

Land at 450-458 Reigate Road, Epsom,
Surrey, KT18 5XA

Archaeological Desk-Based Assessment

NGR: 523576mE 158767mN



Report for
Cascade Partnerships Ltd

SWAT. Archaeology
The Office, School Farm Oast, Graveney Road
Faversham, Surrey
ME13 8UP
Tel; 01975 532548 or 07885 700 112

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Archaeological Desk-Based Assessment in Advance of Development of Land at 450-458 Reigate Road, Epsom, Surrey, KT18 5XA

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1 SUMMARY

Swale & Thames Survey Company (SWAT) has been commissioned to carry out an archaeological desk-based assessment of development of land at 450-458 Reigate Road, Epsom, Surrey.

The development is to comprise the demolition of existing dwellings Nos. 450, 452, 454, 456, and 458 Reigate Road, and the erection of a nursing home (Use Class C2) with accesses, car parking, unloading/loading and service area, the provision of communal gardens and associated landscaping.

An application for planning approval has been granted consent on appeal (APP/L3625/A/11/2153773) with an attached condition 5 stating that:

'No development shall take place until the applicants, or their agents, or their successors in title, secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted and approved in writing by the local planning authority.'

This assessment was undertaken in accordance with established guidance as set out by Heritage & Conservation (Surrey County Council) in advance of the proposed construction of the new development.

The site is located within an area of low archaeological potential associated with the Prehistoric periods with possible domestic and economic functions.

The development site itself is considered of low archaeological value which could be mitigated by the implementation of an Archaeological Watching Brief to a specification (WSI) approved by Surrey County Council.

However, Surrey County Council policy is to require an Archaeological Assessment and possible investigation (by Archaeological Evaluation) prior to development on any site over 0.4ha in size (Policy Pc8 of the Reigate and Banstead Local Plan).

Notwithstanding the Local Plan requirements it is therefore advised that the effects of the development proposals on any possible archaeological remains are so low that a Archaeological Watching Brief is recommended.

2 INTRODUCTION

2.1 Planning Background

Government planning for the Historic Environment indicate that the nature of that resource should dictate the measures to record that asset before impact by development:

“Where a desk-based assessment does not provide sufficient evidence for confident prediction of the impact of the proposal, it may be necessary to establish the extent, nature and importance of the asset’s significance through on-site evaluation. This may be achieved through a number of techniques, some of which may potentially be harmful to the asset and will need careful consideration. These include ground-penetrating radar, trial-trenching, test-pitting, field-walking, x-ray and other forms of remote-sensing, geo-archaeological borehole investigation, opening-up and building analysis and recording. The local authority can provide advice on professional standards and practices and the need for any permissions or consents. For scheduled monuments applicants will need to consider whether scheduled monument consent is required for field evaluation. Advice can be sought from English Heritage. The Institute for Archaeologists has published standards and guidance for both desk based assessment and on site evaluation. Evaluation is normally a rapid operation. It is designed to inform the decision-making process. *PPS5 (62) Planning for the Historic Environment*

“Where the loss of the whole or a material part of a heritage asset’s significance is justified, local planning authorities should require the developer to record and advance understanding of the significance of the heritage asset before it is lost, using planning conditions or obligations as appropriate. The extent of the requirement should be proportionate to the nature and level of the asset’s significance”. *PPS 15 Planning for the Historic Environment HE12.1*

“The process of investigating the significance of the historic environment, as part of plan-making or development management, should add to the evidence base for future planning and further the understanding of our past. Local planning authorities should make this information publicly available, including through the relevant historic environment record” (*HE12.2*).

“Local planning authorities should require an applicant to provide a description of the significance of the heritage assets affected and the contribution of their setting to that significance. The level of detail should be proportionate to the importance of the heritage asset and no more than is sufficient to understand the potential impact of the proposal on the significance of the heritage asset. As a minimum the relevant historic environment record should have been consulted and the heritage assets themselves should have been assessed using appropriate expertise where necessary given the application’s impact. Where an application site includes, or is considered to have the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where desk-based research is insufficient to properly assess the interest, a field evaluation may be required” *HE6.1*.

“This information together with an assessment of the impact of the proposal should be set out in the application (within the design and access statement when this is required) as part of the

explanation of the design concept. It should detail the sources that have been considered and the expertise that has been consulted” HE6.2.

“Local planning authorities should not validate applications where the extent of the impact of the proposal on the significance of any heritage assets affected cannot adequately be understood from the application and supporting documents” HE6.3.

The Reigate and Banstead Local Plan states that the: “Borough Council, in conjunction with English Heritage and Surrey County Council, will identify, protect and preserve scheduled Ancient Monuments, their settings, and County Sites of Archaeological Importance. The Borough Council will also encourage the management and interpretation of such sites to develop their educational and recreational potential. The Borough Council, in conjunction with Surrey County Council, will identify Areas of High Archaeological Potential. When such areas are affected by development proposals, the Borough Council will require field evaluation providing for proper and timely preservation or recording. Where large scale developments occur outside known Areas of High Archaeological Potential, the Borough Council will require an Archaeological Assessment to be submitted, together with the planning application, and may require an agreed scheme for investigation, monitoring and recording”. Policy Pc 8.

