1 Overview

This technical note has been prepared by Cotswold Archaeology on behalf of Arup and addresses the likely significant effects of the proposed waste allocation at Land at Lambs Business Park, Terra Cotta Road, South Godstone on the cultural heritage resource, including archaeological remains, historic landscape and built heritage assets.

The aim of this assessment is to establish the known cultural heritage resource of this area, and the significance of any cultural heritage assets which may be affected by the proposal. This report also seeks to establish the potential for below-ground archaeological remains at the Site. This assessment has been carried out with reference to the following professional guidance documents:

- ‘Standard and Guidance for Historic Environment Desk-Based Assessment’ (Chartered Institute for Archaeologists 2017);
- ‘Conservation Principles Policies and Guidance’ (Historic England 2008);
- ‘Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment’ (Historic England 2015); and

Heritage baseline was originally included within Technical Evidence Base produced for the Site in 2016. This technical report, prepared in August 2019, provides an update to the original evidence base and reflects the changes to the proposed Site boundary, emerging local planning policies and utilises both the data presented in the Technical Evidence Base and an updated Historic Environment Record (HER, August 2019).

The baseline report involved examining readily available archaeological and historic information from documentary and cartographic sources. The major repositories of information consulted comprised:
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- Surrey Historic Environment Record (HER), database of known archaeological sites, findspots, historic buildings, historic landscape and previous archaeological works (undertaken in August 2019);
- Historic England records including Scheduled Monuments, Listed Buildings and Registered Parks and Gardens and archives including aerial photographs;
- Surrey History Centre, for historic maps and documents;
- Published and unpublished reports and syntheses relating to archaeological surveys and investigations in the area;
- Ordnance Survey and British Geological Survey mapping;
- Any available geo-technical and geophysical data relating to the site, and;

This report should be read in accordance with the accompanying figures:

- Fig. 1 Site Location Plan
- Fig. 2 Designated Heritage Assets
- Fig. 3 Non-Designated Heritage Assets
- Fig. 4 Extract from the 1840 Tithe Map
- Fig. 5 Extract from the 1869 Ordnance Survey Map
- Fig. 6 Extract from the 912 Ordnance Survey Map
- Fig. 7 1991 Environment Agency, Aerofilms Aerial Photograph
Policy Context

2.1 Legislative Context

This chapter has been prepared within the following key legislative, planning policy and guidance context:

- Planning (Listed Buildings and Conservation Areas) Act (1990);
- Ancient Monuments and Archaeological Areas Act (1979);
- Town and County Planning Act (1990);
- National Heritage Act (1983) (amended 2002);
- National Planning Policy Framework (NPPF; 2019);
- NPPF Planning Practice Guidance (July 2019);
- The Hedgerows Regulations (1997);
- Further advice has been published by Historic England, comprising three advice notes on ‘Historic Environment Good Practice Advice in Planning’. These are:
  - Note 1: The Historic Environment in Local Plans;
  - Note 2: Managing Significance in Decision-taking in the Historic Environment; and
  - Note 3: The Setting of Heritage Assets.

2.2 National Planning Policy

In the NPPF (2019), a ‘heritage asset’ is defined as a building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions because of its heritage interest.

Heritage assets are a valued component of the historic environment and include both designated heritage assets and non-designated heritage assets.

Designated heritage assets include World Heritage Sites, Scheduled Monuments, Listed buildings, Protected Wreck Sites, Registered Parks and Gardens, Registered Battlefields, and Conservation Areas. Non-designated heritage assets include those identified by the local planning authority during the process of decision-making or through the plan making process (including local listing).

The significance of a heritage asset is defined as the value of a heritage asset to this and future generations because of its heritage interest. Policies relate to both the treatment of the assets themselves and their settings, both of which are a material consideration in development management decision making.
Within the planning system principles have been developed to underpin place-shaping and decision making, and ensure that heritage assets are ‘conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations’.

2.3 Local Planning Policy

2.3.1 Current Local Planning Policy

The Site is located in the local authority of Tandridge District Council. Planning policy and guidance within Tandridge is currently provided by Tandridge Local Plan Part Two 2014 – 2029. Within the existing Tandridge Local Plan Part Two 2014 - 2029, it is stated that ‘the Council recognises that all heritage assets are an irreplaceable resource and therefore seeks to positively plan for their conservation to ensure they are enjoyed both now and by future generations’ (Tandridge District Council 2013, Paragraph 20.1).

Policy DP20 in the Local Plan states ‘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’.

The local plan identifies Statutory Listed Buildings, Conservation Areas, Scheduled Monuments and Historic Parks and Gardens along with Buildings of Character (Local Heritage Listings), Country Sites of Archaeological Importance (CSAI) and Areas of High Archaeological Potential (AHAP) as types of heritage asset that contribute to the historic environment. Within these areas are areas designated as Red and Green Archaeological Constraint which apply to areas where archaeology has already been recorded. There are two CSAI and three AHAP as illustrated on Fig. 3 and recorded in Appendix 1.

2.3.2 Emerging Local Planning Policy

A new local plan is emerging. Our Local Plan: 2033, and was submitted for independent examination in January 2019.

