



RAF Kenley Campus  
Caterham  
CR8 5FX



Archaeological Assessment  
November 2023

**E:mail [andyjosephs@hotmail.com](mailto:andyjosephs@hotmail.com) • Telephone 07990 571908**

**Offices in Thirsk•Bury St Edmunds•Leamington Spa•Bath**

43 Middle Green, Higham, IP28 6NY

Andrew Josephs Associates Ltd. Registered Office, Fulford House, Newbold Terrace, Leamington Spa, England, CV32 4EA

Registration no. 13428825. VAT No. 390520313

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Cover: Aerial Photograph of the proposed development area in 1922

# 1. Introduction

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## 1.1 SCOPE OF THIS REPORT

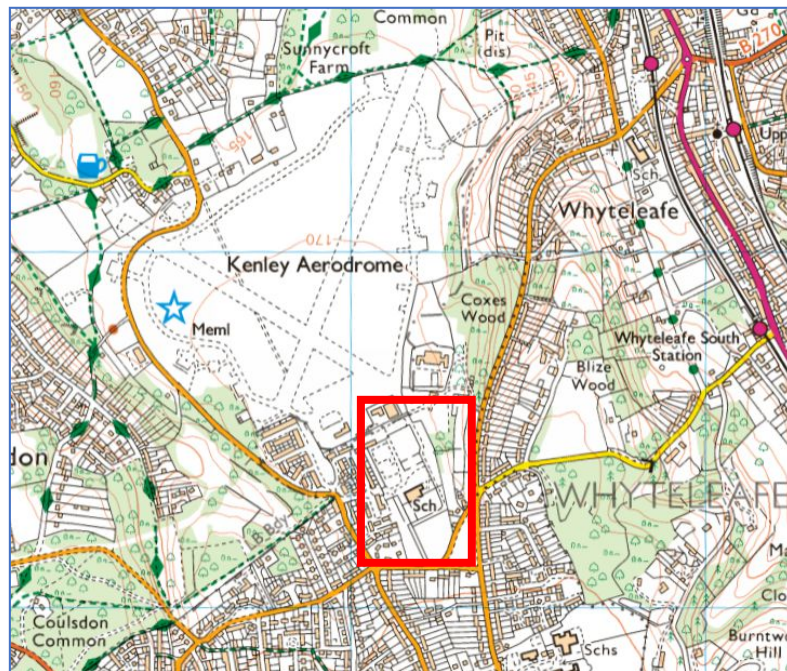
### 1.1.1 Description of the proposed development

This report has been commissioned by Daniel Watney Ltd on behalf of the Croydon and District Education Trust. An outline planning application has been submitted for the redevelopment of land at RAF Kenley Campus, Kenley Aerodrome, Caterham, Surrey, CR8 5FX.

The proposed development area (PDA) is centred on NGR TQ 33190 57341 (**Figure 1**) and shown on **Figure 2**.

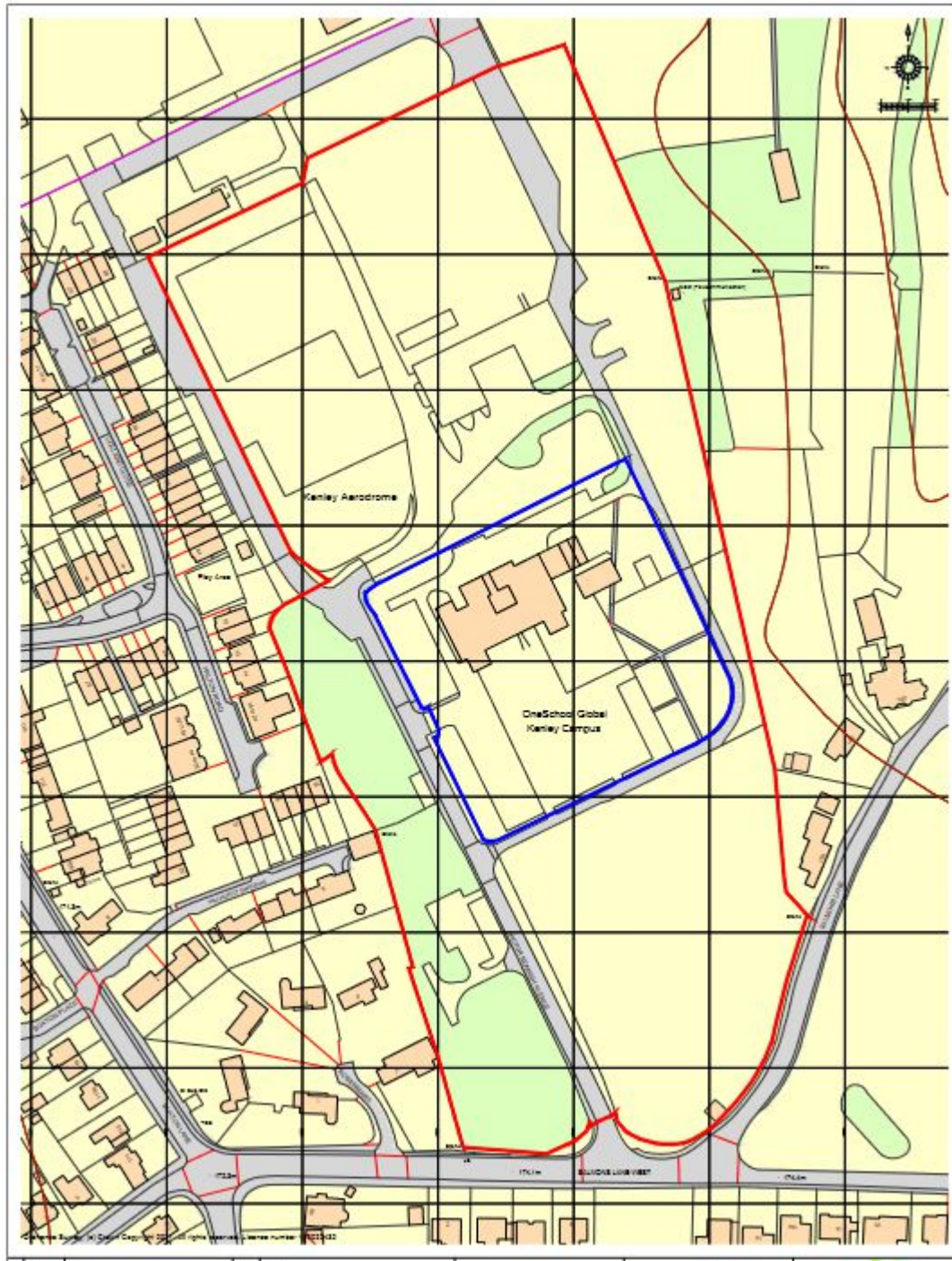
The PDA has a provisional allocation in the draft Tandridge District Council Local Plan, 2019. Proposals are for 87 residential dwellings, associated landscaping, amenity space and car parking. In relation to archaeology and heritage the allocation requires:

- Development that will conserve and enhance the conservation area and the setting of nearby heritage assets, including the listed building and Scheduled Monument and will be considered in accordance with the Kenley Aerodrome Conservation Area Proposals Statement.
- Development in keeping with the heritage value of the site and the principles of the Conservation Area, and the scheme should focus development primarily to the northern area of the site and a sympathetic design, scale and layout must be demonstrated in any application.
- Retention and mitigation measures relating to protected significant trees, utilising trees as a feature of the development, where possible and maintaining the visual connection between the NAAFI listed building/school and the Kenley Airfield.



