



# Archaeological Desk Based Assessment

---

Land West of Station  
Road, Lingfield

March 2022 | Project Ref 07677A

HCUK Group is a multi-disciplinary environmental practice offering expert advice in archaeology, heritage, landscape, arboriculture, and planning. It began life in 2010 as Heritage Collective LLP, before becoming Heritage Collective UK Limited in 2014. In the coming years diversification saw the addition of Archaeology Collective, Landscape Collective and Planning Collective, before all strands came together to be branded under a single umbrella: HCUK Group, based on the acronym for the original company. A home working company since the beginning, we are pleased to employ a talented workforce of consultants and support staff, who are on hand to advise our clients.



**Project Number:** 7677A

**File Origin:** C:\Users\Emma Cooper\HCUK Group\Projects - Documents\Projects 7501-8000\7601-7700\07677 - Land at Old Cottage, Lingfield\ARCH\Reports

| Author with date | Reviewer code, with date |
|------------------|--------------------------|
| EC, 24.01.2022   | RD-0241, 24.01.2022      |
|                  | CV-18 25.01.22           |

# Contents

## Non-Technical Summary

|   |           |
|---|-----------|
| <b>1. Introduction .....</b>              | <b>6</b>  |
| <b>2. Methodology .....</b>               | <b>10</b> |
| <b>3. Relevant Policy Framework .....</b> | <b>12</b> |
| <b>4. Archaeological Background .....</b> | <b>15</b> |
| <b>5. Impact Assessment .....</b>         | <b>31</b> |
| <b>6. Conclusions .....</b>               | <b>33</b> |
| <b>7. Figures .....</b>                   | <b>37</b> |

## Figures

|  |
|--|
| <b>Fig. 1 Site Location</b>  |
| <b>Fig. 2 Topography of the Application Site</b>   |
| <b>Fig. 3 Scheduled Monuments within the 1km Study Area</b>  |
| <b>Fig. 4 Areas of High Archaeological Potential (AHAP) and County Sites of Archaeological Importance (CSAI) within the 1km Study Area</b> |
| <b>Fig. 5 Archaeological Monuments recorded on the SHER within the 1km Study Area</b>  |
| <b>Fig. 6 Previous Archaeological Investigations recorded on the SHER within the 1km Study Area</b>  |
| <b>Fig. 7 Historic Landscape Characterisation (HLC) recorded on the SHER within the 1km Study Area</b>                                     |
| <b>Fig. 8 LIDAR Coverage of the Application Site</b>   |
| <b>Fig. 9 A Map of Surrey, 1768, by John Roque</b>   |
| <b>Fig. 10 1809 Ordnance Survey Drawing</b>  |
| <b>Fig. 11 1840 Lingfield Parish Tithe Plan.</b>   |
| <b>Fig. 12 1870 Ordnance Survey plan, 1:2500</b>   |
| <b>Fig. 13 1897-98 Ordnance Survey plan, 1:2500</b>  |
| <b>Fig. 14 1912 Ordnance Survey plan, 1:2500</b>   |

**Fig. 15 1965 Ordnance Survey plan, 1:2500**

**Fig. 16 1988-1993 Ordnance Survey plan, 1:2500**

**Fig. 17 Satellite View of the Application Site**

**Fig. 18 The Proposed Development**

## Non-Technical Summary

*This archaeological desk-based assessment has been prepared by HCUK Group, on behalf of Woolbro Group and Morris Investment, ahead of the proposed development which comprises the construction of residential properties at Land at Old Cottage, Station Road, Lingfield.*

*The assessment has confirmed that the Site contains no designated archaeological assets such as scheduled monuments or registered battlefields. However, there is one Scheduled Monument within the 1km Study Area, the Linfield Village Cage and St Peter's Cross (NHLE1005942) which sits within the village of Lingfield, this is also designated as a County Site of Archaeological Importance. The assessment identified sixty-two archaeological monument records on the Surrey Historic Environment Record (SHER) within the 1km study area. None of these entries are within the Site itself but there are five assets directly adjacent to the Site boundary. Four of these assets relate to New Place Farm, which sits to the north-east of the Site, and the fifth relates to undated deposits identified during a previous archaeological investigation. The SHER records two Areas of High Archaeological Potential within the 1km Study Area, the St Peter and St Paul's 14<sup>th</sup> century church and church area that sits immediately adjacent to the north-western boundary of the Site and the Plaistow Street, Lingfield- Historic Town Core that lies 300m to the west of the Site.*

*During the site walkover an area of ridge and furrow was identified in the south-east and north of the Site. LIDAR coverage of the Site did confirm the presence of ridge and furrow at this location and therefore further investigations within the Site may be needed to ascertain the form and function of the earthworks.*

*This assessment has indicated that there is a high potential for archaeological remains to be identified within the Site, probably relating to the Medieval, Post Medieval and Modern periods. If remains are identified, it is likely that these relate to agricultural and occupational activity. The assessment has confirmed that it would impact upon the potential area of ridge and furrow identified during the site visit, and the historic field boundaries identified on historic mapping.*

*The scope of any further archaeological works that would be needed in advance or during development of the Site would need to be discussed and agreed with the Historic Environment Planning Team at Surrey County Council who are the nominated archaeological advisors to the local planning authority, Tandridge District Council.*

# 1. Introduction

## Background

- 1.1** This archaeological desk-based assessment has been prepared by Emma Cooper of HCUK Group on behalf of Woolbro Group and Morris Investment. The proposed development is the construction of c.99 residential dwellings, with associated access roads and landscaping.
- 1.2** The site in question is known as Land at Old Cottage, Station Road, Lingfield (Figure 1), occupying an area of 6.201ha and centred at NGR TQ 39197 43615. It is hereafter referred to as the 'Site'.
- 1.3** By way of introduction, the Site is formed of open, agricultural land in the village of Lingfield, Surrey. The Site is bounded to the north, north-east and west by residential properties. Station Road forms Site's south-eastern boundary and the B2028 forms the Site's southern boundary. St Peter and St Pauls Church, and its associated churchyard, sits immediately adjacent to the north-western boundary. A public footpath runs east-west across the northern extent of the Site.
- 1.4** The purpose of this assessment is to determine and assess the archaeological potential of the Site and to assess the significance of any relevant heritage assets identified. The report is informed by site inspection, historical information, and by data relating to heritage assets. It seeks to provide sufficient information to allow an informed understanding of the potential impact of the proposed development on the significance of those assets, and to consider the need for solutions (design, engineering etc) where necessary. The report will not address designated or non-designated built heritage. All implications of the development proposal on matters relating to the built heritage are discussed in a separate Heritage Impact Assessment.<sup>1</sup>
- 1.5** The report considers heritage assets of archaeological interest, including finds/findspots of artefactual and ecofactual material (e.g. stone tools, bone), and locations, features or objects referenced from historic documents. Where appropriate, it refers to archaeological and palaeoenvironmental deposits, including sub-surface archaeological remains of features, buildings and structures.
- 1.6** This assessment has been prepared in accordance with Standards and Guidance for Historic Environment Desk-Based Assessment<sup>2</sup> published by the Chartered Institute

---

<sup>1</sup> HCUK Group 2022.

<sup>2</sup> CIfA, 2020

for Archaeologists (CIfA). It takes into account the National Planning Policy Framework (NPPF)<sup>3</sup> and other local planning policy and guidance where relevant.

- 1.7** This desk-based assessment comprises an examination of digital data held by the Surrey Historic Environment Record (SHER) together with documentary research. It incorporates a map regression indicating the impact of change over time.
- 1.8** This data has been collected for an area comprising a 1km radius of the Site boundary, which is referred to as the 'study area'. This radius has been selected on the basis of professional judgment as being sufficient to determine the archaeological potential of the Site, taking into account its location, topography, and character.

## Geology and Topography

- 1.9** The British Geological Survey identifies the underlying solid geology across the Site as being Upper Tunbridge Wells Sand - Sandstone and Siltstone, Interbedded a sedimentary bedrock formed approximately 134 to 139 million years ago in the Cretaceous Period when the local environment was previously dominated by swamps, estuaries, and deltas<sup>4</sup>. No superficial geological deposits have been identified within the Site.
- 1.10** The soils of the Site are classified as being within the Soilscape 8 class, which are 'slightly acid loamy and clayey soils with impeded drainage'<sup>5</sup>
- 1.11** The northern extent of the parcel of land is situated c.58m above Ordnance Datum (aOD) across the Site sloping down to c.51m above Ordnance Datum (aOD) at its southern extent.

## Site Visit

- 1.12** A site visit/walkover was undertaken on the 19<sup>th</sup> January 2022 by Dr Jonathan Edis, Director of HCUK Group Ltd in clear conditions.
- 1.13** Remains of ridge and furrow were seen in the north of the Site, on a north-south alignment and on a north-west to south-east alignment and in the south-east of the Site, on a north-east to south-west alignment (Photos 1, 2 and 3). LIDAR (Figure 8) shows traces of ridge and furrow in the two above-mentioned areas.
- 1.14** Photographs taken on the site visit:

---

<sup>3</sup> MHCLG, 2021

<sup>4</sup> BGS, 2021

<sup>5</sup> Cranfield University, 2021



Photograph 1: View west across the southern extent of the Site showing remains of ridge and furrow earthworks.



Photograph 2: View west across the southern boundary of the Site showing remains of ridge and furrow earthworks.



Photograph 3: View north-west across the north-western extent of the Site.

## 2. Methodology

### Sources

**2.1** In preparing this assessment we have compiled readily available archaeological and historical information from documentary and cartographic sources, primarily:

- Surrey HER (SHER) for known archaeological sites, monuments and findspots within 1km of the Site (i.e. the study area).
- Maps and documents held by online resources.
- The British Geological Survey (BGS) onshore digital maps at 1:50 000 scale.
- Soil Survey of England and Wales.
- The National Heritage List for England (Historic England).
- Other relevant books, journals and grey literature reports that were identified in the course of the data collection.

**2.2** The information gathered from the above sources has been verified and augmented as far as possible by assessment and site inspection, in order to arrive at conclusions on the significance of the various heritage assets and archaeological remains that have been identified during the course of this assessment.

### Assessment

**2.3** The assessment seeks to understand and define the significance of heritage assets identified from the sources above, taking into account the categories of special interest defined in the NPPF<sup>6</sup>, primarily archaeological interest, historic interest, architectural interest and artistic interest.

**2.4** The importance of a heritage asset is the overall value assigned to it based on its heritage significance, reflecting its statutory designation or, in the case of undesignated assets, the professional judgement of the assessor (Table 1).

---

<sup>6</sup> MHCLG, 2021

Table 1: Criteria for Assessing the Importance of Heritage Assets

| <b>Importance of the asset</b> | <b>Criteria</b>   |
|--------------------------------|---|
| Very high                      | World Heritage Sites and other assets of equal international importance   |
| High                           | Grade I and II* Registered Parks and Gardens, Scheduled Monuments, Protected Wreck Sites, Registered Battlefields, Grade I and II* Listed Buildings, and undesignated heritage assets of equal importance |
| Medium                         | Conservation Areas, Grade II Registered Parks and Gardens, Grade II Listed Buildings, heritage assets on local lists and undesignated assets of equal importance  |
| Low                            | Undesignated heritage assets of lesser importance   |

**2.5** The assessment also considers change to the setting and significance of heritage assets, where appropriate.

## Archaeological Potential

**2.6** The report concludes with (1) an assessment of the archaeological potential of the Site, (2) an assessment of the significance of any archaeological remains that may be present, and (3) an assessment of the likely effects of the proposed development on heritage assets, both in terms of physical impact and (where relevant) change to setting.

## 3. Relevant Policy Framework

### National Planning Policy Framework

**3.1** The significance of a heritage asset is defined in the National Planning Policy Framework (NPPF) 2021 as being made up of four main constituents, architectural interest, historical interest, archaeological interest and artistic interest. The setting of the heritage asset can also contribute to its significance.

**3.2** The assessments of setting and significance (and the assessments of impact) are normally made with primary reference to the four main elements of special significance identified in the NPPF.

