a residential development on a c. 0.8ha parcel of land immediately west of Wellesford Close. The consent is expected to be subject to a condition relating to archaeology. Following desk-based assessment of the site (Elliott 2021), which concluded that it might have high archaeological potential, an archaeological field evaluation has therefore been requested in order to inform the planning process and to provide information on which to base an appropriate scheme for mitigation if appropriate.

This is in accordance with the Ministry of Housing, Communities and Local Government's *National Planning Policy Framework* (NPPF 2021), and the Borough Council's policies on archaeology. The field investigation was carried out according to a written scheme of investigation approved by Mr Nick Truckle, Archaeological Officer for Surrey County council, the archaeological adviser to the Borough.

The fieldwork was undertaken by Will Attard and Katie Bridger between 28th and 29th March 2022 and the site code is WRB 21/175. The archive is presently held at Thames Valley Archaeological Services, Reading and will be deposited with an appropriate local museum willing to accept archive material in due course.

Location, topography and geology

The site is located on a roughly rectangular parcel of land to the west of Wellesford Close, at the southern edge of Banstead, Surrey (Fig. 1). It is bounded by residential areas to the north and east, by a small area of woodland to the west and by open agricultural fields to the south (Fig. 2). The underlying geology for the site is recorded as Clay-with-Flints Formation (BGS 1981), which was observed in all trenches. The site sloped gently from approximately 165m above Ordnance Datum (OD) to 160m aOD in the south.

Archaeological background

The archaeological potential of the site has been highlighted in a desk-based assessment (Elliott 2021). To summarize, there are no known archaeological records for the site itself, and few for the environs, with only a few post-medieval and modern entries recorded, such as a World War II pillbox and anti-tank ditches. Later Prehistoric and Roman remains are known for the wider area. However, the potential of the site stems primarily from its proximity to nearby findspots of Palaeolithic and Mesolithic date, such as at Canons Farm to the south where an assemblage of early Palaeolithic material was discovered.

Objectives and methodology

The purpose of the evaluation was to determine the presence/absence, extent, condition, character, quality and date of any archaeological deposits within the area of development.

Specific aims of the project were:

- to determine if archaeologically relevant levels have survived on this site;
- to determine if archaeological periods of any period are present;
- to search for any Palaeolithic or Mesolithic sites or finds; and
- to provide information about the archaeological potential of the site in order to draw up a mitigation strategy if necessary.

It was proposed to dig 10 trenches, each 25m long and 1.6–2m wide, targeting the footprint of a proposed new buildings. Topsoil was to be stripped mechanically under constant archaeological supervision and subsoil (if present) removed in spits to enable location of *in situ* lithic material. Each trench was to feature a 1m extension where only the topsoil was stripped. The spoil from this section was to be sampled and dry-sieved on site to enhance the potential for recovery of small lithics. All spoil heaps were to be monitored for finds. Where archaeological features were certainly or probably present, the stripped areas were to be cleaned using appropriate hand tools. Archaeological features were to be investigated by hand to an agreed sampling fraction depending on the nature and significance of the feature, sufficient to satisfy the aims outlined above, without compromising the integrity of any that might warrant preservation *in situ* or might better be investigated under the conditions pertaining to full excavation. Minimal hand investigation of *in-situ* flint scatters was to take place, sufficient to characterise them and any exposed scatters were to be covered with plastic sheeting before backfilling.

Results

Ten trenches were opened as close as possible to their intended locations, with alterations made where necessary due to site constraints, primarily trees, rubble piles and dense undergrowth which limited trench lengths (Fig. 3). All trenches were opened using a JCB backhoe-type machine fitted with a 1.8m wide toothless bucket under constant archaeological supervision. All fieldwork was undertaken by staff with appropriate experience dealing with *in situ* prehistoric lithic scatters and sites. The intended 1m-long topsoil strip extension in each trench was lengthened to 2.5m to allow an enhanced search for lithic scatters.