**Figure 1** Location of Proposed Development Area (PDA)

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**Figure 2** Planning Application boundary – red line





**Figure 3** Illustrative masterplan

### 1.1.2 *Scope of archaeology and this assessment*

Archaeology is represented by a wide range of features that result from past human use of the landscape. These include above ground and buried archaeological monuments and remains of all periods, artefacts of anthropological origin and evidence that can help reconstruct past human environments.

This assessment considers potential effects upon archaeology based upon archival and database research, map regression and aerial photography.

Sources consulted in preparing this assessment include:

- Surrey Historic Environment Record
- Historic England Archive
- DEFRA Magic Database
- Secondary reports and websites

Built heritage assets, including scheduled monuments relating to WWII and listed buildings, have been considered in a Heritage Statement prepared by Montagu Evans (July 2023) and submitted with the planning application.

## 1.2 LEGISLATION, POLICY AND GUIDANCE

### 1.2.1 *Statutory Legislation*

**Table 1** summarises the statutory legislation relevant to archaeology.

**Table 1** Statutory protection for archaeological sites

Legislation	Key Issues
Burial Act (1857)	Under Section 25 of the 1857 Act, it is a criminal offence to remove human remains from any place of burial without a licence from the Ministry of Justice.
Ancient Monuments and Archaeological Areas Act (1979)	It is a criminal offence to carry out any works on or near to a Scheduled Ancient Monument without a Scheduled Monument Consent.
Protection of Military Remains Act (1986)	The Act outlines the criteria for designating a military crash site. Certain activities are prohibited at protected sites, without the authority of the Secretary of State.
Treasure Act (1996)	The 1996 Act defines 'Treasure' as any object that is at least 10% gold or silver, associated coins or groups of coins which are over 300 years old, objects formerly classed as 'treasure trove' (i.e. deliberately deposited items with a high content of gold or silver) and any objects found in association with the above. Any find of 'Treasure' must be reported to the local Coroner.
Hedgerow Regulations (1997)	It is against the law to remove most countryside hedgerows without permission. A local authority can prohibit the removal of an 'important' hedgerow. The 1997 Regulations define the criteria for determining whether a hedgerow is important, and these include historical and archaeological criteria.

### 1.2.2 Non-Statutory Protection

Table 2 summarises the relevant non-statutory protection relating to archaeology and the historic environment.

**Table 2 Non-statutory protection for archaeological sites**

Policy	Key Issues
The National Planning Policy Framework (NPPF) 2023	Sets out the Government’s planning policies for England and how these are expected to be applied. The Framework includes a section detailing requirements to conserve and enhance the historic environment.
Register of Parks and Gardens of Special Historic Interest in England	The Register is maintained by Historic England and identifies important historic parks and gardens, which should be considered by the local planning authority in planning decisions or consultations.
Register of Historic Battlefields	Historic England’s Register identifies 46 important English battlefields and allows their protection through the planning system.

### 1.2.3 Technical Standards and Guidance

Technical guidance produce by Historic England have informed this assessment. Those of most relevance are:

- Historic England 2019. *Statements of Heritage Significance* (HEAN12)
- Historic England 2017 *Good Practice Advice 3 – The Setting of Heritage Assets*, 2<sup>nd</sup> edition (GPA3)

The key guidance used in this assessment were The Setting of Heritage Assets (GPA3) and Statements of Heritage Significance (HE Advice Note 12).

#### The Setting of Heritage Assets (GPA3)

This Good Practice Advice Note published in 2017 observes that amongst the Government’s planning objectives for the historic environment is that conservation decisions are based on the nature, extent and level of a heritage asset’s significance and are investigated to a proportionate degree. Historic England recommends the following broad approach to assessment, undertaken as a series of steps that apply proportionately to complex or more straightforward cases:

- Step 1: identify which heritage assets and their settings are affected;
- Step 2: assess whether, how and to what degree these settings make a contribution to the significance of the heritage asset(s);
- Step 3: assess the effects of the proposed development, whether beneficial or harmful, on that significance;
- Step 4: explore the way to maximise enhancement and avoid or minimise harm;
- Step 5: make and document the decision and monitor outcomes.

These steps have been followed in the assessment below.

#### Statements of Heritage Significance (HEAN 12)

HEAN 12 notes that significance is one of the guiding principles running through the historic environment section of the NPPF. The NPPF defines significance as ‘*the value of a heritage asset to this and future generations because of its heritage interest*’. Such interest may be ‘*archaeological, architectural, artistic or historic*’ and it may derive ‘*not only from a heritage asset’s physical presence, but also from its setting*’. Significance is what conservation sustains, and where appropriate enhances, in managing change to heritage assets.

HEAN 12 sets out three stages that should be followed to provide the planning authority with an understanding of significance of the heritage asset. That understanding:

- must describe significance following appropriate analysis, no matter what the level of significance or the scope of the proposal;
- should be sufficient, though no more, for an understanding of the impact of the proposal on the significance, both positive and negative; and
- sufficient for the LPA to come to a judgment about the level of impact on that significance and therefore on the merits of the proposal.

This approach is embedded into the following assessment.

#### **1.2.4 Local Policy**

The Tandridge District Core Strategy was adopted by the Council in October 2008. It sets out key planning policies for the District. The following commentary relates to cultural heritage. There is no specific policy relating to archaeology.

#### **16 Heritage**

*16.1 The District contains a wealth of identified heritage features that contribute to the character, distinctiveness and cultural interest of the area. For full details see the Inventory of Environmental and Heritage Resources. The strategy seeks to preserve, manage and enhance the District's heritage; this includes specifically identified features as well as the wider historic environment.*

*16.2 Planning Policy Guidance Note 15 "Planning and the Historic Environment"<sup>1</sup> provides guidance on how development proposals should protect and respect listed buildings.*

*16.3 The Council has identified other buildings which contribute to the character of the District; these buildings merit retention as part of the character of the area and wider historic environment although they do not qualify as listed buildings. The Council has adopted criteria for assessing whether a building qualifies for inclusion in the Schedule of Buildings of Character.*

*16.4 There are two Historic Parks and Gardens on the English Heritage Register of Parks and Gardens. Surrey County Council working with the Surrey Gardens Trust has identified further historic parks, gardens and designed landscapes of county interest within Tandridge.*