**3.3** Paragraph 203 of the NPPF describes the approach to be taken towards non-designated heritage assets, as follows:

*"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 directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset."*

**3.4** Footnote 68 of the NPPF, which is attached to paragraph 200, states that "Non-designated heritage assets of archaeological interest, which are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets." Further guidance on non-designated heritage assets is contained in National Planning Practice Guidance, as revised in July 2019, notably paragraph 040 which states that "Irrespective of how they are identified, it is important that the decisions to identify them as non-designated heritage assets are based on sound evidence", and paragraph 041 which in full reads as follows:

*"What are non-designated heritage assets of archaeological interest and how important are they?"*

*The National Planning Policy Framework identifies two categories of non-designated heritage assets of archaeological interest:*

*(1) Those that are demonstrably of equivalent significance to scheduled monuments and are therefore considered subject to the same policies as those for designated heritage assets (National Planning Policy Framework footnote 68). They are of 3 types:*

*those that have yet to be formally assessed for designation.*

*those that have been assessed as being nationally important and therefore, capable of designation, but which the Secretary of State for Digital, Culture, Media and Sport has exercised his/her discretion not to designate.*

*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.*

*The reason why many nationally important monuments are not scheduled is set out in the document *Scheduled Monuments*, published by the Department for Digital, Culture, Media and Sport. Information on location and significance of such assets is found in the same way as for all heritage assets. Judging whether sites fall into this category may be assisted by reference to the criteria for scheduling monuments. Further information on scheduled monuments can be found on the Department for Digital, Culture, Media and Sport's website.*

*(2) Other non-designated heritage assets of archaeological interest. By comparison this is a much larger category of lesser heritage significance, although still subject to the conservation objective. On occasion the understanding of a site may change following assessment and evaluation prior to a planning decision and move it from this category to the first.*

*Where an asset is thought to have archaeological interest, the potential knowledge which may be unlocked by investigation may be harmed even by minor disturbance, because the context in which archaeological evidence is found is crucial to furthering understanding.*

*Decision-making regarding such assets requires a proportionate response by local planning authorities. Where an initial assessment indicates that the site on which development is proposed includes or has potential to include heritage assets with archaeological interest, applicants should be required to submit an appropriate desk-based assessment and, where necessary, a field evaluation. However, it is estimated that following the initial assessment of archaeological interest only a small proportion – around 3% – of all planning applications justify a requirement for detailed assessment."*

**3.5** Paragraph 205 of the NPPF also makes provision for the recording of heritage assets that are likely to be demolished or destroyed by development.

## Relevant Local Policies

**3.6** The following local policies are relevant to the historic environment and this assessment. The *Tandridge Core Strategy*, adopted in 2008, sets out the planning framework for the area. Furthermore, the *Tandridge Local Plan Part 2: Detailed Policies 2014–2029*, was adopted in July 2014<sup>7</sup> These documents are in the process

---

<sup>7</sup> Tandridge District Council. 2014.

of being replaced by the *Local Plan 2033* which is currently being reviewed by the planning inspectorate<sup>8</sup>.

Table 2: Relevant Local Policies

| Local Plan   | Relevant Policy   |
|--|---|
| Tandridge District Council <i>Tandridge Local Plan. Part 2: Detailed Policies 2014-2029</i> <sup>9</sup> | D. Any proposal or application which is considered likely to affect a County Site of Archaeological Importance, or an Area of High Archaeological Potential (AHAP), or is for a site larger than 0.4 hectares located outside these areas, must be accompanied by an archaeological desk-top assessment. Where the assessment indicates the possibility of significant archaeological remains on the site, or where archaeological deposits are evident below ground or on the surface, further archaeological work will be required. Evidence should be recorded to enhance understanding and where possible material should be preserved in-situ. In cases where the preservation of remains in-situ is not possible, a full archaeological investigation in accordance with a Council approved scheme of work will be required; the results of which should be made available for display at the East Surrey Museum or other suitable agreed location. |
| Tandridge District Council <i>Our Local Plan: 2033. Detailed Policies 2014-2029</i> <sup>10</sup>        | TLP43: Historic Environment To respect the varied historical character and appearance of the District, development proposals will conserve and enhance the character and appearance of designated and non-designated heritage assets, through high-quality sensitive design. These include important archaeology, historic buildings, conservation areas, monuments, street patterns, streetscapes, landscapes, commons, and their settings.  |

<sup>8</sup> Tandridge District Council. 2019.

<sup>9</sup> Tandridge District Council. 2014.

<sup>10</sup> Tandridge District Council. 2019.

## 4. Archaeological Background

### Introduction

**4.1** There is one designated archaeological asset within the 1km Study Area, the *Lingfield Village Cage and St Peter’s Cross* (NHLE1005942) scheduled monument. There are an additional sixty-two non-designated, archaeological entries within the study area, none of which are located within the Site itself. Figure 5 shows the distribution of entries within the wider 1km study area. There are nineteen previous archaeological investigations within the wider 1km study area, the locations of which are presented on Figure 6.

### Timescales

**4.2** Timescales used in this assessment:

Table 3: Timescales

| Period                   | Approximate date      |                    |
|--------------------------|-----------------------|--------------------|
| Palaeolithic –           | c.450,000 – 12,000 BC | <b>Prehistoric</b> |
| Mesolithic –             | c. 12,000 – 4000 BC   |                    |
| Neolithic –              | c.4000 – 1800 BC      |                    |
| Bronze Age –             | c.1800 – 600 BC       |                    |
| Iron Age –               | c.600 BC – AD 43      |                    |
| Roman (Romano-British) – | AD 43 – c. AD 410     | <b>Historic</b>    |
| Saxon / Early Medieval – | c. AD 410 – AD 1066   |                    |
| Medieval–                | 1066 –1485            |                    |
| Post-Medieval Period –   | 1485 – 1901           |                    |
| Modern –                 | 1901 – Present        |                    |

### Scheduled Monuments

**4.3** There is one scheduled monument within the 1km study area, a *Village cage and St Peter’s Cross* (NHLE1005942, MSE1304), which sits c.400m west of the Site (Figure 3).

**4.4** The cross was erected in approximately 1437, by Sit Reginald Cobham, to mark the boundary between Puttenden and Billinghamurst manors. Only the pedestal and obelisk remain. The stone stoup on St Peter’s Cross came from the ancient St Margaret’s Well in Coldharbour.<sup>11</sup> The village cage or lock-up sits adjacent to the cross and was added in 1773 but was last used in 1882.

**4.5** Historic England states: *The monument includes St Peter’s Cross with adjoining village cage or lock-up situated at the junction of the roads leading to Lingfield village and Dormansland. The cross was erected by Sir Reginald Cobham in around 1437 to mark the boundary between Putlenden and Builleshurst Manors. Only the pedestal remains, which forms an obelisk about 6m high. The adjoining lock-up, a sandstone building with a Horsham slab roof, was added in 1773. It has a square-stepped tower to the south and a cell with planked door to the north. According to documentary sources, the former lock-up was last used in 1882.*<sup>12</sup>

**4.6** This designated archaeological asset (TA007) has also been identified by Surrey County Council as a County Site of Archaeological Importance (CSAI) (Figure 4).

## Area of High Archaeological Potential (AHAP)

**4.7** There are two Areas of High Archaeological Potential (Figure 4) designated by Surrey County Council within the 1km Study Area but not within the Site:

- St Peter and St Paul's 14th century church and college, Church Town, Lingfield (TA105)
- Plaistow Street, Lingfield - Historic Town Core (TA039)

## Prehistoric

**4.8** The SHER records two archaeological monuments of Prehistoric date within the 1km study area.

Table 4: Prehistoric assets recorded on the SHER within 1km of the Site

| MonUID   | Name/Description  | MonType  | Period           | Dates            |
|----------|---|----------|------------------|------------------|
| MSE1306  | Neolithic polished stone axe, Old Vicarage, Lingfield               | Findspot | Neolithic        | 4000BC to 2201BC |
| MSE15293 | Middle Neolithic polished axe, east of Lingfield Station, Lingfield | Findspot | Middle Neolithic | 3500BC to 2701BC |

<sup>11</sup> MSE15073

<sup>12</sup> Historic England. 2021a.

- 4.9** The Palaeolithic period is the earliest period of known human culture. Evidence from this period often consists of stray findspots, found within river gravels and terraces. There are no records associated with this period within the 1km study area. However, in the wider area a concentration of Palaeolithic matter has been identified in the Limpsfield area, c.10km north of the Site. The majority of the material was found in the late 19<sup>th</sup> Century by A.M. Bell and forms one of the largest assemblages of Palaeolithic material in the county.<sup>13</sup>
- 4.10** During the Mesolithic period the ice sheets had receded, temperatures and sea-levels were rising, and Britain was still connected to the continent by land bridges. The hunter-gatherers who utilised the area were highly mobile and due to the changing conditions often only settled seasonally. Finds from this period tend to come in the form of stray finds within disturbed deposits and *in situ* settlement sites are a rare find. There are no records relating to this period within the 1km study area.
- 4.11** The Neolithic period is characterised by increasingly permanent settlements and the beginning of arable farming practices. There are two records relating to this period within the 1km study area. A Middle Neolithic polished axe (MSE15293) was found between 1918 and 1920 'in marshy ground on the east side of Lingfield Station', approximately 260m east of the Site. A second Neolithic polished stone axe (MSE1306) was identified in the garden of the Old Vicarage, c.415m north-west of the Site, in the 1960s.
- 4.12** Throughout the Bronze Age the landscape became increasingly organised into recognisable agricultural landscape, with mainly permanent settlements. There are no records from this period within the 1km study area.
- 4.13** The Iron Age is perhaps best represented by defensive sites and field systems. The SHER holds no records from this period. However, in the wider area a scheduled monument, a *Large multivallate hillfort at Dry Hill Camp* (NHLE1008508), sits c.4km south-east of the Site. The monument is defined by 'upstanding earthen ramparts enclosing a roughly rectangular area of c.10ha.'<sup>14</sup> Excavations at the hillfort identified flint artefacts, indicative of earlier occupation, and evidence of a later pre-Roman iron industry.<sup>15</sup>
- 4.14** The archaeological potential for assets of prehistoric date in the Site is low based on the available evidence within the study area. If such remains existed it is likely they

---

<sup>13</sup> Roberts. A. 2013.

<sup>14</sup> Historic England. 2021b.

<sup>15</sup> Ibid

would likely be in the form of scattered findspots, which might be considered of low or medium importance.

## Roman

- 4.15** The SHER records no archaeological monuments of Roman date within the 1km study area.
- 4.16** Two Roman roads run in relatively close proximity to the site. The conjectural route of the London to Brighton roman road, numbered 150 by Ivan Margary, runs between 1.5km to 2km west of the Site.<sup>16</sup> The second road, which runs from London to Lewes, numbered 14 by Ivan Margary, runs approximately 5.4km to the east of the Site. A Roman bloomery, known as Far Blacklands, is a designated a scheduled monument (NHLE 1002231) sited approximately 7.5km south-east of the Site along the route of Roman Road 14.<sup>17</sup>
- 4.17** The archaeological potential for further assets of Roman date is low based on the paucity of evidence for Roman activity within the study area. If such remains existed, they are likely to be of low or medium importance.

## Early Medieval/Medieval

- 4.18** The SHER records six archaeological monuments of Early Medieval/Medieval date within the 1km study area.

Table 5: Early Medieval/Medieval assets recorded on the SHER within 1km of the Site

| MonUID   | Name/Description  | MonType                        | Period                    | Dates            |
|----------|---|--------------------------------|---------------------------|------------------|
| MSE1304  | St Peter's Cross and Village Cage, Plaistow Street, Lingfield                             | Cross; Lock Up                 | Medieval                  | 1066AD to 1539AD |
| MSE1301  | Remains of 15th-century Lingfield College, College Close, Lingfield                       | Religious House                | Medieval                  | 1401AD to 1500AD |
| MSE15008 | Church Cottage, Church Road, Lingfield  | House; School House            | Medieval to Post Medieval | 1401AD to 1800AD |
| MSE5668  | Medieval penny, Lingfield   | Findspot                       | Medieval                  | 1066AD to 1539AD |
| MSE22918 | Medieval and Post Medieval ditches and Medieval pottery sherds, Newchapel Road, Lingfield | Field Boundary; Field System?; | Medieval to Post Medieval | 1066AD to 1900AD |

<sup>16</sup> Saxon History. 2021.