Policy TLP43 of the forthcoming plan states ‘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. Applicants should make every effort to liaise with the Surrey County Council Conservation Team and Historic England when drawing up proposals at the earliest opportunity to limit the prospect of any objection, in accordance with policies of the wider development plan including DP20 and any updates.

The Council will carry out a review of all conservation areas to ensure the boundaries and consideration remain relevant and up to date. This will be prepared and published as Conservation Area Appraisal documents and Management Plans. Where Neighbourhood Plans which to undertake reviews as part of their plan-making, the Council will support this.
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The Council will support the inclusion of historic environment policies in Neighbourhood Plans, where they are justified (Tandridge District Council 2019).

Within the forthcoming local plan, the Site is identified as a strategic site suitable for employment development under the forthcoming local plan in Policy SES03. Whilst site-specific policy requirements are provided, there is no explicit reference to the historic environment within the Site or its surrounds.

Emerging Surrey Waste Local Plan

In addition to the above, the Site is identified in the forthcoming Surrey Waste Local Plan (Surrey County Council 2019). With reference to the Site both in Part 1 (Policy 11a) and 2 of the Waste Local Plan, Part 2 – Sites and areas of search identifies heritage as a key development issue and includes reference to South Park Conservation Area and the medieval moated manor and Scheduled Monument, Lagham Manor.

Evidence base

As part of this assessment, a review of the Surrey County Council and Tandridge Evidence Base was undertaken in order to determine if any technical work of relevance to the cultural heritage was included within the Evidence Base. No specific heritage technical reports are included within the available local planning evidence base.
3 Baseline Conditions

3.1 Land use within the Site

The Site is c. 70m AOD and is situated within an area of fields and woodland. Abutting the Site to the north is the railway and South Godstone lies c. 960m to the east of the Site. Other villages and towns are located within the wider landscape.

The area is currently in use as a business park with over 30 industrial and storage units on Site. The western area of the Site is currently a quarry.

3.2 Geology

The British Geological Survey maps the solid geology of the Site as mudstones of the Weald Clay Formation formed approximately 125 to 134 million years ago in the Cretaceous Period.

The soil within the Site is a loamy and clayey soil which is seasonally wet and slightly acidic but base rich with moderate fertility (Cranfield Soilscapes, accessed December 2015).

3.3 Heritage Assets

Designated heritage assets are shown on Figure 2 (marked LB1, SAM1 etc.) and are included in the gazetteer at Appendix 1.

Non-designated heritage assets are shown on Figure 3 (marked 1, 2, 3 etc.) and are also included in the gazetteer at Appendix 1.

3.3.1 Designated Heritage Assets

There are no World Heritage Sites (as designated by the United Nations Educational, Scientific and Cultural Organization UNESCO) within the Site or study area.

There are no Scheduled Monuments within the Site or within 1km of the Site. However two Scheduled Monuments in the wider area have been taken into account in this assessment, comprising:

- The Medieval Moated site at Lodge Farm (1012999), located c. 1.3km south west of the Site (Figure 2, SAM1); and
- The Medieval Moated site at Lagham Manor (1012795), located c. 1.1km south east of the Site (Figure 2, SAM2).

The Site does not lie within a Conservation Area or any other locally designated heritage area, one Conservation Area is situated within 1km of the Site, comprising:

- South Park Conservation Area (HER 161), located c. 340m north west of the Site (Figure 2, CA1).
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Fourteen Grade II Listed Buildings and one Grade II* Listed Building have been identified as requiring assessment in terms of setting, these assets are located within the study area and just outside it and comprise:

- Lagham Manor, Grade II* Listed Building (1029769), located c.1.3km east of the Site (Figure 2, LB1);
- Yew Tree Farm House, Grade II Listed Building (1188697), located c.1.1km south east of the Site (Figure 2, LB2);
- Brew House, Stable and Oast House at Lagham House, Grade II Listed Building (1377662), located c.1.2km east of the Site (Figure 2, LB3);
- Barn at Yew Tree Farm, Grade II Listed Building (1029782), located c.1.1km south east of the Site (Figure 2, LB4);
- Lower south park Farm House, Grade II Listed Building (1377557), located c.850m south of the Site (Figure 2, LB5);
- Cucksey’s Farm House, Grade II Listed Building (1029985), located c.1km north west of the Site (Figure 2, LB6);
- Hay Barn at Cucksey’s Farm, Grade II Listed Building (1377534), located c.1km north west of the Site (Figure 2, LB7);
- Corn Barn at Cucksey’s Farm, Grade II Listed Building (1391788), located c.1km north west of the Site (Figure 2, LB8);
- Chapel of St Mark, Grade II Listed Building (1377558), located c.500m north west of the Site (Figure 2, LB9);
- Tilburstow Hill Farm, Grade II Listed Building (1029785), located c.1.1km north east of the Site (Figure 2, LB10);
- Fox and Hounds Public House, Grade II Listed Building (1029784), located c.1km north east of the Site (Figure 2, LB11);
- Ladymead Cottage, Grade II Listed Building (1294626), located c.1km north east of the Site (Figure 2, LB12);
- Nash’s Farm House, Grade II Listed Building (1029783), located c.800m north east of the Site (Figure 2, LB13);
- Barn at Nash’s Farm, Grade II Listed Building (1294625), located c.740m north east of the Site (Figure 2, LB14); and
- Granary 8 yards south of Tilburstow Hill Farm House (1188714), located c.1.2km north east of the Site (Figure 2, LB15).

