

ARCHAEOLOGICAL DESK BASED ASSESSMENT

Land South of Barrow Green Road, Oxted, Surrey

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Road,
Oxted
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ARCHAEOLOGICAL DESK BASED ASSESSMENT

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Prepared by:

RPS Consulting Services Ltd

Serena Ranieri BA MA MPhil

Associate Director

20 Farringdon Street
London, EC4A 4AB

M +447801967618

E serena.ranieri@rpsgroup.com

Prepared for:

Croudace Homes

EXECUTIVE SUMMARY

This desk based assessment on the site of Land South of Barrow Green Road, Oxted, Surrey has been prepared by RPS on behalf of Croudace Homes to clarify its below ground archaeological potential prior to development.

In terms of relevant, nationally significant designated heritage assets, no World Heritage Sites, Protected Wrecks or Registered Battlefields lie within the study sites or in its immediate vicinity. The Scheduled Monument of the Mount, Barrow Green (List Entry: 1012547) is located 650m to the west of the study site.

In terms of relevant local designations, the site does not lie within an Area of High Archaeological Potential (AHAP) as identified by Tandridge District Council; however, there are two AHAPs located in close proximity of the study site. These are: the 12th century St Mary's Church, located immediately to its south-east (TA077S; Figure 2a) and the Bronze Age and Roman cremation burials (TA080; Figure 2a), located *circa* 200m to the west.

Based on available information, a moderate to high archaeological potential is expected at the site for evidence of Medieval and Post Medieval land division, land management and agricultural activity, associated with the nearby Old Manor House, later known as Court Farm. A tentative low to moderate archaeological potential is considered for evidence of funerary activity of the Bronze Age and Roman period. A low potential is anticipated for all other periods of human activity, although presence of isolated, redeposited Mesolithic/Neolithic artefacts cannot be completely excluded.

Archaeological investigations recently undertaken within 1km of the study site have observed no evidence of archaeological remains of any periods - (including no further evidence of Bronze Age and Roman cremations or other activities) - and those known archaeological findings contained in the Surrey HER are largely based on late 19th century – early 20th century records or findspots. The only exposed remains in proximity of the study site were burials found within the grounds of the nearby St Mary's churchyard, prior to development of the new Community Hall. The study site, however, does not extend into the boundaries of the known Medieval – Post Medieval burial ground.

It is, therefore, anticipated that the proposed development works are unlikely to have a substantial negative impact or cause significant harm on any underlying archaeological assets that may be present at the site, as survival is expected to be localised and mainly associated with Medieval and Post Medieval evidence of agricultural activity and land management. If encountered, these would be likely be considered of low (Local) significance.

RPS has consulted with Nigel Randall, the Archaeological Advisor for the Local Planning Authority, and he has recommended any further archaeological work can be secured by condition at the Outline stage of the proposed development, but any subsequent Reserved Matters application must be accompanied by the results of a programme of archaeological investigations.

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1 INTRODUCTION AND SCOPE OF STUDY

- 1.1 This archaeological desk based assessment has been researched by Alex Slater, prepared by Serena Ranieri, and approved by Gillian King of RPS Heritage on behalf of Croudace Homes.
- 1.2 The subject of this assessment, also known as the study site, is Land at Land South of Barrow Green Road, Oxted, Surrey. The site comprises two large plots of agricultural land located immediately to the south of Barrow Green Road. The study site is currently located 400m north-west of Oxted Station and is bounded by Barrow Green Road to the north, by St Mary's churchyard to the east, a private property separated by a line of trees to the west and Wheeler Avenue and private dwellings to the south (Figures 1 and 14-15; Plates 1 to 4).
- 1.3 The site is approximately 8.5ha in extent and is centred at National Grid Reference TQ 38805 53110 (Figure 1 and 2) within the administrative area of Tandridge District Council.
- 1.4 The proposed development will comprise 140 dwellings and 80 unit care home, with associated access, parking, and landscaping (Figure 15).
- 1.5 Accordingly, Croudace Homes has commissioned RPS Heritage to establish the archaeological potential of the site and to provide guidance on ways to address any archaeological constraints identified.
- 1.6 In accordance with relevant policy and guidance on archaeology and planning, and in accordance with the 'Standard and Guidance for Historic Environment Desk-Based Assessments' (Chartered Institute for Archaeologists October 2020), this assessment draws together the available archaeological, topographic and land-use information in order to clarify the archaeological potential of the site.
- 1.7 This desk based assessment comprises an examination of evidence on the Surrey Historic Environment Record, and other sources, and includes the results of a comprehensive map regression exercise.
- 1.8 A Site visit was carried out on 21st of August 2024 as shown on Plates 1 to 4.
- 1.9 This assessment thus enables relevant parties to assess the archaeological potential of various parts of the site and to consider the need for design, civil engineering, and archaeological solutions to the archaeological potential identified.

2 PLANNING BACKGROUND AND DEVELOPMENT PLAN FRAMEWORK

2.1 National legislation regarding archaeology, including scheduled monuments, is contained in the Ancient Monuments and Archaeological Areas Act 1979, amended by the National Heritage Act 1983 and 2002, and updated in April 2014.

2.2 In March 2012, the government published the National Planning Policy Framework (NPPF), and it was last updated in December 2023. The NPPF is supported by the National Planning Practice Guidance (NPPG), which was published online 6th March 2014, with the guidance on Conserving and Enhancing the Historic Environment last updated 12th December 2024. (<https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment>).

2.3 The NPPF and NPPG are additionally supported by three Good Practice Advice (GPA) documents published by Historic England: GPA 1: The Historic Environment in Local Plans; GPA 2: Managing Significance in Decision-Taking in the Historic Environment (both published March 2015). The second edition of GPA3: The Setting of Heritage Assets was published in December 2017.

National Planning Policy

2.4 Section 16 of the NPPF, entitled Conserving and enhancing the historic environment provides guidance for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets. Overall, the objectives of Section 16 of the NPPF can be summarised as seeking the:

- Delivery of sustainable development;
- Understanding the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment;
- Conservation of England's heritage assets in a manner appropriate to their significance; and
- Recognition that heritage makes to our knowledge and understanding of the past.

2.5 Section 16 of the NPPF recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term. Paragraph 207 states that 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.

2.6 *Heritage Assets* are defined in Annex 2 of the NPPF as: a building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions. They include designated heritage assets (as defined in the NPPF) and assets identified by the local planning authority during the process of decision-making or through the plan-making process.

2.7 Annex 2 also defines *Archaeological Interest* as a heritage asset which holds or potentially could hold evidence of past human activity worthy of expert investigation at some point.

2.8 A *Nationally Important Designated Heritage Asset* comprises a: World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area.

2.9 *Significance* is defined as: The value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

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

2.11 In short, government policy provides a framework which:

- Protects nationally important designated Heritage Assets;
- Protects the settings of such designations;
- In appropriate circumstances seeks adequate information (from desk based assessment and field evaluation where necessary) to enable informed decisions;
- Provides for the excavation and investigation of sites not significant enough to merit *in-situ* preservation.

2.12 The NPPG reiterates that the conservation of heritage assets in a manner appropriate to their significance is a core planning principle, requiring a flexible and thoughtful approach. Furthermore, it highlights that neglect and decay of heritage assets is best addressed through ensuring they remain in active use that is consistent with their conservation. Importantly, the guidance states that if complete, or partial loss of a heritage asset is justified, the aim should then be to capture and record the evidence of the asset's significance and make the interpretation publicly available. Key elements of the guidance relate to assessing harm. An important consideration should be whether the proposed works adversely affect a key element of the heritage asset's special architectural or historic interest. Additionally, it is the degree of harm, rather than the scale of development, that is to be assessed. The level of 'substantial harm' is considered to be a high bar that may not arise in many cases. Essentially, whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the NPPF. Importantly, harm may arise from works to the asset or from development within its setting. Setting is defined as the surroundings in which an asset is experienced and may be more extensive than the curtilage. A thorough assessment of the impact of proposals upon setting needs to take into account, and be proportionate to, the significance of the heritage asset and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.

2.13 In considering any planning application for development, the planning authority will be mindful of the framework set by government policy, in this instance the NPPF, by current Development Plan Policy and by other material considerations.

Local Planning Policy

2.14 The Local Development Framework is provided by The Tandridge District Core Strategy (adopted in October 2008); there are no policies relating to archaeology within this Core Strategy.