The Desk-Based Assessment therefore forms the initial stage of the archaeological investigation and is intended to inform and assist decisions regarding archaeological mitigation for proposed development and associated planning applications.

2.2 The Proposed Development

The proposed development is to comprise the demolition of existing dwellings Nos. 450, 452, 454, 456, and 458 Reigate Road, and the erection of a nursing home (Use Class C2) with accesses, car parking, unloading/loading and service area, the provision of communal gardens and associated landscaping. An application for planning approval has been granted consent on appeal (APP/L3625/A/11/2153773)

2.3 Projects Constraints

There were no constraints associated with this project.

2.4 Geology and Topography

The British Geological Society (BGS 1948 & 1985) shows that the local geology consists of a Bedrock of Lewes Nodular Chalk Formation, Seaford Chalk Formation and Newhaven Chalk Formation. The Superficial Geology of the area is Clay with Flints and Thanet (Sand) Beds. The sites measures approximately 0.84 hectares (8444m²) in area at an average elevation of 155m AOD (Above Ordnance Datum).

3 AIMS AND OBJECTIVES

3.1 Introduction

The Desk-Based Assessment was commissioned by Cascade Partnerships Ltd in order to comply with Condition 5 of the planning permission. This assessment has been prepared in accordance with a policies and guidance notes as set out by Surrey County Council’s Heritage and Conservation Group and follows guidelines set out by the Institute of Field Archaeologist (see below) and English Heritage.

3.2 Development Framework

The current Surrey Structure Plan (SCC 2004) states that:

- *Surrey is one of Britain's most historic counties, with many buildings, landmarks and landscapes that remind us of our proud heritage and are irreplaceable assets. The historic environment not only provides an important insight into our cultural heritage but also contributes to the identity and distinctiveness of a place. Policy SE5 will ensure that development conserves the heritage and, where possible, enhances it as well. Surrey's Heritage Strategy contains further guidance as to how the heritage will be conserved whether by initiatives associated with development or otherwise.*

(Policy SE5 2004:3.25)

- *Every effort should be made to protect the historic environment, for instance, by encouraging the sensitive re-use of historic buildings for purposes which meet economic or social needs. Tourism is playing an increasingly important role in the local economy and conservation and enhancement of the cultural heritage supports this activity.*

(Policy SE5 2004: 3.26)

- *This policy also affords protection to features of archaeological importance. Scheduled monuments and other sites of national importance are already given strong protection. In order to safeguard other, presently unknown, archaeological resources, the developer will be required to take responsibility for the provision of an assessment prior to development on larger sites or areas of known high archaeological potential. Assessment may result in the need for a site evaluation: the outcome of this evaluation will indicate whether in situ preservation is recommended. Recording of archaeological features or buildings that are altered, disturbed or removed as a consequence of development will be required. Such a record is essential if knowledge of their contribution to the cultural heritage of the county is to be retained for the benefit of future generations.*

(Policy SE5 2004: 3.27)

The Reigate and Banstead Council, in consultation with Surrey County Council, has identified areas of High Archaeological Potential in the Borough as indicated on the HER map (Plate 1).

Where development is proposed within these areas the Council will require the prospective developer to undertake an archaeological assessment, and where appropriate a site evaluation before the planning application is determined. Where finds are made they should be treated in accordance with Policy BE16. However, the nearest area of High Archaeological Potential to the development site is about 1km to the south-west (HER 925).

3.3 Desktop Study – Institute of Field Archaeologists (1999)

This desktop study has been produced in line with archaeological standards, as defined by the Institute of Field Archaeologist (1999). A desktop, or desk-based assessment, is defined as being:

- *'...a programme of assessment of the known or potential archaeological resource within a specified area or site on land, inter-tidal zone or underwater. It consists of a*

collation of existing written, graphic, photographic and electronic information in order to identify the likely character, extent, quality and worth of the known or potential archaeological resource in a local, regional, national or international context as appropriate' (1999:2)

The purpose of the desk-based assessment is, therefore, an assessment that provides a contextual archaeological record, in order to determine:

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

IFA (1999:2)

3.4 Summary of Objectives

- *The overall objectives of the archaeological desk based assessment is to identify and assess the archaeological potential of the site by collating and analysing known information along with recording archaeological remains and historic landscape features in the field. Importance is to be placed on producing an account of the historic development of the site and in assessing the archaeological impact of future development.*
- *The desk-based assessment itself will comprise a collection and analysis of known historical and archaeological information regarding the site and its environs.*
- *This information will be used to produce a gazetteer of archaeological and heritage features on site and to augment and inform the desk based study and later management decisions.*
- *The project is then to assess the results of the desktop study and the site inspection to provide information on the nature of archaeology and heritage on site. This assessment would also aim to identify any buried archaeological potential.*
- *The study will also provide an assessment of the likely impacts on heritage remains that would be caused by any future intensive development.*

4 METHODOLOGY

4.1 Desk-Based Assessment

4.1.1 Archaeological databases

Although it is recognised that national databases are an appropriate resource for this particular type of assessment, the local Sites and Monuments Record (HER) held at Surrey County Council contains sufficient data to provide an accurate insight into catalogued sites and finds within both the proposed development area and the surrounding landscape. The search was carried out within a 1km radius of the proposed development site (18th January 2012). A listing of the relevant HER data is included in Appendix 1.