3.3.2 Prehistoric period (pre c.AD 70)

No prehistoric finds or features are recorded within the Site.

The Palaeolithic and Mesolithic periods leave little large-scale physical evidence of activity due to the migratory nature of the peoples and the technology available to them. The end of the Mesolithic period saw groups of early people starting to settle in one place which left more tangible
archaeological evidence. Within the wider study area prehistoric lithics were recorded during archaeological excavations at South Godstone (Figure 3, 12), these included a Mesolithic flint flake. Excavations at Kings Farm (Figure 3, 15) also recorded a broken Mesolithic blade. During excavations at North Park Farm, c. 4km north of the Site, evidence for a large Mesolithic hunter gatherer camp was recorded (HER 13723) including evidence of hearths and finds which indicated the site was in use throughout the entire Mesolithic period (Bird, 2006).

During the later prehistoric periods, areas of the Weald were cleared to make way for farming, although large areas of it remained relatively uninhabited within woodland. Drove-ways and cross ridge dykes have been identified which may have been used to control the movement of livestock between seasonal pastures.

The presence of lithics found within the enclosure at South Godstone suggest there may be a low probability of below ground archaeology within the eastern area of the Site. The western area of the Site has been heavily quarried, and has likely removed any archaeological evidence of this period within this area.

3.3.3 Roman period (c.AD 70 – AD 410)

No Roman finds or features are recorded within the Site.

Within the wider study area the London to Brighton Roman road runs south to north c. 460m east of the Site (Figure 3, 1). During the Roman occupation the wider area surrounding the Site was likely predominantly relatively marginal woodland and heath. It is possible that the Site and surroundings in the Godstone area would have had a relatively low level of Roman activity. No towns or military stations have to date been identified along the Roman road running east of the Site (Bird, J. and D.G., 1987).

It is unlikely that archaeological evidence of Roman date is present within the Site due not only to the low overall local potential, but also due to truncation by modern quarrying.

3.3.4 Early medieval and medieval (AD 410 – AD 1540)

No early-medieval or medieval finds or features are recorded within the Site.

Within the wider study area there is some evidence for medieval activity.

Godstone was originally known as Walkingstead and is recorded as being ‘very large’ with meadows and woodland in the Domesday Book (opendomesday.org viewed December 2015), although it possibly has earlier origins. In the early medieval period the wider landscape was likely predominantly woodland with some clearance for open fields, and scattered dwellings. Settlements in the locality recorded in the Domesday Book are all recorded as having large areas of woodland.

Further clearance of woodland and colonisation of more marginal land appears to have occurred during the medieval period, typified locally by the establishment of moated sites, generally seen as manorial residences. The peak period for the establishment of moated sites was between 1250 and 1350 and there is a relatively dense scattering of moated sites across Surrey, especially in the Tandridge area (Bird, J and D.G., 1987). A medieval moated site, with moat of irregular plan, has been recorded at Prickle Shaw c. 90m south of the Site (Figure 3, 2).
Elsewhere within the study area, the remains of a trapezoidal enclosures, postulated to be of medieval date, were recorded during archaeological excavations at South Godstone (Fig. 3, 12). Its character and appearance suggest it was likely used for enclosure of animals during this or later periods.

Within the wider environs of the Site, c. 950m to the east, Lagham Park is believed to be of medieval (13th century) origin and owes its existence to the precursor to the present manor which lies within the former park area (Fig. 3, 10). The boundary of the medieval park can be traces as a bank and ditch, a park pale, which stands in places c. 3m high. The park is likely to been associated with the moated medieval site discussed in further detail below.

Outside the 1km study area in the wider landscape two medieval moated sites are recorded and are designated Scheduled Monuments. The monument at Lodge Farm (Figure 2, SAM1), located c.1.3km south west of the Site, is of particular importance as the earthworks survive well. The medieval moated site at Lagham Manor (Figure 2, SAM2), located c.1.1km south east of the Site, is also a Scheduled Monument (1012795). It is of particular importance as the earthworks, which were created in 1262 by Sir Roger de St. John, survive exceptionally well and there is high potential for archaeological evidence. Within the moated site is the Grade II* Listed Building of 16th century origin (Figure 2, LB1).

Located c.1.1km south east of the Site, is the Grade II Listed Building of Yew Tree Farm House. This has 15th century origins, with 19th century additions (Figure 2, LB2). It is possible that the core of the house is that of a traditional Wealden house a class of vernacular house often associated with the rise of yeomen farmers to the status of lower gentry in the two centuries following the Black Death in the mid-14th century.