A complete list of trenches giving lengths, breadths, depths and a description of sections and geology is given in Appendix 1.

Trench 1 (Figs 3 and 4; Pl. 1)

This trench was aligned close to north–south and measured 12.5m long and 0.47m deep. A test pit was dug at the northern end of the trench to a depth of 0.94m. At the southern end, topsoil was stripped for a further 2.5m to facilitate the search for and recovery of lithics. The stratigraphy consisted of 0.30m of topsoil and 0.12m of subsoil overlying a natural geology of brown-orange clay with frequent flint nodules. The topsoil strip produced no lithics, but a handful of struck pieces were recovered during further examination of the main spoil heap (See below; Appendix 2).

Trench 2 (Fig. 3.)

This trench was aligned E-W and measured 15.3m long and 0.65m deep. A test pit was dug at the western end of the trench to a depth of 0.89m. At the eastern end, topsoil was stripped for a further 2.5m to facilitate the search for and recovery of lithics. The stratigraphy consisted of 0.26m of topsoil and 0.09m of subsoil overlying a natural geology of brown-orange clay with frequent flint nodules.

Trench 3 (Fig. 3; Pl. 2)

This trench was aligned N-S and measured 11.2m long and 0.58m deep. At the eastern end, topsoil was stripped for a further 2.5m to facilitate the search for and recovery of lithics. The stratigraphy in the north consisted of 0.43m of topsoil and 0.15m of subsoil, and in the south of 0.23m of topsoil and 0.15m of subsoil. Natural geology was encountered at a depth of 0.58m in the north and 0.38m in the south, with a consistent orange-brown sandy clay with frequent flint and chalk inclusions observed.

Trench 4 (Figs. 3, 4)

Trench 4 was aligned NE-SW and measured 10.30m long and 0.40m deep. A test pit was dug at the western end of the trench to a depth of 0.82m. At the eastern end, topsoil was stripped for a further 2.5m to facilitate the search for and recovery of lithics. The stratigraphy consisted of 0.26m of topsoil and 0.09m of subsoil overlying a natural geology of brown-orange clay with frequent flint nodules. No lithics were recovered from the topsoil strip, but two struck flints were recovered from the main topsoil spoil heap (see below; Appendix 1).

Trench 5 (Fig. 3)

This trench was aligned E-W and measured 11.7m long and 0.47m deep. The trench was stepped up for an additional 2.5m at the eastern end to facilitate the recovery of lithics, and a test pit was dug at the western end to a depth of 0.91m. The stratigraphy consisted of 0.24m of topsoil overlying 0.15m of subsoil, in turn overlying the same brown-orange clay-with-flints seen in previous trenches.

Trench 6 (Fig. 3; Pl. 3)

This trench was aligned NW-SE and measured 11m in length and 0.50m in depth. The trench was stripped for a further 2.5m at the NW end to facilitate the search for and recovery of lithics, and a test pit was excavated at the South-eastern end to a depth of 0.87m. The stratigraphy consisted of 0.27m of topsoil and 0.07m of subsoil overlying natural brown-orange clay with frequent flint nodules.

Trench 7 (Fig. 3; Pl. 4)

This trench was aligned NE-SW and measured 11m long and 0.41m deep. At the western end, topsoil was stripped for a further 2.5m to facilitate the search for and recovery of lithics. The stratigraphy consisted of 0.28m of topsoil and 0.07m of subsoil overlying a natural geology of brown-orange clay with frequent flint nodules. A flint scraper was recovered from the surface of the natural geology in this trench (see below; Appendix 2).

Trench 8 (Fig. 3)

This trench was aligned NW-SE and measured 12.6m long and 0.50m deep. At the western end, topsoil was stripped for a further 2.5m to facilitate the search for and recovery of lithics. The stratigraphy consisted of 0.23m of topsoil and 0.11m of subsoil overlying a natural geology of brown-orange clay with frequent flint nodules.