2.15 The Tandridge Local Plan Part 2: Detailed Policies supports the adopted Core Strategy by containing a set of detailed planning policies to be applied locally in the assessment and determination of planning applications over the plan period (2014 -2029). The following policy is relevant to archaeology:

DP20: Heritage Assets

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

1. Only where the public benefits of a proposal significantly outweigh the harm to, or loss of a designated heritage asset or its setting, will exceptional planning consent be granted. These benefits will be proportional to the significance of the asset and to the level of harm or loss proposed.

2. Where a proposal is likely to result in substantial harm to, or loss of, a designated heritage asset of the highest significance (i.e. scheduled monuments, grade I and grade II* listed buildings, and grade I and grade II* registered parks and gardens), granting of permission or consent will be wholly exceptional.

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

1. All reasonable efforts have been made to either sustain the existing use, find viable alternative uses, or mitigate the extent of the harm to the asset; and

2. Where relevant the works are the minimum necessary to meet other legislative requirements.

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

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

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

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

2.16 Following the withdrawal of Our Local Plan 2033, it was agreed at Full Council on 18 April 2024, that the Council will start work on a new Local Plan.

3 GEOLOGY AND TOPOGRAPHY

- 3.1 The study site comprises two large plots of agricultural land located immediately to the south of Barrow Green Road. The study site is currently located 400m north-west of Oxted Station and is bounded by Barrow Green Road the north, by the churchyard of St Mary's Church to the east, a private property separated by a tree line to the west and Wheeler Avenue and private dwellings to the south (Figures 1 and 14-15; Plates 1 to 4).
- 3.2 The nearest natural watercourse are formed of two unnamed streamlets running immediately to the west and east of the study site. The natural topography of the study site slopes from north/north-east to south/south-west from *circa* 109 to 101m Above Ordnance Datum (AOD).
- 3.3 The Geology for the site is provided by the British Geological Survey (BGS Online 2024). This shows two different types of bedrock geology: Gault Formation – Mudstone, located at the northern end of the site and Folkestone Formation – Sandstone observed across the rest of the study site. The BGS contains no record of superficial geological deposits.
- 3.4 No Site Investigation (SI) works have been undertaken at the site to date.

4 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND WITH ASSESSMENT OF SIGNIFICANCE

Timescales used in this report

Prehistoric

Palaeolithic	900,000	-	12,000 BC
Mesolithic	12,000	-	4,000 BC
Neolithic	4,000	-	1,800 BC
Bronze Age	1,800	-	600 BC
Iron Age	600	-	AD 43

Historic

Roman	AD	43	-	410
Saxon/Early Medieval	AD	410	-	1066
Medieval	AD	1066	-	1485
Post Medieval	AD	1486	-	1799
Modern	AD	1800	-	Present

Introduction

- 4.1 This chapter reviews the available archaeological evidence for the study site and the archaeological/historical background of the general area, and, in accordance with NPPF, considers the potential for any as yet to be discovered archaeological evidence on the study site.
- 4.2 What follows comprises a review of known archaeological assets within a 1km radius of the study site (Figure 2), also referred to as the study area, held on Surrey Historic Environment Record, together with a historic map regression exercise charting the development of the study area from the eighteenth century onwards until the present day.
- 4.3 In terms of relevant, nationally significant designated heritage assets, no World Heritage Sites, Protected Wrecks or Registered Battlefields lie within the study sites or in its immediate vicinity. The Scheduled Monument of the Mount, Barrow Green (List Entry: 1012547) is located 650m to the west of the study site.
- 4.4 In terms of relevant local designations, the site does not lie within an Area of High Archaeological Potential (AHAP) as identified by Tandridge District Council; however, there are two AHAPs located in close proximity of the study site. These are: St Mary's 12th century church, located immediately to the south-east of the study site (TA077S; Figure 2a) and the Bronze Age and Roman cremation burials (TA080; Figure 2a), located 200m to the west. All other relevant local designation can be found on Figure 2a.
- 4.5 The HER contains two records of Medieval findspots retrieved through metal detecting across the study site. These are a small double loop buckle in tin alloy, possibly from a shoe (MSE4065; Figure 2a) and a copper alloy horse harness pendant (MSE3788; Figure 2a).
- 4.6 The Lidar imagery (laser imaging, detection and ranging) is available for the site (Figure 3). This does not seem to show any anomalies that could be interpreted as archaeological, but more likely evidence of the below ground, natural, contours of the site.

4.7 Chapter 5 subsequently considers the site conditions and whether the proposed development will impact the theoretical archaeological potential identified below.

Previous Archaeological Work

4.8 No previous archaeological investigations have been undertaken at the site to date; however a series of archaeological works have taken place prior to development in proximity of the study site and the results are summarised here:

- **Oxted Community Hall, Oxted, Surrey (ESE526; Figure 2a), less than 100m east of the site:** The archaeological evaluation included the excavation of two trenches within the footprint of the proposed new Community Hall. The site lies within an Area of High Archaeological Potential as defined by the Surrey County Council and within part of a now deconsecrated churchyard.
Natural sand was found in both trenches ranging from 105.60m at its highest, on the east side of the site, and 105.11m OD, its lowest, on the northern side. The natural was sealed with topsoil and turf. No archaeological evidence was found, except for burials associated with the churchyard.
- **Oxted and Limpsfield Hospital, Oxted Surrey (ESE905; Figure 2a), circa 300m north of the site:** Twenty three evaluation trenches were excavated, but no archaeology of any period was encountered, except for pottery and CBM fragments dating from the 19th/20th century.
- **Land at the BT Telephone Exchange, Barrow Green Road (ESE909; Figures 2a) circa 150m east of the site:** An archaeological evaluation was carried out at the site in 2003. No features of archaeological interest were revealed during the evaluation. The only stray find recovered was an undated struck flint flake.
- **Park Road, Oxted, Surrey (ESE1137; Figure 2a), circa 900m east of the study site:** Five 15 x 2 metre trenches were excavated. No archaeological features or finds were uncovered in any of the trenches.

Early Prehistoric (Palaeolithic – Mesolithic - Neolithic)

4.9 The presence of Palaeolithic material can be notoriously difficult to predict and is typically dependent upon the presence of an appropriate underlying geology sequence (such as terrace gravels or brickearth), as well as suitable topography and access to nearby resources and water. The HER for this area contains no record for the Palaeolithic period.

4.10 As for the Mesolithic and Neolithic, only a few records are contained in the HER from the study area and are mainly associate with single findspots. These include: a Mesolithic – Late Neolithic struck flint flake recovered during archaeological watching brief carried out *circa* 900m south-west of the site at land to the Rear of 19-21 High Street (MSE23785; Figure 2a); a generic Mesolithic artefact (MSE3451; Figure 2a), from 200m east of the site; a Late Mesolithic - Neolithic "Thames Pick" flint axe (MSE5828; Figure 2a) found under a cemetery hedge at Oxted Parish Church (St Mary's), *circa* 100m east of the study site and a Neolithic white flake knife (MSE2622; Figure 2) from the area around "Barrow Hill", *circa* 1km east of the study site.

4.11 Overall, a low archaeological potential is considered for the Palaeolithic period and based on absence of evidence of settlement activity for the Mesolithic and Neolithic within the study area, a low potential is also anticipated for these periods, although presence of isolated artefacts, as observed in proximity of the site, cannot be completely excluded.

Late Prehistoric (Neolithic –Bronze Age- Iron Age)

4.12 The HER lists only a few findings for the Late Prehistoric periods in the study area, mostly from antiquarian records. Two Bronze Age burial urns, one complete and one fragmentary (MSE1243; Figure 2a), were found in 1886 at Ridgeway Field during digging for the foundation trenches for Blunt House (originally Ridgeway House), within another urn found during excavations at Oxted Primary school in the 1960s, *circa* 400m east of the study site (MSE1252; Figure 2a).

4.13 The Mount at Barrow Green, also a Scheduled Monument (MSE1246; List Entry: 1012547; Figure 2a), was initially interpreted as a possible Bronze Age burial mound, but more recent observations have instead interpreted this as, most probably, a largely natural feature. This appears to have been established by a small excavation that was undertaken by the Surrey Archaeological Society in 1870 which seems to have demonstrated that the mound was a natural feature with an artificial covering of *circa* 1m of soil (EUS 2003). The Mount was depicted on the 1408 map of the Manor of Oxted as 'The Barrow Castle Mound' and was probably the location of a Motte castle, an example of Medieval fortification introduced into Britain by the Normans.