<sup>17</sup> Historic England. 2021c.

|          |                             |                           |          |                     |
|----------|-----------------------------|---------------------------|----------|---------------------|
|          |                             | Field Boundary?;<br>Ditch |          |                     |
| MSE15770 | 1-3 Rose Cottage, Lingfield | House;<br>Wealden House   | Medieval | 1401AD to<br>1500AD |

**4.19** Lingfield or 'Leangafeld' is first recorded in 871-89 in an Anglo-Saxon Charter.<sup>18</sup> The derivation of the placename is not fully understood. Ekwall suggests that the name derives from 'the feld of the Leangas'.<sup>19</sup> 'Feld' being the Old English for 'land for pasture or cultivation', however earlier instances of the element mean 'open land'.<sup>20</sup> The element 'Leanga-' is difficult to determine but the English Place Name Survey suggests that originally it existed as 'hlence', with 'hlæncafeld' meaning 'open land of terraces'. This is potentially supported by the village sloping down from the church towards the east.<sup>21</sup>

**4.20** Lingfield is not recorded on the 1086 Domesday Survey, but it is known to have existed at this time. This is potentially due to its location within the Andredsweald, a great wood which covered an area 120 miles long and 30 miles wide and was said to have been sparsely populated. The forest is described by Bede, an eighth century source, as 'thick and inaccessible; a place of retreat for large herds of deer and swine.'<sup>22</sup>

**4.21** The settlement of Lingfield developed in two clusters, one around the church, to the north of the Site, known as the Old Town. The second to the west of the Site around Gun Pond and in the area known as Playstowe. Playstowe is first mentioned in 1332 as the home of William ate Playstowe and was a relatively scattered part of the settlement. It is this area of Lingfield which is the location of St Peter's Cross and the village cage (NHLE1005942, MSE1304). The scheduled monument is discussed above in paragraphs 4.3 to 4.6

**4.22** The remains of the 15<sup>th</sup> century Lingfield College (MSE1301) sits c.150m west of the Site. Founded in 1431 by Sir Reginald Cobham, of Starborough Castle, to house secular chaplains, it was subsequently dissolved in 1544. It is believed that the college building seems to have been demolished in the 18<sup>th</sup> century and the current property was constructed. The cellars appear to belong to this earlier building, and some remains appear to be of this earlier date.

<sup>18</sup> Ekwall, 1991.

<sup>19</sup> Ekwall, 1991.

<sup>20</sup> Cavill. P. 2018.

<sup>21</sup> English Place-Name Society. 2021.

<sup>22</sup> Ashdown Forest. 2021.

- 4.23** The church of St Peter and St Paul, sits c.100m north-west of the Site, and is renowned for its collection of brasses and monument, some which are said to be the finest in England.
- 4.24** Church Cottage (MSE15008) also sits within close proximity to the church, approximately 115m north of the Site. Only traces of the early house remain with much of the current structure dating to the 1600's.
- 4.25** A medieval silver long-cross penny (MSE5668) was recovered during fieldwalking (ESE541) approximately c.315m south-west of the Site.
- 4.26** A number of ditches (MSE22918) were identified during an evaluation (ESE15910) in 2015 approximately 915m west of the Site. They were interpreted as a potential field system and dated by an assemblage of 13<sup>th</sup> and 14<sup>th</sup> pottery sherds.
- 4.27** 1-3 Rose Cottage (MSE15770) is a residential property, c.440m west of the Site, which dendrochronological analysis dated to the end of the 15<sup>th</sup> century.
- 4.28** In the wider area, beyond the study area, there are a number of scheduled monuments, including Starborough Castle (NHLE1017522) a quadrangular castle situated on an artificial island on the southern banks of the River Eden, approximately 3.5km south-east of the Site. The original castle dates to 1341 as the home of Reginald de Cobham, 1<sup>st</sup> Baron Cobham, who was granted a licence to crenellate his residence at Starborough.<sup>23</sup>
- 4.29** There are also a number of 'domestic' Medieval moated sites. Whilst it would be a natural inclination to conclude that these were built in areas of strategic significance, this is probably not the full story. There are several theories as to why so many of these moated sites were constructed during a relatively short period of time, with around 6,000 sites known across England.<sup>24</sup> These include, and are not limited to, a fashionable architectural trend or more practical reasons, such as a convenient drain, sewer or fishpond.<sup>25</sup> These sites include:
- A moated site (1013166), known as Devil's Den sits, 4.7km north-east of the Site.<sup>26</sup>
  - A moated site at Lagham Manor (NHLE1012795) sits c.5km north-west of the Site.

---

<sup>23</sup>Historic England. 2021d.

<sup>24</sup> ibid

<sup>25</sup> Atkins. P. J. 1972.

<sup>26</sup> Historic England. 2021e.

- A moated site west of Avenue Wood, Felbridge (NHLE1009904) sits c.5.4km south-west of the Site.

**4.30** The potential to find archaeology of Medieval date in the Site is high based on the Site’s proximity to the church of St Peter and St Paul. If such remains existed, they might be considered of low or medium importance. Extensive areas of earthworks relating the agricultural practice of ridge and furrow were noted during the site visit and could be of medieval origin.

## Post Medieval & Modern

**4.31** The SHER records 41 archaeological monuments of Post Medieval & Modern date within the 1km study area.

Table 6: Post Medieval and Modern assets recorded on the SHER within 1km of the Site

| MonUID   | Name/Description                                   | MonType  | Period           | Dates               |
|----------|--|--|------------------|---------------------|
| MSE15011 | Site Of the Vicarage, Barn Lane, Lingfield         | Vicarage;<br>Building;<br>House;                               | Post<br>Medieval | 1540AD to<br>1900AD |
| MSE15012 | Site Of the Villa, Barn Lane, Lingfield            | House  | Post<br>Medieval | 1801AD to<br>1900AD |
| MSE15013 | Lingfield Railway Station, Station Road, Lingfield | Railway<br>Station;<br>Railway<br>Siding;<br>Railway<br>Bridge | Post<br>Medieval | 1801AD to<br>1900AD |
| MSE15014 | Falcon Hurst, Godstone Road, Lingfield             | House  | Post<br>Medieval | 1801AD to<br>1900AD |
| MSE15021 | Malthouse Farm, Dormansland                        | Farmhouse;<br>Malt House                                       | Post<br>Medieval | 1801AD to<br>1900AD |
| MSE15027 | Tan Yard, Racecourse Road, Lingfield               | Tannery;<br>Tanning Pit  | Post<br>Medieval | 1801AD to<br>1900AD |
| MSE15048 | Rushford, Crowhurst Road, Lingfield                | House  | Post<br>Medieval | 1601AD to<br>1900AD |

|          |   |  |               |                  |
|----------|---|--|---------------|------------------|
| MSE15070 | Jacks Bridge, East Grinsted Road, Lingfield                         | Bridge   | Post Medieval | 1701AD to 1800AD |
| MSE15073 | Chalybeate Spring, Felcourt   | Spring   | Post Medieval | 1801AD to 1900AD |
| MSE16983 | Carewell Farm, St Piers Lane, Lingfield                             | Farmhouse                                      | Post Medieval | 1801AD to 1900AD |
| MSE17303 | College Farm, Haxted Road, Lingfield                                | Building; Farmhouse                            | Post Medieval | 1701AD to 1900AD |
| MSE17307 | Mulberry Cottage, Park Lane, Lingfield                              | Building; Pond                                 | Post Medieval | 1801AD to 1900AD |
| MSE17320 | Billeshurst, Lingfield  | Building; Farmhouse                            | Post Medieval | 1801AD to 1900AD |
| MSE17588 | Lingfield Park Racecourse, Racecourse Road, Lingfield               | Racecourse; Racecourse Pavilion; Racing Stable | Post Medieval | 1801AD to 1900AD |
| MSE17616 | Haylands Farm, Godstone Road, Lingfield                             | Farmhouse                                      | Post Medieval | 1801AD to 1900AD |
| MSE17650 | Llewellyn Palmer Hall - Former Fire Station, Church Road, Lingfield | Fire Station; Brickyard; House                 | Post Medieval | 1801AD to 2000AD |
| MSE17651 | Little Lullenden, Lingfield   | House  | Post Medieval | 1801AD to 1900AD |
| MSE18004 | Rose Cottage, Godstone Road, Lingfield                              | House  | Post Medieval | 1601AD to 1700AD |
| MSE18005 | Wellside, Godstone Road, Lingfield                                  | House  | Post Medieval | 1601AD to 1700AD |
| MSE18006 | The Presbytery, Vicarage Road, Lingfield                            | Priests House; House                           | Post Medieval | 1701AD to 2000AD |

|          |  |   |               |                   |
|----------|--|---|---------------|-------------------|
| MSE18008 | The Old House (Deanswood Financial Services), 84 Godstone Road, Lingfield        | House   | Post Medieval | 1540AD to 1900AD  |
| MSE18009 | 1-3 High Street (Alldays Stores), Lingfield                                      | Shop  | Post Medieval | 1540AD to 1900AD  |
| MSE18014 | West Wing, New Place Farm, Station Road, Lingfield                               | Agricultural Building;<br>Cow House;<br>House | Post Medieval | 1701AD to 2000AD  |
| MSE18015 | Oast House, New Place Farm, Station Road, Lingfield                              | Oasthouse;<br>House                           | Post Medieval | 1701AD to 2000AD  |
| MSE18016 | West Wing, New Place Farm, Station Road, Lingfield                               | Agricultural Building;<br>Cow House;<br>House | Post Medieval | 1701AD to 2000AD  |
| MSE18017 | East Wing, New Place Farm, Station Road, Lingfield                               | Agricultural Building;<br>House               | Post Medieval | 1901AD to 2000AD  |
| MSE18018 | The Patch, Rushfords, Lingfield  | House   | Post Medieval | 1701AD to 1800AD  |
| MSE18025 | Cyder Barn, Station Road, Lingfield  | Fruit Store;<br>Cider House;<br>Dovecote      | Post Medieval | 1801AD to 1900AD  |
| MSE19030 | 19th Century Farmstead Buildings: Land at The Bays, Godstone Road, Lingfield     | Barn;<br>Structure                            | Post Medieval | 1801AD to 1900AD  |
| MSE19233 | 19th Century Tannery: Lingfield Park Squash Club, Racecourse Road, Lingfield     | Tannery                                       | Post Medieval | 1801AD to 1900AD  |
| MSE22196 | Knights Farm, Lingfield  | House; Farm                                   | Post Medieval | 1801AD to 1900AD  |
| MSE22473 | Coldharbour Farm, Lingfield  | Farmstead                                     | Post Medieval | 1601AD to 1700AD  |
| MSE23790 | Post-Medieval Kitchen Structural Elements, The College, College Close, Lingfield | Findspot;<br>Kitchen                          | Post Medieval | 1540AD to 1900 AD |

|          |   |                        |        |                      |
|----------|---|------------------------|--------|----------------------|
| MSE17230 | World War Two Aircraft Crash:<br>Lingfield                            | Aircraft<br>Crash Site | Modern | 1939AD to<br>present |
| MSE17569 | Air raid shelters, Jenners Field,<br>Lingfield                        | Air Raid<br>Shelter    | Modern | 1901AD to<br>present |
| MSE20241 | War Memorial, Lingfield   | War<br>Memorial        | Modern | 1901AD to<br>present |
| MSE20242 | War Memorial, St Peter and St Paul<br>Church, Lingfield               | War<br>Memorial        | Modern | 1901AD to<br>present |
| MSE20243 | War Memorial, St Peter and St Paul<br>Church, Lingfield               | War<br>Memorial        | Modern | 1901AD to<br>present |
| MSE22758 | Lingfield Home Defence Night Landing<br>Ground                        | Airfield               | Modern | 1916AD               |
| MSE5786  | Unexploded Second World War bomb,<br>Mount Pleasant Road, Lingfield   | Bomb Site              | Modern | 1901AD to<br>present |
| MSE5787  | Negative evidence, former Geest<br>Warehouse, Station Road, Lingfield | Site                   | Modern | 1901AD to<br>present |

- 4.32** There are no Post-medieval assets within the Site itself however a small cluster of records are recorded immediately north of the southern extent of the Site at New Place Farm. The complex of 18<sup>th</sup> century farm buildings originally formed the Home Farm of New Place which have now been converted into dwellings. These include West Wing (MSE18014, MSE18016), Oast House (MSE18015), East Wing (MSE18017).
- 4.33** Llewellyn Palmer Hall (MSE17650), a former mid-19<sup>th</sup> century fire station, is located c.40m west of the Site.
- 4.34** A Post-medieval Farmhouse which is located approximately 100m east of the Site, Billeshurst (MSE17320), is shown on the 1<sup>st</sup> edition OS 6" map dated 1869. The farmhouse is believed to have been demolished during the construction of the railway. A record relating to a now demolished barn, called Cyder Barn (MSE18025), sits immediately adjacent to the farmhouse.
- 4.35** Lingfield Railway Station (MSE15013) is located c.200m north-east of the Site. The Lingfield stop on the Croydon, Oxted and East Grinstead Railway was opened in 1884. The development of the railway was an important element in the growth of Lingfield as it provided relatively quick access to London and the south coast. Following the stations development Lingfield Park Racecourse (MSE17588) was built, the northern extent of which sits c.115m south of the Site. The racecourse was laid out in 1890 and became a fashionable spot for both royalty and London socialites, the racecourse is still in use today.