Trench 9 (Fig. 3)

This trench was aligned NW-SE and measured 11.1m long and 0.49m deep. At the north-western end, topsoil was stripped for a further 2.5m to facilitate the search for and recovery of lithics. The stratigraphy consisted of 0.32m of topsoil and 0.06m of subsoil overlying a natural geology of orange-yellow sandy clay with frequent flint nodules. Two modern truncations were identified within this trench, a modern truncation cutting a land drain, which in turn contained a ceramic pipe and plastic sacking within the fill.

Trench 10 (Fig. 3)

This trench was aligned NW-SE and measured 14.6m long and 0.46m deep. At the northern end, topsoil was stripped for a further 2.5m to facilitate the search for and recovery of lithics. The stratigraphy at the southern end of the trench consisted of 0.18m of topsoil and 0.22m of subsoil overlying a natural geology of orange-yellow sandy clay with frequent flint nodules. The stratigraphy at the northern end of the trench consisted of 0.37m of topsoil overlying 0.09m of subsoil, overlying a natural geology of orange-yellow sandy clay with frequent flint nodules.

Finds

Struck Flint by Will Attard

A modest assemblage of 10 struck flints was recovered from the site (Appendix 2). The majority of the pieces (8) were recovered from the topsoil, though two pieces were recovered from within trenches, on the surface of the natural geology (Fig. 3). The latter consisted of a scraper from Trench 7 and a struck flake from Trench 4. No period-diagnostic worked flint was recovered, and the assemblage is tentatively assigned to the Neolithic-Bronze Age based on the lack of evidence for earlier reduction strategies (i.e. blade core reduction).

Conclusion

Evaluation trenches on land at Wellesford Close targeted the footprints of the proposed new buildings as intended and were excavated under continuous archaeological monitoring. No archaeological deposits or horizons were encountered, and the only archaeologically significant finds were the small assemblage of struck flints. Whilst trenches had to be shortened in order to avoid debris and dense undergrowth on the site, the extension of the topsoil strip from 1m to 2.5m for each trench allowed for a much more extensive systematic search for lithics than was initially specified. Additionally, topsoil and subsoil heaps were closely examined to

enhance recovery of archaeological material of any date. The flints recovered are in generally moderate to poor condition, and appear to have been rolled and battered within the topsoil, possibly as a result of ploughing. This is also true for the two pieces recovered from the surface of the natural, suggesting that they too are in a derived context. They are not chronologically distinctive but likely to be later prehistoric (Neolithic-Bronze Age) rather than earlier. On the basis of these results the site is considered to have very low archaeological potential.

References

- BGS, 1981, *British Geological Survey*, 1:50,000, Sheet **301**, Solid and Drift Edition, Keyworth
- Elliott, G, 2021, Land at Wellesford Close, Banstead, Surrey, an archaeological desk-based assessment', Thames Valley Archaeological Services unpubl rep **21/175**, Reading
- NPPF, 2021, *National Planning Policy Framework*, Ministry for Housing, Communities and Local Government, London