4.14 There are no finds or archaeological remains in the Surrey HER for the Iron Age period.

4.15 Based on the paucity of evidence, a low archaeological potential can be suggested at the study site for evidence of the Iron Age; as for the Bronze Age, there is a low potential for evidence of settlement activity, but a low to moderate potential is considered for funerary remains. However, no evidence of Bronze Age burials has been exposed in any of the recent archaeological investigations undertaken within the study area.

Roman

4.16 According to Margary (Margary1955), the Roman Road from London to Lewes runs just outside Oxted, crossing from north to south the area of Limpsfield, *circa* 2km east of the study site. There is, however, no record of a Roman settlement located in proximity of the study site or within the surrounding area.

4.17 The Surrey HER lists only a few findings for the Roman period in the study area and they mainly relate to findspots, the majority exposed during construction activity in the late 19th and early 20th century. These include fragments of Romano-British pottery possibly associated with a Roman burial exposed on Gresham Road, Limpsfield, *circa* 800m east of the study site (MSE1256). More pottery fragments thought to be part of a Romano-British burial urn, were found in 1886 while digging the foundations of Blunt House, at Ridgeway Field (originally Ridgeway House), in the approximate same location of the Bronze Age urns, *circa* 200m west of the study site (MSE2619; MSE1243; Figure 2a).

4.18 Another find of Roman date, a stamped tile (MSE1257; Figure 2), was recovered from the fields nearby Sandy Lane in the 1930s, *circa* 600m south-west of the study site.

4.19 Based on evidence, with the exceptions of findspots, none of the archaeological investigations carried out at the study area to date has revealed any archaeological evidence of Roman activity or occupation. Therefore, the site is anticipated to have a low to moderate potential for any evidence of this period.

Saxon-Early Medieval/Medieval

4.20 The Domesday Survey of 1086 refers to Oxted as *Acstede*, meaning 'place where oaks grew' and in association with this, mentions 1 church and two mills. The study site lies *circa* 700m north-east from the historic settlement of Oxted, which during the Medieval period, is believed to have been located along today's Oxted High Street. In the earlier Saxon period, it is possible that most of the

settlement was scattered about the manor as they were elsewhere on the Weald (EUS 2003), rather than there being a single nucleated settlement.

- 4.21 The HER contains only one record for the Early Medieval/Saxon period, a 6th century cremation burial recorded in the area of Gresham Road, Limpsfield, *circa* 800m east of the site (MSE2623; Figure 2a).
- 4.22 The present parish church of St Mary, which was founded in the mid-12th century, is believed to be the location of the Early Medieval church referred in the Domesday Survey. St Mary lies immediately to the east of the study site and 800m north-east of the historic settlement of Oxted (MSE1255; Figure 2a).
- 4.23 Immediately to the south of the church, is the Old Manor House or Grange (MSE3105; Figure 2a), located on the approximate same location of the present Court Farm. In 1299 the grange consisted of a hall and solar, garden and dovecot. In the 1360s the hall was repaired, and ditching and fencing were carried out to separate the house from the cemetery of St Mary to the north (EUS 2003). The location of St Mary's Church adjacent to the Manor House, standing apart from the nucleated settlement (though in the same general area of the parish), is a recognised practise. The demesne farm is sited on the best farmland within the parish and may have been established prior to the founding of the church by the lord of the manor next to his own dwelling.
- 4.24 The HER contains two records of Medieval findspots retrieved through metal detecting across the study site. These are a small double loop buckle in tin alloy, possibly from a shoe (MSE4065; Figure 2a) and a copper alloy horse harness pendant (MSE3788; Figure 2a).
- 4.25 One of four possible Medieval watermills (MSE3734; Figure 2a), located by the HER *circa* 900m south-west of the study site was still attested on the 1729 Map, but was no longer extant by the late 18th century, when it had disappeared in any later representation of Oxted.
- 4.26 Based on evidence, during the Medieval period, the site is likely to have lain within agricultural land, as part of the Old Manor House, later known as Court Farm. It cannot be excluded that the use as demesne farmland dates back to the Saxon period. Therefore, the site is considered to have a moderate potential for evidence of Medieval land division, land management and agricultural activity. It cannot be excluded that some evidence may also date back to the Saxon period.

Post Medieval & Modern (including map regression exercise)

- 4.27 A number of the HER records within the study area refer to Post Medieval and Modern archaeological remains which are not discussed in detail here unless relevant to the study site.
- 4.28 During the later Post Medieval and Modern periods, our understanding of settlement, land-use and the utilisation of the landscape is enhanced by cartographic and documentary sources, which can give additional detail to data contained within the HER.
- 4.29 The earliest historic mapping for the site is the 1729 Senex Map of Surrey (Figure 4). The site is shown as occupying open land just to the north of what would later become Court Farm and St Mary's Church. The settlement of Oxted is clearly shown as separate entity to the south-west, with one of the historic mills and the Priory located along Oxted Street. The manor of Barrow Green can also be seen to the west of the study site.
- 4.30 The 1769 Rocque Map and the 1799 Ordnance Survey Drawing (Figures 5 and 6) show very little change at the study site. This is still depicted as open, possible agricultural land, enclosed along its north-eastern end by Barrow Green Road, with the Church of St Mary and Court Farm to the south-east.

4.31 The 1809 Plan of Oxted Court Farm Map shows the study site formed of three plots of land (Figure 7), with the two major plots clearly in use as arable fields and a small plot to the south-east occupied by a pond, trees and gardens, located within the ground of the Oxted Court Farmhouse complex.

4.32 The 1839 Oxted Parish Tithe Map (Figure 8) represents the first detailed survey of the study site. This is now subdivided in up to 9 parcels of land, most likely in use for arable and horticultural purposes as part of Oxted Court Farm. The associated Tithe Award describes those land parcels as follows (Table 1):

Land Parcel	Landowner	Occupant	Description	Land Use/Cultivation
555	Master Charles Legh Hoskins	Richard Dartnell	Farm Buildings	-
556	Master Charles Legh Hoskins	Richard Dartnell	Oxted Court Farm	House & Garden
557	Master Charles Legh Hoskins	Richard Dartnell	Orchard	Orchard
559	Master Charles Legh Hoskins	Richard Dartnell	Kiln Field	Arable
562	Master Charles Legh Hoskins	Richard Dartnell	Shaw	Plantation
563	Master Charles Legh Hoskins	Richard Dartnell	Stoney Field	Arable
563a	Master Charles Legh Hoskins	Richard Dartnell	Road	Road
564	Master Charles Legh Hoskins	Joseph Feldwick	Little Hop Garden	Hops
565	Master Charles Legh Hoskins	Richard Dartnell	Road to Darney Mead	Road

Table 1: 1839 Tithe Apportionments, Oxted - Surrey

4.33 From 1869 (Figure 7) up to today (Figure 14) no obvious changes have occurred at the study site, except for changes to internal plots layout and the creation of a public path that runs north to south across the eastern end of the site. Major alterations, during this period, mostly took place across the site's immediate surroundings, with housing, road and railway construction, including the expansion of St Mary's Churchyard up to the eastern boundary of the site.

4.34 The historic mapping demonstrates that from the 18th century to the present the study site lay across agricultural land part of Oxted Court Farm. Therefore, the site's potential to contain settlement evidence of the Post Medieval period is low, but there is a high potential land management, field boundary and agricultural activity.

Assessment of Significance

4.35 Existing national policy guidance for archaeology (the NPPF as referenced in section 2) enshrines the concept of the 'significance' of heritage assets. Significance as defined in the NPPF centres on the value of an archaeological or historic asset for its 'heritage interest' to this or future generations.

4.36 In terms of relevant, nationally significant designated heritage assets, no World Heritage Sites, Protected Wrecks or Registered Battlefields lie within the study sites or in its immediate vicinity. The Scheduled Monument of the Mount, Barrow Green (List Entry: 1012547) is located 650m to the west of the study site.

4.37 In terms of relevant local designations, the site does not lie within an Area of High Archaeological Potential (AHAP) as identified by Tandridge District Council; however, there are two AHAPs located in close proximity of the study site. These are: St Mary's 12th century church, located immediately to the south-east of the study site (TA077S; Figure 2a) and the Bronze Age and Roman cremation

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burials (TA080; Figure 2a), located 200m to the west. All other relevant local designation can be found on Figure 2a.

4.38 Based on available information, a moderate to high archaeological potential is expected at the site for evidence of Medieval and Post Medieval land division, land management and agricultural activity, associated with the nearby Old Manor House, later known as Court Farm. A low to moderate archaeological potential is considered for evidence of funerary activity of the Bronze Age and Roman period. A low potential is anticipated for all other periods of human activity, although presence of isolated, redeposited Mesolithic/Neolithic artefacts cannot be completely excluded.