*16.5 Statutory protection for archaeological and historical sites is accorded to 20 Scheduled Monuments. The relevant legislation is the Ancient Monuments and Archaeological Areas Act 1979 and the relevant guidance is given in Planning Policy Guidance Note PPG15: Planning and the Historic Environment, and PPG16: Archaeology and Planning<sup>2</sup>. There are also 200 identified Areas of High Archaeological Potential; these are areas where there is good evidence of archaeological deposits.*

At the time of writing, the Inspector examining the draft Tandridge Local Plan 'Our Local Plan: 2033' has issued a letter to the Council dated 10<sup>th</sup> August 2023, following a procedural meeting held on 27<sup>th</sup> July 2023. Following a three-year protracted examination process, the Inspector has acknowledged a number of procedural challenges in progressing the Plan such that it is not possible to make the Plan sound by proposing main modifications to it and will therefore recommend that the Plan is unsound and that it is not

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<sup>1</sup> Superseded by NPPF

<sup>2</sup> Superseded by NPPF



adopted. Alternatively, the Inspector has suggested that the Council may wish to withdraw the Local Plan before his recommendation is confirmed within the Inspector's Examination Report. Until the position on the draft Plan is formalised this Report has included draft Local Plan policies, but in the circumstances, limited weight should now be attributed to them. Once the Local Plan has been found unsound / withdrawn, the draft policies referenced will no longer be relevant and carry no weight in the determination process.

The draft policy relating to Heritage states:

**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.

### 1.3 AUTHORSHIP

This Assessment has been researched and written by Andrew Josephs and Ian Meadows of Andrew Josephs Associates (AJA), a consultancy specialising in archaeology and cultural heritage founded in 2002.

Andrew is Managing Director of AJA. He has extensive experience of all periods and facets of cultural heritage, including the authorship of over 1000 Archaeological and Heritage Assessments. He was previously Principal Consultant (Director of Heritage and Archaeology) at Entec (now Wood) and Wardell Armstrong, where he started in 1992, becoming one of the UK's first consultants in the post-PPG16 era of developer-funded archaeology. Prior to 1992, he worked as a field-based archaeologist and researcher for universities and units in the UK, Europe and the USA. He graduated with a BA (Honours) in Archaeology and Environmental Studies in 1985.

Ian Meadows is an archaeologist with over 40 years' experience in a variety of professional archaeological areas. He was Senior Project Officer with Northamptonshire Archaeology from 1992 before joining AJA in 2015. In addition to his fieldwork, he is engaged in regular outreach sessions to both professional and amateur groups. He has been teaching archaeology and landscape history to adults and children since the late 1980s, previously being engaged as a tutor by Cambridge University, Anglia Ruskin University, Bath University and the WEA and feels it is important to disseminate the information derived from projects to a wider audience.

### 1.4 TYPES OF IMPACT

Impacts may be beneficial, adverse, neutral (i.e. no discernible effect) or none. They may be permanent or temporary, of long, medium or short duration, direct or indirect. They may also be cumulative or combined with other effects occurring in the vicinity.

Direct impacts have a physical effect upon an archaeological site, structure or asset. This may lead to the partial or total destruction of that asset.

Indirect impacts of development upon scheduled monuments, parks and gardens and other designated assets of the archaeological landscape are more difficult to assess. Consideration should include the context (or setting) of an asset (or place) and how we should assess its significance. Contextual relationships may be visual, but can also be, for example, functional, historical or intellectual.

## 1.5 ASSESSMENT METHODOLOGY AND SIGNIFICANCE CRITERIA

The prediction of effects and the assessment of their significance is based upon the published guidance cited above, measured using the criteria set out in the Design Manual for Roads and Bridges, 2020, LA104 *Environmental Assessment and Monitoring*, and informed by professional experience. Although the proposed development is not being assessed under the EIA Regulations, the criteria set out in LA104 are considered the most transparent available for archaeological assessments.

### 1.5.1 Sensitivity

Five categories of sensitivity are identified. These are expanded upon in **Table 3**, below.

**Table 3** Sensitivity of receptor

Value (Sensitivity) of receptor/resource	Definition
Very high	Sites and settings of <i>international importance</i> , for example World Heritage Sites.
High	Sites and settings of <i>national importance</i> . Scheduled Monuments. Registered Battlefields. Grade I and Grade II* Registered Historic Parks and Gardens. Sites may also be discovered as a result of new research that are also of national importance and are candidates for scheduling.
Medium	Sites and settings of <i>regional importance</i> . Archaeological sites and features that are not considered sufficiently important or well-preserved to be protected as Scheduled Monuments. Grade II Registered Historic Parks and Gardens.
Low	Archaeological sites and structures, and other components of the historic environment that contribute to the local landscape.
Negligible	Archaeological sites and other components of the historic environment of very low importance.

### 1.5.2 Magnitude

The magnitude of change to an archaeological asset or landscape is considered in terms of its vulnerability, its current condition, and the nature of the impact upon it. Magnitude is assessed as major, moderate, minor, negligible or none and the criteria used in this assessment are set out in **Table 4**, below.

**Table 4 Magnitude of Change**

Magnitude of Impact (change)		Typical Description
Major	Adverse	Loss of resource and/or quality and integrity of resource; severe damage to key characteristics, features or elements.
	Beneficial	Large scale or major improvement of resource quality; extensive restoration; major improvement of attribute quality.
Moderate	Adverse	Loss of resource, but not adversely affecting the integrity; partial loss of/damage to key characteristics, features or elements.
	Beneficial	Benefit to, or addition of, key characteristics, features or elements; improvement of attribute quality.
Minor	Adverse	Some measurable change in attributes, quality or vulnerability; minor loss of, or alteration to, one (maybe more) key characteristics, features or elements
	Beneficial	Minor benefit to, or addition of, one (maybe more) key characteristics, features or elements; some beneficial impact on attribute or a reduced risk of negative impact occurring.
Negligible	Adverse	Very minor loss or detrimental alteration to one or more characteristics, features or elements.
	Beneficial	Very minor benefit to or positive addition of one or more characteristics, features or elements.
No change		No loss or alteration of characteristics, features or elements; no observable impact in either direction.

### 1.5.3 Assessing significance

The criteria are considered together to reach a conclusion upon the significance of residual effects taking into account any mitigation measures. They may be beneficial or adverse or neutral effects (i.e. no change to the existing situation). In some cases, it may not be possible to quantify the significance of an effect, for example due to a gap in information, and this is noted.

**Table 5** presents a matrix of the inter-relationship of environmental value (sensitivity) with magnitude that leads to a conclusion on the significance of an effect.