The date of field enclosure within the Site and its vicinity is uncertain (the first detailed maps of the site are from the 19th century) and elements may have originated in the medieval period. Much enclosure in the region, however, dates to the 18th century and later.

Due to the proximity of medieval moated sites to the proposed development Site there may be below ground archaeology relating to medieval agricultural activity, although in the western area of the Site it is unlikely that any evidence remains due to the extensive quarrying.

3.3.5 Post-medieval and modern (AD 1540 – present)

In the wider study area, there are many examples of post-medieval and modern activity recorded in the HER, including an extraction pit (Fig. 3, 11). Within the Site there are early 19th century buildings associated with its use as brickworks. These are explored in greater detail below.

Other buildings such as the Bloomery at Cinderhill (Figure 3, 4) c. .850m west of the Site and the South Eastern Brick Works located within the Site (Figure 3, 3) are examples of the local industries that expanded in the region during the post-medieval period. Stansted House, garden and barn located c. 650m north east of the Site (Figure 3, 8 and 9) are recorded in the Surrey HER as good examples of a 19th century house and the garden is currently under review by the Surrey Gardens Trust as a little altered 19th century garden.

Examination of the map collection at Surrey History Centre give a good indication of how the area changed from the mid-1800s onwards. The 1840 Tithe Map (Figure 4) shows that the Site and the surrounding area comprised enclosed fields within a pattern of large woodland areas. The map also shows the London to Dover railway which was fully completed in 1844 running along the northern
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edge of the Site (Figure 3, 7 and 4). The fields within the Site are listed as being a mix of arable, meadow and woodland with names relating to the size and usage of the field.

The 1869 – 1882 Ordnance Survey map shows that the study area was still a mix of fields and large areas of woodland (Figure 5). Within the Site the eastern corner is labelled as a ‘wash mill’, probably for washing clay for brick making. The map also shows that Lagham Wood, a large woodland, was being cleared to make way for South Godstone which grew up around the railway. Lagham Wood has now been completely cleared.

The 1912 Ordnance Survey Map shows ‘South Eastern Brick and Terracotta Works’ (Figure 6). This brick works was founded in 1896 by Thomas Alfred Williams and was sold to the Trollope family in 1897 (Quelch, 2006). In 1918 the Site was bought by Lambs Brick Company and the Lamb family still own the Site under the name of W.T Lamb Holdings. During the Second World War the Site was used as an explosives and munitions store by the Canadian Army (HER 3413). Two buildings on site, see insert on Figure 3, are seen on the 1912 Ordnance Survey map and are still extant. These represent one of the first phases of building within the Site.

Within the Site in more recent years additional industrial buildings and storage containers have been added and the size of the industrial works has expanded, including additional extraction to the west (Figure 7). Due to the alterations to many of the buildings within the business park over the years it is unlikely that many original structures remain within the Site remain, excepting the two 20th century buildings mentioned above.

3.3.6 Undated

Undated evidence recorded in previous intrusive archaeological works comprises pits, ditches, postholes and burnt spread on the Tonbridge to Godstone pipeline (Fig. 3, 18) and a single undated gully on land at Kings Farm (Figure 3, 15).

Further evidence of undated remains recorded in the study area comprises several undated farmsteads recorded as part of a wider South East Farmstead Character Statement project (Historic England 2014). These are illustrated on Figure 3.

3.3.7 Historic Landscape Character

Historic map regression has indicated that despite comprising agricultural land from the medieval period onwards, the Site was subject to extensive alteration during the 19th and 20th century, which has eroded the ability to appreciate the Site’s former agricultural historic landscape character. The historic landscape character (HLC) type within the Site currently comprises extractive industry, and as the Site is enclosed by dense vegetation, it makes no contribution to the appreciation of the historic landscape within the surrounding area comprising field patterns.

Development in the Site has resulted in the survival of limited historic landscape features, except for the southern hedgerow boundary which qualifies as “important” under the Hedgerows Regulations 1997.
Assessment of Significance

4.1 Potential archaeological remains

No designated assets lie within the Site. Within the study area non-designated heritage assets, including the Roman road and medieval and later activity, are recorded in the HER. Due to previous development and extraction activity within the Site, the potential for the survival of any archaeological remains is likely to have been compromised.

4.2 Built heritage within the Site

Within the Site there is one non-designated historic asset recorded on the HER; this is the original brick works founded in the late 1800s (Figure 3). Two buildings shown on the 1912 OS map associated with the brick works are still present within the Site (Figure 3, Inset); these represent the early 20th century smaller brickworks, the wash mill recorded on the first edition OS map is the earliest evidence of brick or tile making on the site and pre-dates the accepted foundation of the works in 1897. No above ground evidence for this feature survives.

The significance of these buildings is embodied within the evidential value and the architectural form of these structures and their contribution to the understanding of the architecture and operation of early 20th century brickworks. This has however been substantially reduced by later alterations, both externally and internally, and losses to the wider brickworks complex.

The structures are also considered to be of some historic (illustrative) value being collectively an example of early 20th century brickworks. Later alterations to the structures and the removal of former brickworks features from within the wider complex have however considerably reduced the historic value and legibility of the site. The history of the structures is now best appreciated not on site but though its historical record, i.e. via historic mapping.

