



Archaeological Desk-Based Assessment in Advance of the Proposed Development of Land at Wey Manor Farm, New Haw, Weybridge, KT15 3JR

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Report for Kitewood Estates Limited

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SWAT ARCHAEOLOGY

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Archaeological Desk-Based Assessment in Advance of the Proposed Development of Land at Wey Manor Farm, New Haw, Weybridge

Summary

SWAT Archaeology has been commissioned by Kitewood Estates Ltd to prepare an Archaeological Desk-Based Assessment of the proposed development area (PDA) of land at Wey Manor Farm, New Haw, Weybridge. This Desk Based Assessment is intended to explore and disseminate the known and potential heritage resource within the site and the surrounding area, and to assess the likely impacts of the development proposals on this resource. Based on this data the potential for archaeological sites either on or in the near vicinity of the proposed development can be summarized as:

- Prehistoric: **high**
- Iron Age: **high**
- Roman: **moderate**
- Anglo-Saxon: **low/moderate**
- Medieval: **low/moderate**
- Post-Medieval: **low/moderate**
- Modern: **low**

The PDA is two arable fields situated on Land at Wey Manor Farm at New Haw, Surrey, some 20 miles south west of London with the M25 motorway passing some 500m to the west. The towns of Weybridge are circa 1.5miles to the north east and Byfleet is circa 1 mile to the south. The village of New Haw is just on the opposite site of the canal to the west. The River Way meanders circa 490m to the east on a broadly north-south axis. The site is accessed via the private road of Wey Manor Road, leading eastwards off the Byfleet Road. The northernmost field is a broadly square arable field in the shape of circa 21 acres and the southern field, Area 2, is an arable field of irregular rectangular shape of circa 7 acres.

The assessment has generally shown that the area to be developed is within an area of high archaeological potential. The PDA is adjacent to an area that has been archaeology excavated to reveal a multi-period activity and occupation site of some national archaeological significance within the assessment area of high potential for the Prehistoric period especially in relation to the Bronze Age. There is also considered to be high potential for the for the Iron Age and Moderate potential for the Palaeolithic, Mesolithic and Roman periods. There is

considered to be low/moderate potential for the Anglo-Saxon, Medieval and Post Medieval periods. There is low potential for all other periods. Given the use of the Wey Valley in the Prehistoric periods as well as continuation of occupation into the Roman period and settlement activity pointing towards the Anglo-Saxon and Medieval period in the vicinity. The Post Medieval and modern is considered low/moderate and low respectively given the area used for agriculture in this period. Excavations to the north and east are suggestive of features continuing into the area of the PDA.

Given that the vast majority of the area of the PDA appears not to have been built on, there is historically likely to have been a low historical impact on any potential archaeology but given the potential shallowness of any archaeology as seen in excavated areas to the east and north of the PDA, there is the potential for damage from the modern ploughing depths. Any potential remains within the PDA should they survive in-situ will in the majority of the PDA not be vulnerable to damage during the proposed development with minimal soil shifting for the golf course but full details of any below ground impact in this area, if any, is currently not clear. However, in the area of the driving range, car park and access road due to the shallowness any below ground works will have an impact. The need for, scale, scope and nature of any further assessment and/or archaeological works should be agreed through consultation with the statutory authorities but can be secured by condition.

1 INTRODUCTION

1.1 Project Background

- 1.1.1 Swale & Thames Survey Company (SWAT) was commissioned by Kitewood Estates Ltd (the 'Clients'), to carry out an archaeological desk-based assessment of the proposed development area (PDA) of land at Wey Manor Farm, New Haw, Weybridge centred on National Grid Reference (NGR) TQ 05720 63185 (Fig 1).

1.2 The Site

- 1.2.1 The PDA is two arable fields situated on Land at Wey Manor Farm at New Haw, Surrey, some 20 miles south west of London with the M25 motorway passing some 500m to the west. The towns of Weybridge are circa 1.5miles to the north east and Byfleet is circa 1 mile to the south. The village of New Haw is just on the opposite site of the canal to the west. The Railway lines of the Addlestone to Weybridge is to the north east and the Woking to Weybridge railway line to the south and east with the railway lines defining the Borough Boundary. The River Way meanders circa 490m to the east on a broadly north-south axis. The site is accessed via the private road of Wey Manor Road, leading eastwards off the Byfleet Road.
- 1.2.2 Both parcels of land measure 12.5ha. The northernmost field is a broadly square arable field in the shape of circa 21 acres with residential houses along the majority of its southern boundary and a public footpath that runs along this boundary. A small industrial estate is along the western boundary, which in turn is situated alongside the Wey and Basingstoke Canal. To the north is now an arable field. The eastern boundary of this area lies a belt of mature trees and beyond that an outbuilding and an access road to the area to the north. Drainage ditches border the northern eastern and southern boundaries of this field.
- 1.2.3 The southern field, Area 2, is an arable field of irregular rectangular shape of circa 9 acres with residential housing on its western boundary, an electricity sub-station is to the south, and arable fields are to the east. The southern and eastern boundaries are that of mature trees. The entire boundary of this field is surrounded by drainage ditches. Area 1 slopes gently from a high of 19m along the eastern side to circa 15m aOD on the western side. Area 2 is broadly level at an average of circa 16m aOD (Fig. 1).

Geology

- 1.2.4 The British Geological Society (BGS 1995) shows that the local geology at the PDA consists of Bagshot Formation - Sand with superficial deposits of Kempton Park Gravel Member – Sand and Gravel. Bagshot Beds are a series of sands and clay of shallow-water origin that belong to the upper Eocene formation and is thought to be from a great river flowing from Devon across Salisbury and through Bagshot towards London and the North Sea some 50 million years ago.

Geotechnical Information

- 1.2.5 There have been a number of boreholes taken just outside of the PDA. One borehole was located in 1974 at the south eastern corner of the northern field of the PDA in Area 1 essentially in between the 2 areas. This showed top and sub soil of 1m with 1.2m of coarse sand underneath with blue sandy clay below (BGS: TQ06 SE 127).
- 1.2.6 Another borehole just beyond the northern boundary of the PDA in Area 1 had 0.9m of top and subsoil with 1.1, of brown sand and underneath 1.8m of brown sandy clay with blue sandy clay below (TQ 06 SE 123).
- 1.2.7 Another borehole, this time from 1970 just east of the south eastern corner of the southern field in Area 2 had 0.6m of topsoil with 0.6m of brown sand and stone below. Below this was 1.2m of brown coarse sand and underneath that was Blue sand (TQ 06 SE 147).
- 1.2.8 In addition, the archaeological excavations have confirmed the geology and stratigraphy. Parcel 4 had topsoil of 0.30-0.35m over 0.18-0.135m of medium red brown sandy clay subsoil, over natural of orange-yellow brown sandy clay.

