



JOHN MOORE HERITAGE SERVICES

HERITAGE IMPACT ASSESSMENT
ON
ROSEBANK NURSERY, CHERTSEY ROAD,
CHOBHAM, SURREY GU24 8PL

NGR SU9826662268

On behalf of
Spitfire Properties LLP

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SUMMARY

This heritage assessment considers the impact of the proposed re-development of Rosebank Nursery, Chobham. The site lies within the historic parish of Chobham, which was recorded as a Manor from the late 10th century onwards. Chobham Parish now lies within the Borough of Surrey Heath, within the modern county of Surrey.

The 1km search of the surrounding area identified some 38 sites, dating from the Bronze Age to the present day; of these most were concentrated around Chobham village, and none were located within the immediate area of the site.

Given the lack of data from the HER the potential for any buried archaeological remains of prehistoric or Roman date is considered to be low. The same is considered to be true of later periods as it would seem that activity within the area of the site has been limited to that of an agricultural nature: lying on the edge of Chobham village, the site is likely to have been in agricultural use for the majority of its existence.

Although a number of listed buildings were present within the search area these would not be impacted upon physically or visually by the proposed development.

1 INTRODUCTION

1.1 Origins of the Report

This Heritage Impact Assessment was commissioned by Mr K Price on behalf of Spitfire Properties LLP. The HIS will form part of a planning application for the redevelopment of Rosebank Nursery, Chobham (NGR SU 98271 62298).

1.2 Location

The site is located on the northern side of Chertsey Road, approximately 0.8 miles to the east of Chobham village. Historically the site was located within the parish of Chobham, within the Hundred of Godley in 1086 and the historic County of Surrey. The site is now located in the civil parish of Chobham, within the borough of Surrey Heath and the modern County of Surrey.

1.3 Description

The site consists of a rectangular plot of land, 1.4 acres in size. The centre of the site is currently occupied by a series of greenhouses and asphalt surface, while to the north is an area of scrub. The site is accessed from Chertsey Road at its southern boundary; to the south and south east of the site are residential properties, while to the north and east are a series of fields. A further residential property is located to the west of the site.

1.4 Geology and Topography

The site lies on a gently sloping south facing slope at approximately 27m AOD.

The underlying geology is the Bagshot Formation; a sedimentary bedrock formed from sand approximately 34 to 56 million years ago in the Palaeogene Period (<http://mapapps.bgs.ac.uk/geologyofbritain/home.html>).

1.5 Proposed Development

The purpose of this application is to obtain planning permission for the redevelopment of Rosebank Nursery; the proposed development consists of the construction of five houses. JMHS was provided with layout plan (16154-1001, dated 21/12/2016), and it is from this that the subsequent assessment of the extent of impact to the Historic Environment is based.

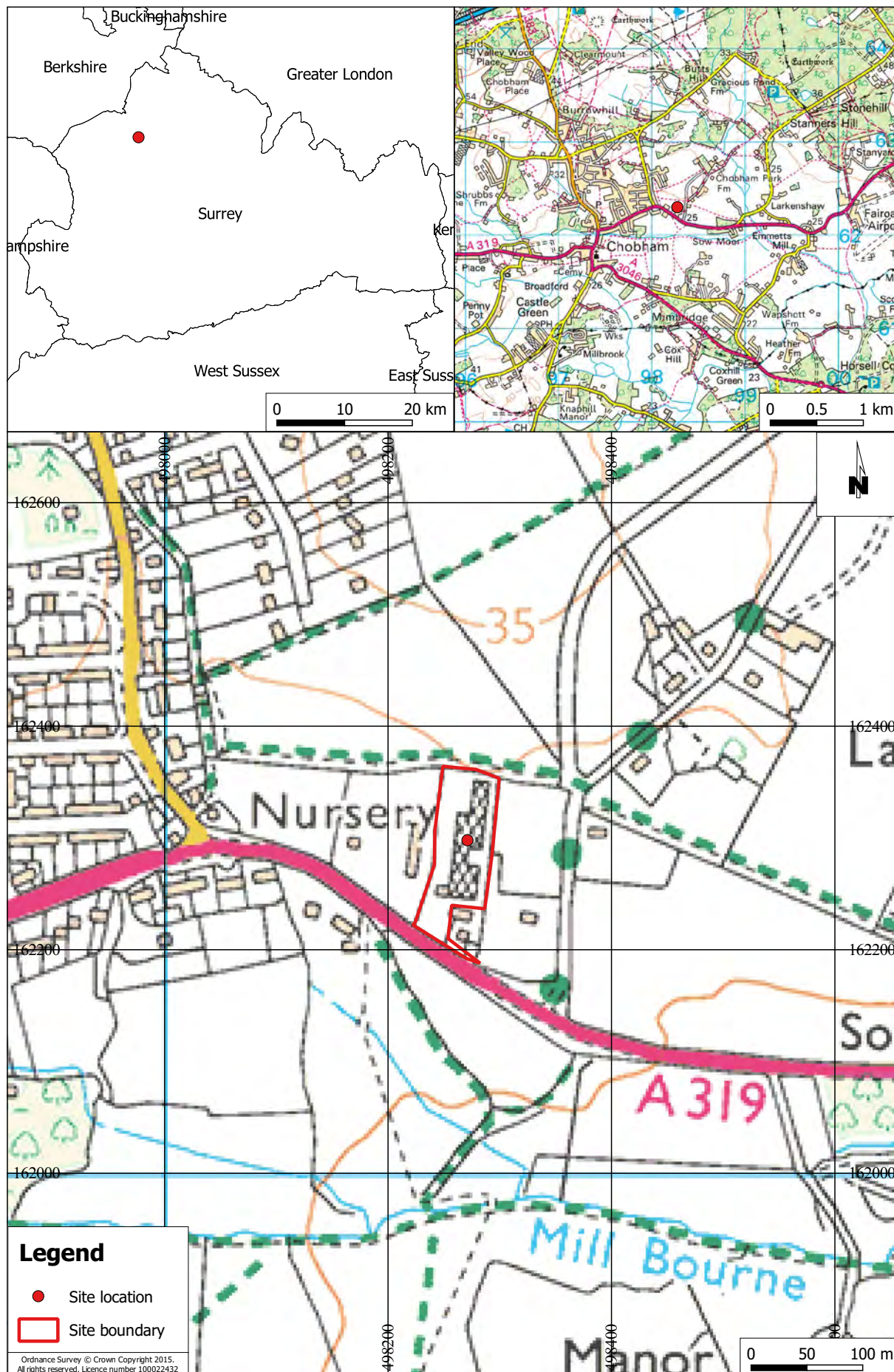


Figure 1: Site location

2 RELEVANT LEGISLATION AND PLANNING POLICY GUIDANCE

2.1 Legislation and Treaties

The following pieces of legislation that are listed in historical order are obligatory, and thus significant aspects of the legislation must be adhered to. The relevant heritage acts thus cover the protection of significant heritage (archaeological and standing structures) remains, either below ground or as a standing structure. The identifiable acts came into force in 1857, 1973, 1979, and 1990.

“The *Burial Act*” of 1857 makes the removal of buried human remains an offence unless a Home Office (now Ministry of Justice) licence, or in relevant circumstances, a faculty from the diocesan consistory court, has first been obtained (HO 2004).

“*The Protection of Wrecks Act*” of 1973 provides specific protection for designated Wreck sites. This piece of legislation does not affect most planning applications.