**Table 5 Matrix of Significance**

		Baseline Sensitivity				
		Very High	High	Moderate	Low	Very Low
Magnitude of Change	Major Beneficial	Major Beneficial	Major-Moderate Beneficial	Moderate Beneficial	Moderate/Minor Beneficial	Minor Beneficial
	Moderate Beneficial	Major-Moderate Beneficial	Moderate Beneficial	Moderate/Minor Beneficial	Minor Beneficial	Minor/Negligible Beneficial
	Minor Beneficial	Moderate Beneficial	Moderate/Minor Beneficial	Minor Beneficial	Minor/Negligible Beneficial	Negligible
	Neutral	Negligible	Negligible	Negligible	Negligible	Negligible
	Minor Adverse	Moderate Adverse	Moderate/Minor Adverse	Minor Adverse	Minor/Negligible Adverse	Negligible
	Moderate Adverse	Major-Moderate Adverse	Moderate Adverse	Moderate/Minor Adverse	Minor Adverse	Minor/Negligible Adverse
	Major Adverse	Major Adverse	Major-Moderate Adverse	Moderate Adverse	Moderate/Minor Adverse	Minor Adverse

**1.5.4 Limitations and Assumptions**

The surveys and baseline information were based on a snapshot in time and the information, including that obtained through secondary sources, is assumed correct at that time.

## 2. Baseline Conditions

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### 2.1 DESIGNATED ARCHAEOLOGICAL ASSETS

A study area of up to 1km from the boundary of the PDA was considered an appropriate distance to assess potential effects upon the setting of designated archaeological assets.

#### 2.1.1 *Scheduled Monuments*

The Defence of Britain research project identified the former RAF Kenley as the only air base to retain nearly all of its dispersed fighter pens. As such, and in association with its historical significance as a vital World War II fighter station, it is a nationally important monument which demonstrates both planned defence of aircraft from attack while on the ground and the success of this policy, as so few aircraft were lost on the ground despite repeated and heavy aerial attack.

There are eleven separately scheduled areas around the airfield, as shown on **Figure 4**, ranging between 400m and 1km from the PDA boundary. The nearest of these (list entry 1021243) is 400m north west of the PDA boundary, and separated from it by trees and built development.

Montagu Evans in their Heritage Statement<sup>3</sup> considered the setting of the scheduled monuments (as built structures) and the report was submitted with the planning application. Further assessment has therefore not been carried out.

The next nearest scheduled monument is a field system, associated trackway and Anglo-Saxon barrow field on Farthing Downs (list entry 1002013), 3km west-north-west of the PDA.

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<sup>3</sup> *Heritage Statement, Kenley Campus, Caterham* (July 2023). Montagu Evans.





**Figure 4** Scheduled monuments (yellow squares) associated with RAF Kenley © Google Base Photo

### ***2.1.2 Other designated heritage assets***

There are no registered parks and gardens, battlefields or world heritage sites within 1km of the PDA. Other heritage assets, such as listed buildings and conservation areas, have been considered in the Heritage Statement prepared by Montagu Evans.

## **2.2 THE SURREY HISTORIC ENVIRONMENT RECORD**

### ***2.2.1 Scope***

A search of the Surrey Historic Environment Record (SHER) within a 1km radius of the centre of the PDA was carried out and the data was kindly provided by Shân Mughal of the Historic Environment Planning team<sup>4</sup>.

The search produced five event records and thirty-five monument records. Locations are shown on **Figure 5** and **6**.

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<sup>4</sup> Search ref 290/23

### 2.2.2 Events

The five events records included three desk-based assessments carried out in connection with:

1. Development of land south of the PDA at Salmon's Lane that defined the archaeological potential as low (ESE750),
2. Redevelopment of the former married quarters at RAF Kenley (ESE899); and
3. Residential development east of Whyteleafe Road (ESE15895).

Two of the assessments were followed by fieldwork: a watching brief at the former married quarters (ESE898) which revealed no archaeological finds or features and a trench evaluation on the land off Salmon Lane which produced a single sherd of medieval Limpsfield pottery and a sherd of China marked RAF 1941 but no features.

### 2.2.3 Sites, Monuments and Findspots

Within the 1km search area there are only five records of remains earlier than post-medieval.

#### Prehistoric

Approximately 900m to the north of the PDA, during flint extraction in 1896, a 'contracted' (?crouched) burial was discovered (MSE1191) with associated finds of human and animal bones, a neolithic axe and other artefacts.

A similar distance south of the PDA a Mesolithic tranchet axe, subsequently used as a core, was recorded (MSE1283).

#### Roman

At the northern limit of the search area was the only record of Roman material from the area (MSE1182) comprising a brooch, a ring and eight defaced coins.

#### Post-Roman and Medieval

There were no records of Saxon activity, and the remaining two records were for the single sherd of Limpsfield pottery mentioned above (MSE18201) and for five sherds of pottery recovered in a garden on Salmon's Lane (MSE1284), all identified as Limpsfield type and dated to 1150-1400.

#### Post-medieval

The remaining records were all of post medieval date and broadly divide into three categories: buildings and gardens, coal tax posts and railway related.

The single railway record is for Whyteleafe Station (MSE19313) which was erected in 1856 and rebuilt in 1862 when it was known as Warlingham Station before being renamed in 1956 as Whyteleafe South.

The Coal Tax posts marked the boundary of the area in which coal duties could be levied (as defined by the 1845 Act) and the posts were set up where any road or railway crossed this limit. A total of five of these posts are present in the study area (MSE3728, 3729, 3882, 11135 and 11302). All of them are Grade II listed structures.

The six buildings and gardens records include the site of Manor Park (MSE5975) which originally contained a 19<sup>th</sup> century house (destroyed during World War II). Parks of the formal garden were destroyed during World War I and further elements were lost when troops were stationed in the grounds during World War II. The kitchen garden wall survives.

A further garden, Maes Mawr, depicted on the First edition Ordnance Survey (MSE15147) appears to include an orchard and garden terracing around the house but little exists today. Portley House erected in the 19<sup>th</sup> century was surrounded by gardens (MSE13664). Since 1945, the site has been used by

Sunnydown School and in 2003 the majority of the grounds had largely been laid to grass with rhododendrons and evergreens. Two 19<sup>th</sup> century houses (MSE15151 & 18067) on Salmon's Lane (MSE15151 & 18067) and a farm on Whytelgate Road (MSE22072) make up the remaining records.

#### Military

There are seven records to war memorials. One is a memorial in the Guards Depot chapel to Lt Evans (MSE20490); the remainder are all in or around St Luke Church Whyteleafe. A number of Commonwealth war grave memorial stones are present in the churchyard (MSE 19606) largely for airmen who died during the Battle of Britain in 1940. There is also a War Memorial in the churchyard (MSE20837) commemorating the dead of the two World Wars and four individual memorials (MSE20832, 20834, 20835 & 20836).

The military remains in the study area include to the southwest of the PDA, the Guards depot chapel (MSE11588) and its surrounding churchyard wall (MSE11634), both of which are Grade II listed, and a wall into which loopholes were cut (MSE6702).

To the southeast of the PDA there is the site of the Burntwood Auxiliary Hospital from World War I (MSE22513) which provided general treatments. It opened in 1916 and was finally closed in February 1919.

The military remains are however dominated by those associated with RAF Kenley (MSE19456) and include a Grade II listed Bofors anti-aircraft gun tower (MSE6867), to the south of the PDA.