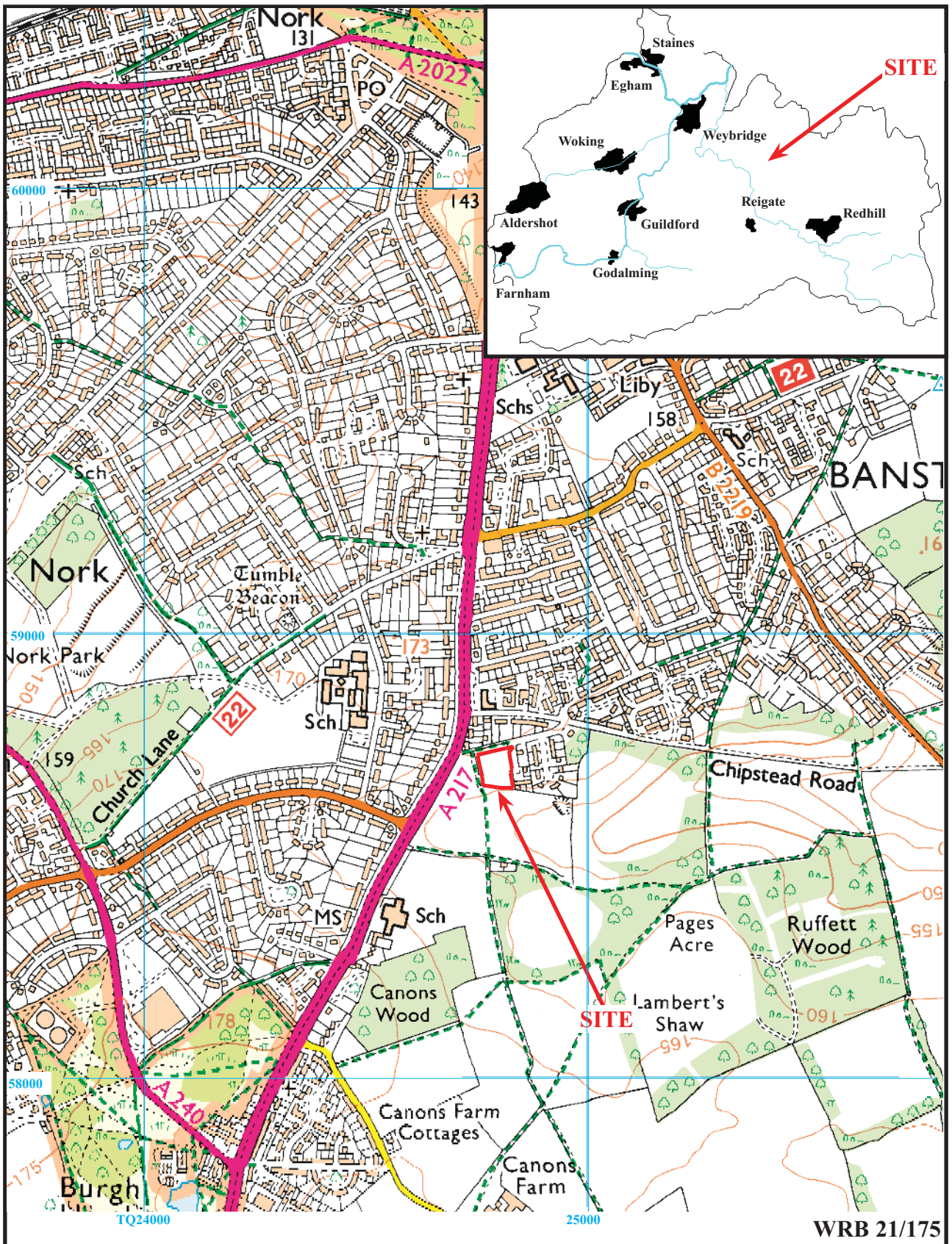
APPENDIX 1: Trench details

0m at S or W end

<i>Trench</i>	<i>Length (m)</i>	<i>Breadth (m)</i>	<i>Depth (m)</i>	<i>Comment</i>
1	12.50	1.80	0.47	0–0.30m topsoil; 0.30-0.42m subsoil; 0.42m+ natural geology (brown-orange clay with flints) Test pit at northern end dug to a depth of 0.94m [PI. 1]
2	15.30	1.80	0.65	0-0.26m topsoil; 0.26-0.35m; 0.35m+ natural geology (brown-orange clay with flints) Test pit dug at western end to 0.89m.
3	11.20	1.80	0.58	0-0.23m topsoil; 0.23-0.38m subsoil; 0.38m+ natural geology (orange-brown sandy clay with flints). [PI. 2]
4	10.30	1.80	0.40	0-0.20m topsoil; 0.20-0.25m subsoil; 0.25m+ natural geology (orange-brown sandy clay with flint & chalk). Test pit dug at south-western end to a depth of 0.82m
5	11.70	1.80	0.47	0-0.24m topsoil; 0.24-0.39m subsoil; 0.39m+ natural geology (orange-brown sandy clay with flints). Test pit dug at western end to a depth of 0.91m