The “*Ancient Monuments and Archaeological Areas Act*” of 1979 discusses two types of structures: Scheduled Monuments and Ancient Monuments. Scheduled Monuments are automatically protected under the legislation, however, the legislation also provides cover for other monuments. This includes:

- Those that are demonstrably of equivalent significance to scheduled monuments and are thus subject to the same policies.
- Those that have yet to be formally assessed.
- Those that have been assessed as being nationally important and therefore, capable of designation, but which the Secretary of State has exercised his discretion not to designate usually because they are given the appropriate level of protection under national planning policy.
- Those that are incapable of being designated by virtue of being outside the scope of the Ancient Monuments and Archaeological Areas Act 1979 because of their physical nature.

This inevitably means that some nationally important sites for various reasons are not scheduled.

The “*Planning (Listed Buildings and Conservation Areas) Act*” of 1990 provides protection for buildings considered to have significant architecture (Listed Building) and also for areas that are considered to have special architectural or historical interest (Conservation Area). There are three ranks for Listed Buildings that are I, II* and II; all of these grades are considered to represent various degrees of national significance. The criteria for these listings are provided in an appraisal document (DCMS 2010). Locally significant buildings should be catalogued by the local authority and kept on a Local List. Any alteration or destruction has to be legally sanctioned by the proper authorities. Particular notice should be taken of sections 16, 66 and 72 of this act, though section 69 may also be considered to have some merit.

This act means that there is a legal requirement to consult Historic England in respect to development that would affect a Grade I or II* listed building (structure and setting), and a development in a Conservation Area that would affect over 1,000

square metres. Development Management Procedure (England 2015) calls for consultation with Historic England on planning that would affect a Scheduled Monument, Registered Battlefield or a Registered Park and Garden (any grade).

Some of these pieces of legislation were designed with other Government policy to underpin the Countries' commitment to international legislation and treaties. The two most significant pieces of legislation are the "*Convention Concerning the Protection of the World Cultural and Natural Heritage*" of 1972 and also the "*European Convention on the Protection of the Archaeological Heritage*" of 1992. The former treaty is for the creation of a framework for the designation of sites of outstanding universal value that are termed World Heritage Sites. The British Government adheres to this as a member of UNESCO. The latter is also known as the Valletta Convention 1992, which is a development from the Paris Convention 1954 and the Granada Convention of 1985. The British Government is a signatory of all three Treaties. The principle of the latter is the incorporation into the planning process of archaeological decision making and the managed preservation of Archaeological Heritage.

These pieces of legislation covers a series of Designated Heritage Assets: World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area. This designation means that the site is considered to be an archaeological site of national and in some cases international importance. Such sites are legally protected and can only be disturbed if sanctioned through the appropriate procedures and authorities (Historic England).

2.2 National Planning Guidelines and Policies

Section 12 of the National Planning Policy Framework (NPPF 2012) provides guidance related to heritage within the planning process. The chapter is titled *Conserving and Enhancing the Historic Environment*. This has been added to with a Planning Policy Guidance of 2014 (PPG 2014), which attempts to simplify the explanation of certain aspects of *NPPF*. These planning policies should create guidance for standard procedures concerning the treatment of the environment in and around Heritage Assets for planning authorities, property owners, developers and conservationists and researchers.

Paragraph **126** of the NPPF indicates that the authority should set out a plan for the conservation and enjoyment of the historic environment, and produce an at risk list. Heritage Assets are an irreplaceable resource and effective conservation delivers wider social, cultural, economic and environmental benefits. The paragraph raises four key points, which Local Authorities should take account of:

- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.
- The wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring.
- The desirability of new development making a positive contribution to local character and distinctiveness.
- And opportunities to draw on the contribution made by the historic environment to the character of a place.

The following paragraphs are also relevant to the proposed development:

128. 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 desk-based assessment and, where necessary, a field evaluation.

129. 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 of 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.

The use of the terms '*significance of any heritage assets affected*', and '*the level of detail should be proportionate to the assets' importance*' in paragraph 128 are problematic and vague in some cases, as due to the nature of archaeological sites and historic buildings it is not always apparent what the significance of the site is prior to development, degradation and in some cases total destruction. Pre-application research is often only as good as the available knowledge and in some cases the person conducting the investigation. Indeed '*significance*' is further addressed in PPG 2014 and the fact that in many of these records the account is not necessarily an exhaustive explanation.

Policies on substantial harm to a designated heritage asset and heritage asset are set out in paragraphs **132** and **133** of *NPPF*.

132. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional. Substantial harm to or loss of designated heritage assets of the highest significance, notably scheduled monuments, protected wreck sites, battlefields, grade I and II* listed buildings, grade I and II* parks and gardens, and World Heritage Sites, should be wholly exceptional.

133. Where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

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

These paragraphs are further discussed and clarified in PPG 2014. These discussions focus on disrepair and damage, viability, deliberate damage and neglect, compulsory purchase, use of the land, successive harmful changes, and also optimum viable use.

There is also a section on appropriate marketing to demonstrate the redundancy of a heritage asset qualifying paragraph 133 of the NPPF.

The *NPPF* makes provisions for protecting the significance of non-designated heritage assets in paragraph **135**; while paragraph **136** discusses loss of the whole or part of a heritage asset.

135. The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

136. Local planning authorities should not permit 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.

Paragraphs **137** and **138** discuss World Heritage Sites and Conservation Areas and the loss of assets within them.

137. Local planning authorities should look for opportunities for new development with 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 or better reveal the significance of the asset should be treated favourably.

138. Not all elements of a World Heritage Site or Conservation Area 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 133 or less than substantial harm under paragraph 134, 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.

PPG 2014 broadens the discussion on World Heritage Sites, Designated Heritage Assets, and non-designated heritage assets and calls for consultation in various cases with Historic England, Natural England and the Department for Culture, Media and Sport (DCMS). There are further accounts concerning consent and lawfulness and consultation and notification requirements. Local planning authorities are required to consult or notify the following groups in certain cases: Historic England, The Garden Trust, the national Amenity Societies (listed as the Ancient Monuments Society, Council for British Archaeology, the Georgian Group, the Society for the Protection of Ancient Buildings, the Victorian Society, and the Twentieth Century Society) on certain applications.

Paragraph **141** of NPPF discusses wider implications to local authorities and that not every outcome will necessarily be favourable to the developer.

141. Local planning authorities should make information about significance of the historic environment gathered as part of plan-making or development management publicly accessible. They should also require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible (footnote) . However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

The footnote (Copies of evidence should be deposited with the relevant Historic Environment Record, and any archives with a local museum or other public depository) here refers to the Historic Environment Record and local museums

amongst other depositories. The phrase “*The ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted*” implies that a paper record of a site is not equivalent to the loss of a significant heritage site. This latter phrase echoes World and European conventions of protection for significant heritage sites.

2.3 Local Planning Policy

The South East Plan was revoked 25th March 2013 under the Regional Strategy for the South East (Partial Revocation) Order of 2013. The revocation of the South East Plan decentralises planning powers to local authorities. However, local authorities have a duty to co-operate with other bodies to ensure that strategic priorities across local boundaries are properly co-ordinated and reflected in local plans.

Surrey Heath Borough Council adopted The Core Strategy and Development Management Policies Development Plan (CS&DMP DPD) on 1st February 2012. The Plan is designed to determine the location, amount, type and timing of new development within the Borough in the period up to 2028.

Policy DM17: Heritage

Development which affects any Heritage Asset should first establish and take into account its individual significance, and seek to promote the conservation and enhancement of the Asset and its setting. In determining proposals for development affecting Heritage Assets or their setting, regard will be had as to whether the Asset is a Designated Heritage Asset or a Local Heritage Asset in determining whether the impact of any proposed development is acceptable.