4.39 Archaeological investigations recently undertaken within 1km of the study site has observed no evidence of archaeological remains of any periods and those known archaeological findings contained in the Surrey HER, are largely the results of late 19th century – early 20th century records or findspots. Those few burials exposed in proximity of the study site were found within the grounds of St Mary's Churchyard, prior to development of the new Community Hall. The study site, however, does not extend into the burial ground.

4.40 The significance of any archaeological remains which may be present would be derived from their evidential value and contributions that could be made towards local and regional research agendas.

4.41 Whilst it is possible that archaeological remains could be present within the site, on the basis of the above, any remains, should they occur on the study site, would in the context of the Secretary of State's non-statutory criteria for Scheduled Monuments (DCMS 2013) most likely be of local significance.

4.42 As identified by desk based work, archaeological potential by period and the likely significance of any archaeological remains which may be present is summarised in table form below:

Period:	Identified Archaeological Potential and Likely Significance (if present):
Palaeolithic- Mesolithic- Neolithic	<p>Low potential for the Palaeolithic period; Low (Local) Significance;</p> <p>Based on absence of evidence of settlement activity for the Mesolithic and Neolithic within the study area, a low potential is also anticipated for these periods, although presence of isolated artefacts, as observed in proximity of the site, cannot be completely excluded; Low (Local) Significance.</p>
Later Prehistoric (Bronze Age & Iron Age)	<p>Low potential for the Iron Age period; Low (Local) Significance;</p> <p>For the Bronze Age, there is a low potential for evidence of settlement activity, but a low to moderate potential is considered for funerary remains based on the site's location in proximity of an AHAP where Bronze Age cremations were likely found in the 19th century. However, no evidence of Bronze Age burials or other evidence of Bronze Age activity has been exposed in any of the archaeological investigations undertaken within the study area over recent years. Low (Local) to (Medium) Regional Significance, depending on the nature of the findings and level of preservation.</p>
Roman	<p>Low potential (for evidence of a postulated road alignment and associated roadside activity such as occupation and settlement); Low to moderate potential is considered for funerary remains, based on the site's location in proximity of an AHAP where Roman cremations were likely found in the 19th century. However, no evidence of Roman burials or other evidence of Roman activity has been exposed in any of the archaeological investigations undertaken within the study area over recent years. Low (Local) to (Medium) Regional Significance, depending on the nature of findings and level of preservation.</p>
Saxon & Medieval	<p>Moderate for evidence of Medieval land division, land management and agricultural activity associated with the Old Manor House, today known as Court Farm; with a low potential for evidence of land division and management of</p>

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	<p>the Saxon period, although it cannot be excluded. Low (Local) Significance, depending on the findings and level of preservation.</p>
Post Medieval & Modern	<p>Moderate potential to High archaeological potential is considered for the land division, land management and agricultural activity associated with the Old Manor House, today known as Court Farm; Low (Local) Significance</p> <p>Modern ploughmarks are to be anticipated at the site.</p>

5 SITE CONDITIONS, THE PROPOSED DEVELOPMENT & REVIEW OF POTENTIAL DEVELOPMENT IMPACTS ON ARCHAEOLOGICAL ASSETS

Site Conditions

- 5.1 The site comprises two large plots of agricultural land located immediately to the south of Barrow Green Road, along with Court Farm Lane and a surrounding small plot covered in trees to the south-east. The site is approximately 8.5ha in extent.
- 5.2 Post Medieval and Modern agricultural activity will have had a shallow, but widespread archaeological impact on any potential, earlier archaeological remains, as a result of agricultural activity. The site is likely to have lain within agricultural fields since at least the Medieval period as part of the Old Manor House farmland, today known as Court Farm.

Proposed Development

- 5.3 The proposed development will comprise 140 dwellings and 80 unit care home, with associated access, parking, and landscaping (Figure 15).

Review of Potential Development Impacts on Archaeological Assets

- 5.4 Based on available information, proposed development works are unlikely to have a substantial negative impact or cause significant harm on any underlying archaeological assets that may be present at the site, as survival is expected to be localised and mainly associated with Medieval and Post Medieval evidence of agricultural activity and land management. If encountered, these would be likely considered of low (Local) significance.
- 5.5 Archaeological investigations recently undertaken within 1km of the study site have observed no evidence of archaeological remains of any periods - (including no further evidence of Bronze Age and Roman cremation or other activities) - and those known archaeological findings contained in the Surrey HER, are largely based on Late 19th century – Early 20th century records or findspots. The only exposed remains in proximity of the study site were burials found within the grounds of the nearby St Mary's churchyard, prior to development of the new Community Hall. The study site, however, does not extend into the boundaries of the known Medieval – Post Medieval burial ground.
- 5.6 It is, therefore, anticipated that the proposed development works are unlikely to have a substantial negative impact or cause significant harm on any underlying archaeological assets that may be present at the site, as survival is expected to be localised and mainly associated with Medieval and Post Medieval evidence of agricultural activity and land management. If encountered, these would be likely considered of low (Local) significance.
- 5.7 RPS has consulted with Nigel Randall, the Archaeological Advisor for the Local Planning Authority, and he has recommended any further archaeological work can be secured by condition at the Outline stage of the proposed development, but any subsequent Reserved Matters application must be accompanied by the results of a programme of archaeological investigations.

6 SUMMARY AND CONCLUSIONS

6.1 This desk based assessment on the site of Land at Land South of Barrow Green Road, Oxted, Surrey has been prepared by RPS on behalf of Croudace Homes to clarify its below ground archaeological potential prior to development.

6.2 In terms of relevant, nationally significant designated heritage assets, no World Heritage Sites, Protected Wrecks or Registered Battlefields lie within the study sites or in its immediate vicinity. The Scheduled Monument of the Mount, Barrow Green (List Entry: 1012547) is located 650m to the west of the study site.

6.3 In terms of relevant local designations, the site does not lie within an Area of High Archaeological Potential (AHAP) as identified by Tandridge District Council; however, there are two AHAPs located in close proximity of the study site. These are: St Mary's 12th century church, located immediately to the south-east of the study site (TA077S; Figure 2a) and the Bronze Age and Roman cremation burials (TA080; Figure 2a), located *circa* 200m to the west.

6.4 Based on available information, a moderate to high archaeological potential is expected at the site for evidence of Medieval and Post Medieval land division, land management and agricultural activity, associated with the nearby Old Manor House, later known as Court Farm. A low to moderate archaeological potential is considered for evidence of funerary activity of the Bronze Age and Roman period. A low potential is anticipated for all other periods of human activity, although presence of isolated, redeposited Mesolithic/Neolithic artefacts cannot be completely excluded.

6.5 Archaeological investigations recently undertaken within 1km of the study site have observed no evidence of archaeological remains of any periods - (including no further evidence of Bronze Age and Roman cremation or other activities) - and those known archaeological findings contained in the Surrey HER, are largely based on Late 19th century – early 20th century records or findspots. The only exposed remains in proximity of the study site were burials found within the grounds of the nearby St Mary's Churchyard, prior to development of the new Community Hall. The study site, however, does not extend into the boundaries of the known Medieval – Post Medieval burial ground.

6.6 It is, therefore, anticipated that the proposed development works are unlikely to have a substantial negative impact or cause significant harm on any underlying archaeological assets that may be present at the site, as survival is expected to be localised and mainly associated with Medieval and Post Medieval evidence of agricultural activity and land management. If encountered, these would be likely considered of low (Local) significance.

6.7 RPS has consulted with Nigel Randall, the Archaeological Advisor for the Local Planning Authority, and he has recommended any further archaeological work can be secured by condition at the Outline stage of the proposed development, but any subsequent Reserved Matters application must be accompanied by the results of a programme of archaeological investigations.