6	11.00	1.80	0.50	0-0.27m topsoil; 0.27-0.34m subsoil; 0.34m+ natural geology (brown-orange clay with flints). Test pit dug at the south-east end to a depth of 0.87m [PI. 3]
7	11.00	1.80	0.41	0-0.28m topsoil; 0.28-0.35m subsoil; 0.35m+ natural geology (orange-brown sandy clay with flints). [PI. 4]
8	12.60	1.80	0.50	0-0.23m topsoil; 0.23-0.33m subsoil; 0.33m+ natural geology (orange-brown sandy clay with flints)
9	11.10	1.80	0.49	0-0.27m topsoil; 0.27m - 0.37m subsoil; 0.37m+ natural geology (orange-yellow sandy clay with flint & chalk)
10	14.60	1.80	0.46	0-0.18m topsoil; 0.18-0.40m subsoil; 0.40m+ natural geology (orange-yellow sandy clay with flint and chalk)

APPENDIX 2: Catalogue of struck flint

<i>Trench</i>	<i>Deposit</i>	<i>Intact Flake</i>	<i>Broken flake</i>	<i>Broken Blade</i>	<i>Spall</i>	<i>Other</i>
1	50	-	1	-	1	Notched flake; rod/strike-a-light
4	50	4	-	-	-	
7	50	-	-	-	-	
7	51	-	-	-	1	Nosed scraper



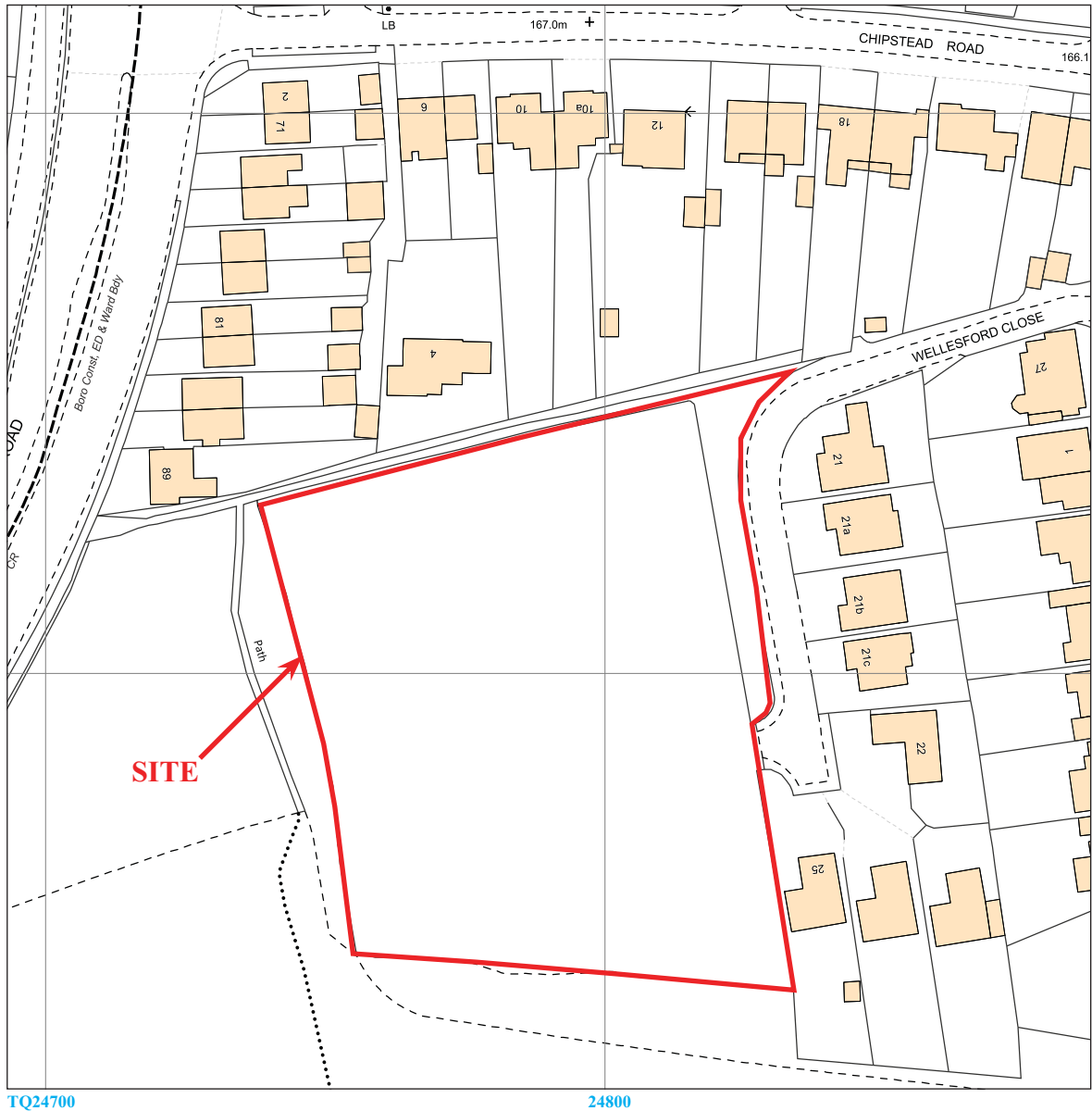
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Figure 1. Location of site within Banstead and Surrey,