There are the sites of two crashed Hurricanes (MSE16969 & 17395): one was destroyed on the ground the other is plotted as being within the PDA (MSE17395).

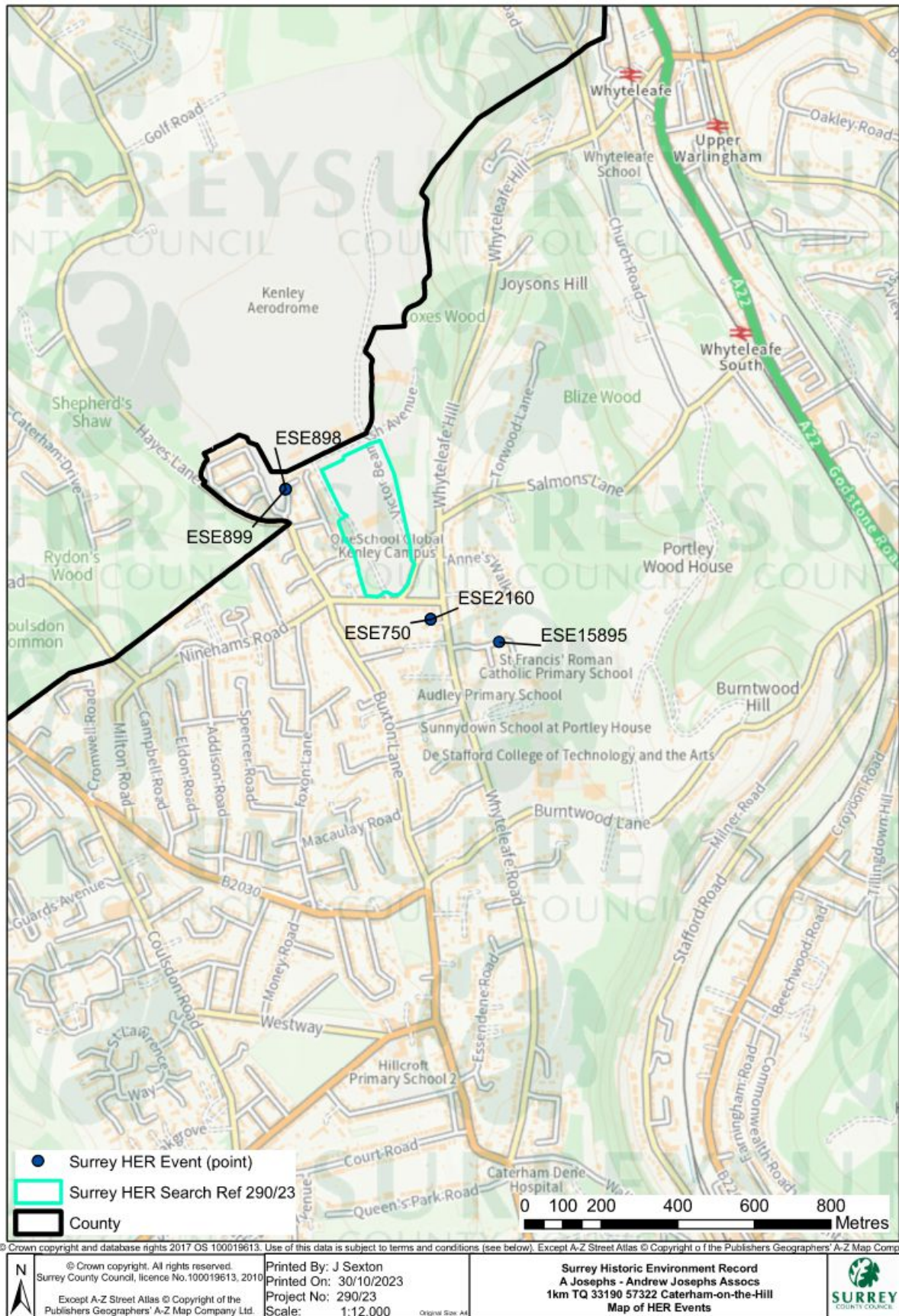
The record for MSE17395 states:

*A World War Two aircraft was shot down and crashed over Kenley. The plane, P2673 E, a Hawker Hurricane I of 85 Squadron crashed on 1 September 1940. Please note that we have not given a precise grid reference for this site as it is protected under the terms of the 1986 Protection of Military Remains Act. Disturbance or investigation of this site without the prior permission of the Ministry of Defence could lead to civil or criminal proceedings.*

The precise location should be established with the Ministry of Defence before submission of a reserved matters application.

The remaining records are for the Grade II listed former dining hall of the airfield (MSE 11505), which is excluded from the PDA, and the Grade II listed Officers Mess (MSE11506) to the north of the PDA.





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<p>© Crown copyright. All rights reserved. Surrey County Council, licence No.100019613, 2010</p> <p>Except A-Z Street Atlas © Copyright of the Publishers Geographers' A-Z Map Company Ltd.</p>	<p>Printed By: J Sexton Printed On: 30/10/2023 Project No: 290/23 Scale: 1:12,000</p>	<p>Surrey Historic Environment Record A Josephs - Andrew Josephs Assocs 1km TQ 33190 57322 Caterham-on-the-Hill Map of HER Events</p>	
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**Figure 5 Surrey HER Events**

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## 2.3 HISTORY AND CARTOGRAPHY<sup>5</sup>

Prior to its acquisition by the Royal Air Force Station Kenley, the land on which the station stands was part of Kenley Common, which, during the medieval period, formed part of the waste land of the Manor of Watendone. Owing to the soil being too poor to grow crops, harvest hay or establish woodland, the only economic use for the land prior to the 19<sup>th</sup> century was to use the Common for the grazing of local livestock.

Whilst owned by the Manor of Watendone, the Lord of the Manor did not have exclusive use of the common land due to the Statute of Merton having guaranteed the rights of commoners in 1235. This Statute gave the commoners legal rights to gather fuel, livestock bedding and roofing from the Common, as well as the right to graze their livestock.

The tithe map and apportionment of 1839 shows the PDA to have been enclosed and to be covered by a single arable field, named Barmans (**Figures 7 and 8**) The land was owned by George Henry Drew of Whyteleafe House.

The Ordnance Survey 1<sup>st</sup> edition of 1867 shows a similar situation to the Tithe Map (**Figure 9**).