Sources Consulted

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Cartographic

1729 Senex Map of Surrey

1768 Rocque Map of Surrey

1808 Ordnance Survey Drawing

1809 Plan of Oxted Court Farm

1839 Oxted Parish Tithe Map

1869-71 Ordnance Survey Map (1:10,560)

1910-14 Ordnance Survey Map (1:10,560)

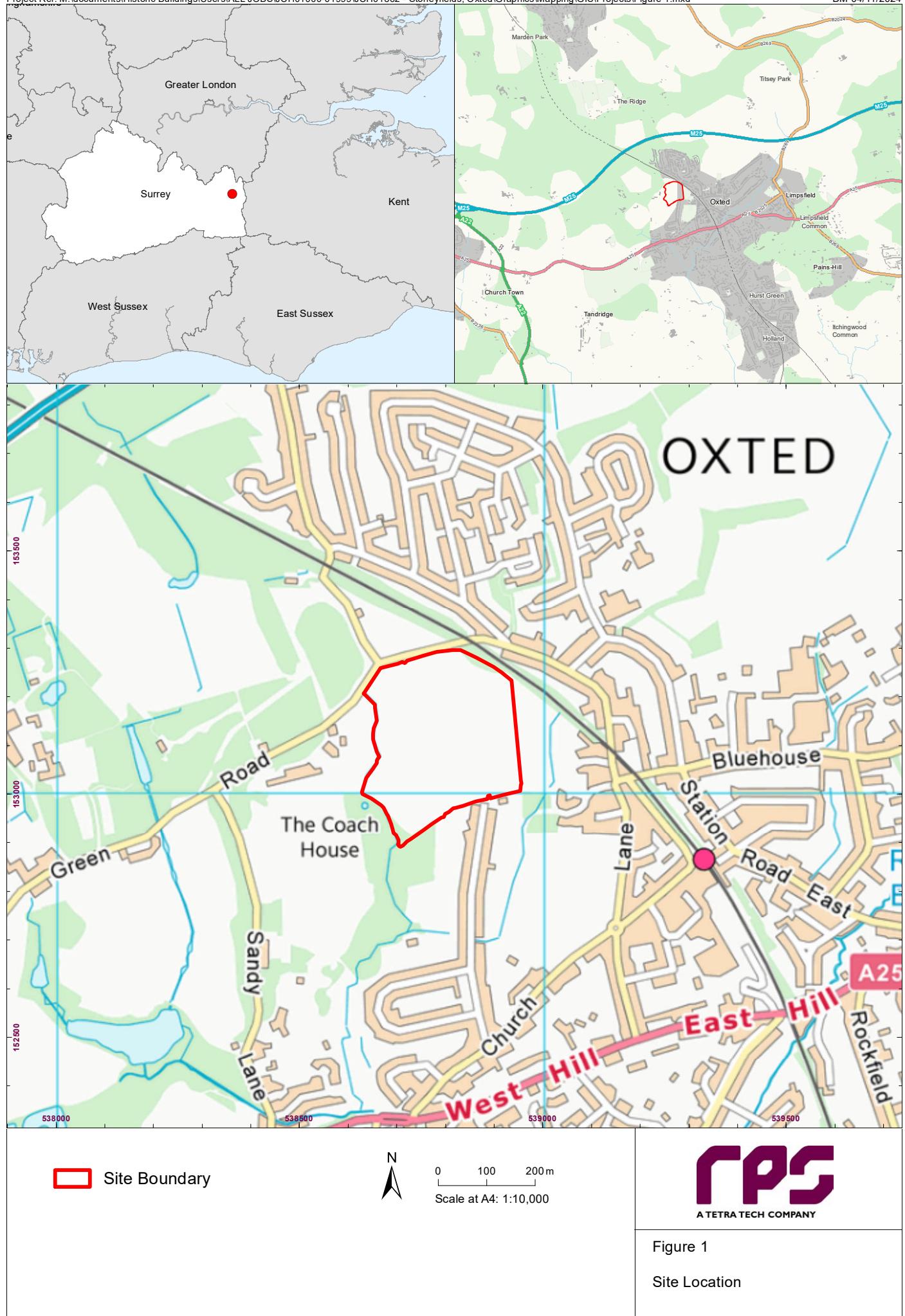
1945 Google Earth Image

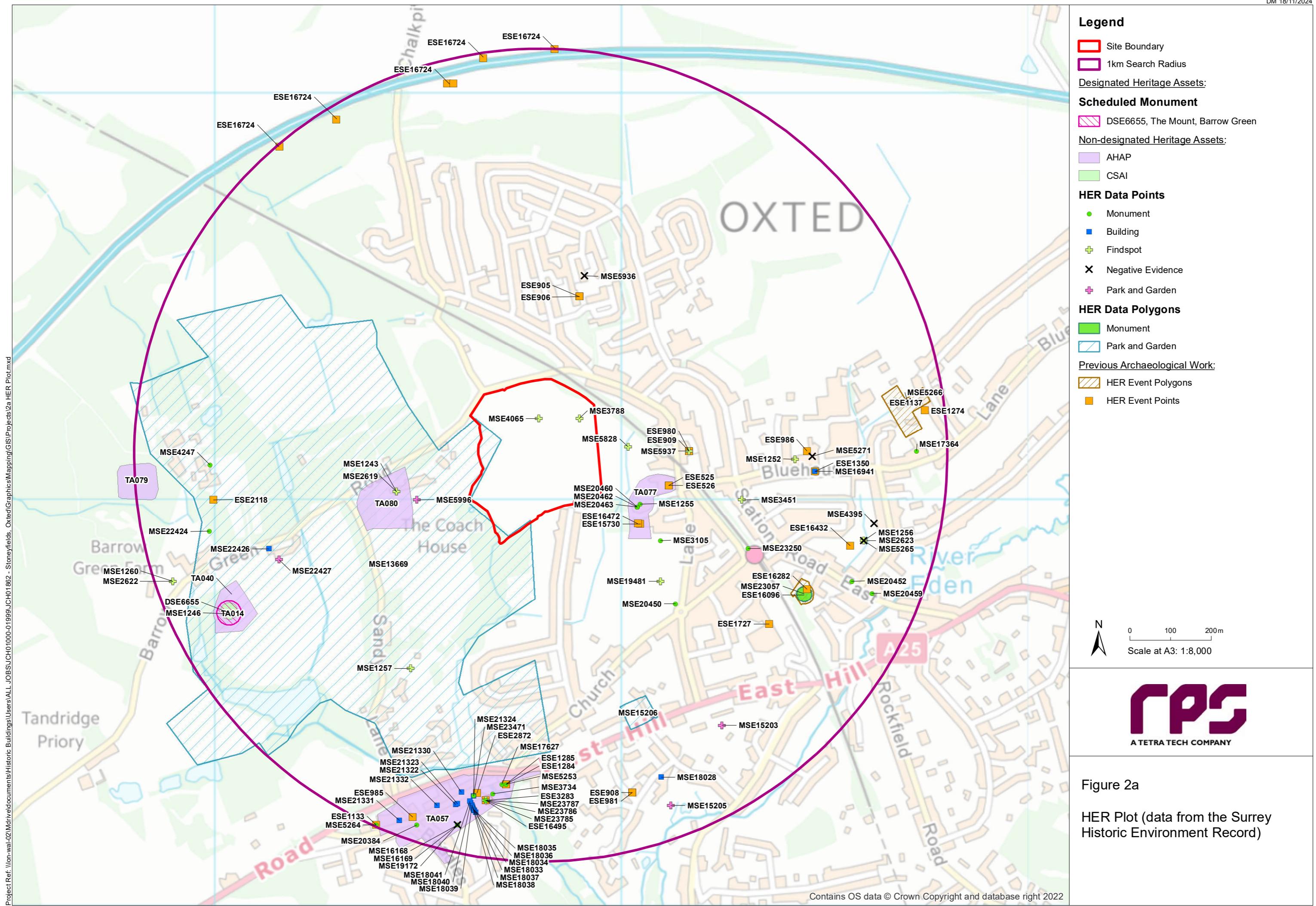
1976-77 Ordnance Survey Map (1:10,000)