Within Areas of High Archaeological Potential, as identified on the Proposals Map, or outside of these areas on any major development site of 0.4ha or greater, applicants are required to undertake prior assessment of the possible archaeological significance of the site and the implications of their proposals, and may be required to submit, as a minimum, a desk-based assessment to accompany any application. Where desk-based assessment suggests the likelihood of archaeological remains, the Planning Authority will require the results of an archaeological evaluation in order to inform the determination of the application. The Borough Council will from time to time review the Heritage Assets included on the Local Lists, with regard to the Historic Environment Record, in consultation with Surrey County Council.

3 METHODOLOGY

3.1 Historic Environment Impact Assessment Aims and Objectives

The primary aim of the Historic Environment Impact Assessment is to provide an independent professional appraisal of the archaeological potential of the site and its setting. This follows the Government guidance in *NPPF* (2012) by presenting a synthesis of the available archaeological and historical data and its significance at an early stage in the planning process.

In accordance with *NPPF* (2012), the report presents a research based evaluation using existing information. It additionally follows the Chartered Institute for Archaeologists (Cifa) *Standard* definition of a heritage impact assessment (Cifa 2014). In brief, it seeks to identify and assess the known and potential archaeological resource within a specified area ('the site'), collating existing written and graphic information and taking full account of the likely character, extent, quantity and worth of that resource in a local, regional and national context. It also aims to define and comment on the likely impact of the proposed development scheme on the surviving archaeological resource.

The Chartered Institute for Archaeologists *Standard* states that the purpose of a Heritage Impact Assessment is to inform appropriate responses, which may consist of one or more of the following:

- The formulation of a strategy for further investigation, whether or not intrusive, where the character and value of the resource is not sufficiently defined to permit a mitigation strategy or other response to be devised.
- The formulation of a strategy to ensure the recording, preservation or management of the resource.
- The formulation of a project design for further archaeological investigation within a programme of research

In accordance with *NPPF* (2012), the historic environment impact assessment forms the first stage in the planning process as regards archaeology as a material consideration and also an assessment of the impact on the historical character of the area. It is intended to contribute to the formulation of an informed and appropriate mitigation strategy.

3.2 Historic Environment Impact Assessment Sources

The format and contents of this section of the report are an adaptation of the standards outlined in the Chartered Institute for Archaeologists' guidance paper for Heritage Impact Assessments or Desk-based Assessments (Cifa 2014). The work has involved the consultation of the available documentary evidence (historical sources), including records of previous discoveries (archaeological finds), and historical maps (cartographic evidence), where necessary consultation of aerial photographs and LIDAR, all of which has been supplemented with a site visit. The format of the report is adapted from a Chartered Institute for Archaeologists *Standard Guidance* paper (Cifa 2014).

In summary, the work has involved:

- Identifying the client's objectives
- Identifying the cartographic, photographic and documentary sources available for consultation
- Assembling, consulting and examining those sources
- Identifying and collating the results of recent fieldwork
- Site visit (archaeological walkover or building assessment)

The principal sources consulted in assessing this site were:

- The Surrey Historic Environment Record (HER) for a search radius from the site
- The Surrey Record Office for the consultation of historic maps and documents
- Historic England Archive (aerial photographic collection) within a search area around the site
- Archaeological source material (published and unpublished)
- A site visit

The Surrey Historic Environment Record, hold details of known archaeological and historical sites in the vicinity of the proposal site.

3.3 Historic Environment Impact Assessment Modelling and Analysis

The heritage values of the site will be assessed using English Heritage (now Historic England) Conservation principles (2008b) guidelines, which state that people “value a place for many reasons beyond utility or personal association: for its distinctive architecture or landscape, the story it can tell about its past, its connection with notable people or events, its landform, flora and fauna, because they find it beautiful or inspiring, or for its role as a focus of a community”. These values can be summarised as:

- Evidential value derives from the potential of a place to yield evidence about past human activity.
- Historical value derives from the ways in which past people, events and aspects of life can be connected through a place to the present.
- Aesthetic value derives from the ways in which people draw sensory and intellectual stimulation from a place.
- Communal value derives from the meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory.

There has been no archaeological work carried out at the proposal site. The assessment of its potential has, therefore, relied on predictive modelling based on the known distribution of remains within a search area of 1km around the site (that is centred on NGR SU 98271 62298). The extent of the search radius varies from site to site, reliant on the scale of the development, the surrounding topography, and in some cases the density of heritage assets (city or town scape).

The information about heritage assets both designated (Scheduled Monuments, Listed Buildings and others, see part 2.1) and non-designated heritage assets within the search area have been collated to provide a wider picture of the historic development of the landscape and thus the potential of surviving heritage assets in the vicinity of the proposed development site.

The available evidence is derived from casual finds, archaeological investigations, standing buildings and historical records located in the wider polygonal search area. It should be stressed that the distribution represents the extent of current knowledge and is the product of chance and investigation in the search area. For this reason, apparently blank zones should not be automatically regarded as being devoid of remains.

The assessment of the likely condition of any potential archaeological remains has relied upon a study of the available historical maps and observations made during the site walkover, which provide evidence for the impact of previous land-use on the site.

3.4 Archaeological Time Periods

The following prehistoric and historical periods are used in the assessment and analysis of this report.

Prehistoric

Palaeolithic	c. 800,000 - 10,000 BC
Mesolithic	c. 10,000 - 4,400 BC
Neolithic	c. 4,400 - 2,500 BC
Bronze Age	c. 2,500 - 800 BC
Iron Age	c. 800 BC - AD 43

Historic

Roman (Romano-British) Period	AD 43 - AD 410
Early Medieval Period	AD 410 - AD 1066
High and Late Medieval Period	AD 1066 - AD 1542
Post Medieval Period	AD 1542 - AD 1704
Imperial	AD 1704 - AD 1800
Industrial	AD 1801 - AD 1900
Modern	1901 onwards

3.5 The Setting and Visual Impact

Aspects of setting of a heritage asset are touched upon in paragraphs **129** and **132** of the *NPPF*. Historic England's (2015) guidance on the management of a setting of a heritage asset provides a definition of the term setting. This is "*the surrounding in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve.*" The use of the term setting is identified as being separate from other ones such as curtilage, character and context.

The advent of the *NPPF* (2012) has thus raised wider issues of impact on heritage assets, especially on scheduled monuments and grade I listed buildings, to involve not only physical damage but also visual impacts in a wider heritage or historic landscape.

The visual impact assessment has been carried out under the following guideline documents Highways Agency (2007), English Heritage (now Historic England) (2011a; 2011b), Landscape Institute and the Institute of Environment Management (2013), and the Landscape Institute (2011).

Though assessment of setting is primarily one of visual impact it can also be affected by noise, vibration, odour and other factors.

3.6 Method of Assessment of the Impact on an Asset

Assessment of the impact on a Heritage Asset (either designated or non-designated) is reliant on taking into account the significance of the site and any perceived harm that would happen to it.

NPPF produces terminology that defines the significance of a heritage asset. The significance of landscape Heritage Assets is discussed by the Department of Transport and Historic England (HA 2007a; HA 2007b), which has been used for the construction of the following assessment Table 1. This assessment is placed into three categories defined as Very High, High, Moderate and Low.