1.3 The Proposed Development

- 1.3.1 The proposed development is for a golf driving range and a 16-hole course. Area 1 contains the curved driving range building, which will contain a pro shop and café. Located at the eastern end with a sedum roof with a car parking area of permeable block paving located immediately south of the range building. A 16-hole course covers the remainder of the PDA. There will be extensive landscaping and tree cover to further strengthen the current boundaries (fig. 2).

1.4 Project Constraints

- 1.4.1 There were no constraints associated with this project.

1.5 Scope of Document

- 1.5.1 This assessment was requested by the Client in order to determine, as far as is possible from existing information, the nature, extent and significance of the Historic Environment and to assess the potential impact of development on Heritage Assets. The assessment forms part of the initial stages of the archaeological investigation and is intended to inform and assist with decisions regarding archaeological mitigation for the proposed development and associated planning applications.

2 PLANNING BACKGROUND

2.1 Introduction

2.1.1 National legislation and guidance relating to the protection of, and proposed development on or near, important archaeological sites or historical buildings within planning regulations is defined under the provisions of the Town and Country Planning Act 1990. In addition, local authorities are responsible for the protection of the historic environment within the planning system and ensure that a Heritage Asset is protected to enable it to be passed on to future generations.

2.1.2 Statutory protection is also provided to certain classes of designated heritage assets under the following legislation:

- Planning (Listed Buildings and Conservation Areas) Act 1990;
- Ancient Monuments and Archaeological Areas Act 1979; and
- Hedgerow Regulations (statutory Instrument No. 1160) 1997
- Treasures Act 1996
- Burial Act 1857.

2.2 National Planning Policy Framework (NPPF)

2.2.1 The National Planning Policy Framework (NPPF) sets out the Government's core principles in relation to planning and the historic environment and is covered in section 16, paragraphs 185-202. These principles are designed to underpin the planning and decision-making process to ensure that Local Planning Authorities (LPA), developers and owners of heritage assets adopt a consistent approach to the conservation of the Historic Environment.

2.2.2 The Historic Environment, as defined in the National Planning Policy Framework (NPPF 2019): Annex 2, comprises:

'all aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.'

2.2.3 NPPF Annex 2 defines a Heritage Asset 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 include designated heritage assets and assets identified by the local planning authority (including local listing).'

2.2.4 Paragraph 189 of the NPPF states that:

'In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting.'

2.2.5 Paragraph 190 of the NPPF states that:

'The LPA should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.'

2.2.6 The NPPF further provides definitions of terms which relate to the historic environment in order to clarify the policy guidance given. For the purposes of this report, the following are important to note:

- **Significance.** The value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.
- **Setting.** The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

2.2.7 The NPPF is supported by the Planning Policy Guidance, which includes Conservation Principles, Policy and Guidance (2008) as well as Good Practice Advice in Planning Notes 1 to 3, all issued by Historic England.

Hedgerow Regulations (statutory Instrument No. 1160) 1997

2.2.8 The Regulations apply to most countryside hedgerows. In particular, they affect hedgerows which are 20 meters or more in length; which meet another hedgerow at each end; are on or adjoin land used for: agriculture, forestry, the breeding or keeping of horses, ponies or donkeys, common land, village greens, Sites of Special Scientific Interest (SSSIs) or Local Nature Reserves. The act is to protect important countryside hedgerows from removal, either in part or whole. Removal not only includes grubbing out, but anything which could result in the destruction of the hedge.

2.3 Local Policies

2.3.1 Runnymede Borough Council adopted the new 2030 Local Plan on the 16th July 2020. The policies within the Runnymede 2030 Local Plan replace all of the remaining saved policies from the Runnymede Local Plan 2001. The plan has the following policies relevant to =Heritage Assets.

- Policy EE3: Strategic Heritage Policy
- Policy EE4: Listed Buildings
- Policy EE5: Conservation Areas
- Policy EE6: Parks and Gardens of Special Historic Interest.
- Policy EE7: Scheduled Monuments, County Sites of Archaeological Importance (CSAIs) and Areas of High Archaeological Potential (AHAPs)
- Policy EE8: Locally Listed and Non-Designated Assets

2.3.2 Full details of each of these policies are provided in Appendix 2.

3 AIMS AND OBJECTIVES

3.1 Introduction

- 3.1.1 This Desk-Based Assessment was commissioned by Kitewood Estates Ltd to support a planning application. This assessment has been prepared in accordance with guidelines set out by the Chartered Institute for Archaeologists (see below) and in the National Planning Policy Framework and the Good Practice Advice notes 1, 2 and 3, which now supersede the PPS 5 Practice Guide, which has been withdrawn by the Government.
- 3.1.2 This Desk-Based Assessment therefore forms the initial stage of the archaeological investigation and is intended to inform and assist in decisions regarding archaeological mitigation for the proposed development and associated planning applications.

3.2 Desk-Based Assessment – Chartered Institute for Archaeologists (2017)

- 3.2.1 This desktop study has been produced in line with archaeological standards, as defined by the Chartered Institute for Archaeologists (2014, revised 2017). A desktop, or desk-based assessment, is defined as being:

‘Desk-based assessment will determine, as far as is reasonably possible from existing records, the nature, extent and significance of the historic environment within a specified area. Desk-based assessment will be undertaken using appropriate methods and practices which satisfy the stated aims of the project, and which comply with the Code of conduct and other relevant regulations of ClfA. In a development context desk-based assessment will establish the impact of the proposed development on the significance of the historic environment (or will identify the need for further evaluation to do so) and will enable reasoned proposals and decisions to be made whether to mitigate, offset or accept without further intervention that impact.’