Guidance regarding brickworks is located within the Listing Selection Guide for Industrial Buildings (Historic England 2017) which discusses industrial buildings as a whole (there is however no specific discussion directly relating to brickworks). Based on these selection criteria, it is considered that although the early 20th century structures within the Site are of some historical value, they are not of a quality or condition to warrant statutory designation, and at best can be seen as being of low heritage value.

4.3 Historic Landscape

The hedgerow along the southern boundary is partially shown on the 1840 Tithe Map and therefore qualifies as “important” under the historic and archaeological criteria of the Hedgerow Regulations 1997 (Figure 4). This hedgerow is not a designated asset, but retains some significance as a component within the local historic landscape character. Hedgerows are common and well-understood landscape features that are in themselves of only limited evidential and historical value.

4.4 Designated heritage assets

Within the wider area there are two Scheduled Monuments, one Grade II* Listed Building and 14 Grade II Listed Building and one Conservation Area.
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4.5 Setting Assessment


Two Scheduled Monuments, one Grade II* Listed Building and 15 Grade II Listed Buildings and South Park Conservation Area were assessed with regard to potential changes within their setting having an impact on their significance. Some of the assets have been grouped together for the assessment:

- Cucksey’s Farm: consisting Cucksey’s Farm House Grade II (LB6), a Hay Barn Grade II (LB7) and a Corn Barn Grade II (LB8);
- Yew Tree Farm: consisting Yew Tree Farm House Grade II (LB2) and a Barn Grade II (LB4);
- Tilburstow: consisting Tilburstow Hill Farm Grade II (LB10), Tilburstow Granary Grade II (LB15), Fox and Hounds Pub Grade II (LB11) and Ladymead Cottage Grade II (LB12);
- Nash’s Farm: consisting Nash’s Farm House Grade II (LB13) and a Barn Grade II (LB14);
- Lagham Manor: consisting medieval moated site Scheduled Monument (SAM2), Lagham Manor Grade II* (LB1) and a Brew House, Stable and Oast House Grade II (LB3);
- South Park: consisting South Park Conservation Area (CA1) and the Chapel of St Mark Grade II (LB9);
- Lower South Park Farm House Grade II (LB5); and
- A medieval moated site at Lodge Farm Grade II (SAM1).

A visit was made to each of these Listed Buildings and Scheduled Monuments in order to assess their visual surroundings which in association with a study of historic and cartographic sources were used to establish what constitutes their setting and how this contributes to their value as historic assets. As some of the Listed Buildings are private property a survey of these was made from the boundaries with public access. The visit was undertaken on 4th December 2015 in clear bright conditions.

Lagham Manor: The Grade II* Listed Building within the Scheduled Monument, Lagham Manor, has 16th century origins with minor alterations over the years. The Grade II Listed Building is a combination of a brew house, stable and oast house of late 18th century origins. The three historic assets at Lagham Manor principally gain their historic value from the physical structure and historic nature of the buildings and their placement within a medieval moated site. Moated sites are highly diverse and as such examples of them tend to be individual in nature. Landowners may have built these as defensive structures but more likely is that they were indicators of status. The setting of the moated site, and the buildings within it, is the land in which it is set. This particular site is currently surrounded by wooded boundaries which have been present since at least the 19th century are shown on the 1840 Tithe map.

No intervisibility between the Site and Lagham Manor was observed on the Site visit (Appendix 2, Photo 2) due to the intervening topography and development, such as woodland and small settlements. The areas surrounding the moated site on the east and west are open fields although this
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would be mostly obscured from view by the heavy foliage surrounding the site. The Site, in its current form, does not affect the principal contributing factors to the asset’s value.

**Lodge Farm:** The medieval moated site at Lodge Farm is a Scheduled Monument. No intervisibility between the monument and the Site was observed during the Site visit due to the intervening topography which consists of fields, hedgerows and some woodland (Appendix 2, Photo 5). The Site does not appear to have any direct historic landscape connection with the monument. The Site itself is bounded by high dense woodland and hedges which hide the business park to a certain extent within the landscape. The Site, in its current form, does not affect the principal contributing factors to the asset’s value.

**South Park:** The South Park Conservation Area containing the Grade II Listed Chapel of St Mark, is located within the study area. Despite South Park’s proximity to the Site, no intervisibility was observed during the Site visit (Appendix 2, Photo 1). The intervening land is mostly taken up by the large and dense Maple Wood. The Site, in its current form, does not affect the principal contributing factors to the asset’s value.

**Tilburstow:** Four Grade II Listed Buildings are located at Tilburstow, just outside the study area. These consist of Tilburstow Hill Farm House and associated Granary, the Fox and Hounds Pub and Ladymead Cottage. No intervisibility was observed between these assets and the Site due to the intervening topography, which mainly consists of fields, hedgerows and the wooded area of Furze Wood (Appendix 2, Image 4). The Site, in its current form, does not affect the principal contributing factors to the asset’s value.

The other Listed Buildings considered in this assessment are associated with farmsteads.