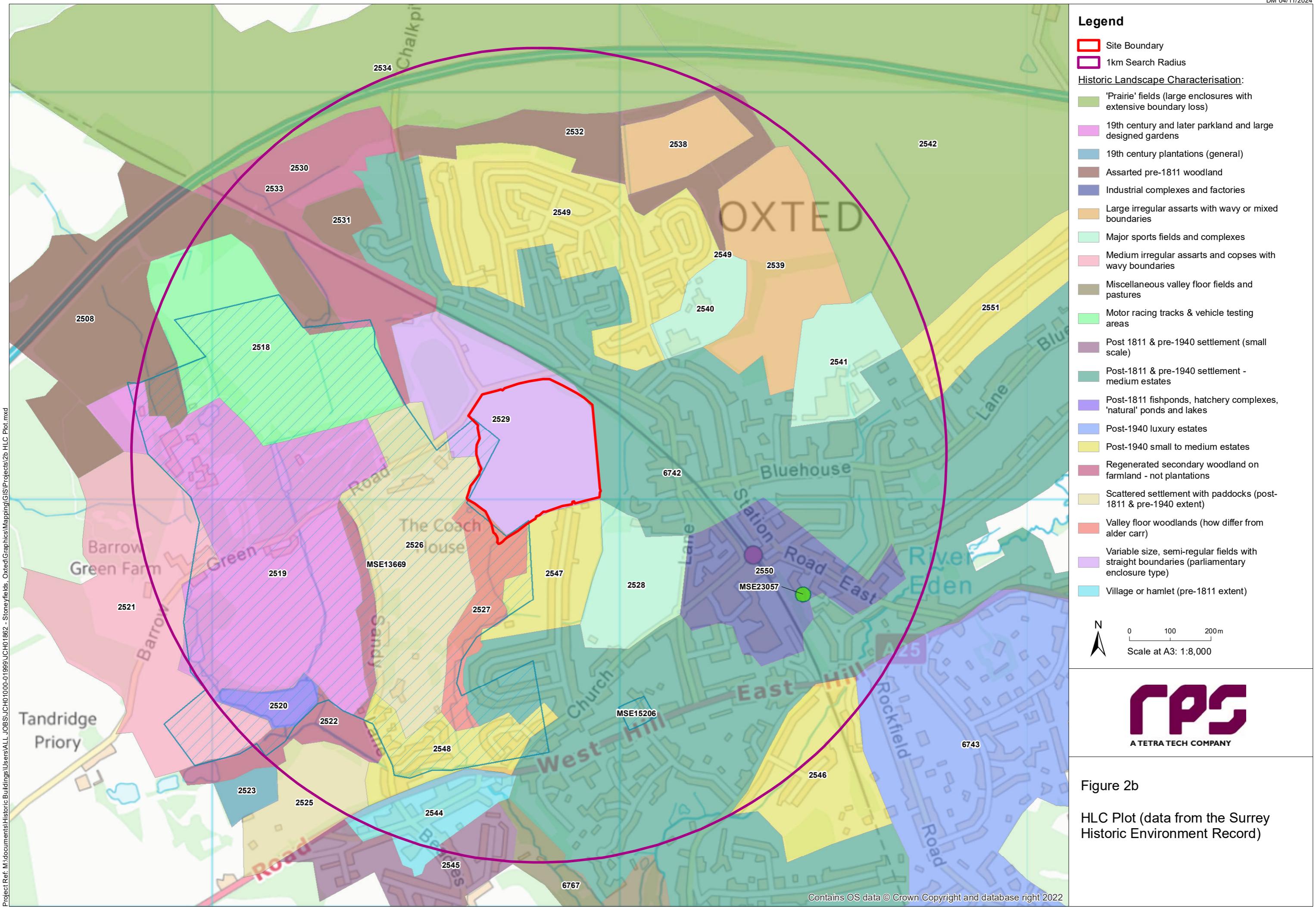
1999 Google Earth Image

2020 Google Earth Image

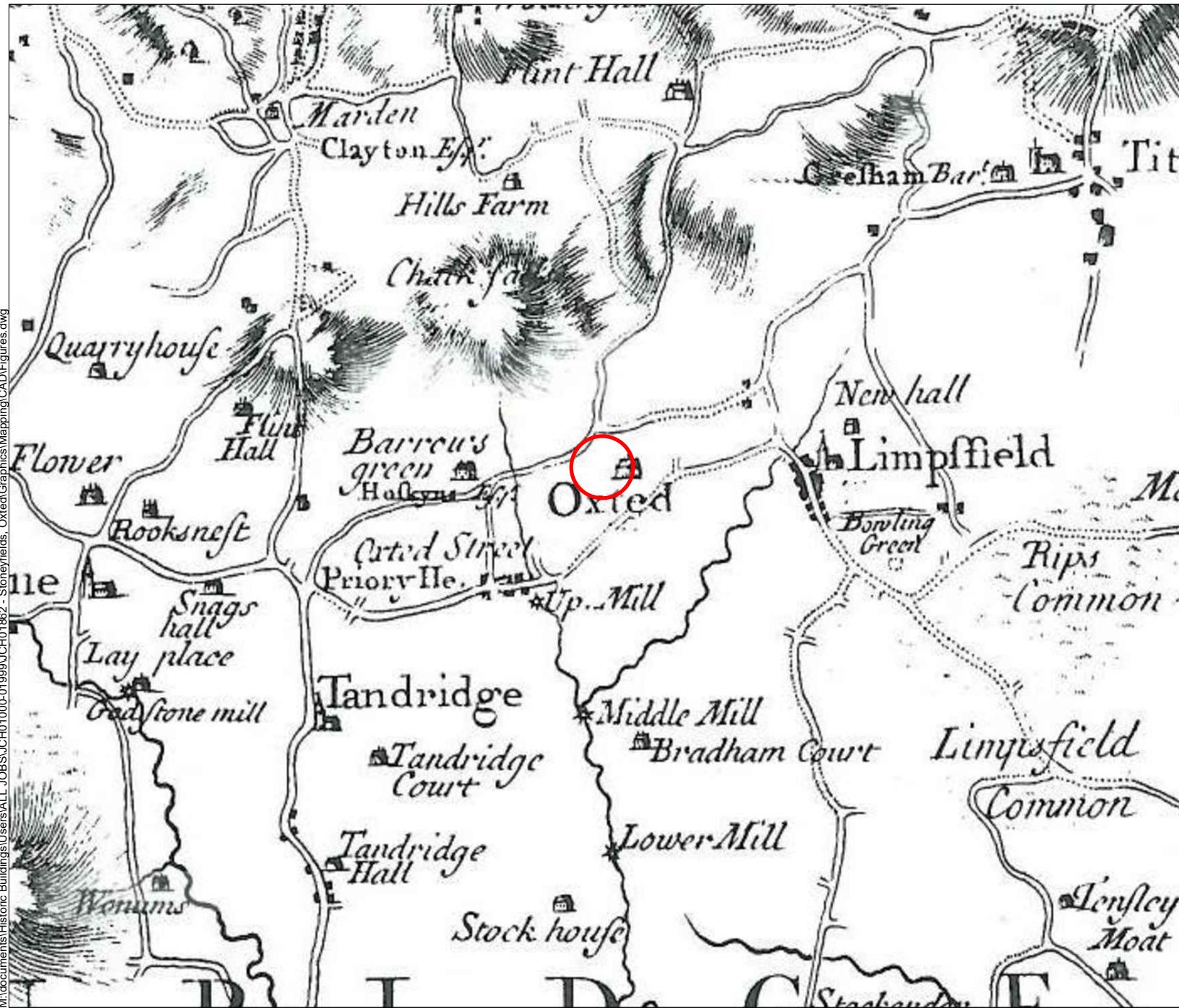
Figures











Site Location

DM / 04/11/24

Not to Scale
Illustrative Only

rps
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Figure 4
1729 Senex Map of Surrey



Site Location



Not to Scale
Illustrative Only



Figure 5
1768 Rocque Map of Surrey



DM / 04/11/24

 Site Boundary (approximate)