Landowners		Occupiers	
Drew George Henry (continued)		Smith Seth (continued)	

Parcel No.	Name	Area
46	Barmans	20 1 06

Figure 7 Extract from original tithe apportionment of 1839 showing parcel 46 within which the PDA is situated

<sup>5</sup> Sources include: *A History of the County of Surrey: Volume 4* (1912), [www.kenleyrevival.org](http://www.kenleyrevival.org), Montagu Evan's Heritage Statement (2023), <https://news.cityoflondon.gov.uk/restoration-of-historic-battle-of-britain-airfield-complete/>, <https://www.alamy.com/stock-photo/kenley-aerodrome.html>

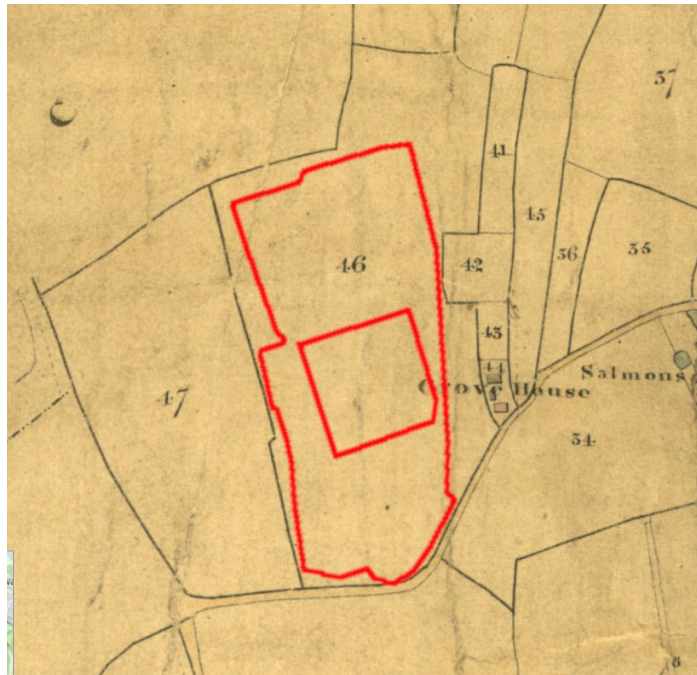


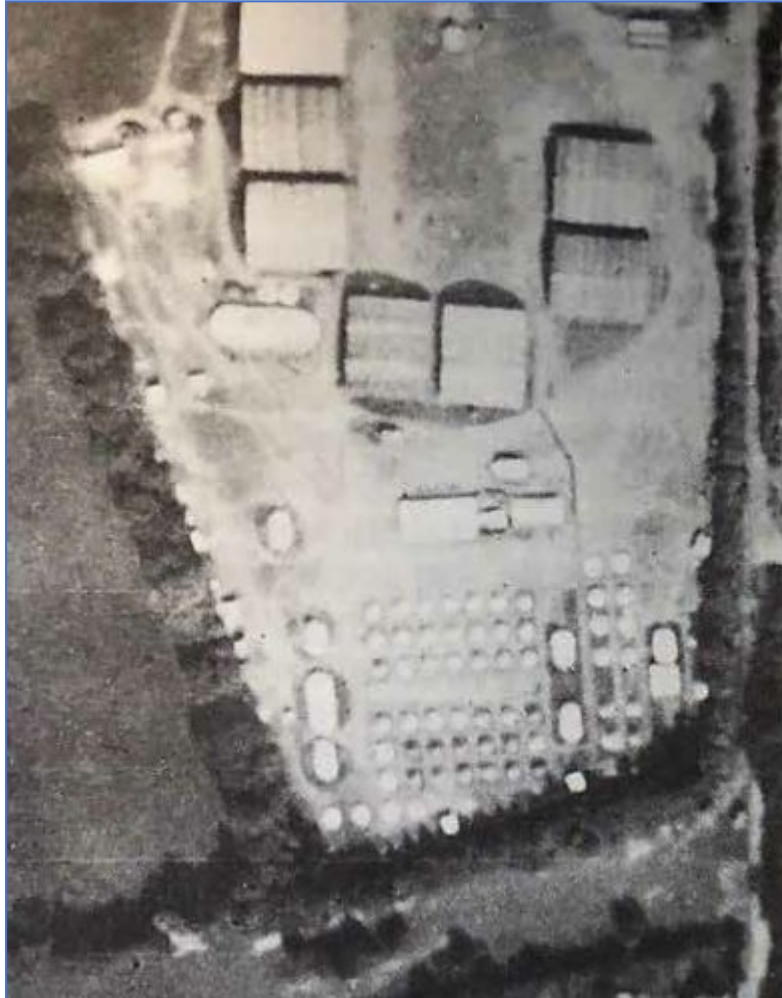
Figure 8 Tithe Map of 1839



Figure 9 Ordnance Survey 1867

At the outbreak of World War I, and to cope with the ever-increasing volume of aircraft entering the Royal Flying Corps, new aerodromes and Aircraft Acceptance Parks were hastily constructed to receive them. One parcel of land at Kenley Common was identified, with its position on high ground proving beneficial in foggy weather, surrounded by easily acquired farmland making it an attractive prospect for the military.

In 1917, land was commandeered for the use by the Royal Flying Corps, under the 'Defence of the Realm Act' of 1914. The acquisition of the land at Kenley enabled soldiers of the Canadian Forestry Corps to start clearing the ground and make way for the construction of an airfield. Work began in early June 1917 and a series of bell tents, marquees and other portable buildings were constructed within a few days of the Common and farmland being acquired.



**Figure 10** Aerial photograph of 1917 showing bell tents and temporary structures

On completion, No. 7 Kenley Aircraft Acceptance Park came into existence. As autumn approached in 1917, building work began on more permanent structures, with workshops, sheds and offices making steady progress. By 1918, barrack blocks had been constructed and seven double hangers had also been completed to the south of the airfield, where manufacturers sent planes by both road and rail for assembly. Upon completion, aircraft were tested first above the airfield, and then flown to stations in France and Belgium for duty within the Royal Flying Corps.