(2017:4)

- 3.2.2 The purpose of the desk-based assessment is, therefore, an assessment that provides a contextual archaeological record, in order to provide:
- *an assessment of the potential for heritage assets to survive within the area of study*

- *an assessment of the significance of the known or predicted heritage assets considering, in England, their archaeological, historic, architectural and artistic interests*
- *strategies for further evaluation whether or not intrusive, where the nature, extent or significance of the resource is not sufficiently well defined*
- *an assessment of the impact of proposed development or other land use changes on the significance of the heritage assets and their settings*
- *strategies to conserve the significance of heritage assets, and their settings*
- *design strategies to ensure new development makes a positive contribution to the character and local distinctiveness of the historic environment and local place-shaping*
- *proposals for further archaeological investigation within a programme of research, whether undertaken in response to a threat or not.*

CIFA (2017:4)

4 METHODOLOGY

4.1 Introduction

- 4.1.1 The methodology employed during this assessment has been based upon relevant professional guidance including the Chartered Institute for Archaeologists' *Standard and guidance for historic environment desk-based assessment* (CIfA, 2017).

4.2 Sources

- 4.2.1 A number of publicly accessible sources were consulted prior to the preparation of this document.

Archaeological databases

- 4.2.2 Although it is recognised that national databases are an appropriate resource for this particular type of assessment, the local Historic Environmental Record held at Surrey County Council (SCCHER) contains sufficient data to provide an accurate insight into catalogued sites and finds within both the proposed development area and the surrounding landscape.
- 4.2.3 The National Heritage List for England (NHLE), which is the only official and up to date database of all nationally designated heritage assets and is the preferred archive for a comprehensive HER search.
- 4.2.4 The Archaeology Data Service Online Catalogue (ADS) was also used. The search was carried out within a 500m radius of the proposed development site and relevant HER data is included in the report. The Portable Antiquities Scheme Database (PAS) was also searched as an additional source as the information contained within is not always transferred to the local HER.

Cartographic and Pictorial Documents

- 4.2.5 A full map regression exercise has been incorporated within this assessment. Research was carried out using resources offered by the Surrey County Council, the internet, Ordnance Survey and the Surrey Archaeological Society. A full listing of bibliographic and cartographic documents used in this study is provided in Section 10.

Aerial photographs

- 4.2.6 The study of the collection of aerial photographs held by Google Earth was undertaken (Plates 1-6).

Secondary and Statutory Resources

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

Walkover Survey

- The Site was not visited for a walkover survey as the PDA was under crop, which limits the ability to observe any archaeological features and surface scatters of archaeological material.

5 ARCHAEOLOGICAL AND HISTORICAL DEVELOPMENT

5.1 Introduction

5.1.1 This section of the assessment will focus on the archaeological and historical development of this area, placing it within a local context. Each period classification will provide a brief introduction to the wider landscape (1000m radius centred on each site of the PDA), followed by a full record of archaeological sites, monuments and records within the site's immediate vicinity. Time scales for archaeological periods represented in the report are listed in Table 1.

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
Table 1: Classification of Archaeological periods		

5.1.2 The Surrey HER records within the 1000m assessment area predominately concern the canal and associated infrastructure as well as records for the Prehistoric and Roman period relating to excavations in the area at Wey Manor Farm adjacent to the PDA. Full details of all the SCCHER records are provided in the table in Figure 12.

Area of High Archaeological Potential

5.1.3 There are a number of Areas of High Archaeological Potential (AHAP) within the assessment area (Fig.15). These areas should be considered as indicative and archaeological implications of development may extend beyond their boundaries. This includes the area adjacent to the east of the northern part of the PDA relating to Prehistoric occupation. Given the proximity of the PDA to this AHAP, the details regarding the prompting of assigning this area to be an AHAP will be discussed in section 5.3 below. In addition, there are two other AHAP, to the south east covering the Brooklands Racetrack and to the north west, for the Medieval Moated Manor site.

5.2 Designated Heritage Assets

- 5.2.1 One of the tasks of the site visit was aimed to identify any designated heritage assets within the wider context of the PDA in accordance with The Setting of Heritage Assets – English Heritage Guidance (English Heritage 2011).
- 5.2.2 This guidance states that “setting embraces all of the surroundings (land, sea, structures, features and skyline) from which the heritage asset can be experienced or that can be experienced from or with the asset” (The Setting of Heritage Assets, English Heritage 2011).
- 5.2.3 There are two designated assets within the assessment area which is that of the Scheduled Monument of Brookland Racetrack to the south east, towards the outer reaches of the assessment area and just west of the PDA on the opposite side of the canal is the Grade II early 19th century New Haw Lock Cottage. There is no intervisibility between the PDA and these Heritage Assets. With regards to the Lock Keepers Cottage, whilst it is close to the western edge of Area 1 at the PDA, there is mature vegetation on the eastern side of the canal edge and Byfleet Road. Also, the built form of the proposed development is of low impact to the setting of the cottage of which the primary significance is its historical and aesthetic interest associated with the canal. With regards to the Brookland Racetrack, there are a significant number of buildings as well as the railway line preventing intervisibility. As such, the proposed development will not have any impact upon the setting of the Scheduled Monument.

Conservation Areas

- 5.2.4 The PDA lies adjacent to the Wey Navigation Conservation Area with then at the canal to the south becomes the Basingstoke Canal Conservation Area (Fig. 16). In addition, on the opposite side of the railway to the south east is the large conservation area of Brooklands. Given the proximity of the canal to that of the PDA focus is given to the Wey Navigation Conservation area. This area was first designated in August 1999. The Navigations form the country's second oldest man-made inland waterway, and the southernmost extremity of the inland waterway network, and for these reasons are considered to be of great archaeological and historical importance. Together with associated structures such as lock keepers' cottages, mills, storehouses, stables and wharves, the waterway makes up a unique man-made feature. No appraisal for the Runnymede Borough Council section of the canal has yet been completed. However, the New Haw lock with its associated weir, lock keeper's cottage is an important

character area to the canal. The canal for this section runs through dense residential areas with the canal lined by vegetation and trees preventing any long views out of the area and restricting the character to one that is essentially bankside. Between the canal and Area 2 of the PDA the area is urbanised with residential housing and there is no intervisibility. With regards to Area 1, the south western corner being the closest point to the Conservation Area, due to canal side vegetation there is no intervisibility. Along the western boundary of Area 1 there is a commercial area in between the canal and Area 1. Consequently, the proposed development has no relationship with the Conservation Area and will not impact upon it.