4.1.2 *Historical documents*

Historical documents, such as charters, registers, wills and deeds etc were not relevant to this specific study.

4.1.3 *Maps*

Historical maps consulted at the Surrey Study Centre indicate the development site was open farm land until developed in the early 20th century.

4.1.4 *Aerial photographs*

Assessment of the collection of aerial photographs held by Surrey Historic Centre was made and compared to the crop marks plotted during the National Mapping Programme of the Royal Commission for Historical Monuments.

4.1.5 *Geotechnical information*

A geotechnical investigation took place on 10th April 2012 with a senior archaeologist from SWAT Archaeology in attendance. No archaeological features or finds were seen or retrieved.

4.1.6 *Secondary and statutory resources*

Secondary and statutory sources, such as regional and periodic archaeological studies, landscape studies, dissertations and research frameworks are considered appropriate to this type of study and have been included within this assessment.

4.2 Walkover survey

The walkover survey was carried out on 30th March 2012 by Richard Wooley Senior Archaeologist at SWAT Archaeology. The site was assessed and photographs taken.

5 ARCHAEOLOGICAL AND HISTORICAL DEVELOPMENT

5.1 Introduction

The Archaeological record, both in and around Epsom is extensive, comprising occupation evidence dating from the Neolithic through to the industrial post-medieval period. Epsom is a town in the borough of Epsom and Ewell in Surrey, England. Small parts of Epsom are in the Borough of Reigate and Banstead. The town is located 18 miles (29 km) south-south-west of Charing Cross, within the Greater London Urban Area. The town lies on the chalk downland of Epsom lies within the Copthorne hundred, an administrative division devised by the Saxons. The name of Epsom derives from Ebba's ham. Ebba was a Saxon landowner. There were a string of settlements, many ending in -ham, along the northern slopes of the Downs, including Effingham, Bookham, and Cheam. The only relic from this period is a 7th century brooch found in Epsom and now in the British Museum.

The early history of the area is bound up with the Abbey of Chertsey, whose ownership of Ebbisham was confirmed by King Athelstan in 933.

Epsom appears in Domesday Book of 1086 as *Evesham*. It was held by Chertsey Abbey. Its domesday assets were: 11 hides; 2 churches, 2 mills worth 10 shillings, 18 ploughs, 24 acres

(97,000 m²) of meadow, woodland worth 20 hogs. It rendered £17. The town at the time of Domesday Book had 38 peasant households grouped near St. Martin's Church. Later, other small settlements grew up at the town pond (now the Market in the High Street), and at Epsom Court, Horton, Woodcote, and Langley Vale.

Historically, Epsom was known as a spa town, although there is little to see nowadays apart from a water pump. There were entertainments at the Assembly Rooms (built c. 1690 and now a pub). A housing estate has now been built upon the wells.

Epsom salts are named after the town. Epsom salt (magnesium sulfate) was originally prepared by boiling down mineral waters at Epsom.

This section of the assessment will focus on the archaeological and historical development of this area of the town, placing it within local and regional context. Each period classification will contain references to the archaeological record of the wider landscape, as well as a full record of archaeological sites, monuments and records within the site's immediate vicinity (i.e. 1km radius). Timescales for archaeological periods represented in the report are listed in Table 1 (below) and locations of monuments, spot finds, archaeological sites and historic buildings are presented in Plate 1.

5.2 Scheduled Monuments, Listed Buildings, Historic Parks & Gardens and Conservation Areas

One scheduled monument (SCC SMR No. 2523 & S.M. 20175) a possible Bronze Age round barrow is approximately 750m east of the development site and is within the assessment area (Plate 1). There are over ten listed buildings recorded within a 1km radius of the proposed development site. A Site of Archaeological Importance (CSAI) also covers part of the study area with a large buffer area about 1km south of the development site (SCC SMR. 925).

5.3 Palaeolithic

The prehistoric period within the Epsom area follows traditional patterns observed elsewhere within the county, until the Iron Age where evidence becomes a little more complex. The Paleolithic period, or *Old Stone Age*, technically comprises more than a million years, during which time major climatic and other changes affected the evolution of humans. Humans themselves evolved into their current morphological form during the later period of the Stone Age. The Paleolithic period is characterized by the production and utilization of knapped stone tools, although occasionally bone tools also survive within the archaeological record.