Table 1: Criteria for assessing the significance of a Heritage Asset

Significance	Definition	Relevant Heritage Assets
Very High	Relatively complete and predominantly static landscapes sensitive to change. Internationally significant locations or sites.	World Heritage Sites. Historic landscapes of national or international importance, whether designated or not. Extremely well preserved historic landscapes with exceptional coherence, time-depth, or other critical factors.
High	Locations or Buildings that have little ability to absorb change without fundamentally altering its present significant character. Well preserved historic landscapes, exhibiting considerable coherence, time depth and other factors. Sites associated with historic nationally and internationally important people or groups.	Scheduled Monuments: Archaeological sites of schedulable quality and significance. Listed Buildings (all grades). Registered Historic Parks and Gardens (all grades). Historic Battlefields.
Moderate	Locations and Buildings that have a moderate capacity to absorb change without significantly altering its present character, has some environmental value, or is of regional or high local importance.	Local Authority designated sites (e.g. Conservation Areas and their settings). Undesignated sites of demonstrable regional importance. Averagely well-preserved historic landscapes with reasonable coherence, time-depth or other critical factor.
Low	Locations and Buildings tolerant of change without detriment to its character, is of low environmental value, or is of moderate or minor local importance.	Sites with significance to local interest groups. Sites of which the significance is limited by poor preservation and poor survival of contextual associations.
Negligible	No loss	No loss

Proposed developments to the site and setting of a Heritage Asset could be proposed as positive, negative or neutral. Some definitions of terms of the impact of damage to structures is used in *NPPF* (2012) and its explanatory addition *PPG* 2014. From this a

criteria on physical and visual impact of the site and setting is made that defines the definitions that should be used in respect to harm caused to a Heritage Asset. This thus weighs up the harm identified against the benefits of the proposal.

Table 2: Criteria for Appraisal of Degree of Harm to the significance of Heritage Assets

Degree of Harm	Definition
Substantial	<ul style="list-style-type: none"> ▪ Total or substantial loss of the significance of a heritage asset. ▪ Substantial harmful change to a heritage asset's setting, such that the significance of the asset would be totally lost or substantially reduced (e.g. the significance of a designated heritage asset would be reduced to such a degree that its designation would be questionable; the significance of an undesignated heritage asset would be reduced to such a degree that its categorisation as a heritage asset would be questionable).
Less than substantial – Moderate	<ul style="list-style-type: none"> ▪ Partial physical loss of a heritage asset, leading to considerable harm. ▪ Considerable harm to a heritage asset's setting, such that the asset's significance would be materially affected/considerably devalued, but not totally or substantially lost.
Less than substantial - Minor	<ul style="list-style-type: none"> ▪ Slight loss of the significance of a heritage asset. This could include the removal of fabric that forms part of the heritage asset, but that is not integral to its significance. ▪ Some harm to the heritage asset's setting, but not to the degree that would result in a meaningful devaluation of its significance. ▪ Perceivable level of harm, but insubstantial relative to the overall interest of the heritage asset.
Negligible	<ul style="list-style-type: none"> ▪ A very slight change to a heritage asset which does not result in any overall harm to its significance. ▪ Very minor change to a heritage asset's setting such that there is a slight impact, but not materially affecting the heritage asset's significance.
No Impact	<ul style="list-style-type: none"> ▪ No effect to the heritage asset or its setting.

Paragraph 141 of NPPF states that *“the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.”* This implies that the term preservation by record is not a substitute for the preservation of the Heritage Asset itself or that substantial damage can be passed off as negligible if mitigating factors (such as archaeological recording) are carried out. This factor appears to be supported by the Valletta Convention 1992.

4 HISTORICAL AND ARCHAEOLOGICAL BACKGROUND

A historic impact assessment is designed to provide an independent assessment in accordance with CIfA guidelines. This section thus contains a historical development of the area, the known archaeology of a surrounding search area, cartographic evidence, aerial photographic evidence and a site visit. Some information may thus be duplicated due to this.

4.1 The Historical Development of along Chertsey Road

The site is located off Chertsey Road; historically the site was located on the eastern edge of Chobham parish, within the hundred of Godley in the county of Surrey. The name Chobham is first recorded as Chebeham or Chabbeham; this is likely to be derived from the name Ceabba (Gover *et al* 1934).

The manor of Chobham was given, sometime before 675, to Chertsey Abbey by Frithwald, the *subregulus* of Surrey and founder of the abbey (VCH 1911, pp.413-419). This grant was confirmed in 967 by King Edgar (Reigned 959-975). At the time of the Domesday Survey the estate consisted of 10 hides, and it was still held by the abbey of Chertsey. Odmus held 4 hides of the abbey's land, while Corbelin held 2 hides of the land of the villeins. The abbey's lands were valued at £12 10s. and the tenants at 60s (Morris 1975).

The manor remained in the possession of the abbey until the Dissolution and the surrender of the abbey in 1537, when John Cordrey the abbot granted it to the king. The manor was retained by the Crown, during which time the king (Henry VIII, reigned 1509-1547) kept it for his own use; he is known to have attended Chobham in 1538 and 1542 (VCH 1911, pp.413-419). In 1543 Sir Anthony Browne was made keeper of the manor; Christopher Heneage appears to have had it granted to him during the reign of Elizabeth I (reigned 1558-1603). In 1614 James I (reigned 1603-1625) granted the manor to Sir George More for the sum of £890 12s. 6d. Annual rent from the manor, amounting to £35 12s. 6d. was also granted him. In 1620 the rent was granted to Lawrence Whitaker and others; in the same year the manor was granted to Sir Edward Zouch along with the rent that had been set aside for Lawrence Whitaker. This grant included Bisley and the manors of Woking and Bagshot. From this time onwards the manor of Chobham descended with these.

In the Domesday Survey there is reference to both a church and a chapel at Chobham, in the possession of the abbey of Chertsey. The abbot caused the chapel to be repaired in 1318; however after this date there is no further mention of the chapel (VCH 1911, pp.413-419). As it seems to have been dedicated in honour of St. Lawrence, it may be identified as the present day church of St. Lawrence, in which case the church described in the Domesday Survey was presumably Bisley Church.

In 1537 the church, with the rectory and advowson, were surrendered to the Crown. During the same year the rectory was granted to the new foundation at Bisham (VCH 1911, pp.413-419). This grant presumably included the advowson, as in 1538 the abbot gained permission to separate both from the monastery to Sir Thomas Pope, the treasurer of the Court of Augmentations. He in turn alienated them to the Dean and Chapter of St. Paul, London, who held them for the use of the chaplains of two

chantries in the church of St. Paul. As a result of the suppression of the chantries the rectory and advowson returned to the Crown; an effort was made in 1587 by the Dean and Chapter of St. Paul's to recover them, however this was unsuccessful as they remained with the Crown until 1620.

A grant of the rectory was made to William James in 1551 for twenty-one years; reversion was granted in 1564 to William Haber and Richard Duffield, from whom it passed immediately to Owen Bray of Aden in Chobham, who died in 1568, still in possession. His grandson, Owen Bray, conveyed it to Sir Thomas White in 1638 from whom it descended to the Woodroffes. The latter conveyed it to Elizabeth and Philip Beauchamp in 1687. In 1620 the advowson was granted, with the manor, to Sir Edward Zouch; it remained in the possession of the lord of the manor until 1752, when the advowsons of Chobham and Bisley were sold (VCH 1911, pp.413-419).

4.2 Known Archaeological Sites (Figure 2)

The search area encompassed a 1km radius centred on NGR SU 98271 62298. The subsequent results will be discussed in chronological order, sometimes in note form. No archaeological sites in the search were dated earlier than the Bronze Age.

Bronze Age

The fragments of eight or nine Late Bronze Age 'pail-shaped' urns were found at Chobham Park Farm in 1902 (**JMHS 1**, 1858 - MSE1858: SU 9870 6270). Two rim fragments of Late Bronze Age/Iron Age undecorated urns, as well as a large fragment of Middle Bronze Age cinerary urn, were found by the Reverend C Kelly in Moat Field, Chobham Park and donated to Guildford Museum (**JMHS 2**, 1875 - MSE1875: SU 9800 6200; **JMHS 3**, 2389 - MSE2389: SU 9800 6200).