5.3 Previous Archaeological Works

5.3.1 There have been a number of intrusive archaeological events in the area and the location and details are provided in Figures 12 and 17. However, the location of the events as seen in Figure 17 show some events as being located within the PDA. Confirmation with SCC Heritage confirm that the location of these events are representative of the general area of Wey Manor Farm rather than the exact location of any such trenches. These events shown located within the PDA relate to excavations immediately to the north and east ahead of quarrying in those areas. Full details of these excavations are provided below.

Wey Manor Farm

5.3.2 Between 1994 and 2004 trial trenching, watching briefs and excavations were undertaken on various parcels of land associated with quarrying of sand and gravel in an area considered of having high archaeological potential. Figure 18 provides exact locations of all the trial trenches and excavation areas, which can be seen to cover the area immediately north and east of the PDA. Wey Manor Farm is a multiperiod site and the significant number of finds and features found during the excavations over the 10-year period are too numerous to provide in any great detail. Therefore, a summary is provided in respect of each of the parcels along and the high-level interpretations of the area has been added to the archaeological and historical narrative in section 5.4.

5.3.3 Parcel 1 is to the east of Area 2 of the PDA in what was the processing plant area and an adjacent area. As a result of the trial trenching finding ditches and gullies, Area 1 A was further investigated with a strip, map and sample. The features were found just

below the 0.20-0.35m topsoil confirming the shallow nature of the archaeology. The Processing plant area had a low recovered of finds and many features were not dateable. There were burnt flint, flint flakes, Medieval roof tile and 12 widely scattered struct flints which had characteristics suggesting that they may be Neolithic or earlier in origin. A Roman sherd was also found.

5.3.4 Parcel 1A had a greater density of finds and features including Mesolithic/Neolithic flints and Neolithic pottery sherds. Pits and postholes dating to the Bronze Age as well as 26 cremation burials. It was also area 1A that a complete wooden Bronze Age vessel was recovered. Iron Age features includes pits and postholes. Ditches and a partial ring gully. enclosures ditches. Roman ditches and enclosures were dated to the first and second centuries with a concentration greater at the eastern end. As well as postholes and pits, there were cremation burials. Medieval field systems were evidenced by ditches gullies and just four pits. The ditches tending to run parallel with each other. and a concentrated area of Modern

5.3.5 Parcel 2, which is south east of Area 2 and Parcel 3, which is east of Area 2 had 59 trial trenches, of which 17 revealed features. Focusing on the trenches with features closest to Area 2 are trenches 41, 37 just circa 100m east of Area 2 and trench 29 just circa 80m south east of the south eastern corner of Area 2. The features found were all ditches. The two ditches in trench 37 were on an east, north east to west, south west trajectory and head towards the direction of Area 2. Trench 41 also had shallow ditches on an east-west trajectory heading for Area 2 These ditches were also shallow at just 0.2m deep and many could not be dated. They were interpreted as field boundaries or crop divisions. Within this Parcel 2A key features included a field boundary ditch, a Bronze Age complete ring gully, an Iron Age partial ring gully and a cremation burial only dateable to the Prehistoric period.

5.3.6 Parcel 4 is the area to the north of Area 1 of the PDA. Trail trenches in this area in 1997 lead to little by way of features except for the further excavations in areas 4a and 4B in 2000 circa 150m north of the PDA. Parcel 4a had a linear feature broadly on an east-west trajectory, whilst Parcel 4b had a number of linears, not just east-west but also a north-south liner heading in the direction of the north eastern corner of Area 1 of the PDA. All are Bronze Age in date and likely to be a field system. It is considered that the lack of finds in this area may possibly be as a result of destroyed shallow features or the consideration that any associated settlement may lie west of Parcel 4.

- 5.3.7 Parcel 5 lies north east of the north eastern corner of Area 1. Gullies and ditches were found with trench 19 including a ditch on an east, north east - west, south west trajectory, just circa 30m from the north eastern corner of Area 1 of the PDA and appears to head directly towards that of the PDA, with the only datable evidence being that of degraded Prehistoric pottery. A Bronze Age palstave was also recovered from the spoil of this trench. The northern part of Parcel five, had a significant number of undatable pits and may possibly be tree throw hollows or of periglacial origin. It is not certain as to the date of all the field systems in this area and interpretation does not necessary show alignments of these with early maps of the area of represented field boundaries.
- 5.3.8 Parcel 6 to the north and east of Parcel 5 identified more ditches representing a field system. One of the substantial ditches possibly of the 19th century and in line with the tithe map. The pits identified were considered to be of natural origin. However, the presence of struck flints of Mesolithic/Neolithic origin suggest activity nearby of that period. The higher amount of activity seen in Parcel 6 compared to Parcel 5 suggests Parcel 6 is closer to any settlement/foci activity. In addition, Parcel 6 had Medieval and Post Medieval pottery.
- 5.3.9 Parcels 7 and 8 are at the further reaches of the quarry to the north. This area yielded Prehistoric features as well as Saxon pottery as well as occasional Roman sherds and undated ditches. Within Parcel 7, Late Palaeolithic flints cluster was observed with the retrieval of 371 struck flints in all. Two Bronze Age collared urns were identified and thought to be burial containers. Much by way of Bronze age pottery was found although no other features. Other features included Iron Age ditch. A Saxon sunken featured building along with pits. In addition, there were Medieval and Post Medieval pits and linears and a possible Medieval domestic occupation in this area.

Historic Landscape Classification

- 5.3.10 Both areas of the PDA are classed within areas of 'Valley Floor and Water Management' (Fig.14). These fields are usually small irregular and elongated in shape with wavy boundaries and usually bounded by ditches that are tree lines or by rural fences. The two areas of the PDA have wavy boundaries with the western boundary of the PDA being straight most likely as a result of the construction of the canal. These areas are known to be close to older settlements with preserved underlying archaeology on terrace gravels. The Lower Wey River Floodplain extends northwards from Guildford

until it reaches the Thames. Usually a pastoral landscape, but also includes along its length golf courses, sewage works, former quarry workings plus also the disused airfield at Brooklands. The proposed development is one which would preserve the current boundaries of the two areas and further strengthen the hedgerow and vegetation on the boundaries.