There are numerous Paleolithic records cited in the Sites and Monuments Record for the search area. These include stray finds and

the results of field walking by local groups. They include SMR No. 17580 field walking to the north east of the development site retrieved various finds including stone tools from the Lower

Prehistoric	Palaeolithic	c. 500,000 BC – c.10,000 BC
	Mesolithic	c.10,000 BC – c. 4,300 BC
	Neolithic	c. 4,300 BC – c. 2,300 BC
	Bronze Age	c. 2,300 BC – c. 600 BC
	Iron Age	c. 600 BC – c. AD 43
	Romano-British	c. AD 43 – c. AD 410
	Anglo-Saxon	AD 410 – AD 1066
	Medieval	AD 1066 – AD 1485
	Post-medieval	AD 1485 – AD 1900
	Modern	AD 1901 – present day

Palaeolithic, Mesolithic, Bronze and Iron Age. 1km south of the development site a Palaeolithic biface found in 1987 (HER 4636), and another found in the Tattenham Way allotments (SMR 4640). An Archaeological Evaluation on land adjacent to Chapel Way, Burgh Heath (SMR No. 4876, 4877, 4878) recovered a number of Prehistoric flints. South south-east of the development site field walking retrieved three Palaeolithic and two Neolithic ground flint axes (SMR No. 4912, 4913).

5.4 Mesolithic

The Mesolithic¹ period is represented by the presence of lithic scatters, with tools such as flint axes, picks, blades and flakes providing an insight into the earliest established phase of human activity within the Epsom area. An Archaeological Evaluation by SCAU to the north west of Tumble Beacon and east of the development site retrieved a handful of struck flints (SMR No. 4914).

5.5 Neolithic

By the Neolithic period, the adoption of a sedentary lifestyle based on agriculture and animal husbandry is typically illustrated by both 'ceremonial' and 'domestic' settlement patterns. Neolithic finds recorded within the assessment area are rather limited, comprising two Neolithic ground flint axes just to the south south east of the development site (SMR No. 4913).

5.6 Bronze Age

The Bronze Age is represented by larger migrations from the continent and more complex social developments on a domestic, industrial and ceremonial level. Occupation of Epsom is believed to have continued throughout the Bronze Age with the finding of an Early Bronze Age pendant and a Early Bronze Age arrowhead just to the east of the development site (SMR No. 6909, 6919). The possible Bronze Age barrow at Tumble Beacon about 1km east of the development site is a little understood Scheduled Monument (SM 20175) whilst it is thought from an early estate map that up to 12 barrows may have existed to the north west of the development site (SMR No. 916).

5.7 Iron Age

The Iron Age is generally characterised by iron metallurgy - the working and use of iron². The adoption of this material coincided with other changes including an increase in population and trade (and therefore cultural diffusion), the introduction of new crops and farming methods along with more visible settlement patterns both within the archaeological record and the physical landscape. In contrast to this however, burial and ritual deposits become more discrete. The assessment area includes an Iron Age storage pit excavated by Frere in 1940. Finds included pottery, saddle quern and animal bones (SMR No. 929).

5.8 Romano-British

It is by the Romano-British period that settlement patterns become more visible. The term Romano-British describes the Romanised culture of Britain under the rule of the Roman Empire, following the Claudian 'invasion' in AD43. For nearly 400 years Britain formed part of

¹ There is some debate as to whether the 'Mesolithic' is a valid term as there are no defined Mesolithic characteristics. For this study it is assumed the Mesolithic culture is represented by hunter-gatherer societies that immediately predate the Neolithic period.

² This new technology was introduced first and became most widespread in southern and lowland Britain. During the early part of the Iron Age its use is believed to be limited to prestigious or ritual objects, becoming more common towards the end of the period.

the Roman Empire, the civilisation of Roman Britain being the synthesis of the Roman and native cultures, although it is evident that trade links and communication between Rome and Britain existed prior to the 'Roman' period. The Roman political system '*clientela*' served as the model between Rome and her allies and negotiations that took place meant that alliances were forged, trade started to expand and the spread of cultural ideals occurred. These ideals are no more evident than within the infrastructure that started to develop all over Britain and Europe during the Roman period. The predominant feature of infrastructure within Surrey (and beyond) is arguably the extensive network of Roman roads and villa estates. The Roman administration needed an established network of roads, including posting stations³, to connect administrative centres⁴, towns and military posts to speed up the flow of trade, goods (particularly pottery manufacture), communications and troops.

Roman activity within the assessment area is sparse. But include an Archaeological Evaluation on land adjacent to Chapel Way, Burgh Heath where amongst other features, some of which were dated to the 1st-mid 2nd century AD (SMR No. 4876, 4877, 4878). Just to the north west of the development site a corner of a masonry building was revealed possibly dated by an associated Roman coin to c. AD238-244 (SMR No. 942).

5.9 Anglo-Saxon

The name of Epsom derives from Ebba's ham. Ebba was a Saxon landowner. There were a string of settlements, many ending in -ham, along the northern slopes of the Downs, including Effingham, Bookham, and Cheam. The only relic from this period is a 7th century brooch found in Epsom and now in the British Museum.

The early history of the area is bound up with the Abbey of Chertsey, whose ownership of Ebbisham was confirmed by King Athelstan in 933.

5.10 Medieval

Epsom appears in Domesday Book of 1086 as *Evesham*. It was held by Chertsey Abbey. Its domesday assets were: 11 hides; 2 churches, 2 mills worth 10 shillings, 18 ploughs, 24 acres (97,000 m²) of meadow, woodland worth 20 hogs. It rendered £17. The town at the time of Domesday Book had 38 peasant households grouped near St. Martin's Church. Later, other small settlements grew up at the town pond (now the Market in the High Street), and at Epsom Court, Horton, Woodcote, and Langley Vale.