High Medieval

A farmstead, of possible Medieval origin, is shown on Rocque's map of 1765, to the south of Millbourne and Chobham Mill (**JMHS 4**, 14054 - MSE14054: SU 9733 6215). There is the site of a moated mansion (**JMHS 5**, 1869 - MSE1869: SU 9863 6278); in 1913 the remains of a moat and a 17th century L-shaped barn were noted. There is now no trace of a moat, although the house stands on a platform above the surrounding ground. A section of Chobham Park pale exists (**JMHS 6**, 14065 - MSE14065: SU 9788 6293); Chobham Park was the focus of the Abbot of Chertsey's estate of Chobham for most of the Medieval Period. Millbourne Bridge (**JMHS 7**, 14077 - MSE14077: SU 9743 6202); the current extant structure dates to the Post-Medieval Period; however a bridge is known to have been present in the Medieval Period. Larkingshaw Farm (**JMHS 8**, 14102 - MSE14102: SU 9923 6241); a farm complex is shown here on the Rocque map of 1765, but no earlier mention of its name has so far been found other than as Lvrkingshaw in 1823. The farm is considered to be medieval in origin, although this is slightly uncertain. A further section of Chobham Park pale (**JMHS 9**, 14622 - MSE14622 SU 9838 6352).

Post Medieval

The post medieval period is well represented within the search area, typified by a

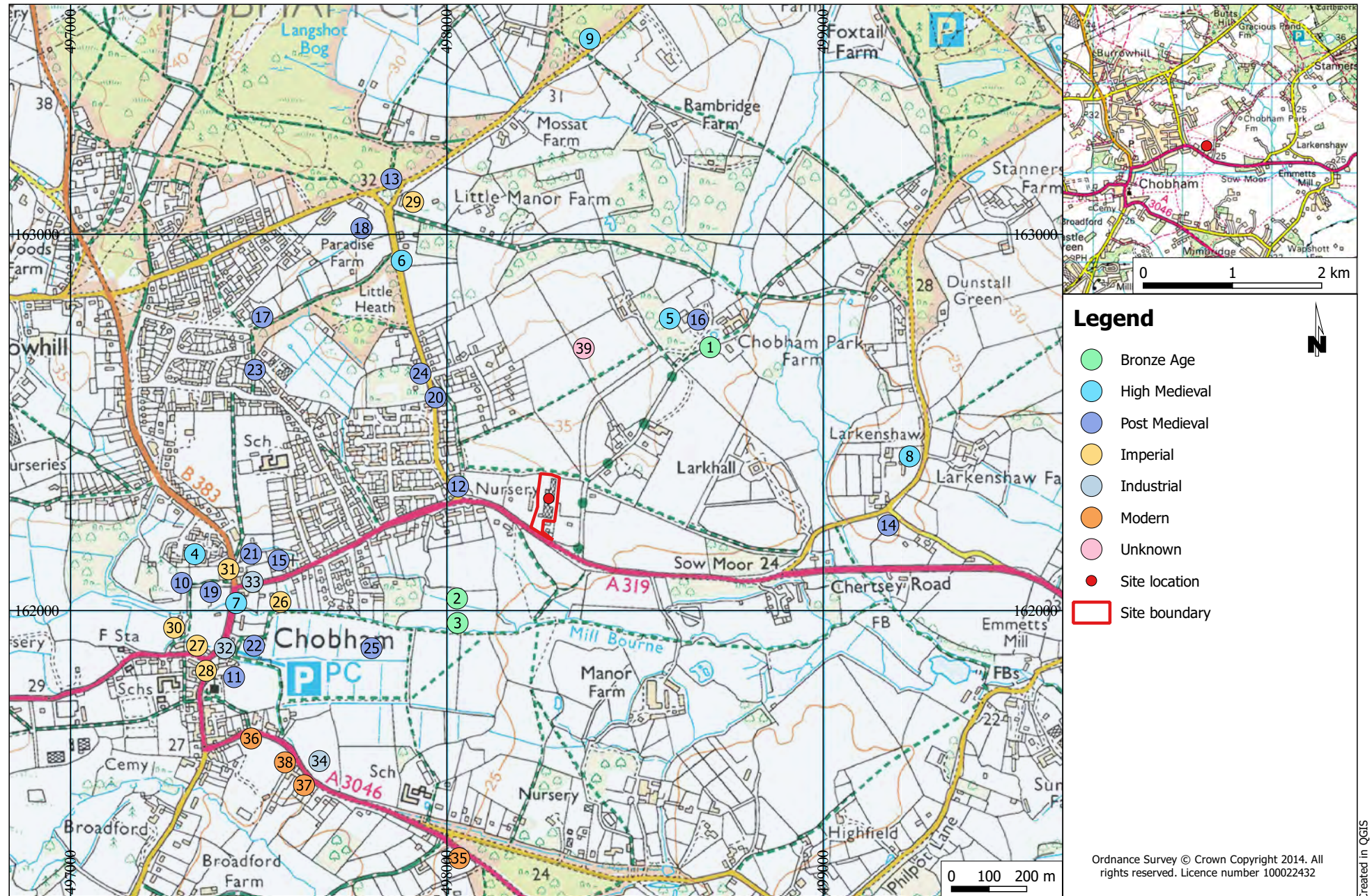


Figure 2: Historic Environment Record Sites

series of extant buildings. Old Chobham House (**JMHS 10**, 15107 - MSE15107: SU 9737 6206); the site is known through documentary evidence. It was sold at auction in 1869 before being demolished and rebuilt on the same site. Bridal House and Chobham Antiques and J E Ingram (**JMHS 11**, 10882 - MSE10882: SU 9736 6184). A timber framed structure with of 16th century origin with 18th, 19th and 20th century alterations; grade II listed. Three Ways Cottage (**JMHS 12**, 10885 - MSE10885: SU 9803 6233); a grade II listed timber framed structure with whitewashed brick infill, 16th century in date and extended in the 20th century. Westways farm house (**JMHS 13**, 10887 - MSE10887: SU 9793 6263); grade II listed brick built farm house of early 18th century date. Fishpool Cottage (**JMHS 14**, 10888 - MSE10888: SU 9918 6223); a grade II listed timber framed house of 17th century date with 19th century alterations. Old Pound Cottage (**JMHS 15**, 10916 - MSE10916: SU 9754 6212); grade II listed timber framed cottage with rendered cladding, of 16th century date with extensions to the rear in the 19th and 20th century. Chobham Park House (**JMHS 16**, 10917 - MSE10917: SU 9863 6278); a grade II listed building of early 18th century date, built with re-used brown and red brick. Little Heath Farm House (**JMHS 17**, 10946 - MSE10946: SU 9751 6278); a grade II listed brown and red brick building of late 16th century date, with an early 18th century façade. Paradise Farm House (**JMHS 18**, 10947 - MSE10947: SU 9779 6302); a grade II listed 17th century timber framed building with an 18th century brick façade. Aden Cottage and The Homestead (**JMHS 19**, 10978 - MSE10978: SU 9744 6209); a grade II listed timber framed building of early 17th century date, with a late 18th century extension to the left hand side. Wayside Cottage (**JMHS 20**, 10980 - MSE10980: SU 9797 6258); a grade II listed timber framed cottage of late 17th century date with a 19th century pent roof extension. Pear Tree House (**JMHS 21**, 10985 - MSE10985: SU 9749 6209); a grade II listed red brick built building of early 18th century date, extended in the 18th and 20th centuries. Cannon Cottage and Laurel Cottage (**JMHS 22**, 10993 - MSE10993: SU 9742 6191); a grade II listed timber-framed building of 16th century date with 19th century additions. Burr Hill Cottage (**JMHS 23**, 11017 - MSE11017: SU 9749 6264); a grade II listed, early 17th century timber framed building with 19th and 20th century alterations and additions. Old Cottage (**JMHS 24**, 10886 - MSE10886: SU 9793 6263); a grade II listed timber framed cottage of late 16th century date.