5.4 Archaeological and Historical Narrative

- 5.4.1 Palaeolithic evidence for Surrey are not necessarily found in-situ. Finds have been noticed from the gravel terraces of the River Wey near Farnham and also near that of the PDA elsewhere on Wey Manor Farm flint scatters and also at nearby Brooklands. In the wider area surface finds on the North Downs around Banstead and Kingswood area. Palaeolithic gravels are thought to have been deposited in braided river sediments under periglacial climatic conditions.
- 5.4.2 There is little known by way of Mesolithic evidence along the Wey Valley except for further upstream at Guildford. Most Surrey finds for this period are on the higher ground of the Downs to the south by Reigate and Bletchingley and also downstream on the Thames at Runnymede and Staines area. Environmental evidence for this period has been found at Mortlake Place. However, excavations next to the PDA have identified one of the largest collections of flintwork for this period.
- 5.4.3 Into the Neolithic period finds and burials are to be found northwards in the Thorpe and Shepperton area. The Neolithic finds next to the PDA suggest continual movement of activity sites with flints found in several locations across the area.
- 5.4.4 Bronze age settlements and cremation burials have been found in the area around the PDA as well as at Thorpe and over to the east of Surrey at Carshalton area as well as ongoing occupation at Shepperton. In this period field systems have been identified including the suggestion of one at the quarry site next to the PDA. The waterlogged area of the Wey Valley preserving rich environmental evidence.

- 5.4.5 In the Iron Age people occupied this area with a hill fort located at St Georges Hill to the south east of the PDA on the eastern side of the river Wey. Settlement sites have been discovered at Wey Manor Farm and also at Brooklands and it is probably no surprise that these are located not far from the hill fort. Many sites associated with iron smelting site close to the River Wey. Further Iron Age sites are known at other sites up and downstream on the River Wey. Elsewhere in Surrey, there are hill forts located on the high ground of the greensand ridge.
- 5.4.6 At Brooklands it appears that activity continued into the early Roman period and appears to have ceased around 100 AD. At Wey Manor Farm, fields and enclosures are to be found and appears to show continued occupation through the Roman period before being abandoned around 200 AD and considered to be a low status site.
- 5.4.7 In the Anglo-Saxon period this area was rule by King Frithuwald, who is known from two charters with Weybridge referred to as 'Waigebrugge'. Chertsey Abbey was a Benedictine Monastery founded in 666AD by Saint Erkenwald who as well as being the first Abbot was also Bishop of London from 675AD. Much of the north western part of Surrey was granted to the Abbey by King Frithuwald. One charter dated to 672-674 AD refers to the granting of 200 hides of land at Chertsey and 5 at Thorpe, together with 10 hides in London to St. Peters. The second, dated after 675 AD and before 693 AD, grants multiple estates in modern Surrey, Hampshire, and Berkshire, to Chertsey Minster. At Wey Manor farm after a break in activity around 200 AD, there is considered to be an occupation site evidenced by many pits and may have been associated with a nearby site of ritual activity.
- 5.4.8 Both Weybridge and Byfleet had entries in the Domesday Book in 1086 AD. Weybridge was an extremely small settlement at the time consisting of just one villager and one smallholder and had meadows of 16 acres and woodland for 5 pigs belonging to Bishop Odo of Bayeux. There were further lands in the area belonging to St Peter's Abbey at Chertsey as two separate parcels. One of three villagers containing 8 acres of meadows and woodland for 2 pigs and the other of two villagers, with 1.5 plough teams, 8 acres of meadow and woodland for 2 pigs. Byfleet at this time was the larger settlement also under St Peter's Abbey with 7 villagers, 2 smallholders and three slaves. There were three plough teams, six acres of meadow, woodland for 10 pigs, one mill, and church and fisheries.

- 5.4.9 During the Medieval period Weybridge, then referred to as 'Waybrugg', being the river crossing with a bridge, hence its name, on the London road to Chertsey and aside the River Wey. In 1235 Henry III granted two mills on the River Wey. At that time, it was considered to be a small hamlet along the current High Street and Church Street. By 1571, the bridge was considered to be ruinous and a new bridge was built to be covered by Queen Elizabeth who occasionally resided at nearby Oatlands Place, originally erected by Henry VIII in 1537 and owned the lands either side. However, as a settlement it was only considered to be of small importance. It is believed that Weybridge and also nearby Byfleet became a Royal Manor, and was owned by King Edward I by 1312 and annexed to the Duchy of Cornwall sometime before 1346.
- 5.4.10 Byfleet has a 13th century church at its core and Weybridge originally a 12th century church, which had a later church rebuilt on the same site in the Victorian period being a much larger church in order to cope with the increase in population by the end of the 19th century.
- 5.4.11 At Wey Manor Farm, further activity is seen from around the 12th century with an occupation site, that was later superseded by a trackway that cut across it dating to the middle of the Medieval period. A further Medieval occupation site elsewhere to the north continued until the end of the Medieval period. The area of the PDA on the hinterland of Weybridge and Byfleet is likely to have been one of scattered farms and predominately agricultural.
- 5.4.12 The Wey Navigation Canal was built in 1653 with the objective of improving better trade links between this area of Surrey and the City of London. Downstream of the bridge at New Haw Lock, there was an official Navigation Wharf operational for several hundred years at which goods could be both loaded and temporarily stored in a warehouse under the watchful eyes of a Navigation wharfinger.
- 5.4.13 The name New Haw has its first recorded use in 1607. It is most probably the 'new enclosure' – the 'haw' coming from 'haga' one of several old words (including 'ham' as in Woodham) that meant enclosure. However, this is disputed and as an alternative, Haw is an old word for lock-gate and a new lock gate was added in 1653. Others comment that Haw means 'flat marshy land by a river'. Originally it was a very small hamlet based around Crockford Park Farm.