- 4.36** An archaeological evaluation (ESE2876), c.167m south-east of the Site, revealed over twenty rectangular tanks in an area identified from historic mapping as being a Post-medieval tannery (MSE19233, MSE15027). First in existence in the late 17<sup>th</sup> century it was rebuilt in 1840 and continued in operation until about 1897. The chimney still remains extant. Malthouse Farm (MSE15021) is shown on historic mapping immediately adjacent to the tannery.
- 4.37** There are eight Post-medieval farmsteads within the 1km Study Area, these include: Coldharbour Farm (MSE22473), Haylands Farm (MSE17616), Falcon Hurst (MSE15014), Rose Cottage (MSE18004), Wellside (MSE18005), The Old House (MSE18008), remains of Farmstead Land at the Bays (MSE19030), Knights Farm (MSE22196).
- 4.38** There are three records for extant buildings including: The Patch (MSE18018), The Presbytery (MSE18006), and 1-3 High Street (MSE18009). There are two further records for demolished Post Medieval buildings, Little Lullenden (MSE17651) and Rushford (MSE15048).
- 4.39** An unexploded Second World War bomb (MSE5786) was discovered in the back garden of a property, c.90m north-east of the Site.
- 4.40** A Second World War aircraft (MSE17230) is recorded as crashing in the Lingfield area. The precise location of the crash is not given as the remains are protected under the 1986 Military Remains Act.
- 4.41** There are two records (MSE20242, MSE20243) relating to War Memorials within St Peter and St Paul's Church, c.100m north-west of the Site. Another war memorial (MSE20241) is sited close to the village pond, c.385m west of the Site.

#### Post Medieval and Modern Map Regression

- 4.42** The Site is first recorded on *A Map of Surrey, 1768* by John Roque (Figure 9). The Site sits within open fields with roads bounding the Site to the south and east. The historic core of Lingfield, which contains the church, is located to the north-west of the Site. A small cluster of buildings can be seen immediately east of the Site, labelled 'New Place'.
- 4.43** The 1809 Ordnance Survey map (Figure 10) shows the Site as open pasture. Field boundaries cross the Site, north-south and east-west, and the small cluster of houses to the east of the Site still remain extant. The Site is located at the very edge of this plan and therefore the historic core of Lingfield is not shown however the area, then known as Plaistow, the location of St Peters Cross and the village cage, can be seen to the west of the Site.

**4.44** The Site is first depicted in detail on the 1840 Lingfield Parish Tithe Plan (Figure 11). The boundary of the Site shown on Figure 11 is only approximate and the Site potentially sits within seven undeveloped plots.

Table 8: Land holdings recorded on the Lingfield Parish Tithe Plan.

| Plot Number | Landowner         | Occupier     | Name and Description of Lands and Premises | State of Cultivation |
|-------------|-------------------|--------------|--|----------------------|
| 443         | Phillips Caroline | Bowrah       | Beseots Field                              | Arable               |
| 444         | Phillips Caroline | Bowrah       | Kiln Field                                 | Pasture              |
| 445         | Phillips Caroline | Bowrah       | Orchard                                    | -                    |
| 447         | Phillips Caroline | Bowrah       | Orchard                                    | -                    |
| 448         | Phillips Caroline | Bowrah       | Town Field and Hop Garden                  | -                    |
| 449         | Phillips Caroline | Bowrah       | Honey Ham                                  | Arable               |
| 455         | Phillips Caroline | Charles Head | Pond Platt                                 | Pasture              |

Plot 443, which sits in the south-western corner of the Site, is listed as being called Beseots Field, it is not known where the name originated. Plot 444, which sits in the south-eastern extent of the Site, is named Kiln Field which Cavill states is usually related to activities involving the burning of lime or baking bricks however in some cases it does relate to kilns for malt.<sup>27</sup> Plots 445 and 447 are both listed as plots of orchard surrounding New Place Farm. Plot 448 sits in the north-western corner of the Site and is listed as Town Field and Hop Garden. Town field is self-explanatory meaning field close to a town and Hop Garden meaning 'land on which Hops were grown'.<sup>28</sup> Hops were grown extensively throughout the 16<sup>th</sup> century however there are records of Hop gardens in existence before this date. The unusual Honey Ham arable field sits in the northern extent of the Site. Ham originates from the Old English for enclosure or 'land within the bend of a river', *ham*.<sup>29</sup> Cavill states that it is usually taken to be metaphorical, referring to 'sticky soil' but it could also be a literal reference to a supply of honey.<sup>30</sup> Pond Platt or Plott straddles the north-western boundary of the Site and as the name suggests contains a pond.

**4.45** The 1870 Ordnance Survey map (Figure 12) is the first map to show the Site in detail. The southern extent of the Site is open field, bounded by Station Road to the east and the modern day B2028 to the south. A field boundary, running east-west runs across approximately halfway up the Site. The northern extent of the Site is bounded by St Peter and St Paul's Church to the north-west, open fields to the west and south. Albion house sits in a plot of land immediately adjacent to the south-

<sup>27</sup> Cavill. 2018.

<sup>28</sup> Ibid

<sup>29</sup> Ibid

<sup>30</sup> Ibid

western corner of the northern extent of the Site. The north-eastern boundary of the Site is bounded by 'Billeshurst New Place' and its associated environs. This part of the Site is also predominantly open land. A pond sits within the Site, adjacent to the north-western boundary of the Site, with a second just to the north straddling the north-western boundary. A footpath runs east-west across the northern extent of the Site before following the north-western boundary and exiting the Site and heading towards Church Road.

- 4.46** The 1896-1897 Ordnance Survey map (Figure 13) depicts the Site as being predominantly open land. The field boundaries identified in the 1870 OS plan are still extant however there is now a new boundary in the western extent of the Site, running north-south. Another boundary is now extant in the south-eastern extent of the Site, running south-west to north-east.
- 4.47** The 1912 Ordnance Survey map (Figure 14) shows the Site as still being open land, with the field boundaries remaining relatively similar to those depicted in the 1896-1897 plan. However, the field boundary in the south-eastern extent of the Site has not changed orientation slightly. In the wider area Lingfield is a lot more developed than depicted on early plans with residential properties not bounding the site to the south-west and north-east.
- 4.48** The 1965 Ordnance Survey map (Figure 15) depicts the Site as having been subdivided further.
- 4.49** Later mapping does not show any further changes to the Site.
- 4.50** The archaeological potential for further assets of Post Medieval/Modern date is high based on the data from the SHER and cartographic analysis. If such remains existed, they might be considered of local importance.

## Unknown

- 4.51** The SHER records ten archaeological monuments of unknown date within the 1km study area.

Table 7: Unknown assets recorded on the SHER within 1km of the Site

| MonUID   | Name/Description                               | Monument Type | Period  | Dates   |
|----------|--|---------------|---------|---------|
| MSE5227  | Negative evidence, New Place Farm, Lingfield   | Site          | Unknown | Undated |
| MSE4711  | Possible site of St Margrets Chapel, Lingfield | Chapel        | Unknown | Undated |
| MSE22194 | Haylands Farm, Lingfield                       | Farm          | Unknown | Undated |
| MSE22199 | Yew Tree Cottage, Lingfield                    | Farm          | Unknown | Undated |
| MSE22198 | Park Farm, Lingfield                           | Farm          | Unknown | Undated |

|          |  |            |         |         |
|----------|--|------------|---------|---------|
| MSE22193 | Jacks Bridge Farm  | Farm       | Unknown | Undated |
| MSE17565 | Undated pathway, Lingfield Wildlife Area, Lingfield      | Path       | Unknown | Undated |
| MSE16162 | Negative evidence: Land off Camden Road, Lingfield       | Unassigned | Unknown | Undated |
| MSE15211 | Site of The Guest House garden, Vicarage Road, Lingfield | Garden     | Unknown | Undated |
| MSE15192 | Site of Lingfield Orchard, Lingfield                     | Orchard    | Unknown | Undated |

- 4.52** An archaeological evaluation (ESE11105) immediately adjacent to the northern boundary of the Site revealed no features of archaeological interest (MSE5227). A few finds of Medieval and Post-medieval date were recovered but these appeared to be redeposited, potentially during manuring. Another evaluation (ESE762), c.230m south-west of the Site, also revealed no finds or features of archaeological interest (MSE16162).
- 4.53** The possible site of St Margrets Chapel (MSE4711) is located c.740m north-east of the Site.
- 4.54** The sites of four historic farmsteads are located within the 1km study area, including: Haylands Farm (MSE22194), c.970m north-west of the Site; Park Farm (MSE22198), c.677m north-east of the Site; Yew Tree Cottage (MSE22199), c.830m north-east of the Site; and Jack Bridge Farm (MSE22193), c.720m south-west of the Site.
- 4.55** An undated brick pathway (MSE17565) was found during excavation on the Lingfield Wildlife Area site, c.560m north-west of the Site.
- 4.56** The site of The Guest House garden (MSE15211) is located c.150m north-west of the Site. The building is 15<sup>th</sup> century in date and a garden was pictured in 1959 but no further information is known about the garden.
- 4.57** The SHER documents a record for Lingfield Orchard (MSE15192) although the exact location of this site has not been confirmed. The map point is an approximation at c.450m south-west of the Site.

## Previous Archaeological Work

- 4.58** The HER holds nineteen records for previous archaeological investigations having been carried out within the wider 1km study area (Figure 6)

Table 8: Previous Archaeological Investigations within the 1km Study Area

| EvUID    | Name   | Year |
|----------|--|------|
| ESE16503 | The College, College Close, Lingfield, Surrey: Archaeological Watching Brief | 2019 |

|          |  |      |
|----------|--|------|
| ESE15910 | Archaeological Evaluation of Land at Newchapel Road, Lingfield   | 2015 |
| ESE16556 | Barn at Old Town House, Church Road, Lingfield: Walkover Survey  | 2020 |
| ESE600   | The Guest House, Vicarage Road, Lingfield: Dendrochronological Analysis                                      | 2006 |
| ESE979   | Former Geest Warehouse, Station Road, Lingfield  | 2002 |
| ESE762   | Archaeological evaluation of land off Camden Road, Lingfield   | 2006 |
| ESE2767  | An Archaeological Evaluation at The Bays, Lingfield  | 2010 |
| ESE2587  | An Archaeological Desk-Based Assessment at The Bays, 39 Godstone Road, Lingfield                             | 2009 |
| ESE546   | Land off Camden Road, Lingfield: archaeological desk-based assessment  | 2005 |
| ESE2876  | Lingfield Park Squash Club, Racecourse Road, Lingfield, Surrey, Archaeological Evaluation                    | 2011 |
| ESE1426  | An Archaeological Evaluation of the proposed residential development off Baker Lane/ Station Road, Lingfield | 1997 |
| ESE1270  | An Archaeological Watching Brief at St Peter's and St Paul's Church, Lingfield                               | 1999 |
| ESE15528 | Archaeological Desk-Based Assessment at New Chapel Road, Lingfield   | 2013 |
| ESE1427  | A Preliminary Archaeological assessment of the proposed development of the land off baker lane, Lingfield    | 1997 |
| ESE598   | Dendrochronological analysis of oak timbers from 1-3 Rose Cottage, Lingfield                                 | 2006 |
| ESE992   | Live Second World War bomb found in Surrey   | 2002 |
| ESE541   | Lingfield: Fieldwalking  | 1984 |
| ESE16557 | Barn at Old Town House, Church Road, Lingfield: Desk-Based and Historic Building Assessment                  | 2020 |
| ESE751   | Archaeological desk-based assessment at Lingfield Park Racecourse, Surrey                                    | 2005 |

**4.59** These investigations include eight archaeological desk-based assessment, five schemes of archaeological evaluations, two watching briefs, two schemes of dendrochronological analysis, one unsystematic fieldwalking survey, one record of unexploded ordnance. Relevant finds from these investigations have been included in the appropriate sections above.

## Aerial Photographs, LiDAR, Historic Landscape Character

**4.60** LIDAR data (1m resolution from 2021, Figure 8) has been downloaded for the Site to enable interrogation through QGIS software using hillshade settings and variations of light angles and azimuth heights. The field boundaries identified on historic mapping can be seen, despite some of the physical boundaries no longer being extant. Evidence of ridge and furrow earthworks in the south-eastern corner of the Site can be identified on a north-east to south-west alignment, and on a north-south alignment in the northern part of the Site. Similar earthworks in northernmost field

are on a north-north-west to south-south-east alignment. Any ridge and furrow earthworks in the central part of the Site appears to have been ploughed out.