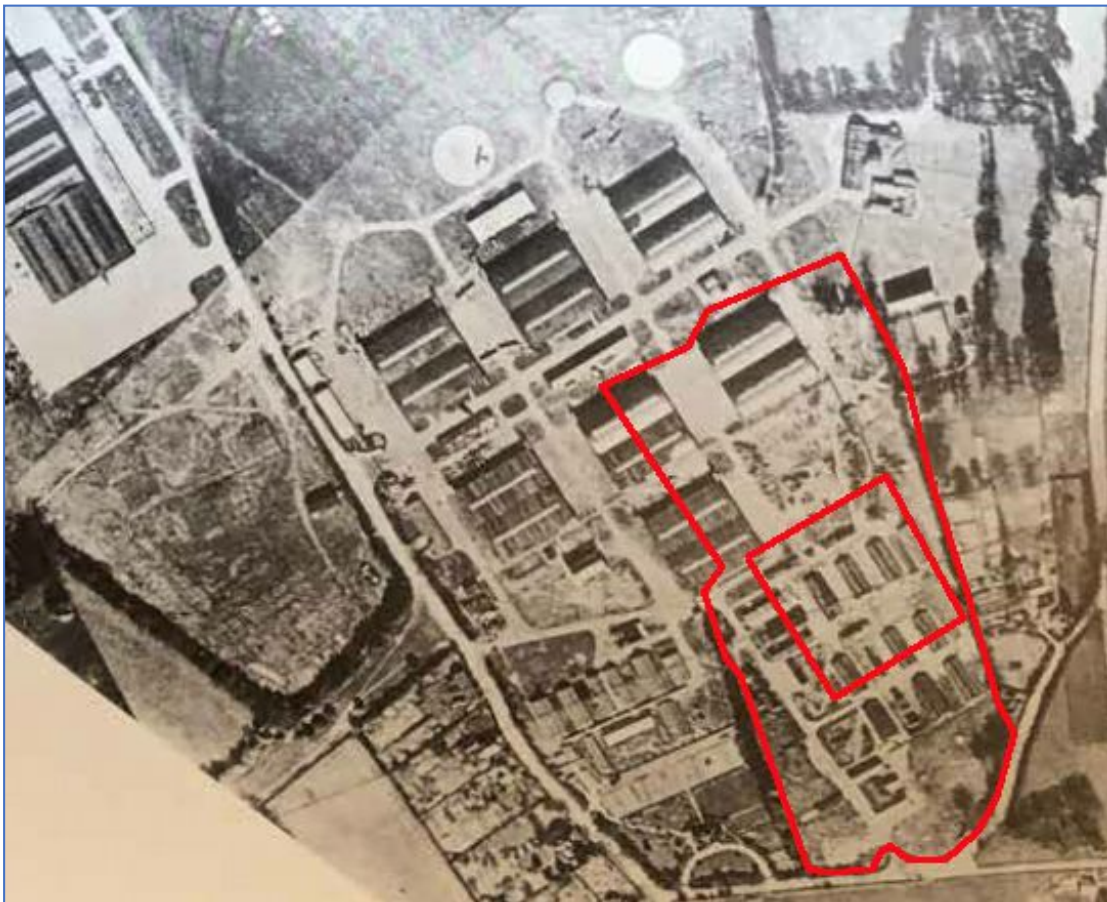


On 1st April 1918, the Royal Flying Corps and the Royal Naval Air Service were merged, to create an independent air force, separate from both the British Army and the Admiralty. The Royal Air Force (RAF) was the largest and most powerful in the world, with over 300,000 personnel at its command.

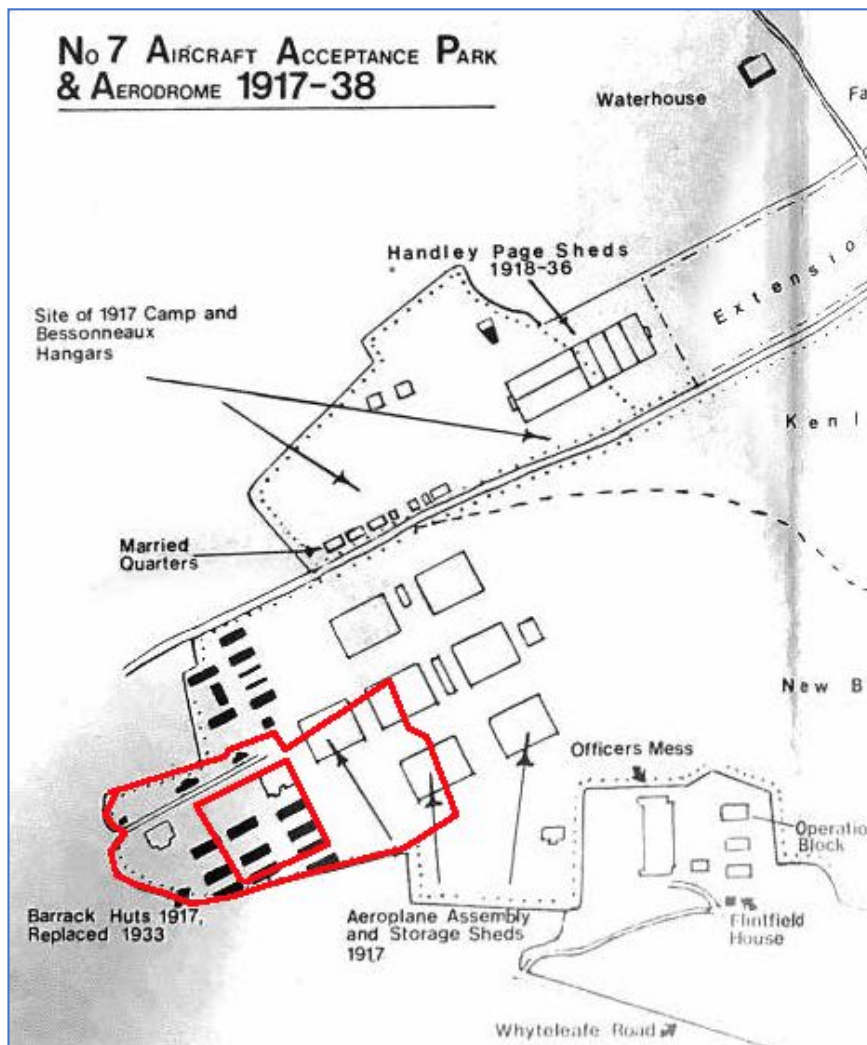
One of the first RAF Squadrons to be based at Kenley was the No. 1 (Communications) Squadron, which transferred officials to and from the Peace Conference in Versailles, Paris, after the Armistice of 11<sup>th</sup> November 1918.

After 1918 local people sought to have the airfield closed but Churchill resisted, citing its “*great importance in connection with the Air Defences of London*”.

An exceptional aerial photograph dated 1922 (**Figure 11**) shows the PDA as a developed site with barrack blocks in the south and aircraft assembly sheds in the north. This is corroborated by an undated map (but circa 1938) that records the development of the PDA between the 1917 and 1938 (**Figure 12**).



**Figure 11** Aerial photograph of 1922 showing barrack blocks and aircraft assembly sheds



**Figure 12** Development of PDA between 1917 and 1938 (source unknown)

In August 1939, two concrete runways were laid to provide all-weather landing facilities for the more powerful fighter aircraft now in service. A perimeter track and a collection of blast pens each capable of holding two aircraft, were constructed in early-1940, dispersed as widely as possible around the aerodrome so to separate the aircraft during potential future raids. The backs of each blast pen contained an air raid shelter as an integral part of its structure, for the protection of ground staff when under attack.

From May 1940 the airfield became the base of No. 64 Squadron that played an integral part in providing cover for the evacuation of Dunkirk in June 1940 and subsequently the Battle of Britain. On 18th August 1940, the airfield sustained major damage following a bombing raid by the Luftwaffe.

Soon after the war, requisitioned houses in RAF possession were returned into private ownership. The Air Ministry reopened Hayes Lane to the public, isolating the western blast pens and making the roadway the new western boundary of the aerodrome. The Station was closed in 1974, although an RAF glider school remained located here. The former Institute building has been converted into the One School Global Kenley Campus in 2015.

The Ordnance Survey of 1967 (**Figure 13**) records the PDA a few years before the station was closed.





Figure 13 Ordnance Survey 1967

### 3. The Proposed Development Area

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The majority of the PDA, aside from the Grade II listed Institute Building that is assessed in Montagu Evans' Heritage Statement, was demolished after the closure of the RAF. Areas of hardstanding remain amongst regreened spaces, and a handful of derelict workshops. **Figure 14** shows the current state of the PDA and is further illustrated by **Figures 15-19**.