Investigation of a site of a building shown on a 1819 map estate map south east of the development site revealed a chalk floor of either Medieval or Post Medieval date (SMR No. 4937).

5.11 Post-Medieval

Continued expansion of Epsom by the middle of the sixteenth century, further reinforced the towns position as an administrative and economic hub within the area, Cartographic regression of the assessment area suggests that the development site at 450-458 Reigate Road has been open ground until c.1923 when part of the site was developed as a housing (OS maps from 1883-1947).

³ Posting stations – where travelling officials could rest, eat and take on new horses/provisions.

⁴ Key administrative towns connected via established Roman routes within the region include; Chichester, Winchester, Silchester, Hardham, Iping, Neatham, Alfolean and Dorking (among others).

5.12 Modern

Modern development on the site is limited to the construction of terraced housing along the frontage of the development site.

5.13 Undated

No undated earthworks or the like are recorded within the assessment area.

5.14 Recent Archaeological Investigations

Recent archaeological investigations in the vicinity of the development site are:

An Archaeological Watching Brief (Event No. 1299) on the former Research Laboratories, Great Burgh (adjacent to the development site):

“Evaluation by SCAU of part of an area of the grounds to be redeveloped. Much of the area was found to have been disturbed. Elsewhere no finds of archaeological interest were made and only one feature, itself of uncertain significance, was identified” (SMR No. 4875).

An Archaeological Evaluation at Great Burgh, Burgh Heath (Event No. 1300) and adjacent to the development site:

“Evaluation by SCAU of part of an area of the grounds to be redeveloped. Much of the area was found to have been disturbed. Elsewhere no finds of archaeological interest were made and only one feature, itself of uncertain significance, was identified” (SMR No. 4875).

An Archaeological Watching Brief on land at Chapel Way, Burgh Heath (Event No. 1303) and just south of the development site:

“Evaluation and excavation by TVAS of land to be developed. A number of prehistoric flints were recovered, but the earliest features recorded date to the 1st - mid 2nd centuries AD and probably represent part of a field system. Also present was a pit containing mid-late 2nd century pottery, most of which was typical of a low status rural settlement. Two post-hole sized features, probably both Roman, contained cremated bone, analysis of which suggests they were sheep/goat. Later remains include two possible lime-burning clamps of 13th - mid 14th century date. Other medieval remains included a shallow ditch and pit of similar date. The majority of the medieval pottery recovered from these features came from cooking pots, suggesting settlement in the vicinity”.

5.15 Cartographic Sources and Map Regression

A map regression exercise carried out on the proposed development area has shown that the majority of the site has remained undeveloped. Ordnance Survey and additional maps prior to this date show that the site was open ground apart from terraced housing along the frontage of the development site.

5.16 Aerial Photographs

A search was made of aerial photographs held by Surrey County Council and the National Monuments Record. Those consulted supported findings from the historic map regression (Section 5.11), although provided no additional information.

6 ARCHAEOLOGICAL POTENTIAL

6.1 Introduction

In order to determine the archaeological potential of the assessment site it is necessary to assess all available data in order to establish possible settlement patterns and probabilities. This would include the assessment of known archaeological/historical sites, along with topographical and geological conditions. With this in mind, the archaeological potential of the site has been rated for each period and an initial level of sensitivity and importance has been applied i.e. High, Moderate, Low;

- **High** is considered as a site of national and international importance that is protected by statute, such as a World Heritage Site or Scheduled (or schedulable) Monument.
- **Moderate** significance is attributed to sites of national and regional importance that are not necessarily protected by statute, such as settlement sites, military sites, transportation sites and industrial sites.
- **Low** sensitivity is attributed to locally important sites such as field systems, localised small sites and find spots.

6.2 Paleolithic

The potential for finding remains that date to the Paleolithic is considered **low**. Recorded activity within the area immediately surrounding the proposed development site shows that sites dating to this period have not been found, and although find spots by field walking occur no further investigation of potential sites has been undertaken.

6.3 Mesolithic

The potential for finding remains that date to the Mesolithic is considered **low**. Recorded activity within the area surrounding the proposed development site shows little activity.

6.4 Neolithic

The potential for finding remains that date to the Neolithic is considered **low**. Recorded activity within the area immediately surrounding the proposed development site shows little activity apart from field walking results.

6.5 Bronze Age

The potential for finding remains that date to the Bronze Age is considered **low**. Recorded activity within the area immediately surrounding the proposed development site shows little activity.

6.6 Iron Age

The potential for finding remains dating to the Iron Age is considered as **low**.

6.7 Romano-British

Few Roman remains have been found in the assessment area and the potential for finding Roman remains is considered **low**.

6.8 Anglo-Saxon

Anglo-Saxon remains within the assessment area are non-existent. Furthermore the preservation of earlier archaeological deposits on adjacent sites, suggest that surrounding

area was not extensively settled within the Anglo-Saxon period. The potential for finding remains dating to the Anglo-Saxon period is considered as **low**.