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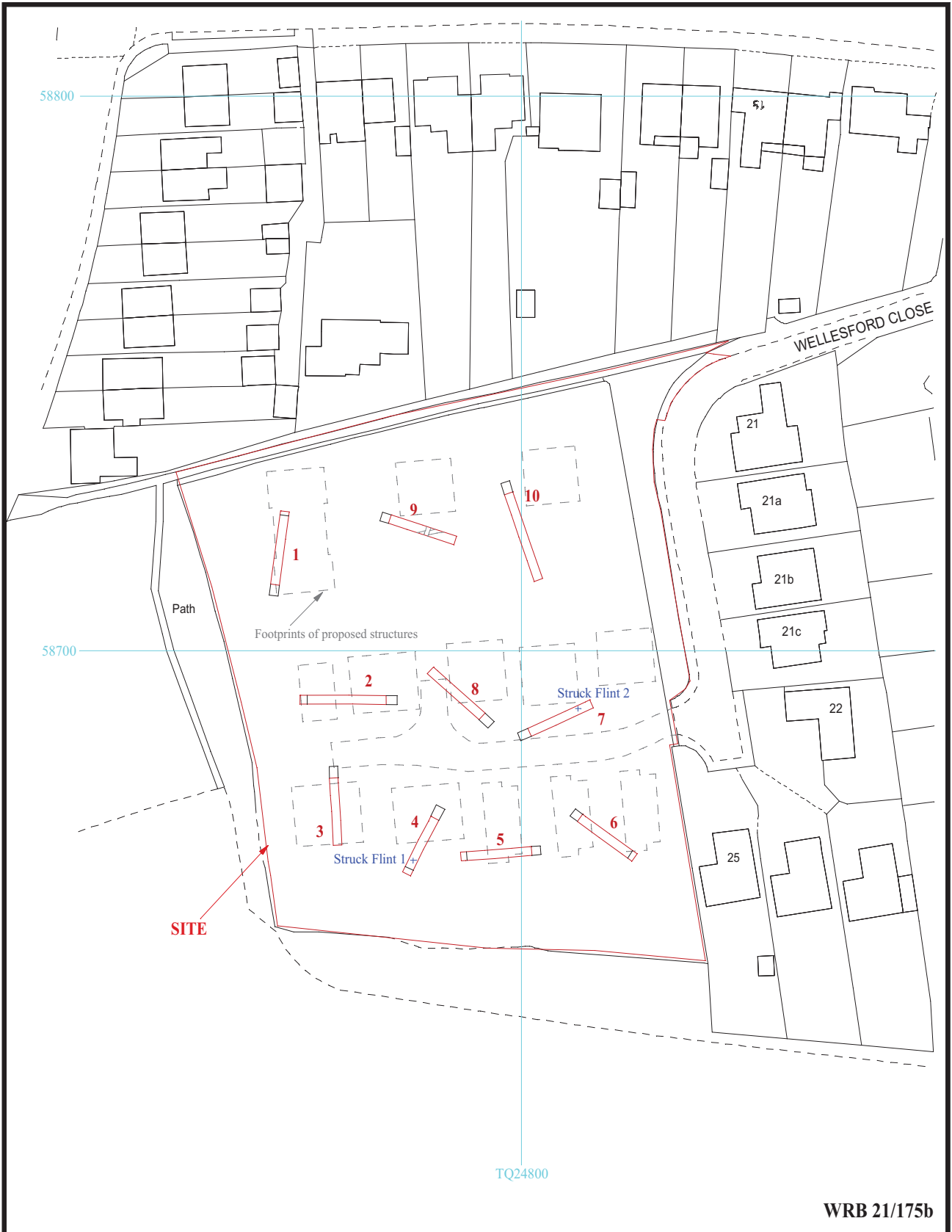