**Lower South Park:** Lower South Park Farm House lies within the study area and is a Grade II Listed Building. The building, used as a dwelling, principally derives its value from its historical fabric, the house was built in the 1600’s and has 19th and 20th century additions, which makes it a good example of the 17th century farm houses that were built in the area. The setting for this asset is derived from its immediate surroundings within the farm land associated with it. No intervisibility was noted between the Site and the asset due to intervening topography of the wooden area of Birchen Coppice and other hedgerows, fields and wooded areas. The Site, in its current form, does not affect the principal contributing factors to the asset’s value.

**Nash’s Farm:** The two Grade II Listed Buildings at Nash’s Farm consist of a farm house and associated barn, which gain their historic value from the physical fabric of the buildings and as examples of 16th and 17th century farmsteads in Surrey with few modern alterations. The setting of both these assets lies within their immediate surroundings within the farm land they are associated with. No intervisibility was noted between the Site and Nash’s farm due to the area of woodland, hedgerows and fields in the landscape (Appendix 2, Image 6). The Site, in its current form, does not affect the principal contributing factors to the asset’s value.

**Cucksey’s Farm:** Cucksey’s Farm consists of three Grade II Listed Buildings, a farm house, a hay barn and a corn barn, these all date from the 18th century with modern alterations. The setting of these building is determined by their immediate surroundings and associations with one another. The placement of them within the surrounding farm land adds to their value although. During the Site visit no intervisibility was noted between the Site and Cucksey’s farm due to the dense woodland of Maple Wood and Cinderhill Wood along with the hedgerows of the intervening fields. The proposed development will not physically affect the assets and the Site in its current form does
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not change that part of the setting of the assets which contributes to their value. The Site, in its current form, does not affect the principal contributing factors to the asset’s value.

**Yew Tree Farm:** Yew Tree Farm consists of two Grade II Listed Buildings, a farm house and a barn. The farm house has 15th century origins and retains a timber frame, with alterations made to the building in the 19th century. The setting of these buildings is determined by their immediate farm surroundings and their mutual associations with each other as part of a farmstead. There was no intervisibility between the Site and the assets noted during the site visit due to the wooded areas at Birchen Coppice and Prickle Shaw along with the other wooded areas and hedgerows bounding the fields. The buildings will not be physically affected by the proposed development and the Site in its current form does not impact on that part of the setting of the farm that contributes to its significance.
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5 Consideration of Impacts

5.1 Potential Impacts

It has been established that the Site does not for part of the settings of designated heritage assets located within its environs, including the South Park Conservation Area and Medieval moated site, Lagham Manor Scheduled Monument, South Godstone, and development within the Site, including for waste uses, could be accommodated without harm upon heritage significance of these designated heritage assets.

With regard to the early 20th century buildings on Site, if major alterations are to take place on the structures, historic building recording would be required at an appropriate level, in accordance with Historic England’s Understanding Historic Buildings Guidance (Historic England 2016).

Modern development within the Site has resulted in extensive alteration to the historic landscape character. Surviving features of the former local historic landscape character comprise the hedgerow along the southern boundary, which qualifies as “important” under the historic and archaeological criteria of the Hedgerows Regulations 1997. However, ‘important’ hedgerows do not comprise designated heritage assets, and do not confer a specific level of heritage significance. Rather, the Regulations are a notification mechanism by which sufficient notice of removal must be given to the local authority. These hedgerows are common and well-understood landscape features that are in themselves of only limited evidential and historical value. Development within the Site, including for waste uses, would not affect any surviving elements of the wider historic landscape.

5.2 Consideration of proposed waste uses within the Site

The Site is currently being promoted as part of the emerging Tandridge Local Plan (Our Local Plan: 2033) and as a potential waste allocation site in the Draft Surrey Waste Plan.

The impact of this allocation in relation to the historic environment has been examined as part of this assessment. It has been concluded that there are no overarching heritage constraints and the Site could accommodate waste uses which would not harm the cultural heritage resource within the surrounding area, including the two designated heritage assets identified as part of the Draft Surrey Waste Local Plan: South Park Conservation Area and the Scheduled medieval moated site, Lagham Manor.

5.3 Consideration of proposal outlined within the DFD

The proposed development discussed within the updated Lambs Technology Park DFD includes the combined cycle energy centre, a renewable biofuel production plant, data centres and additional employment opportunities, together with flood alleviation, a nature reserve and retention of vegetation/additional planting. It can be concluded that no overarching heritage constraints were identified, and the proposal not harm the heritage significance of designated heritage assets within the surroundings of the Site.
Technical Note

5.4 Compliance with current and emerging planning policy

This assessment has concluded that the development within the Site would be in keeping with the provisions of national and local policy (including the emerging Our Local Plan: 2033).
Technical Note

243073-00 14 August 2019

6 References

[1] Bird, J and D.G., 1987 The Archaeology of Surrey to 1540, Surrey Archaeological Society


[4] Chartered Institute for Archaeologists, 2017 Standard and Guidance for Archaeological Desk Based Assessment,


[18] Quelch, S., 2006 Brickmaking, The RH7 History Group


[21] Surrey County Council 2019 Community vision for Surrey in 2030
Technical Note