**4.61** There is one Historic Landscape Characterisation (HLC) type within the Site, and these are tabulated in Table 9 below. There are a further 34 HLC areas within the wider 1km Study Area (Figure 7).

Table 9: Historic Landscape Characterisation Types within the Site.

| <b>HLCUID</b> | <b>Type Description</b> | <b>Past Type Description</b> |
|---------------|-------------------------|------------------------------|
| LD072         | Settlement related      | Field Patterns               |

**4.62** A review of modern aerial photographs through Google Earth (Figure 16) shows that the Site is currently used as farmland. The partial remains of a field boundary projects into the Site from the north-eastern boundary just south of New Place Farm.

## 5. Impact Assessment

### Proposed Development

- 5.1** The proposed development comprises the construction of c.130 residential dwellings, with associated access roads and landscaping. The proposed development will cover the extent of the Site.

### Factors Affecting Archaeological Survival

- 5.2** Archaeological remains can survive as earthworks and as below ground archaeological features, finds and layers. Part of the assessment process is to consider what factors may have affected archaeological survival. That is to say, what conditions would have enhanced the chances of survival and what conditions would have reduced the chances of survival.
- 5.3** The subject of archaeological preservation has been covered comprehensively elsewhere<sup>31</sup>, and it is a subject which is subject to ongoing review as our understanding grows. The following addresses some familiar scenarios for assessment reports such as this, to allow the reader an insight into some 'typical' scenarios.

### Rural Locations

- 5.4** In rural locations, below ground remains are likely to be sealed by a relatively thin series of layers. Typically, a topsoil of c.100-200mm and a subsoil of 100-300mm. Therefore, they may be sealed by 200-500mm of deposits. There are variations to this including landscapes affected by colluvial or alluvial deposits. There are also Peat rich area where soil deposits can be significantly deeper. Earthworks are most common in areas not subject to modern, mechanised ploughing, although earthworks can be preserved in hedgerows, wooded areas and even as plough-reduced remnants within arable fields. Pasture/grassland provides a relatively static condition for archaeological remains however mechanised ploughing especially of deep rooting crops causes truncation of archaeological deposits.
- 5.5** Hydrology has a significant role to play in the preservation of remains and proximity to watercourses and wetlands should be considered as it affects the variety and type of artefacts/ecofacts that could be present on a site.

---

<sup>31</sup> Historic England 2016.

## Assessment of Significance

- 5.6** Based on the data supplied by the Surrey HER, cartographic analysis and documentary research it is known that throughout its recorded history the Site has been arable field or pasture. The cartographic analysis has identified that there no structures have been built within the Site however several field boundaries have been added, removed, and adjusted. Archaeological remains associated with the Post Medieval or Modern field boundaries and agricultural activity of the Site would have significance due to their potential to yield evidence about Post Medieval uses of the Site.
- 5.7** LIDAR analysis and the site walkover identified areas of ridge and furrow in the south-eastern extent of the Site and in the northern part of the Site. Medieval Lingfield comprised of two settlement clusters, one to the north of the Site, surrounding the church, and the second further to the west. These earthworks are of archaeological interest as they have the potential to contain undisturbed buried archaeological material likely dating to the medieval period. They hold historical interest as they earthworks are associated with the historic development of Lingfield and the agricultural economy which supported them.
- 5.8** The potential for previously unknown archaeological remains from the Prehistoric period onwards in the Site should not be discounted. Any such remains found may have considerable archaeological interest depending on character and level of preservation. The presence and significance of hitherto unknown archaeological remains cannot be assessed without field evaluation.

## Potential Effects

- 5.9** There is the potential for direct physical impacts upon both existing earthworks and hitherto unknown archaeological remains during the construction phase of any future development of the Site. Such activities may include topsoil stripping, ground reduction, excavations for foundations, service trenches, drainage, attenuation ponds and landscaping as well the movement of heaving plant during construction and the construction of temporary access roads, compounds and storage areas. All these ground moving activities have the potential to expose, damage or destroy earthworks and hitherto unknown archaeological remains.
- 5.10** The site walkover and analysis of LIDAR data, taken in 2021, identified areas of ridge and furrow, in the south-eastern corner of the Site, and in the northern part of the Site, and a number of field boundaries identified on historic mapping. The proposed development would have a direct impact upon them and would diminish any significance which such features possess.

## 6. Conclusions

**6.1** Development proposals for Site comprise the construction of c.99 residential dwellings, with associated access roads and landscaping.

**6.2** Based on the information within the SHER, supplemented by historic mapping and documentary research, the Site is considered to have high potential for archaeological remains relating to the Medieval, Post Medieval and Modern periods. The Site contains no designated heritage assets, where there is a presumption in favour of their physical preservation *in situ* and against development. If archaeological remains were to survive within the Site they would likely relate to agricultural activity.

**6.3** The following table details the archaeological potential ascribed to the Site by period and an assessment of the likely archaeological importance of any remains of those periods should they survive.

Table 10: Assessed Archaeological Potential and Importance by period

| Period                  | Archaeological Potential | Archaeological Importance   |
|-------------------------|--------------------------|---|
| Prehistoric             | Low                      | Local (Low)   |
| Roman                   | Low                      | Local (Low)   |
| Early Medieval/Medieval | High                     | Local to regional until related to the Area of High Archaeological Potential or Scheduled Monument in which case they might be considered of regional to national importance. |
| Post Medieval/Modern    | High                     | Local (Low)   |

**6.4** On the basis of available evidence, it is considered that the proposed development accords with current legislation, the planning policies contained within the NPPF and the policies of the adopted Tandridge Local Plan. The site has been subject to desk-based assessment and the archaeological potentials and importance have been assessed. The proposals do not impact on any designated archaeological sites or areas of archaeological importance highlighted within the Tandridge Local Plan. It is considered that any archaeological mitigation that might be needed at the site could be undertaken by means of a condition on planning.

**6.5** The scope of any further archaeological works that would be needed in advance or during development of the Site would need to be discussed **and agreed** with Surrey

Historic Environment Team at Surrey County Council who are the nominated Archaeological Advisors to the local planning authority.

## Sources Consulted

### Primary Sources

- A Map of Surrey, 1768, by John Roque
1809. Ordnance Survey drawing.
1870. Ordnance Survey. County Series. 1:2500 scale.
- 1897-98. Ordnance Survey. County Series. 1:2500 scale.
1912. Ordnance Survey. County Series. 1:2500 scale.
1965. Ordnance Survey. County Series. 1:2500 scale.
- 1988-1993. Ordnance Survey. County Series. 1:2500 scale.
- 2021 Satellite View of the application site. Google Earth.

### Surrey Historic Environment Records

- 1840 Lingfield Tithe Plan. The Genealogist
- 1845 Lingfield Tithe Apportionment. The Genealogist

### Secondary Sources

- Atkins. P. J. 1972. *Moated medieval sites*. The Local historian.
- British Geological Survey. 2021. *Geology of Britain viewer*. [Available online at: <http://mapapps.bgs.ac.uk/geologyofbritain/home.html> [Accessed 8th July 2021].
- Cavill. P. 2018. *A New Dictionary of English Field-Names*. English Place-Name Society.
- Chartered Institute for Archaeologists (CIfA). 2017. *Standard and guidance for historic environment desk-based assessment*. Reading, Chartered Institute for Archaeologists.
- Cranfield University. 2021. *The Soils Guide*. Available online at: <http://landis.org.uk> [accessed on: 5<sup>th</sup> May 2021].
- English Place-Name Society. 2021. *Lingfield*. Available online at: <https://epns.nottingham.ac.uk/browse/Surrey/Lingfield/53287118b47fc40c23000ae4-Lingfield> [Accessed on: 10<sup>th</sup> July 2021].
- Ekwall. 1991. *Concise English Dictionary of Place Names*. London.
- HCUK Group. 2021. *Land at Old Cottage, Lingfield: Unpublished*.
- Historic England. 2021a. *Village cage and St Peter's Cross*. Historic England. Swindon.
- Historic England. 2021b. *Large multivallate hillfort at Dry Hill Camp*. Historic England. Swindon.

Historic England. 2021c. *Far Blacklands Romano-British Iron Bloomery, 580m NNW of Great Cansiron Farm*. Historic England. Swindon.

Historic England. 2021d. *Starborough Castle* Historic England. Swindon.

Historic England. 2021e. *Medieval moated site, Devils Den*. Historic England. Swindon.

Historic England 2016. *Preserving Archaeological Remains. Decision-taking for Sites under Development*

Ministry of Housing, Communities and Local Government (MHCLG) 2019. *National Planning Policy Framework*. London, The Stationery Office.

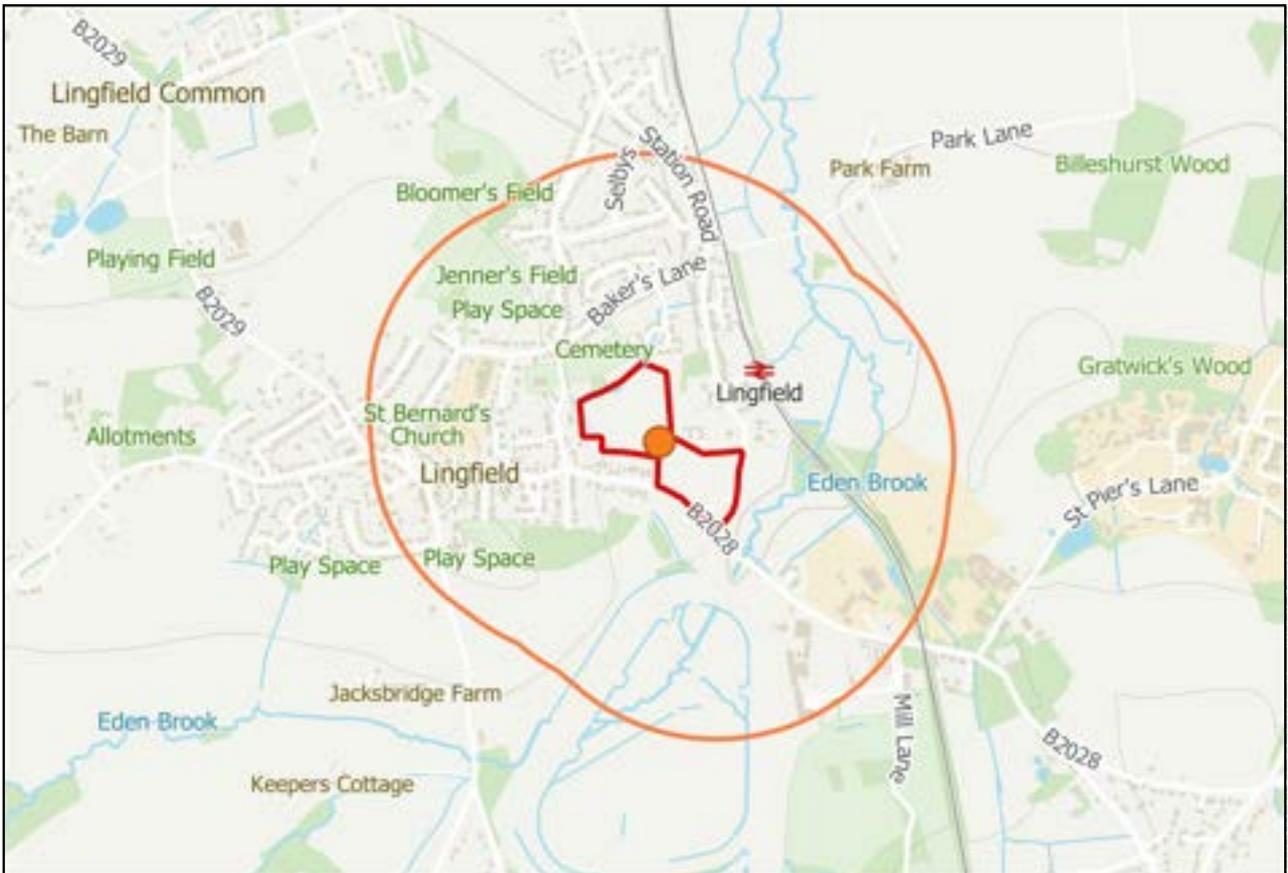
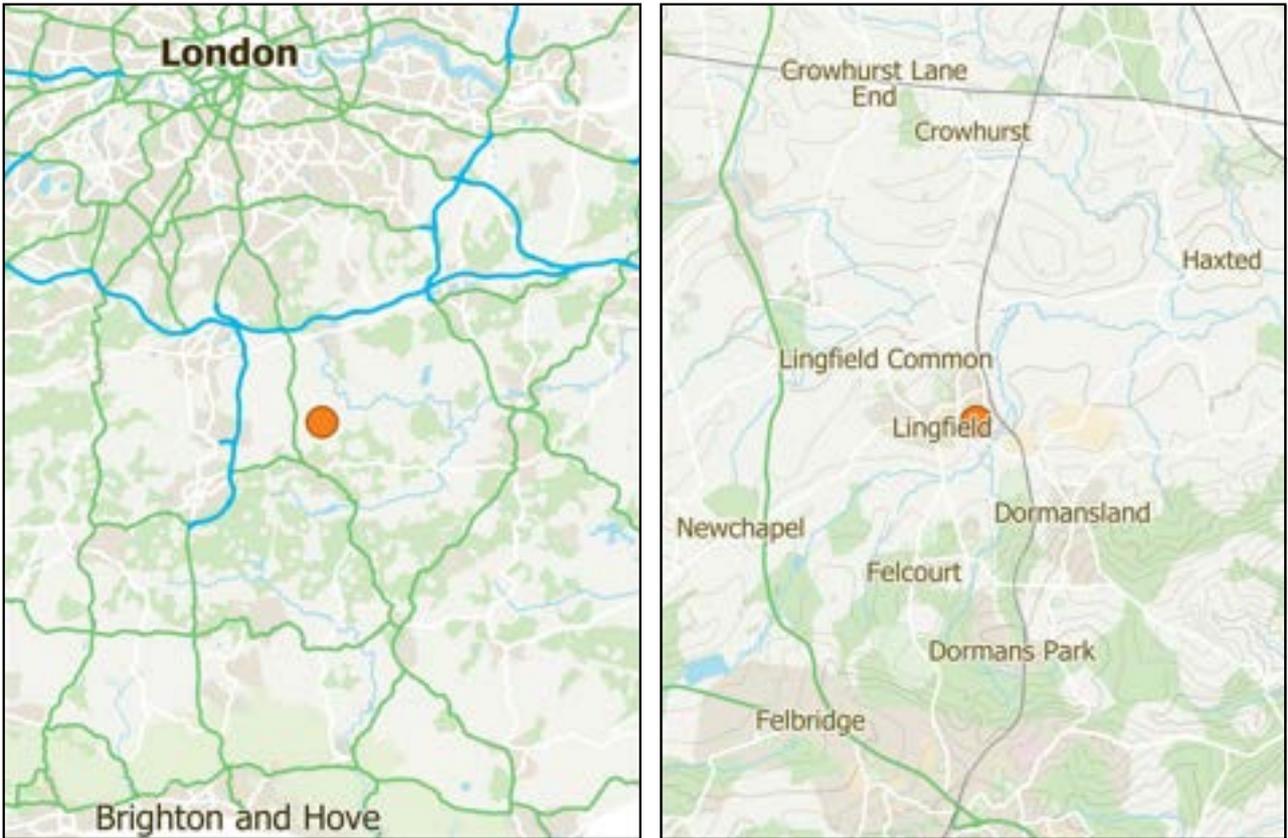
Roberts. A. 2013. *Palaeolithic British Isles*. Available Online at: <http://archaeopress.com/Public/download.asp?id=%7BC0B98799-B3EE-4A75-802F-554876CDB8F9%7D> [Accessed: 20<sup>th</sup> January 2022].