**Figure 14** Aerial view of the PDA in 2022. Locations of figures 15-19 shown © Google Base Photo



**Figure 15** View looking north towards PDA boundary

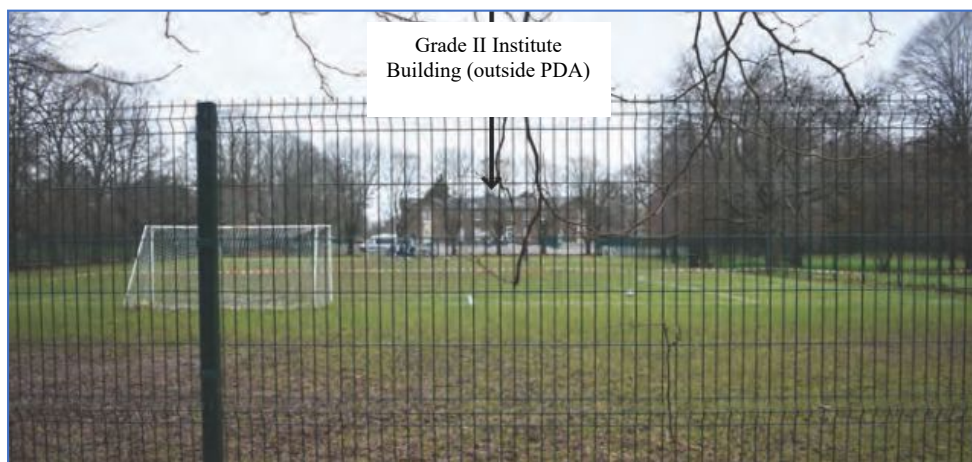


**Figure 16** View looking north along eastern boundary of PDA boundary



**Figure 17** View looking north west from outside PDA boundary towards nearest scheduled blast pen, 400m distant (arrowed) – not visible ©Google





**Figure 18** View looking north from southern boundary of playing fields



**Figure 19** View looking south along Victor Beamish Avenue towards PDA entrance

## 4. Impacts and Mitigation

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### 4.1 DIRECT IMPACTS

Development can result in the loss of the archaeological resource wherever ground disturbance for construction takes place, and the potential loss or damage in other areas associated with infrastructure, services and landscaping.

However, it is clear from a long history of development and redevelopment, that the majority of the PDA has been disturbed. Some of the disturbance may have been quite shallow, such as the area of barrack blocks constructed in WWI, but the development of aircraft assembly and storage sheds, and the construction associated with WWII infrastructure, is likely to have significantly truncated any archaeology present. In between structures were large areas of concrete hardstanding.

**Figure 20** shows a deposit model of areas of known disturbance based upon aerial photography and mapping. Only two small areas in the south of the PDA appear to have been free from built construction or hardstanding. These will remain as greenspace areas within the proposed development (**Figure 21**).

It is considered therefore that there is a very low potential for pre-military archaeology to survive within areas of future development.

The value of the military archaeology is considered to be of negligible sensitivity (see **Table 3**). The majority would survive only as foundations and hardstanding. The magnitude of changes is also assessed as negligible, defined in **Table 4** as ‘*Very minor loss or detrimental alteration to one or more characteristics, features or elements.*’ This mainly relates to the demolition of the derelict workshops that are the only remaining structures of military interest within the PDA.

One HER record MSE17395 states:

*A World War Two aircraft was shot down and crashed over Kenley. The plane, P2673 E, a Hawker Hurricane I of 85 Squadron crashed on 1 September 1940. Please note that we have not given a precise grid reference for this site as it is protected under the terms of the 1986 Protection of Military Remains Act. Disturbance or investigation of this site without the prior permission of the Ministry of Defence could lead to civil or criminal proceedings.*

The precise location should be established with the Ministry of Defence before submission of a reserved matters application.

The balancing matrix for assessing the effects upon military archaeology (sensitivity combined with impact (**Table 5**)) concludes that this will be of negligible significance.

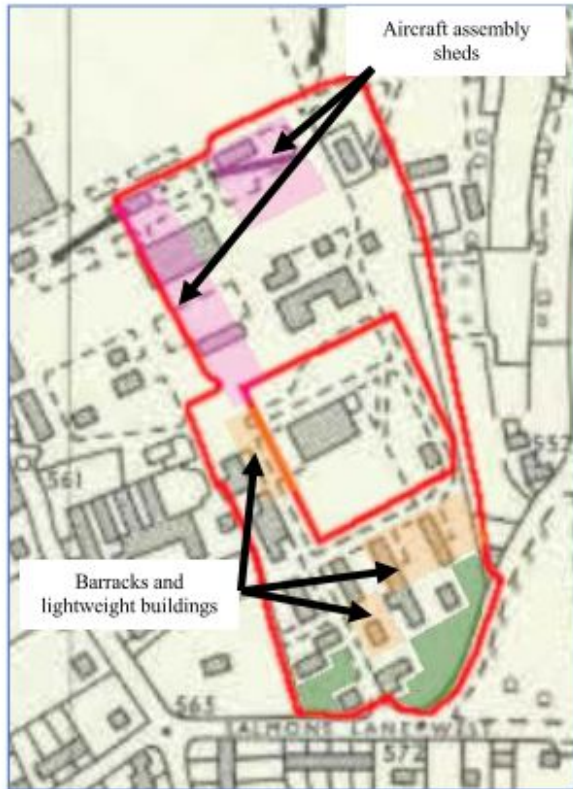
### 4.2 FUTURE ARCHAEOLOGICAL WORK

Based upon the very low potential of the site, further mitigation (such as archaeological evaluation or a watching brief) appears unnecessary, but that decision rests with the Surrey County Council Archaeological Officer as advisor to Tandridge District Council.



### 4.3 INDIRECT IMPACTS

There is no visual connection between the PDA and the scheduled monuments associated with RAF Kenley. The potential impacts upon setting were considered in the Montagu Evans' Heritage Statement and are not repeated here. There would be no effect upon the historical or cultural setting of any other designated archaeological assets due to distance.



**Figure 20** Deposit model showing in green only areas that appear undisturbed by military constructions or hardstanding



**Figure 21** Greenspace in south of the proposed development

## 5. Conclusion

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Based on current evidence, it is considered that there is very low potential for archaeology. The majority of the PDA has been disturbed from a long history of military development and redevelopment. In between structures were large areas of concrete hardstanding.

Only two small areas in the south of the PDA appear to have been free from built construction or hardstanding. These will remain as greenspace areas within the proposed development. The value of the military archaeology is considered to be of negligible significance.

The precise location of a WWII aircraft crash site, that could lie within the PDA, should be established with the Ministry of Defence before submission of a reserved matters application.

On the basis of currently available information there are no archaeological constraints and the development meets NPPF and Local Plan policy requirements.



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