6.9 Medieval

Medieval settlement within the assessment area is limited to an area around the possible estates of Nork and Great Burgh. However, the presence of later riparian activity and possible agricultural activity and/or woodland management in the vicinity of the development area should not be ruled out. The potential for finding remains dating to the medieval period is therefore considered as **low-moderate**.

6.10 Post-Medieval

Evidence for post-medieval occupation in the area is unlikely. The potential for finding remains dating to the post-medieval period is therefore considered as **low**.

7 IMPACT ASSESSMENT

7.1 Existing Impacts

Most of the development area has comprised largely of fields or heath throughout the last 140 years but has been subjected to extensive impact through the construction of houses along the frontage of the site. The impact of the proposed landscaping and construction is therefore considered as **high** on areas not developed and **low** on areas with housing (Plate 2).

7.2 Proposed Impacts

At the time of preparing this archaeological assessment, the full extent of the proposed development is known (Plate 3).

8 MITIGATION

The purpose of this archaeological desk-based assessment was to provide an assessment of the contextual archaeological record, in order to determine the potential survival of archaeological deposits that may be impacted upon during any proposed construction works. The assessment site has generally been shown to be within an area of **low** archaeological potential with high truncation in some areas (previous impact).

The results from this work will be used to aid and inform the Surrey County Council Archaeological Officer of any further archaeological mitigations measures that may be necessary in connection with the development proposals.

It is therefore recommended that the effects of the development proposals on any archaeological remains present should be further assessed through the implementation of an Archaeological Watching Brief. However, it is recognised that present legislation encapsulated in the Reigate and Banstead Local Plan (policy Pc.8) may require an Archaeological Evaluation

9. Archive

Subject to any contractual requirements on confidentiality, two copies of this desk-based assessment will be submitted to Surrey County Council within 6 months of completion.

9.2 Reliability/limitations of sources

The sources that were used in this assessment were, in general, of high quality. The majority of the information provided herewith has been gained from either published texts or archaeological 'grey' literature held at Surrey County Council, and therefore considered as being extremely reliable.

9.3 Copyright

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10 ACKNOWLEDGEMENTS

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Paul Wilkinson PhD, FRSA, MIfA

April 2012

Appendix 1– Gazetteer of Archaeological Sites within a 1km Radius (as provided by Surrey County Council Sites and Monuments Record)

Period	HER Reference	Type	National Grid Reference	Descriptive
Prehistoric	17580	Find spot	TQ2377458985	Field walking in 2002 retrieved various flint tools of Mesolithic, Bronze and Iron Age.
Prehistoric	2523	Feature	TQ2432059020	A partially destroyed bowl-shaped mound known as a beacon (extant 1544). May be a former Roman beacon. HER 921 (Scheduled monument).
Prehistoric	4639	Find spot	TQ24325833	A Palaeolithic biface found in 1987 600m
Prehistoric	4640	Find spot	TQ2402858590	Another Palaeolithic biface found in the
Multi period	4876, 4877, 4878	Find spot and features	TQ23385884	Evaluation on land adjacent to Chapel. Prehistoric flints were recovered, Early Iron Age 1st century AD and 13 th -14 th century remains.
Prehistoric	4912, 4913,	Find spot	TQ24 58	Field walking retrieved three Palaeolithic axes
Prehistoric	4914	Find spot	TQ01357147	An archaeological evaluation by SCAU at Beacon revealed a handful of struck flint and burnt flint.
Prehistoric	930	Find spots	TQ2340058700	Many Neolithic flint implements found in
Prehistoric	4673	Find spot	TQ2401458653	Tip probably from a Neolithic or Bronze
Bronze Age	6917	Find spot	TQ2406158690	An Early Bronze Age pendant retrieved
Bronze Age	916	Features	TQ2300059200	Up to 12 round barrows may show on a
Iron Age	929	Features	TQ2282058700	Iron Age storage pit excavated by Fren. saddle quern and animal bones
Roman	942	Feature	TQ2421059200	Corner of masonry building found. Asso
Medieval or Post Medieval	4937	Feature	TQ238586	Investigation of the site of a building revealed a chalk floor
	4875		TQ23385884	Evaluation by SCAU on the site of the Burgh Heath. No archaeological finds
	4882		TQ243582	Archaeological Watching Brief at Burgh revealed
	1299		TQ233587	An archaeological watching brief at the Burgh by SCAU found the area to be free of archaeological finds or features

Period	HER Reference	Type	National Grid Reference	Descriptive
	1300		TQ23385884	Archaeological Evaluation by SCAU at C finds of archaeological significance
	1303		TQ23685805	An archaeological watching brief during find any archaeological features or finds
	1484		TQ243582	Archaeological Watching Brief at He archaeological features or finds