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## Appendix 1: Gazetteer of Designated Heritage Assets, Non-Designated Heritage Assets and Previous Archaeological Works

<table>
<thead>
<tr>
<th>No.</th>
<th>Description</th>
<th>Period</th>
<th>Designation</th>
<th>NGR</th>
<th>HER. AMIE, HE.</th>
</tr>
</thead>
<tbody>
<tr>
<td>SAM1</td>
<td>Medieval moated site, Lodge Farm, South Park with adjoining paddock boundaries and artificial watercourse. Site linked with the establishment of a deer park.</td>
<td>Medieval</td>
<td>Scheduled Monument</td>
<td>533753 147053</td>
<td>1012999</td>
</tr>
<tr>
<td>SAM2</td>
<td>Medieval moated site, Lagham manor, South Godstone. Particularly large and strongly embanked moated site with 1262 origins. Dump of decorated tiles found.</td>
<td>Medieval</td>
<td>Scheduled Monument</td>
<td>536364 148027</td>
<td>1012795</td>
</tr>
<tr>
<td>LB1</td>
<td>Lagham Manor, 16th century, refaced 1620 with 19th century extensions. Timber framed manor house with additions over the years.</td>
<td>Medieval</td>
<td>Grade II* Listed Building</td>
<td>536364 148055</td>
<td>1029769</td>
</tr>
<tr>
<td>LB2</td>
<td>Yew Tree Farm House, 15th century with 19th century additions.</td>
<td>Medieval</td>
<td>Grade II Listed Building</td>
<td>535695 147396</td>
<td>1188697</td>
</tr>
<tr>
<td>LB3</td>
<td>Brew House, Stable and Oast House 20 yards south of Lagham Manor. Late 18th century.</td>
<td>Post-medieval</td>
<td>Grade II Listed Building</td>
<td>536360 148082</td>
<td>1377662</td>
</tr>
<tr>
<td>LB4</td>
<td>Barn 5 yards south of Yew Tree Farm House built in the 17th century.</td>
<td>Post-medieval</td>
<td>Grade II Listed Building</td>
<td>535678 147384</td>
<td>1029782</td>
</tr>
<tr>
<td>LB5</td>
<td>Lower South Park Farmhouse, c. 1600 timber framed house with 19th and 20th century extensions.</td>
<td>Post-medieval</td>
<td>Grade II Listed Building</td>
<td>534590 147300</td>
<td>1377557 11528 516487</td>
</tr>
<tr>
<td>LB6</td>
<td>Cucksey’s Farm house. 18th century house restored in 1959.</td>
<td>Post-medieval</td>
<td>Grade II Listed Building</td>
<td>533577 148857</td>
<td>1029985</td>
</tr>
<tr>
<td>LB7</td>
<td>Hay Barn at Cucksey’s Farm. Early 18th century barn with minor alterations. Part of a larger farmstead.</td>
<td>Post-medieval</td>
<td>Grade II Listed Building</td>
<td>533537 148813</td>
<td>1377534</td>
</tr>
<tr>
<td>LB8</td>
<td>Corn barn at Cucksey’s farm. Early 18th century barn with modern alterations. An unusual type with aisles at the ends as well as the sides.</td>
<td>Post-medieval</td>
<td>Grade II Listed Building</td>
<td>533548 148834</td>
<td>1391788</td>
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<tr>
<td>LB9</td>
<td>Chapel of St Mark. Former barn converted into a chapel in 1909, restored after a fire in 1912 with modern extensions.</td>
<td>Post-medieval</td>
<td>Grade II Listed Building</td>
<td>534184 148856</td>
<td>1377558 11529</td>
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<tr>
<td>LB10</td>
<td>Tilburstow Hill Farm house. 16th century house with 20th century alterations.</td>
<td>Post-medieval</td>
<td>Grade II Listed Building</td>
<td>535427 149504</td>
<td>1029785</td>
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<tr>
<td>LB11</td>
<td>Fox and Hounds public house, 16th century with 19th century renovations</td>
<td>Post-medieval</td>
<td>14 August 2019</td>
<td>II</td>
<td>535484/535499</td>
</tr>
<tr>
<td>LB12</td>
<td>Ladymead Cottage, mid 18th century</td>
<td>Post-medieval</td>
<td>14 August 2019</td>
<td>II</td>
<td>535483/149375</td>
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<tr>
<td>LB13</td>
<td>Nash’s Farm House, 16th century with 19th century extensions</td>
<td>Post-medieval</td>
<td>14 August 2019</td>
<td>II</td>
<td>535457/149154</td>
</tr>
<tr>
<td>LB14</td>
<td>Barn 20 yards south of Nash’s Farm house, 17th century with re-slated roof in 20th century</td>
<td>Post-medieval</td>
<td>14 August 2019</td>
<td>II</td>
<td>535469/149138</td>
</tr>
<tr>
<td>LB15</td>
<td>Granary 8 yards south of Tilburstow Hill Farm House</td>
<td>Post-medieval</td>
<td>14 August 2019</td>
<td>II</td>
<td>535484/535499</td>
</tr>
<tr>
<td>CA1</td>
<td>South Park, Bletchingley Conservation Area. South Park, Bletchingly. Formed part of the Tudor and earlier deer parks. Former deer park 1686a spread over six houses and farms. Dwellings are also located in the area one of which was destroyed in 1944 and rebuilt in the Georgian style. The historic context of the buildings contributes to and guides the character of the area.</td>
<td>Post-medieval</td>
<td>14 August 2019</td>
<td>Conservation Area</td>
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<tr>
<td>1</td>
<td>London to Brighton Roman Road. RR150. Green archaeological restraint</td>
<td>Roman</td>
<td>14 August 2019</td>
<td>Area High Archaeological Potential</td>
<td></td>
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<tr>
<td>2</td>
<td>Prickle Shaw, possible medieval moated site with moat of irregular plan, now dry. Seen as earthworks although is now in bad condition and heavily over grown. Within an area of Red Archaeological Constraint</td>
<td>Medieval</td>
<td>14 August 2019</td>
<td>County Sites of Archaeological Importance Area High Archaeological Potential</td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>Godstone Brickworks, still operational. During WWII it was requisitioned by the Canadian Army for tank repairs and armaments.</td>
<td>Post-medieval</td>
<td>14 August 2019</td>
<td>-</td>
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<td>5</td>
<td>Tilburstow Hunt Cottage, mid-19th century</td>
<td>Post-medieval</td>
<td>14 August 2019</td>
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<td>6</td>
<td>Iron Pear Tree House, 18th century. Was once an ale house that sold water from the well in the garden and it was claimed the water had medicinal properties.</td>
<td>Post-medieval</td>
<td>14 August 2019</td>
<td>-</td>
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<td>8</td>
<td>Stansted House barn, built 19th century.</td>
<td>Modern</td>
<td>14 August 2019</td>
<td>-</td>
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<td></td>
<td>Location/Feature</td>
<td>Date of Feature</td>
<td>Date of Excavation</td>
<td>Coordinates</td>
<td>Resource ID</td>
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<tr>
<td>9</td>
<td>Stansted House</td>
<td>Modern</td>
<td>535701 148846</td>
<td>5987 15176</td>
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<td>10</td>
<td>Lagham Park</td>
<td>Medieval</td>
<td>536792 148216</td>
<td>2531</td>
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<td>11</td>
<td>Paludina Limestone Pit</td>
<td>Post-medieval</td>
<td>534100 148900</td>
<td>19621</td>
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### PREVIOUS ARCHAEOLOGICAL WORKS