Saxon History. 2021. *150 - London to Brighton (Pycombe)*. Available Online at: <https://saxonhistory.co.uk> [Accessed: 20<sup>th</sup> January 2022].

Tandridge District Council. 2014. *Tandridge Local Plan. Part 2: Detailed Policies 2014-2029*. Available Online at: <https://www.tandridge.gov.uk> [Accessed: 20<sup>th</sup> January 2022].

Tandridge District Council. 2019. *Our Local Plan: 2033. Detailed Policies 2014-2029*. Available Online at: <https://www.tandridge.gov.uk/> [Accessed: 20<sup>th</sup> January 2022].

## 7. Figures



© Crown copyright 2017. All rights reserved. Licence no. LAN1001544

**Figure 1: Site Location**

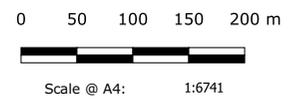


**Key:**

Site boundary

Height (aOD), metres

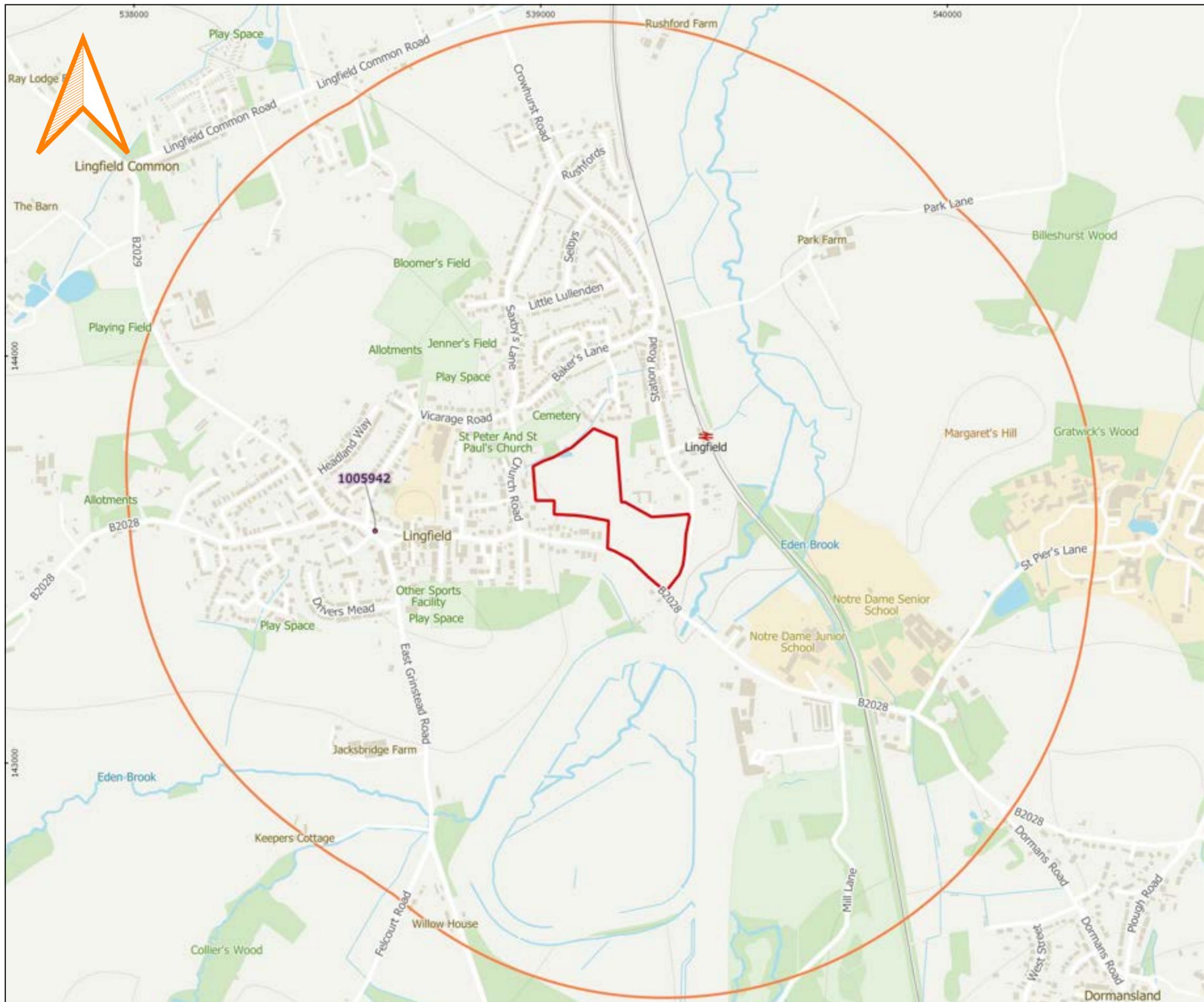
- 40
- 50
- 60
- 70
- 80
- 90
- 100
- 110
- 120



**Land at Old Cottage,  
Station Road, Lingfield**

Archaeological Desk Based  
Assessment

**Figure 2.**  
Topography of the Application Site



**Key:**

- Site boundary
- 1km Study Area
- Scheduled Monuments



Scale @A3: 1:9134

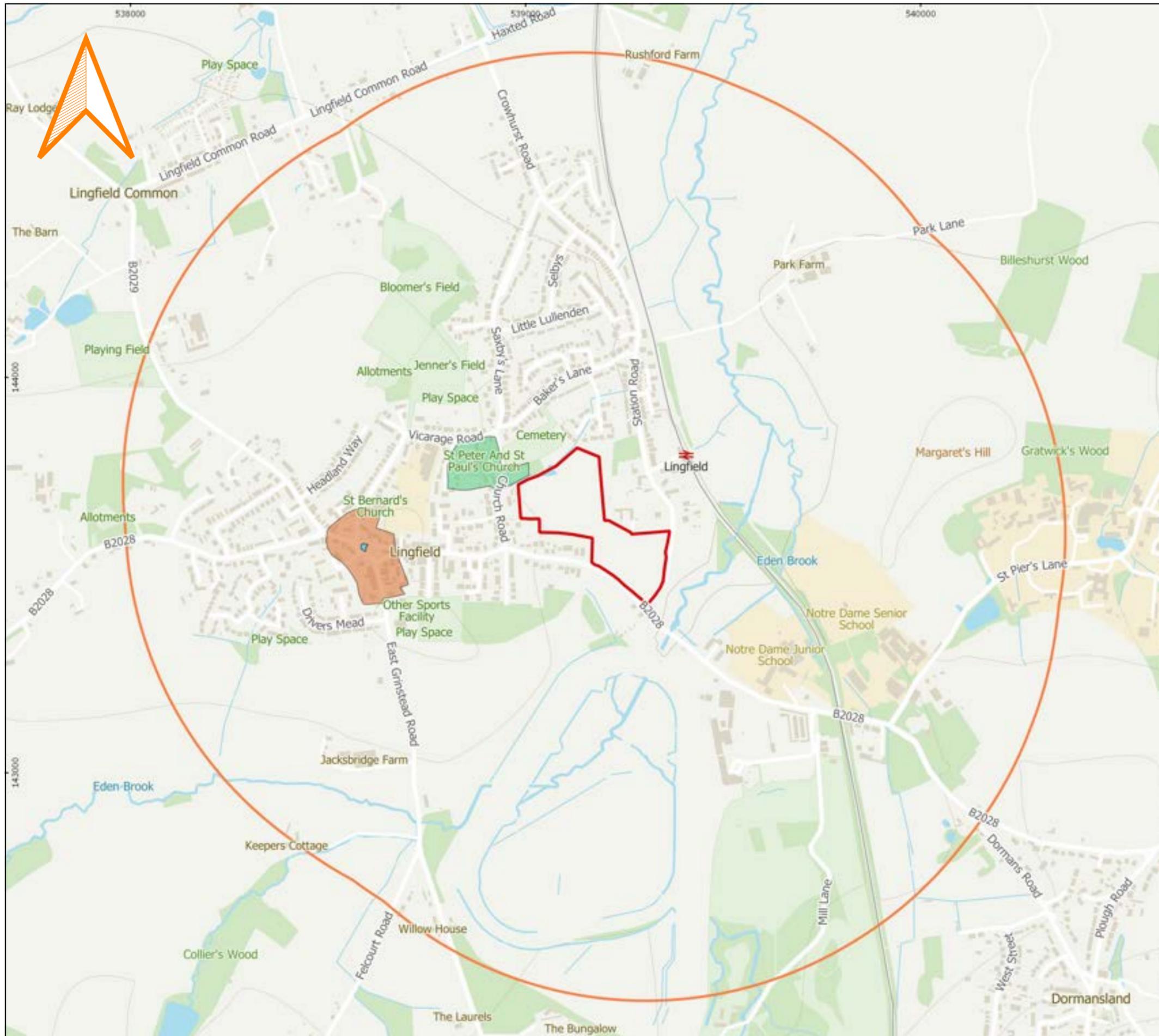


**Land at Old Cottage,  
Station Road,  
Lingfield**

Archaeological Desk Based  
Assessment

**Figure 3.**

Scheduled Monuments within  
the 1km Study Area



**Key:**

- Site boundary
- 1km Study Area

County Site of Archaeological Importance

- Lingfield village cage and St Peter's Cross

Areas of High Archaeological Potential

- Plaistow Street, Lingfield - Historic Town Core
- St Peter and St Paul's 14th century church and college, Church Town, Lingfield