Plates

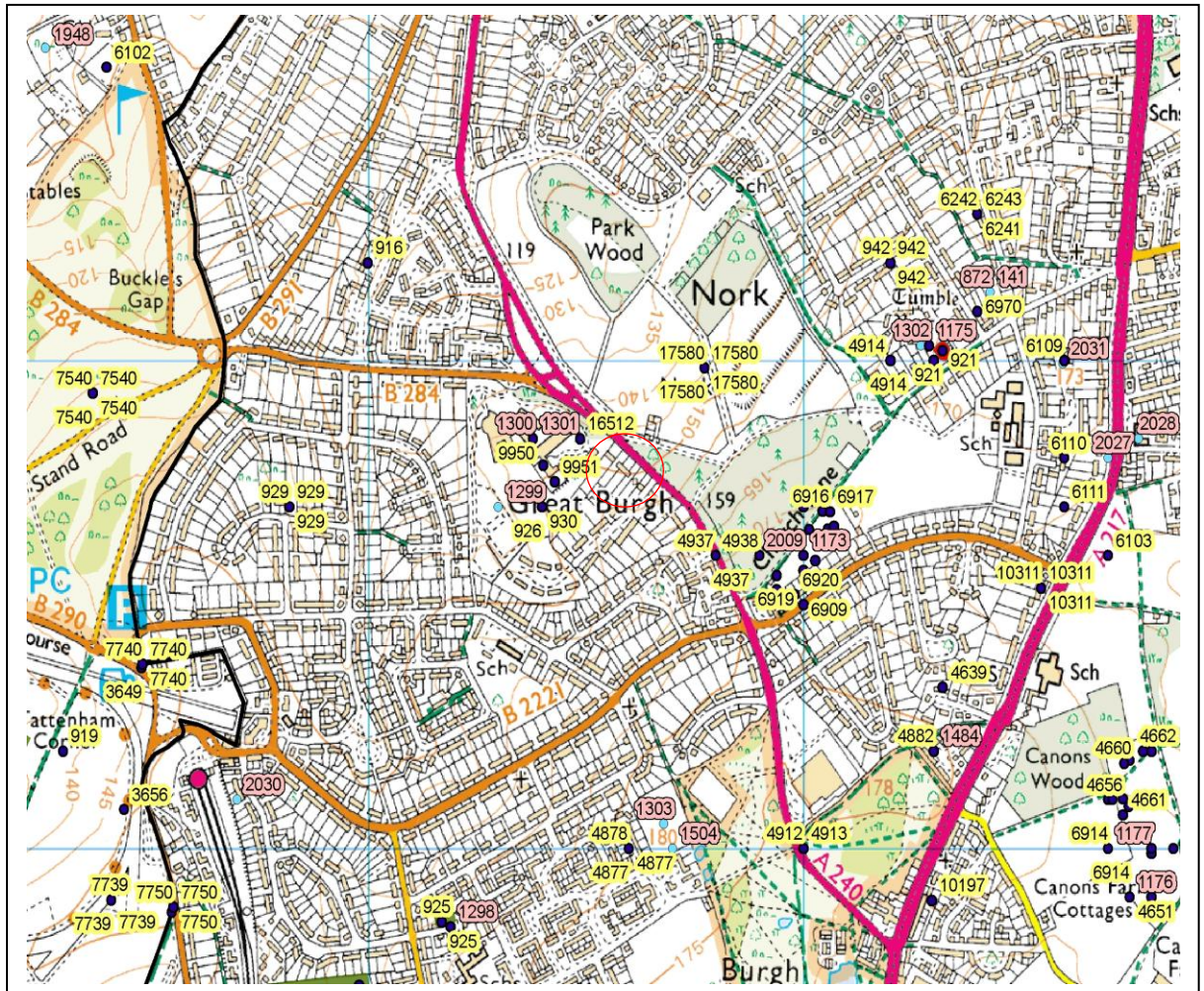


Plate 1. Epsom HER Data



Plate 2. Aerial view of the development site



Plate 3. Proposed development layout.

Appendix 2

An archaeologist attended site on 10th April to watch a number test pits dug for geotechnical purposes. No archaeological features or artefacts were revealed.

Test pit 201 (TP201)

Dug to test soakaway properties of the geology.

South corner of test pit located in front garden of 456 Reigate Road, approx. 15.2m NE of SE corner of house and 1.2m from SE fence.

TP201 measures 1.2m (SE-NW) x 0.7m (SW-NE) x 2.1m deep.

0-0.3m. Topsoil/turf. Grey brown silty clay.

(Dark brown slightly gravelly humic silt with roots.)

0.3-0.6m. Subsoil. Yellow brown silty clay.

(Brown slightly gravelly slightly clayey silt with flint.)

0.6-2.1m. Geology. Chalk with flint nodules.