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<th>Date of Excavation</th>
<th>Coordinates</th>
<th>Resource ID</th>
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<tr>
<td>12</td>
<td>South Godstone, Surrey Archaeological Society, 1962</td>
<td>-</td>
<td>County Sites of Archaeological Importance</td>
<td>534940 148050</td>
<td>641678 1329 2526</td>
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<td>13</td>
<td>Bletchingley Wellsite, Desk Based Assessment, AC Archaeology, 2005</td>
<td>-</td>
<td>-</td>
<td>535110 174920</td>
<td>1491560</td>
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<td>14</td>
<td>Access track at Kings Farm, Tilhurstow Road, South Godstone, AC Archaeology, 2007</td>
<td>-</td>
<td>-</td>
<td>535000 148000</td>
<td>2654</td>
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<tr>
<td>15</td>
<td>Land at Kings Farm, AC Archaeology, 2007</td>
<td>-</td>
<td>-</td>
<td>534700 147900</td>
<td>1524366</td>
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### File Note

**243073-00**      14 August 2019

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<th>Code</th>
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<td>16</td>
<td>Land at Kings Farm, Tilburstow Road, South Godstone, AC Archaeology, 2008. Watching Brief recorded a possible ditch and linear feature comprised almost solely of charcoal.</td>
<td>-</td>
<td>-</td>
<td>535000</td>
<td>147600</td>
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<tr>
<td>17</td>
<td>Land at Broughton House, Water Lane Heritage Statement, Surrey County Archaeological Unit 2015.</td>
<td>-</td>
<td>-</td>
<td>535735</td>
<td>148194</td>
</tr>
<tr>
<td>18</td>
<td>Tonbridge to Godstone Pipeline Geophysical Survey and Evaluation, Stratascal and Wessex Archaeology, 2011: recorded ditches, pits, postholes and burnt spread. No dateable material was obtained.</td>
<td>Undated</td>
<td>-</td>
<td>548350</td>
<td>149849</td>
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</table>
A2  Appendix 2: Site Photos

Photo 1: View from South Park Conservation Area facing south east towards the Site (Cotswold Archaeology, December 2015)

Photo 2: View from Lagham Manor Scheduled Monument facing north west towards the Site (Cotswold Archaeology, December 2015)
Photo 3: View from the Site facing north west towards Cucksey’s Farm and South Park Conservation Area (Cotswold Archaeology, December 2015)

Photo 4: View from Site facing north east towards Tilburstow and Nash’s Farm (Cotswold Archaeology, December 2015)