A single findspot of post medieval date is also recorded within the search area; this is a gold finger-ring in a style associated with mourning, dated to c.1670 (**JMHS 25**, 19521 - MSE19521: SU 9780 6190).

Imperial

The Imperial Period is again represented by a series of extant buildings. Coopers Lodge (**JMHS 26**, 11018 - MSE11018: SU 9749 6206); a grade II listed brick built house of early 18th century date. Frogpool House (**JMHS 27**, 11002 - MSE11002: SU 9736 6190); a grade II listed brick built house of mid 18th century date, altered and restored in the 20th century. Crosse and Herbert (**JMHS 28**, 10919 - MSE10919: SU 9736 6184); a grade II listed timber framed building with brick plinth to rear. Late 18th century date with a 19th century shop front below. Westways Farm (**JMHS 29**, 15122 - MSE15122: SU 9788 6311); the formal gardens at Westways Farm, although no longer extant, are described in auction documents from the early 20th century. (**JMHS 30**, 10880 - MSE10880: SU 9736 6189) an 18th century garden wall associated with Frogpool House. Dial House (**JMHS 31**, 10896 - MSE10896: SU

9742 6211); a grade II listed red brick built house of c.1720.

Industrial

Saddlers Halt (**JMHS 32**, 10981 - MSE10981: SU 9741 6190); a grade II listed, early 19th century house of incised colour-washed render on a rendered plinth. Northbourne (**JMHS 33**, 11009 - MSE11009: SU 9745 6211); a grade II listed brick built, early 19th century house.

A cast iron cannon (**JMHS 34**, 20722 - MSE20722: SU 9758 6160); given to the village to commemorate Queen Victoria's visit in 1853.

Modern

Longacres (**JMHS 35**, 11030 - MSE11030: SU 9800 6134); a house of the Modern Movement style, built in 1934 by Forbes and Tait and Enid Caldicott MBE.

A garden in Chobham Recreation Ground established in 1951 as a memorial to those who lost their lives in the First World War; gates were later added as a memorial to the Second World War (**JMHS 36**, 20659 - MSE20659: SU 9748 6166; **JMHS 37**, 20661 - MSE20661: SU 9758 6160). War memorial on the A319 road (**JMHS 38**, 20662 - MSE20662: SU 9758 6160).

4.3 Cartographic Research (Figures 3-7)

The area of the site is shown on Norden's map of the Forest of Windsor; the map shows the village of Chobham in addition to Chobham Park to the east, surrounded by an enclosure. The site lies east of the village on the northern side on Chertsey Road, which runs between Chobham and Chertsey. This area is depicted as open land, although the scale and resolution of the map precludes a more detailed assessment.



Figure 3: Seller's map of 1690.

The area of the site is shown again on Seller's map of 1690 (Fig. 3); this map is more accurate, depicting the position and orientation of roads more reliably. The site is still located outside of the village within an area of open land. This remains unchanged in Rocque's 1768 map of the County of Surrey (Fig. 4), although the village has increased in size, spreading to the north and east.



Figure 4: Rocque's County Map of 1768.



Figure 5: Tithe Map of 1845.

No inclosure maps exist for the area and as such the site is first shown in detail on the Tithe Map of 1845 (Fig. 5); here the site is shown as a rectangular plot of land, bounded by Chertsey Road to the south, with roughly the same curtilage as is found today. The site is shown in the same configuration in the First Edition Ordnance Survey map of 1870 (Fig. 6). A revision of 1883 shows the construction of 'Bandylands', a property in the adjacent field (Fig. 7).



Figure 6: First Edition Ordnance Survey map of 1870.



Figure 7: 1883 amendment to First Edition Ordnance Survey map of 1870.

4.4 Aerial Photographs

A search of the aerial photographs at the National Monuments Record identified 23 photographs, taken during 12 sorties, all of which were vertical.

A possible rectilinear enclosure is visible approximately 400m to the north of the site (JMHS 39, SU 98364 62697) in photos taken 1965 (OS/65250).

A number of geological features are also visible: several palaeochannels associated with the Mill Bourne are visible to the south west of the site (SU 98000 61946) in photos taken in 1947 (RAF/CPE/UK/1982); a curvilinear feature is visible to the north east of the site (SU 98973 62764) in photos taken in 1967 (RAF/543/3859).

4.5 LIDAR

The Lidar imagery of the area was checked, however no features were identified within the area of the site.

4.6 Site Visit

A site visit was conducted on the 22/11/2016. The site is currently in use as a nursery, which consists of a series of greenhouse buildings and an area of rough asphalt for parking. To the rear of the site is an area of dense scrub. As such no archaeological features were identified during the visit.



Plate 1: The site, as viewed from the south. Looking north.

5 DISCUSSION

The proposed development was briefly outlined in section 3. A discussion of the heritage data was discussed in section 4 (4.1 Historical, 4.2 Archaeological, 4.3 Cartographic, 4.4 Aerial Photography, 4.5 LIDAR and 4.6 Site Visit). Section 5.1 offers a simplified overview in a chronological overview.

5.1 The Landscape of the Search Area

Human activity has been recognised in the search area from the Bronze Age through to the Modern Period. This activity consists mainly of settlement during the Medieval and Post Medieval periods, with infrequent findspots of an earlier date. Bronze Age activity within the landscape is represented by three individual findspots consisting of pottery sherds; two of these (**JMHS 2 & 3**) were found to the south west of the site while the third was found to the north east (**JMHS 3**). These finds indicate that the landscape was being utilised to some extent during this period, and as such the findspots may be indicative of a wider pattern of activity; however, due to the relatively small sample size it is difficult to suggest where or in what form any activity may have taken. No further prehistoric activity is represented within the search area; indeed it is not until the High Medieval period that any further activity is recorded. This activity tends to be clustered to the west and north of the site, in the village of Chobham and its surrounding settlements and farmsteads.

5.2 The Archaeological Potential of the Proposal Area

Bronze Age pottery has been found to the south west and north east of the site. These finds indicate that the landscape was being utilised during this period, although as

discussed above it is difficult to suggest where any further activity might have taken place, and what form this may take. No further prehistoric activity is recorded, and this is the same for the Roman and Early Medieval Period. Therefore based on the data gained from the HER it would appear that the potential for any prehistoric, Roman and Early Medieval activity remains low.

The evidence for human activity increases markedly from the High Medieval period onwards, although this is generally clustered to the west and north of the site, in the village of Chobham and its surrounding settlements. The site's outlying location would suggest that it has not been the focus of any settlement associated with the village. This seems to be supported by the cartographic evidence which shows the site as open agricultural land from the early 17th century onwards. Evidence of agricultural activity, such as buried ridge and furrow, may therefore be present. However, in general the archaeological potential for any High Medieval or later remains is also considered to be low.

5.3 The Impact of Previous Development on Potential Archaeological Remains

The search of the HER and the historic mapping of the area has shown there to be no known archaeological activity within the immediate area of the site.