pollution sample test pits 0.2x0.2x0.2m

Number	Location	distance from reigate road fence	distance from SE fence	ground
HD201	front house 458	8m	4m	gravel dr
HD202	front house 456	8m	4m	in trees
HD203	front house 454	8m	4m	in trees
HD204	front house 452	4m	14m	gravel dr
HD205	front house 450	11m	20m	in turf
HD206	front house 452	18m	14m	gravel 0.
HD207	front house 454	18m	6m	in turf
HD208	front house 458	7m NE of angle on front of house	N/A	gravel dr
		distance from back of house		
HD209	back house 458	12m SE of angle on back of house	8m	in turf
HD210	back house 456	34m	7m	in turf
HD211	back house 454	27m	7m	in turf
HD212	back house 452	25m	6m	in turf
HD213	back house 450	23m	14m	in turf
HD214	back house 452	9m	14m	in turf
HD215	back house 454	11m	8m	in turf
HD216	back house 456	15m	7m	in turf

photo number	description	looking
1	front 454	S
2	front 452	SW
3	front 450	E
4	front 454	SW
5	front 456	SW
6	456 front garden	N
7	456 rear garden	SW
8	456 rear garden	NE
9	soakaway test pit TP201	NE
10	soakaway test pit TP201 (location)	NE
11	454 rear garden	SW
12	454 rear garden	NE
13	HD202	SE
14	HD202	SE
15	HD201	SW
16	HD208	SW
17	HD208 location	SW
18	HD203	NE
19	HD203 location	NE
20	HD207	SW
21	HD207 location	SW
22	HD205	SW
23	HD205 location	SW
24	HD204	NE
25	HD204 location	NE
26	HD206	SW
27	HD206	SW
28	HD206 location	SW
29	HD216	NE
30	HD216 location	NE
31	HD210	NE
32	HD210 location	NE
33	HD209	NE
34	HD209 location	NE
35	HD215	NE
36	HD215 location	NE
37	HD211	NE
38	HD211 location	NE
39	HD214	NE
40	HD214 location	NE
41	HD212	NE
42	HD212 location	NE
43	HD213	NE
44	HD213 location	NE
45	458 rear garden	S
46	458 rear garden	SW
47	458 rear garden	SW
48	458 rear garden	NE
49	458 rear garden	NE
50	front 458	SW
51	452 rear garden	SW
52	452 rear garden	SW
53	452 rear garden	NE
54	452 rear garden (secluded spot behind trees in rear)	W
55	450 rear garden	SW
56	450 rear garden	NE
57	HD206	NE



Fig. 1 Front gardens of site



Fig. 2 Rear gardens of site

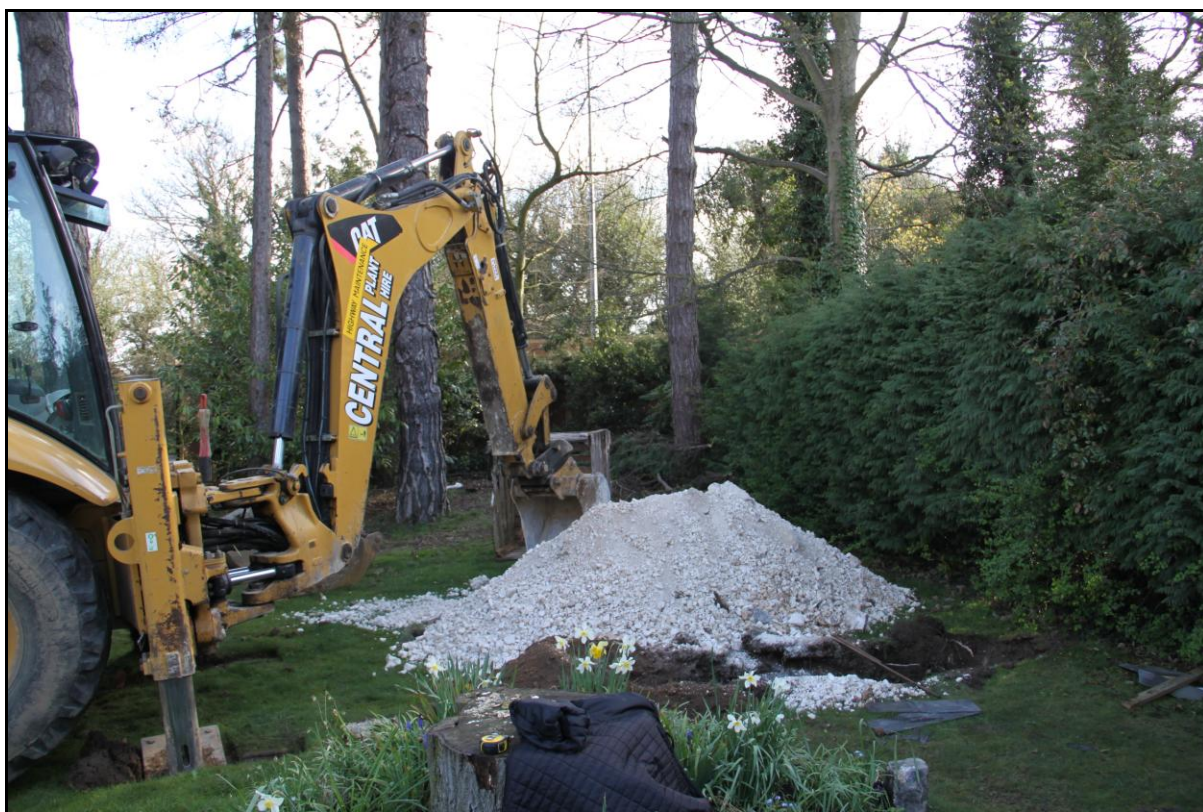


Fig. 3 Test pit in progress



Fig. 4 Test pit on front drive