Not to Scale
Illustrative Only



Figure 6
1808 Ordnance Survey Drawing



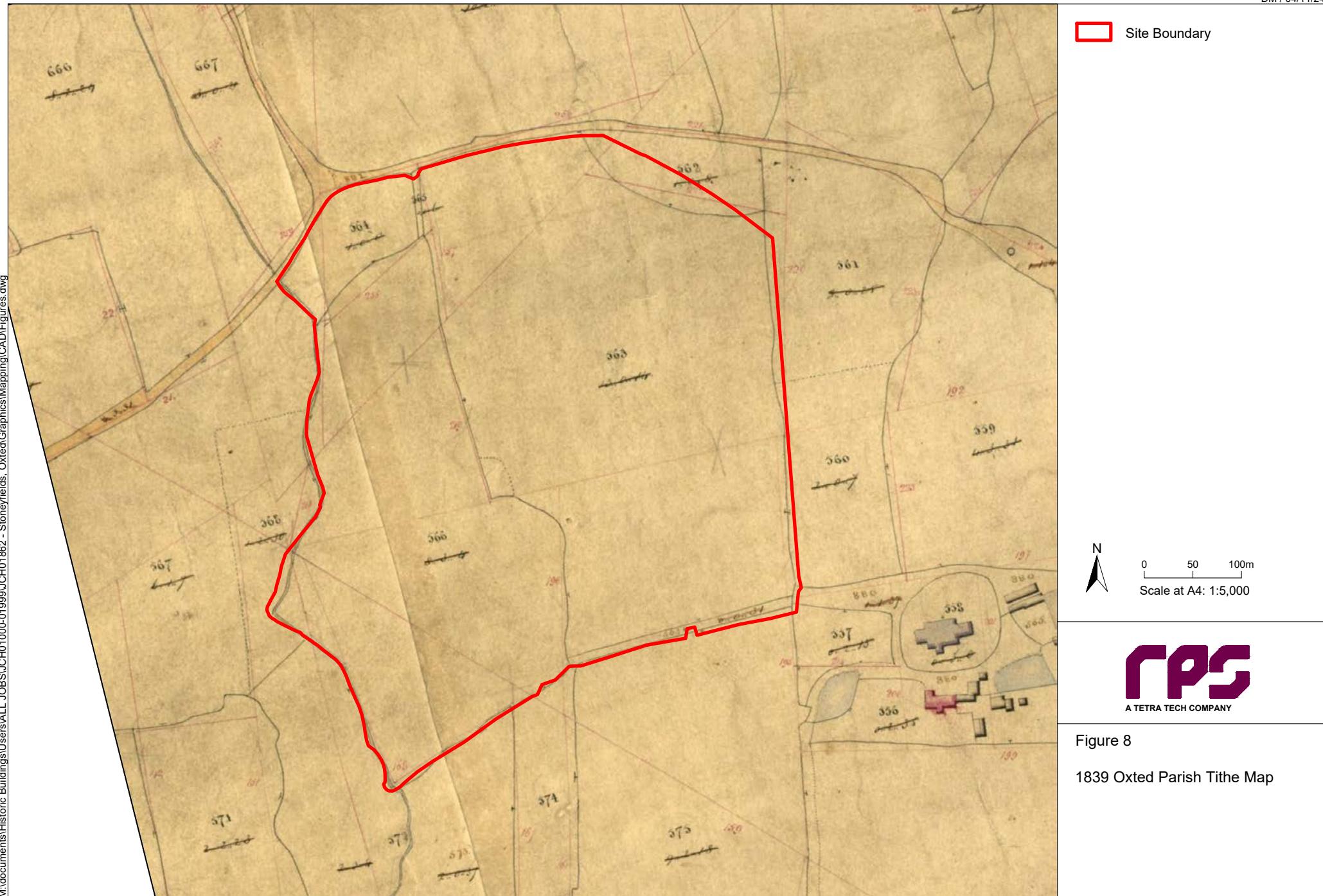
Site Boundary

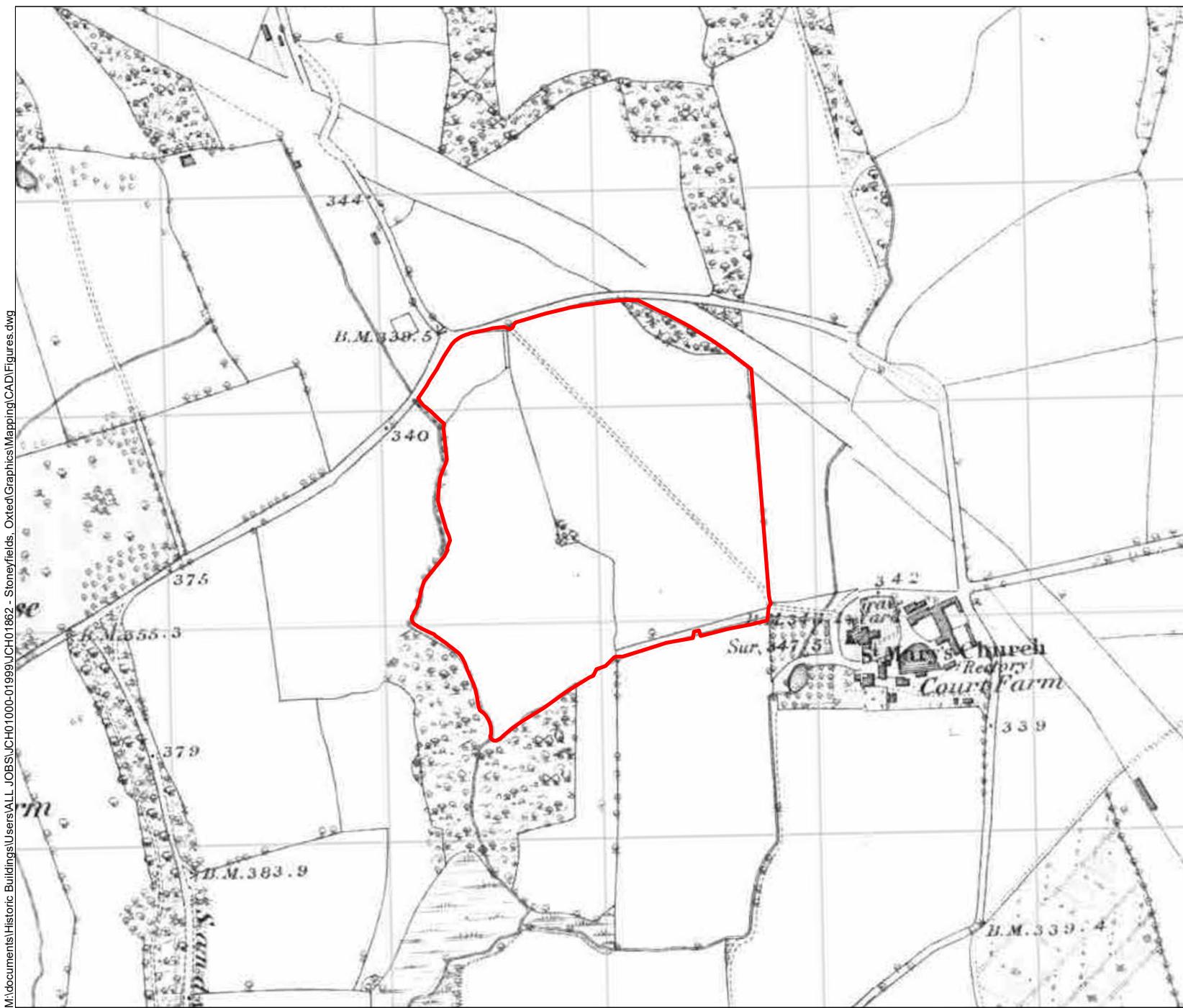
A compass rose icon with the letter 'N' at the top. To its right, the text 'Not to Scale' is on top, and 'Illustrative Only' is on the bottom line.



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Figure 7
1809 Plan of Oxted Court Farm