Based on the cartographic evidence available, prior to the construction of the nursery no development had taken place on the site. There is some potential for the presence of Medieval ridge and furrow across the site. If this was the case then this would have degraded the potential for the preservation of any earlier archaeology on the site. The construction of the concrete slabs and surfaces upon which the nursery buildings sit would have impacted upon any buried remains to a certain extent, although this impact was probably relatively minimal.

5.4 The Impact of the Proposal on non-designated heritage assets

The HER search produced no non-designated heritage assets located directly on the Site. There are a number of non-designated heritage assets located

5.5 The Impact of the Proposal on designated heritage assets

In accordance with the Ancient Monuments and Archaeological Areas Act of 1979 (see part 2.1) Scheduled Monuments are to be considered as a designated heritage asset of national importance.

No scheduled monuments have been identified in the immediate area of the proposal site.

5.6 The Impact of the Proposal on listed buildings

In accordance with the Planning (Listed Buildings and Conservation Areas) Act 1990 (see part 2.1) structures that are designated as a listed building due to this act are considered to be nationally important. They occur on a national database held by Historic England.

There are a number of listed buildings within the search area, however these would not be impacted upon physically or visually by the proposed development.

5.7 The Impact of the Proposal on known burial sites

In accordance with the Burial Act of 1857 (see part 2.1) a burial cannot be moved without the proper authorisation from Government.

Burials only become designated heritage assets if they are part of a listed cemetery structure in a churchyard, a burial in a church, or part of a scheduled monument like a long barrow, round barrow, a burial mound inside a later designated structure for example a hill-fort or are a secondary or satellite cemetery to a listed or scheduled structure. In all these cases it can be argued that the individual burial or cemetery is thus protected. In other cases where past burials have been or become located they are essentially non-designated heritage assets as their presence will become added to the Historic Environment Record. In any event burials can only be moved with the permission of the Ministry of Justice and should not be touched by building contractors.

6 CONCLUSIONS

This heritage assessment considers the impact of the proposed re-development of Rosebank Nursery, Chobham. The site lies within the historic parish of Chobham, which was recorded as a Manor from the late 10th century onwards. Chobham Parish now lies within the Borough of Surrey Heath, within the modern county of Surrey.

The 1km search of the surrounding area identified some 38 sites; of these most were concentrated around Chobham village, and none were located within the immediate area of the site.

Given the scarcity of data from the HER the potential for any buried archaeological remains of prehistoric or Roman date is considered to be low; prehistoric activity within the study area is solely represented by stray or chance finds (although it is important to consider that this data may be more indicative of a lack of research in the area). The same is considered to be true of later periods, as although an increase in activity is seen during these periods the examination of the known archaeology and history of the area of the site would suggest that it appears never to have been the focus or location of any settlement. Rather it seems to have been part of the agricultural land associated with the village of Chobham.

No scheduled monuments have been recognised in the immediate area, and although a number of listed buildings were present within the search area these would not be impacted upon physically or visually by the proposed development. No burials have been identified in the search area.

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7.2 Historic Maps

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CC1007/4 1690 Seller's Map of Surrey

M/477/1 1768 Rocque's Map of Surrey

864/1/33 1845 Chobham Tithe Map

Surrey 10.16 1870 First Edition Ordnance Survey Map

Surrey 10.16 1883 Revision to First Edition Ordnance Survey Map

Surrey 10.16 1914 Third Edition Ordnance Survey Map

7.3 Gazetteer of Sites

ID	Period	Identifying Number	X coordinate	Y coordinate	Description
1	Bronze Age	1858 - MSE1858	498700	162700	Findspot. Fragments of eight or nine Late Bronze Age "pail-shaped" urns dug up at Chobham Park Farm in 1902.
2	Bronze Age	1875 - MSE1875	498000	162000	Findspot. Two rim fragments of Late Bronze Age/Iron Age undecorated urns."
3	Bronze Age	2389 - MSE2389	498000	162000	Findspot. Upper portion of a large ornamental Middle Bronze Age cinerary urn."
4	High Medieval Period	14054 - MSE14054	497330	162150	A large building complex is shown here on the Rocque map of 1765.
5	High Medieval Period	1869 - MSE1869	498630	162780	Site of moated mansion, now occupied by a farmhouse.
6	High Medieval Period	14065 - MSE14065	497880	162930	Earthwork - section of Chobham Park Pale.
7	High Medieval Period	14077 - MSE14077	497430	162020	Documentary evidence for Millbourne Bridge.
8	High Medieval Period	14102 - MSE14102	499230	162410	Larkinshaw Farm. A farm complex is shown here on the Rocque map of 1765.
9	High Medieval Period	14622 - MSE14622	498380	163520	Earthwork - section of Chobham Park Pale.
10	Post Medieval Period	15107 - MSE15107	497370	162060	Documentary evidence for the site of old Chobham House.
11	Post Medieval Period	10882 - MSE10882	497360	161840	Bridal House, Chobham Antiques and J E Ingram. Grade II listed. 16th century with 18th, 19th and 20th century alterations
12	Post Medieval Period	10885 - MSE10885	498030	162330	Three Ways Cottage. Grade II listed. 16th century, extended in the 20th century.
13	Post Medieval Period	10887 - MSE10887	497880	163110	Westways farm house. Grade II listed. Brick built, early 1700s.
14	Post Medieval Period	10888 - MSE10888	499180	162230	Fishpool Cottage. Grade II listed. Timber framed; 17th century with 19th century alterations.
15	Post Medieval Period	10916 - MSE10916	497540	162120	Old Pound Cottage. Grade II listed. 16th century, extended to rear in 19th century and 20th century.
16	Post Medieval Period	10917 - MSE10917	498630	162780	Chobham Park House. Grade II listed. Circa 1700, built with re-used brown and red brick.
17	Post Medieval Period	10946 - MSE10946	497510	162780	Little Heath Farm House. Grade II listed. Brown and red brick; late 16th century to rear, early 18th century front.
18	Post Medieval Period	10947 - MSE10947	497790	163020	Paradise Farm House. Grade II listed. 17th century timber frame with 18th century brick façade.
19	Post Medieval Period	10978 - MSE10978	497440	162090	Aden Cottage and The Homestead. Grade II listed. Timber framed; early 17th century with late 18th century extension to left.
20	Post Medieval Period	10980 - MSE10980	497970	162580	Wayside Cottage. Grade II listed. Timber framed; late 17th century with 19th century pent roof extension.
21	Post Medieval Period	10985 - MSE10985	497490	162090	Pear Tree House. Grade II listed. Early 18th century, extended in 18th