Scale @A3: 1:9744

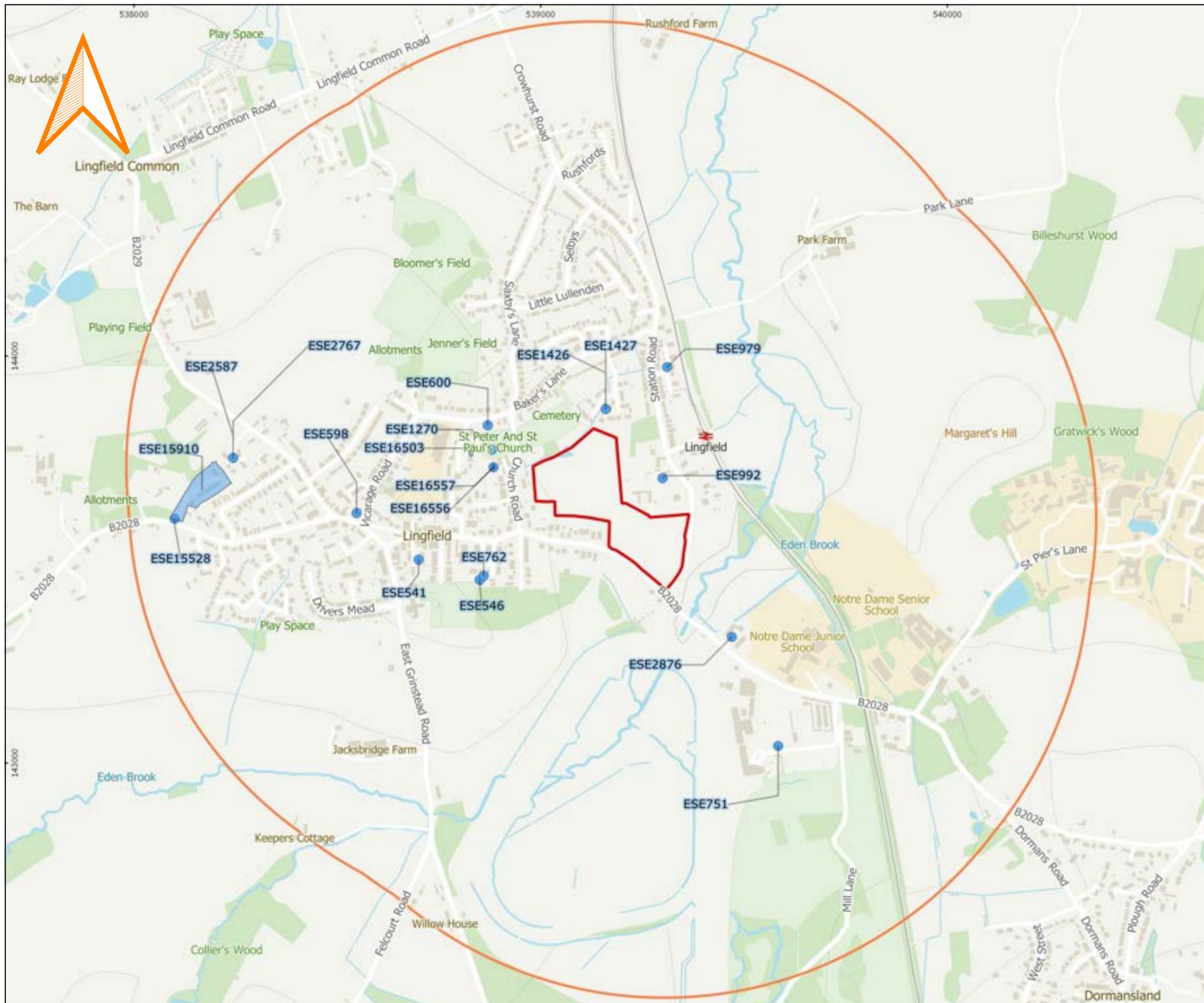


**Land at Old Cottage,  
Station Road,  
Lingfield**

Archaeological Desk Based  
Assessment

**Figure 4.**  
Area of High Archaeological  
Potential (AHAP) and County  
Site of Archaeological  
Importance (CSAI) within the  
1km Study Area





**Key:**

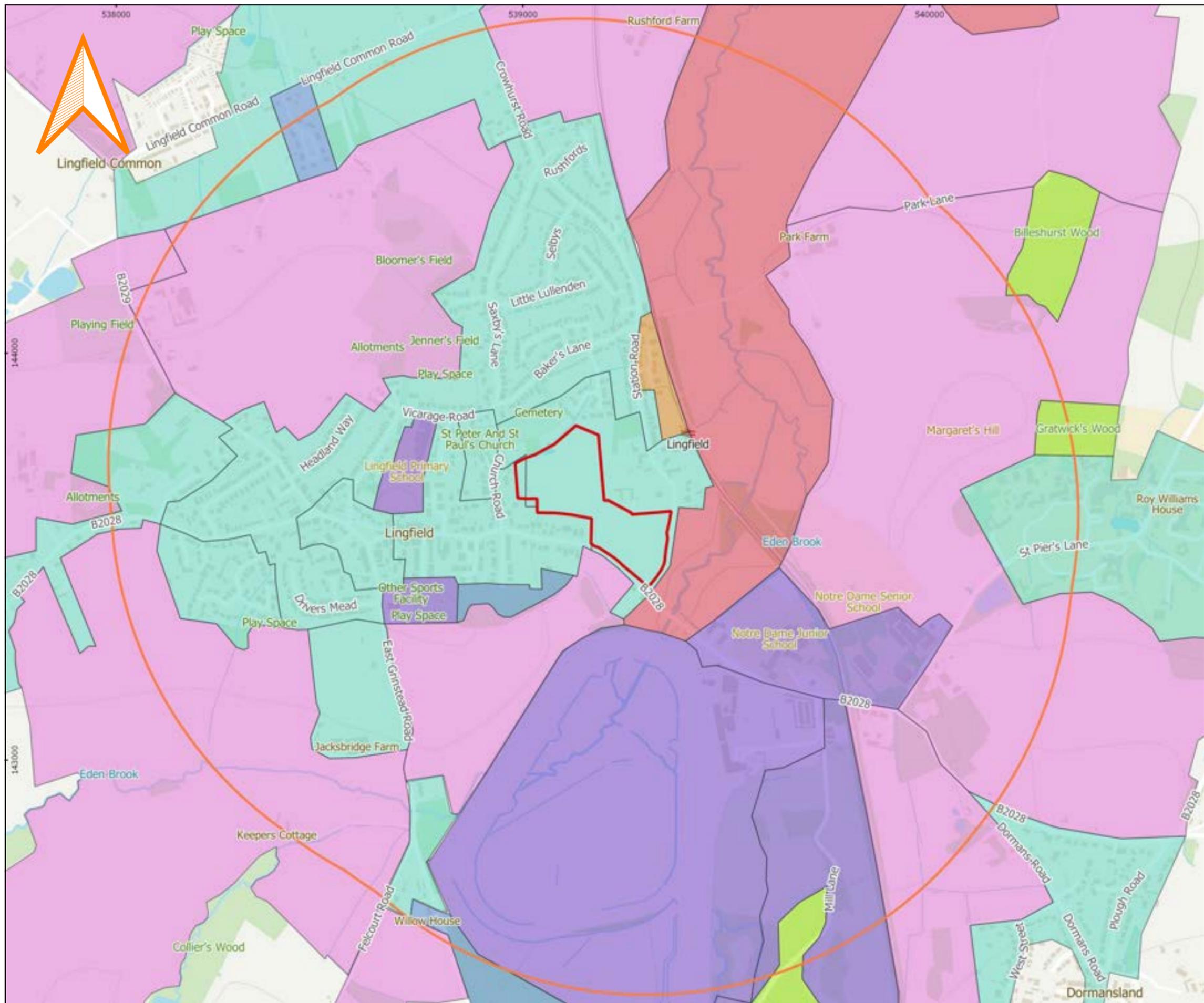
- Site boundary
- 1km Study Area
- Previous Archaeological Investigations**
- Points
- Areas



**Land at Old Cottage,  
Station Road,  
Lingfield**

Archaeological Desk Based  
Assessment

**Figure 6.**  
Previous Archaeological  
Investigations recorded on the  
SHER within the 1km Study  
Area



**Key:**

- Site boundary
- 1km Study Area
- HLC Broad Types**
- Field Patterns
- Horticulture
- Other Industry
- Recreation
- Settlement related
- Valley floor and water management
- Woodland



**Land at Old Cottage,  
Station Road,  
Lingfield**

Archaeological Desk Based  
Assessment

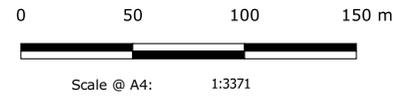
**Figure 7.**  
Historic Landscape  
Characterisation (HLC)  
recorded on the SHER within the  
1km Study Area