- 5.4.14 The railway came to the area with the line at Weybridge connecting to London and Southampton in 1838. This helped to fuel the growth of this area of Surrey with easier connections to London. Byfleet had a population of just 362 in 1801 and by 1901 this had risen to 1,688, reaching just under 5,000 by the 1930s. Weybridge in 1801 was the slightly larger settlement with a population of 747 and having a faster growth, reaching over 5,000 in 1901 and over 7,000 by the 1930s. The settlement of Addlestone, to the west of Weybridge began following the arrival of the railway in the 19th century.
- 5.4.15 Nearby to Byfleet, to the south east of the PDA is Brooklands, now Scheduled, was formerly a pioneer motor racing centre and airfield, originally developed by the Locking family on 330 acres of farm and woodland. The northern boundary defined by the railway track. After a break due to the First World War motor racing continued at the site until the Second World War when the site was requisitioned by the Government for the production of aircraft.
- 5.4.16 Many of Surrey's golf courses started in the late 19th /early 20th century and no doubt capitalising on that trend in 1913, Wey Manor Golf Club was formed by Bramwell Davis KC. Based at Wey Manor, by 1918 the course had reverted back under cultivation at the farm to assist with food production for the first world war along with a number of other Surrey golf courses at the time.
- 5.4.17 The area to the south, east and north of the PDA is one that in the later part of the 20th century was one that was extensively quarried. These areas are now in the process of have been restored back to arable use.

5.5 Cartographic Sources and Map Regression

Saxton's Map of Kent, Surrey and Middlesex, 1575

- 5.5.1 This map essentially only shows the main settlements for this period. Weybridge is to the north showing the crossing point over the River Way. To the south is Byfleet (Fig.3).

John Rocque Map, 1768

- 5.5.2 This map shows far greater detail including buildings and field boundaries. The PDA can be seen as part of a couple of arable fields. The canal has now been built and is shown on a north, north east and south, south west axis immediately west of the PDA where

there is New Haw Lock. The area of the lock also shows that there is a road bridge crossing the canal and the turn south of the Byfleet Road. The map does not show any buildings in the area of Wey Manor Farm but it does show the farmstead to the north of Brook Land as well as that of the Moated Farm to the north west. The eastern side of the River Wey includes a large area of common land and there is also common land on the western side of the canal at New Haw (Fig.4).

Ordnance Surveyors Drawing, 1806

- 5.5.3 This shows the Wey Manor Farm for the first time immediately east of the PDA access from the Byfleet Road. It is not clear why the access road would not go straight from the farm to the Byfleet road but appears to turn south before a sharp turn west as if it is going around something. Brooklands Farm and the Moated Farm are still shown (Fig.5).

Chertsey Tithe Map of 1844

- 5.5.4 This shows the PDA being parts of a number of fields. Area 1 comprises of fields designated 548, 549 and 551. Area two comprises of fields 583 and 584. The landowner is recorded as being William Holme Sumner and occupied by John Johnson. Field 548 is referred to as 'close'. Field 549 is called 'footpath field' and fields 551, 583 and 584 is also referred to as 'close' with all three fields being arable. The buildings in the area immediately east of the fields designated 553 is at this time called 'New Haw Farm', which comprises of the farmhouse and a couple of outbuildings. The owner and occupier also appear to be involved in what was previously referred to a Brooklands Farm, which at the time of the tithes is called 'Livings Farm'. The tithe map also more clearly shows the path taken by the access road which skirts around the edge of field 550 as opposed to continuing along the boundary line between fields 549 and 550.
- 5.5.5 The enclosure Act of 1800 inclosed 422 acres in all of Weybridge and 780 acres for Byfleet in 1811 and this can be seen on the wider tithe map whereby the common areas are shown with field boundaries. The tithe map also shows to the south east, the new railway line and in the area west of the canal, we can see that individual plots of houses have sprung up (Fig.6).

Historic OS Map 1872

- 5.5.6 This is the first properly scaled OS map. Area 1 of the PDA is now part of a single large field with a footpath that runs in an east-west direction at the southern end. Area 2 is

now also a single field. The map shows that at the southern part of Area 1 there is a drainage ditch connecting to the River Wey (Fig.7).

Historic OS map 1896

- 5.5.7 There is little change. However, there is no indication on this map of any drainage ditch at the southern end of Area 1 (Fig.8).

Historic OS map 1914

- 5.5.8 The PDA remains unchanged being two separate fields. However, to the east, New Haw Farm is referred to as Weybridge Golf Course with the farmhouse now highlighted as being the club house. The remains of the farm yard outbuildings west of the yard still exist. It is not clear as to whether Area 1 and Area 2 were part of the course itself. In addition to the west of Area 2 on either side of the access road there are now residential housing plots (Fig.9).

Historic OS map 1936

- 5.5.9 The golf course is no longer shown and what was the club house is now referred to as Wey Manor Farm. Within Area 1, the map suggests a new road that heads towards the centre of the field heading off the bridge and then re-joining the Byfleet road to the south just before Wey Manor Road suggesting a reconfiguration of the roads in this area. (Fig.10)

5.6 Aerial Photographs

1945

- 5.6.1 This shows the PDA still under agriculture. In the south western corner of Area 1, there is now showing the new road layout for the Byfleet Road as you cross eastwards over the New Haw bridge. Surrounding the majority of the PDA is still farmland with housing now filled the area west of Area 2. Given the new road configuration it is not clear why the latest OS map showed the road going so far into the field in Area 1 as only the corner section of the road was built (Plate 1).

1999

5.6.2 Both areas of the PDA are arable fields. The field to the north of Area 1 and the field to the east of Area 2 are quarries. The old farmhouse of Wey Manor Farm appears disused and a new property has been built to the east of the south eastern corner of Area 1. The south western corner of Area 1 has a triangular area that is not cultivated and left as grass. Alongside the western boundary of Area 1 is not an industrial area. The original housing plots alongside Wey Manor Road have been demolished to be replaced by smaller housing plots (Plate 2).

2005

5.6.3 The quarry areas to the north and east are still being worked and showing parts as lakes. The PDA appears unchanged. South of Area 2, an electricity substation has been built. The farmhouse of Wey Manor Farm and all its out buildings have been demolished. A new property has been built immediately to the south of the old farm yard area (Plate 3)

2009

5.6.4 There appears to be no change at the PD. The quarry area to the north and east is being restored to agricultural use in parts. (Plate 4).

2015

5.6.5 There appears to be no change at the PDA except for the south western corner being used temporarily for a circus (Plate 5).

2019

5.6.6 There is little change to the PDA. The quarry areas are almost completed in their restoration to arable fields (Plate 6).