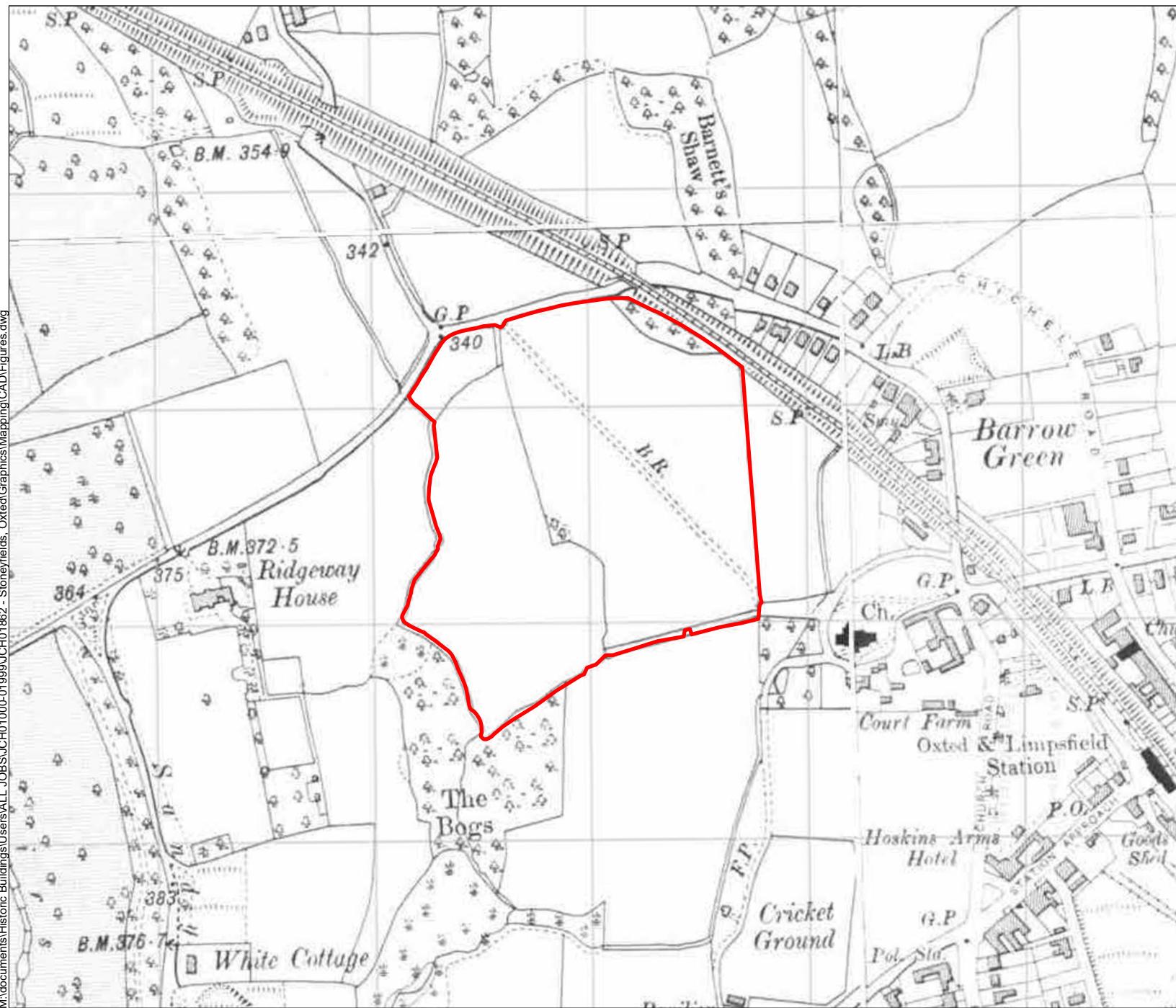


 Site Boundary

N
0 50 100m
Scale at A4: 1:5,000

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Figure 9
1869-71 Ordnance Survey



Site Boundary

N
0 50 100m
Scale at A4: 1:5,000

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Figure 10
1910-14 Ordnance Survey



 Site Boundary

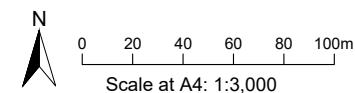
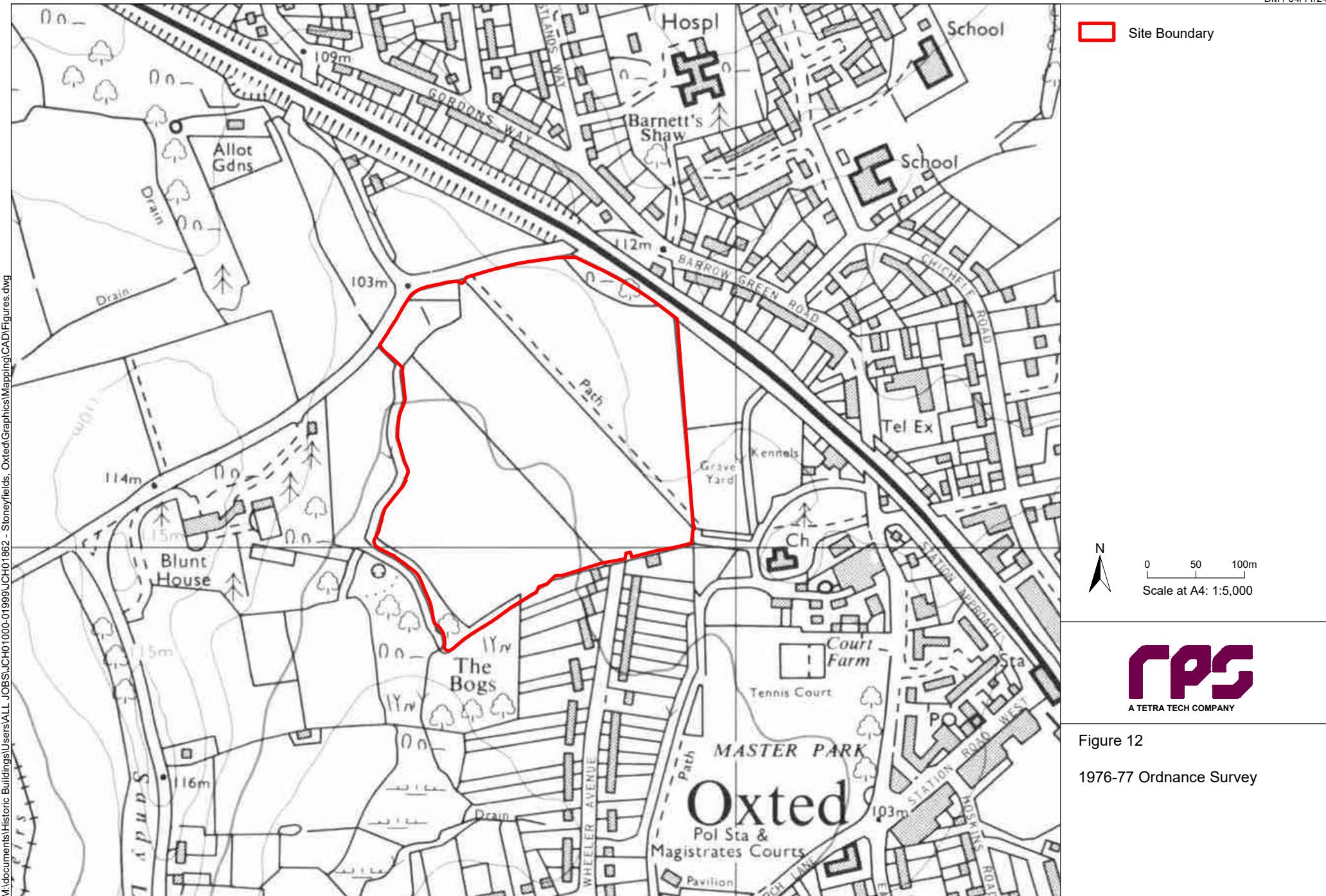


Figure 11
1945 Google Earth Image



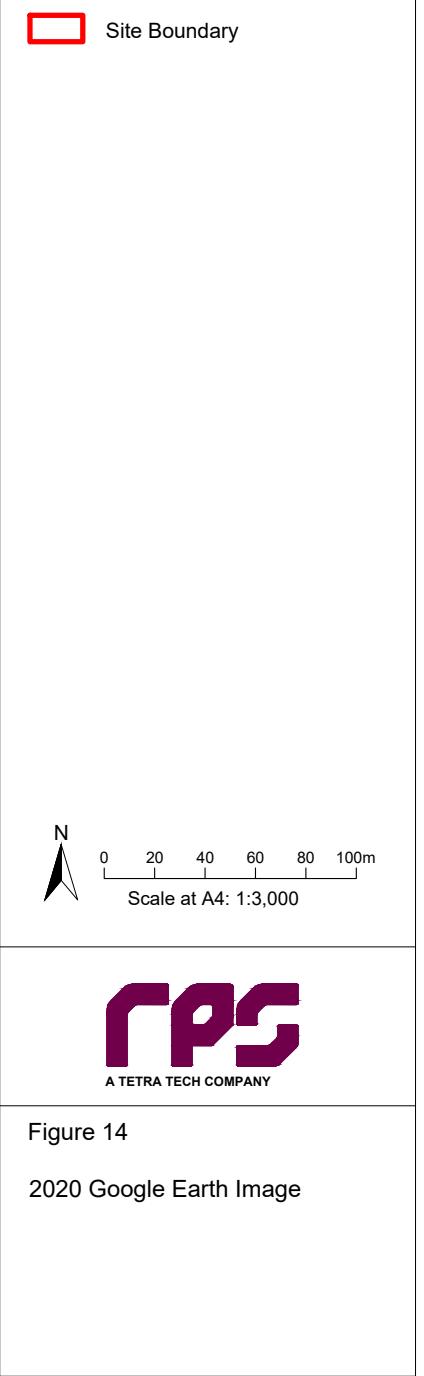


 Site Boundary

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Scale at A4: 1:3,000



Figure 13
1999 Google Earth Image



 Site Boundary



Figure 15
Proposed Development Plan

Plates



Plate 1: The study site looking south-east from the north-western boundary of the site



Plate 2: The study site looking south-east from site access on the western boundary



Plate 3: The study site looking west from the eastern boundary of the site



Plate 4: The study site looking east from the western boundary



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