539000

**Key:**

 Site boundary



**Land at Old Cottage,  
Station Road, Lingfield**

Archaeological Desk Based  
Assessment

**Figure 8.**

LIDAR Coverage of the Application  
Site



Figure 9: A Map of Surrey, 1768, By John Roque

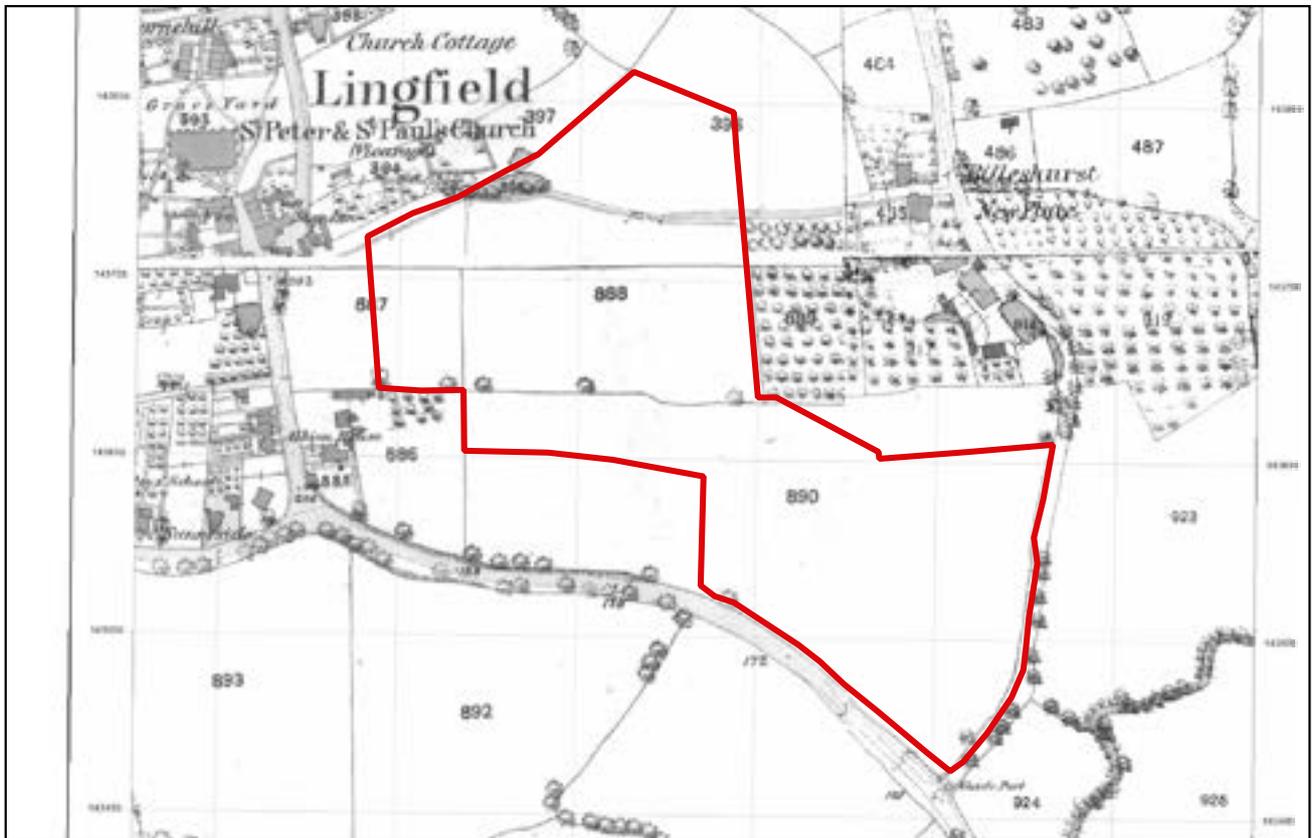


Figure 10: 1809 Ordnance Survey drawing



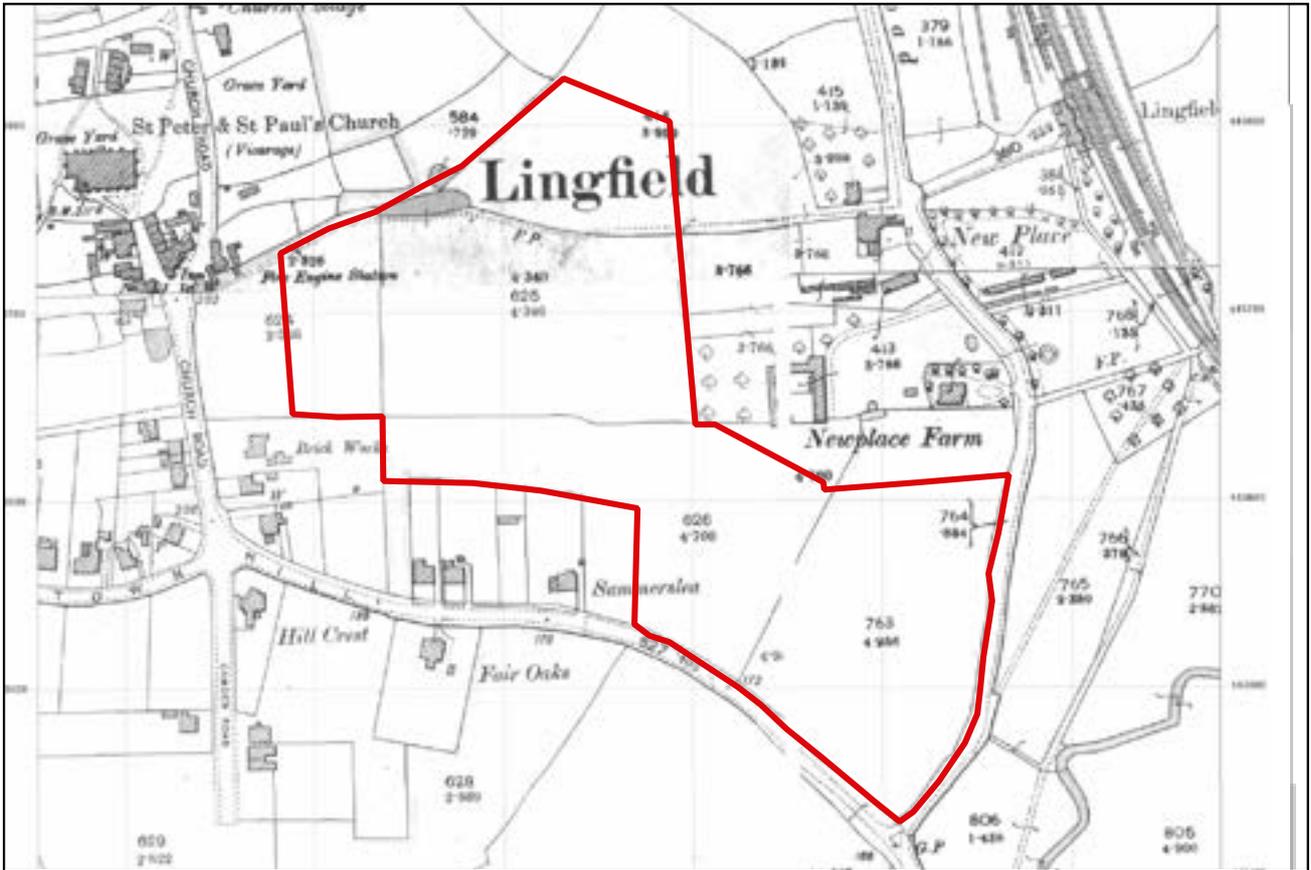
© Crown copyright 2017. All rights reserved. Licence no. LAN1001544

Figure 11: 1840 Lingfield Parish Tithe Plan.



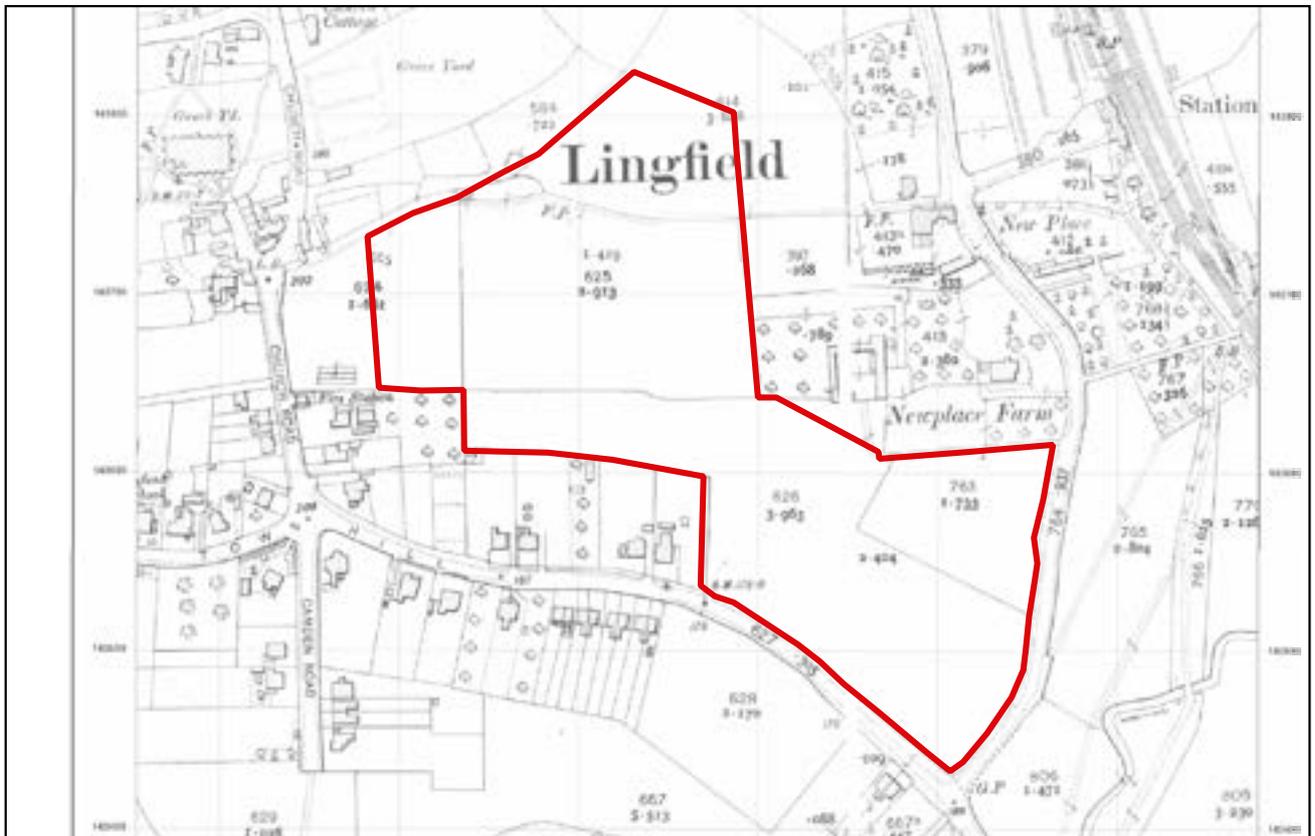
© Crown copyright 2017. All rights reserved. Licence no. LAN1001544

Figure 12: 1870 Ordnance Survey, 1:2500



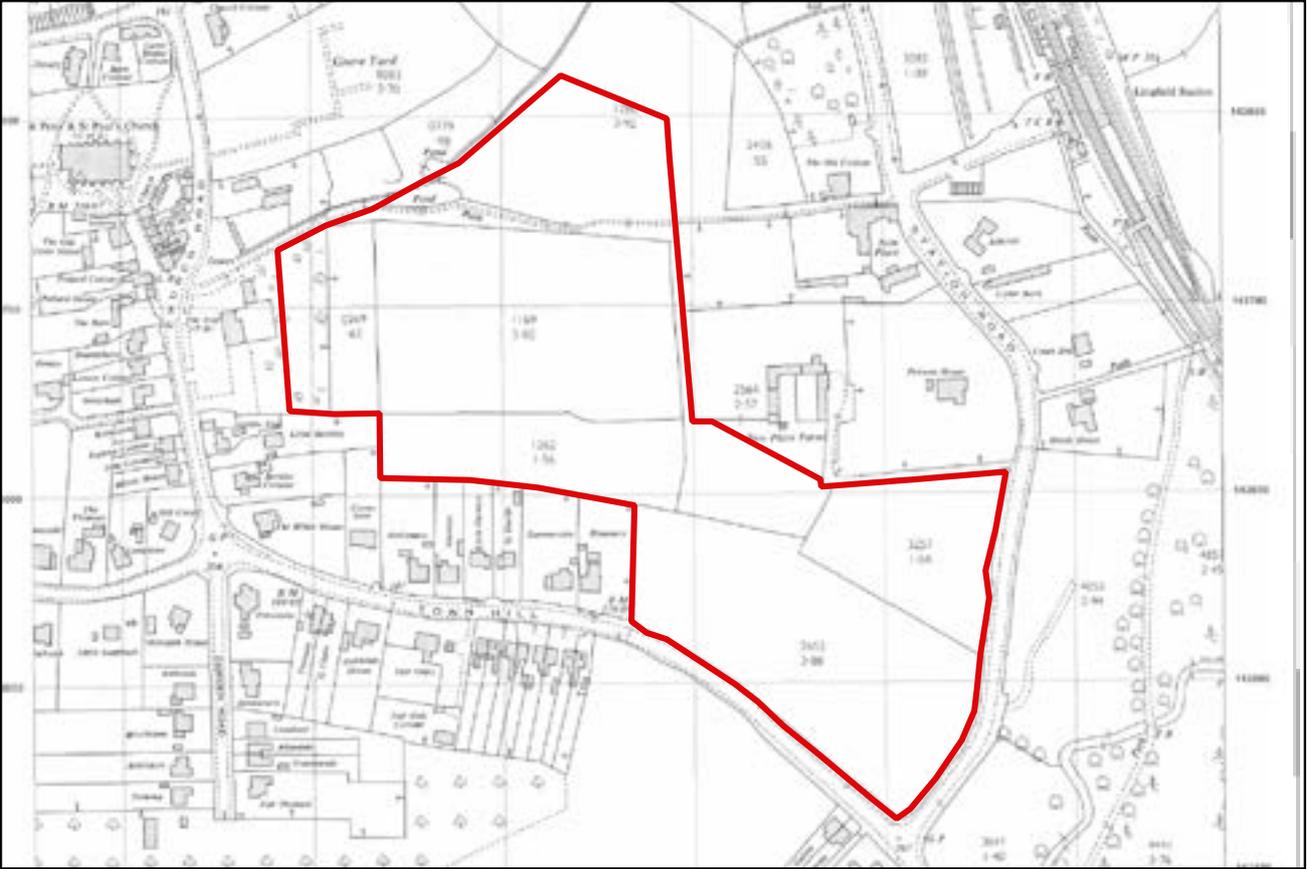
© Crown copyright 2017. All rights reserved. Licence no. LAN1001544

Figure 13: 1896-1897 Ordnance Survey, 1:2500



© Crown copyright 2017. All rights reserved. Licence no. LAN1001544

Figure 14: 1912 Ordnance Survey, 1:2500



© Crown copyright 2017. All rights reserved. Licence no. LAN1001544

**Figure 15: 1965 Ordnance Survey, 1:2500**



© Crown copyright 2017. All rights reserved. Licence no. LAN1001544

**Figure 16: 1988-1993 Ordnance Survey, 1:2500**



**Key:**

 Site boundary



Scale @ A4: 1:2,000



**Land at Old Cottage,  
Station Road, Lingfield**  
Archaeological Desk Based  
Assessment

**Figure 18.**  
The Proposed Development