					and 20th centuries.
22	Post Medieval Period	10993 - MSE10993	497420	161910	Cannon Cottage and Laurel Cottage. Grade II listed. Timber framed; 16th century with 19th century additions.
23	Post Medieval Period	11017 - MSE11017	497490	162640	Burr Hill Cottage. Grade II listed. Early 17th century with 19th and 20th century alterations.
24	Post Medieval Period	10886 - MSE10886	497930	162630	Old Cottage. Grade II listed. Timber framed, late 16th century.
25	Post Medieval Period	19521 - MSE19521	497800	161900	Findspot. Gold finger-ring dated c.1670.
26	Imperial	11018 - MSE11018	497490	162060	Coopers Lodge. Grade II listed. Brick built; early 18th century.
27	Imperial	11002 - MSE11002	497360	161900	Frogpool House. Grade II listed. Brick built; mid 18th century, altered and restored in 20th century.
28	Imperial	10919 - MSE10919	497360	161840	Crosse and Herbert. Grade II listed. Circa 1790 with 19th century shop front below.
29	Imperial	15122 - MSE15122	497880	163110	Westways Farm. Formal gardens (from documentary evidence).
30	Imperial	10880 - MSE10880	497360	161890	Garden wall. 18th century with 19th century link to house on High Street frontage.
31	Imperial	10896 - MSE10896	497420	162110	Dial House. Grade II listed. Red brick built, c.1720.
32	Industrial	10981 - MSE10981	497410	161900	Saddlers Halt. Grade II listed. Early 19th century.
33	Industrial	11009 - MSE11009	497450	162110	Northbourne. Grade II listed. Brick built, early 19th century.
34	Industrial	20722 - MSE20722	497580	161600	Cannon. Given to the village to commemorate Queen Victoria's visit in 1853.
35	Modern	11030 - MSE11030	498000	161340	Longacres. Built in 1934 by Forbes and Tait and Enid Caldicott MBE. Modern Movement house.
36	Modern	20659 - MSE20659	497480	161660	Memorial garden - WWI, WWII.
37	Modern	20661 - MSE20661	497580	161600	Memorial garden - WWI, WWII.
38	Modern	20662 - MSE20662	497580	161600	War memorial on the A319 road - WWI, WWII.
39	Unknown	-	498364	162697	Possible rectilinear enclosure, identified from aerial photos.

APPENDIX 1

Glossary

by

Stephen Yeates

GLOSSARY OF HISTORICAL AND ARCHAEOLOGICAL TERMS

Caput (Latin): A Latin word of which the etymology is head, it refers to the central place of government in a lay manorial or ecclesiastical context.

Chancery: The chancellorship or the court of the chancellor of England.

Chapel/chapelry: Medieval churches without the status of a parish church, usually these were annexed to a mother church (with parish) as a chapel of ease. The mother church had the right to any tithes (tenths), and other forms of revenue that was attached to that chapel. These were often established due to difficulties of villagers in isolated villages or hamlets from attending the mother church. The area of the parish (or district) attached to the chapel of ease was termed a chapelry (see also liberty and township). There were also free chapels, which were not chapels of ease, but which were established in the territory of a mother church (parish), but was not annexed to or attached to that mother church in the same way.

Demesne: Of or belonging to the lord, from Latin *Dominicus*.

DMV: The initials DMV refer to a Deserted Medieval Village, they are often large archaeological sites containing the earthworks of collapsed dwellings and enclosure boundaries, set around a planned road system. The reason for their desertion may be for various reasons economical failure, socio-political enforcement (forced abandonment by a lay lord or ecclesiastical lord due to economic policy alterations), or plague. Other sites are known as SMV, Shrunken Medieval Settlement.

Extra-parochial: An area of land that is not legally attached to a parish church. This normally occurs in respect to ancient hunting lands, for example in the Forest of Dean where the central area of the royal hunting land. The term could also be applied to a decayed parish (a church or mother church which had lost all of its inhabitancy).

Effoef: To invest with a fief, or to be put in possession of a fee.

Fee: An estate or hereditary land that is held by paying homage and service to a superior lord. The person holding the fee can, therefore, hold a fee from the king, a bishop or a lord. The type of service required was normally that of a knight, but was also termed a knights-fee or a lay-fee, besides others. The word is derived from the Germanic languages and has an etymology of 'cattle-property'.

HER: The initials stand for Historic Environment Record, a database of archaeological sites at local planning authorities (at County or Unitary Authority level).

Hide: A unit of land measurement, which was considered to cover an area of ground that could maintain an extended family. It was reckoned generally to be 120acres, but this varied in some places across the country depending on the productivity of the soils. In some areas the land covered may have been as much as 180acres.

Inclosers: Those wishing to inclose the land.

Inclosure: Archaic form of the word enclosure, used in respect to Inclosure maps, documents consisting of a map, showing the division of the land, and also an apportionment, which details the owner of the land and also the name. Before this procedure most villages had open fields in which all villagers had an allotted portion as a tenant.

Iron Age: An archaeological name attributed the last of the prehistoric periods normally attributed BC 800 to AD 43. The prehistoric periods are so named from alterations in technology, thus the Iron Age refers to a period in which iron production became generally wide spread, but not introduced. Iron production commenced in Anatolia (Turkey) c. 2000 BC and was introduced into the British Isles at the latter part of the

second millennium BC. The Age is generally divided up into three smaller periods or phases: Early Iron Age (800-500/400 BC), Middle Iron Age (500/400-150/100 BC) and the Late Iron Age (150/100 BC-AD 43).

Liberty: An area of a parish not classed as a chapelry or township that has certain rights or freedoms.

Manor: A dwelling or habitation that is the principal house on an estate. The name has as a secondary meaning an area of land attached to the manor, this is transferred from the house originally to the estate.

Medieval: Used for a historical and an archaeological period from AD 410 (the alleged date in which Roman military forces abandoned Britain) through to AD 1485 (the date of the Battle of Bosworth Field). The period is alternatively called the middle ages.

NMR: The initials stand for National Monuments Record, this is an archaeological database held by English Heritage at Swindon.

Post-medieval: A historical and archaeological time period generally interpreted as commencing after the Battle of Bosworth Field in AD 1485. Some authorities interpret the period as continuing to the present day, while other state that it terminated in 1800, and that the industrial period commenced at that date.

Prebendal: A medieval term awarded to certain prestigious church sites. The term was first used in the late 11th or early 12th centuries AD.

Roman: The name given to an historical or archaeological period of Britain from AD 43 (the date of the Claudian Invasion) and AD 410 (when Roman military forces are reputed to have left). There is much debate about the authenticity of this last date, and even claims that the Imperial letter withdrawing Roman military authority from Britain is a forgery, which has been greatly misused.

Rotuli Hundredorum (Latin text): A series of rolls (*rotuli*) that lists the assets of all the hundreds (*Hundredorum*) in England from the 13th century. The audits were carried out in the reigns of Henry III and Edward I.

Smallholder: A person or tenant who owns or rents a small area of land.

Sub-manor: A manor (building or the estate) that is subject to a larger manor.

Terrier: A post-medieval document giving accounts of dues received by vicars and priests.

Tithe Award: A post-medieval document consisting of a map (showing owners and names of fields) and an apportionment (details of those fields).

Tudor: The name given to an English royal family who ruled Britain from 1485-1603. The term is thus used to describe an historical period and certain developments that occurred in that period.

Virgate: A unit of land measurement rated at ¼ of a hide.

Wool Stapler: A wool merchant. Using the term staple referring to a town or place with a body of merchants. The town or principal place for selling a specific commodity.

GLOSSARY OF ARCHITECTURAL AND ARCHAEOLOGICAL TERMS

Enclosure: An area of ground enclosed by a ditch, bank and ditch, fence, or wall.

Dormer: A window projecting from the line of the roof and possessing a roof of its own.

Gable: The head of a wall at the end of a pitched roof, they are usually triangular in shape and set within the roofline, but some have decorative shapes.

Hipped Roof: A roof with sloped ends as opposed to gables. A half-hipped roof has partially sloping ends and a partial gable.

Hollow-way: The remains of an ancient trackway that has been eroded away by use.

Moat: A ditch, either dry or flooded, which surrounds a manorial site.

Mullion: The slender vertical member dividing the lights in a window or screen.

Ragstone: Stone from Cretaceous Lower Greensand beds.

Ridge and furrow: A formation created by the ploughing process in medieval open fields. The process removes soil from the furrow and places it on the ridge, thus archaeological survival under these fields is variable, being truncated in the furrow, but often surviving due to the greater depth of soil under the ridge.

Tollhouse: A building constructed at either end of a toll road, they usually have distinct polygonal designs. The resident of these houses made charges for the use of the toll road.