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Figure 2. Detailed location of site.

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Figure 3. Location of trenches.



Trench 1

NNE

SSW

162.87maOD

Topsoil (Grey brown silt)

Subsoil (Light brown grey clay silt)

Natural geology (reddish brown clay with flint nodules)

Trench 4

NE

SW

160.15m

Topsoil (Grey brown silt)

Subsoil (Light brown grey clay silt)

Natural geology

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Figure 4. Representative sections.



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Plate 1. Trench 1, looking North, Scales: 2m and 1m.



Plate 2. Trench 3, looking North, Scales: 2m and 1m.

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**Land at Wellesford Close, Barstead,
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Plates 1 and 2.**

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Plate 3. Trench 6, looking North West, Scales: horizontal 2m and 1m, vertical 0.3m



Plate 4. Trench 7, looking North East, Scales: horizontal 2m and 1m, vertical 0.3m.

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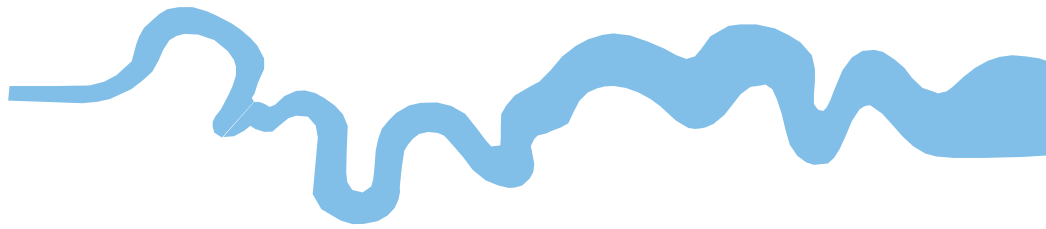
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Plates 3 and 4.**

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TIME CHART

	Calendar Years
Modern _____	AD 1901
Victorian _____	AD 1837
Post Medieval _____	AD 1500
Medieval _____	AD 1066
Saxon _____	AD 410
Roman _____	AD 43 AD 0 BC
Iron Age _____	750 BC
Bronze Age: Late _____	1300 BC
Bronze Age: Middle _____	1700 BC
Bronze Age: Early _____	2100 BC
Neolithic: Late	3300 BC
Neolithic: Early	4300 BC
Mesolithic: Late	6000 BC
Mesolithic: Early	10000 BC
Palaeolithic: Upper	30000 BC
Palaeolithic: Middle	70000 BC
Palaeolithic: Lower	2,000,000 BC





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