LIDAR

5.6.7 The LIDAR does not appear to show any features in either Area 1 or 2 of the PDA. The line of the historic footpath in the southern part of Area 1 cannot even be seen or any old field boundaries across either area suggesting that on the surface any potential features are likely to have been heavily plough away (Fig.11).

5.7 Summary of Potential

Palaeolithic

- 5.7.1 The Palaeolithic period represents the earliest phases of human activity in the British Isles, up to the end of the last Ice Age. The Surrey HER has one possible record from this period within the assessment area. Evidence of the Palaeolithic has been found circa 650m north east of the PDA (MSE 6986) on Wey Manor Farm ahead of quarrying. Circa 400 flints were found in-situ in river/clay deposit. The complete assemblage included examples of long blades, smaller blades, bladelets, and flakes, with some pieces retouched to provide backed points, scrapers and a burin, as well as miscellaneous debitage from working practices, which provided new evidence for this period along the River Wey. In the wider area Upper Palaeolithic evidence has also been found at Brooklands. Therefore, the Palaeolithic potential in this area is considered **moderate**.

Mesolithic

- 5.7.2 The Mesolithic period reflects a society of hunter-gatherers active after the last Ice Age. The Surrey HER has one record from this period located circa 180m to the north of Mesolithic flint also in the quarried area on Wey Manor Farm. The find was of a single obliquely blunted point microlith (MSE5302), although the recent monograph suggests the presence of many more lithics for this period across the site suggesting a variety of processing tasks were carried out in this area. Mesolithic evidence is predominately found to the north in the area of the River Thames, although 5km south upstream at Wisley on the River Wey is another Mesolithic site. Overall, it is considered that the potential for finding remains that date to this period is **moderate**.

Neolithic

- 5.7.3 The Neolithic period was the beginning of a sedentary lifestyle based on agriculture and animal husbandry. The Surrey HER has no records from this period. However, the Wey Manor monograph refers to the concentration in Parcel 1a for this period as well as pottery evidence and finds at the southern end of Parcel 5 and in Parcel 7. The potential for finding remains that date to this period within the confines of the development site is considered **moderate**.

Bronze Age

- 5.7.4 The Bronze Age was a period of large migrations from the continent and more complex social developments on a domestic, industrial and ceremonial level. The Surrey HER has six records from this period within the assessment area. Four of those records relate to features and finds that have been found following excavations at Wey Manor Farm. A Bronze Age settlement (MSE 5280) was located in this area with features discovered such as roundhouses (MSE5300) and cremation burials to the east of Area 2 of the PDA. The settlement being supported by a complex of field systems (MSE5342). The Bronze Age find and features were found into the quarries area to the east of the PDA showing the importance of the river side location. Whilst the PDA appears to be located slightly away from the main settlement area, it is possible that the wider field systems and enclosures may extend into the area of the PDA as discussed in section 5.3 both from the north and the east. In addition, a Bronze Age palstave fragment (MSE734) was found immediately to the north east of Area 1 of the PDA. In addition, a flint axe has also been found in the area (MSE757). Therefore, the potential for finding remains that date to this period within the confines of the development site is considered **high**.

Iron Age

- 5.7.5 The Iron Age is, by definition a period of established rural farming communities with extensive field systems and large 'urban' centres (the Iron Age 'Tribal capital' or civitas of the Atrebates). The Surrey HER has two records from this period within the assessment area. An Iron Age settlement was excavated at Wey Manor Farm to the east of the PDA (MSE5281) in Parcel 1 and just located immediately north east of the PDA is a record for middle Iron Age Features at the Farm (MSE5327). However, as discussed in section 5.3 under previous investigations, these HER records are located essentially pointing to the farm and not necessarily the exact location of the trenches and features themselves. Ring gullies were and to the north, a substantial ditch of Iron Age date that crossed the area from north-west to south-east. In the wider area, there was a hill fort on St Georges Hill, so we know that the Wey river valley was a strategic location in this period along with other settlement upstream on the River Wey at Brooklands. Therefore, the potential for finding remains that date to this period within the confines of the development site is considered **high**.

Romano-British

5.7.6 The Romano-British period is the term given to the Romanised culture of Britain under the rule of the Roman Empire, following the Claudian invasion in AD 43, Britain then formed part of the Roman Empire for nearly 400 years. The Surrey HER has three records from this period within the assessment area and suggests that occupation followed on from the Iron age period. To the east of the PDA, excavations have revealed a Roman settlement area (MSE5282) to the east of Area 2 of the PDA and many other Roman features (MSE5328). Whilst many pits and ditches were undatable, some Roman pottery was found and suggests that the site is of low status. It is believed that the location was away from the core settlement area of which its location is considered east of Parcel 1. Away from the farm to the south east in the area of Brooklands a coin hoard from this period was found (MSE727). This shows that there is also Roman activity in the wider assessment area. Therefore, the potential for finding remains that date to this period within the confines of the development site is considered **moderate**.

Anglo-Saxon

5.7.7 The Surrey HER has one record from this period. Even though it is believed that the PDA was in the rural hinterland of settlements in this period, Saxon features have been found at the Wey Manor Farm excavations (MSE6987). Located in the northern quarry area are early Saxon features that indicated a small settlement including that of a sunken featured building. The evidence interested as a possible ritual site at the confluence of the Wey and Wobourne. Given the distance from the PDA, the potential for finding remains that date to this period within the confines of the development site is considered **low/moderate**.

Medieval

5.7.8 The Surrey HER has four archaeological records from this period within the assessment area. During the quarried area excavations, a Medieval field system was identified to the east of the PDA (MSE5760) as well as other Medieval features suggesting occupation in that area in the 12th century (MSE5299). Based on the monograph, field boundaries as well as a track form the later Medieval period. To the north west of the PDA is the Medieval moated manor site (MSE723) of the 13th century and associated with it is thought to be a Medieval ditch (MSE5279) circa 490m west of the PDA although little more could be ascertained regarding the feature. Both Byfleet and Weybridge are small settlements in this period and no doubt the Byfleet Road would

have existed between the two. Both Medieval settlement sites would be either side of this thoroughfare. Therefore, the potential for finding remains that date to this period is considered **low/moderate**.

Post Medieval

- 5.7.9 The Surrey HER has 17 archaeological records from this period within the assessment area reflecting the growth of this area due to the transport links with London, from the canal to the railways as well as all associated infrastructure. Of relevance to our Site associated with the farm are Post Medieval features in the northern quarried area. (MSE6988) and are possible field boundaries from this period associated with Livings Farm. Certainly, the farm itself, now demolished appears to be Post Medieval in date based on the map regression. During this period, the area of the PDA was agricultural and based on the tithe map it is possible that as Areas 1 and 2 of the PDA was subdivided as seen on the tithe map it is possible that evidence pertaining to Post Medieval field boundaries may be seen. The potential for finding remains that date to this period is considered **low/moderate**.

Modern

- 5.7.10 There are 4 SCCHER records from this period all on the outer reaches of the assessment area including a Second World War crash site to the north (MSE18105), the scheduled monument of the Brooklands Race track to the south east (MSE3687), along with gun emplacement site (MSE6850) and a war memorial (MSE20297). OS maps and aerial photos shows that the area of the PDA has remained under cultivation in this period. However, it is uncertain whether the golf course that was only open for a few years at the early part of the 20th century extended into the area of that of the PDA. From the middle of the 20th century the land immediately east and north of the PDA was quarried. The potential for finding archaeological remains dating to this period in the PDA is considered **low**.

Unknown

- 5.7.11 There are six records of features of unknown dates. Other than an undated pit feature north west of the PDA (MSE6985), the other records relate to cropmarks that are suggestive of pits and enclosures. Importantly, some of these cropmarks are located in the vicinity of Wey Manor Farm. A pit cluster was seen circa 80m north of the PDA (MSE14309), and to the east is a cropmark suggestive of an enclosure (MSE761)

identified from a 1994 survey in areas since excavated. However, one of the unknown features seen and mentioned in this record was a small incomplete oval feature located in the middle of the southern third of the Area 1 (NGR: TQ 0573 6312). However, a review of the aerial photographs has not shown up anything since.

Overview

5.7.12 This desk-based assessment has considered the archaeological potential of the site but this potential can only be tested by fieldwork.

5.7.13 The desk-based assessment has considered the archaeological potential of the site. Archaeological investigations in the vicinity, map research, the historical environment record results and recent archaeological investigations have shown that the PDA may contain archaeological sites and these can be summarised as:

- Prehistoric: **high**

- Iron Age: **high**

- Roman: **moderate**

- Anglo-Saxon: **low/moderate**

- Medieval: **low/moderate**

- Post-Medieval: **low/moderate**

- Modern: **low**

6 IMPACT ASSESSMENT

6.1 Introduction

6.1.1 Cartographic Regression, Topographical Analysis, and Historic Research have provided evidence for the historic use of the site. By collating this information, we have assessed the impact on previous archaeological remains through the following method of categorisation:

- **Total Impact** - Where the area has undergone a destructive process to a depth that would in all probability have destroyed any archaeological remains e.g. construction, mining, quarrying, archaeological evaluations etc.
- **High Impact** – Where the ground level has been reduced to below natural geographical levels that would leave archaeological remains partly in situ either in plan or section e.g. the construction of roads, railways, buildings, strip foundations etc.
- **Medium Impact** – Where there has been low level or random disturbance of the ground that would result in the survival of archaeological remains in areas undisturbed e.g. the installation of services, pad-stone or piled foundations, temporary structures etc.
- **Low Impact** – Where the ground has been penetrated to a very low level e.g. farming, landscaping, slab foundation etc.

6.2 Historic Impacts

6.2.1 Cartographic regression (5.5), Topographic analysis (1.2) and Historical research (5.4) indicate that the majority of the PDA appears not to have been built being in agricultural use in the rural hinterland between Weybridge and Byfleet. Therefore, the historical impact on any potential archaeology in the PDA is considered to be low. However, it should be noted that the site may have been subject to modern plough depths which may have had a medium historical impact on any potential archaeology, especially considered that many features found to the north and east are at shallow depths.

6.2.2 The proposed development consists of a driving range located at the northern end of Area 1 with a building for a pro shop and cafe in the north western corner. South of this building is proposed to be a car park of permeable block paving. Access to the site will be via A318 Byfleet Road in the south western corner of Area 1. The remainder of

Area 1 and all of Area 2 will be a 16-hole practice course. The full details of any below ground impacts are to be finalised. The pro shop and cafe building will require foundation and services, which are considered to have a high impact upon any potential archaeology in that area. The car parking and access road will incur surface impact. With regards to the course itself, there may be top soil strip and replacement in areas but significant amounts of earth moving are not expected. Consequently, the remainder of the area is considered to have medium/low impact from the proposed development on any potential archaeology at the site but it should be noted that given the shallowness of any potential archaeology and below ground works will potentially have an impact.

7 SIGNIFICANCE

7.1 Introduction

7.1.1 Archaeological Significance is assessed under a number of criteria, which includes, Period, Rarity, Group Value, Survival/Condition, Fragility/Vulnerability and Potential. These criteria are the same as used by the Government in the scheduling of ancient monuments and provide a useful framework in assessing significance and also pulls together and summarises the findings in the report.

7.2 Significance Criteria

Period

7.2.1 The PDA is adjacent to an area that has been archaeology excavated to reveal a multi-period activity and occupation site of some national archaeological significance within the assessment area of high potential for the Prehistoric period especially in relation to the Bronze Age. There is also considered to be high potential for the for the Iron Age and Moderate potential for the Palaeolithic, Mesolithic and Roman periods. There is considered to be low/moderate potential for the Anglo-Saxon, Medieval and Post Medieval periods. There is low potential for all other periods. Given the use of the Wey Valley in the Prehistoric periods as well as continuation of occupation into the Roman period and settlement activity pointing towards the Anglo-Saxon and Medieval period in the vicinity. The Post Medieval and modern is considered low/moderate and low respectively given the area used for agriculture in this period. Excavations to the north and east are suggestive of features continuing into the area of the PDA.

Rarity

7.2.2 Palaeolithic evidence of Creswellian tradition flints is the only the second known site is rare and carries national importance. The quantity of Mesolithic flints from Wey Manor whilst not in the volume of such sites a Bletchingly are still significant in number to be classed to be of national importance site for this period and add to the understanding of the regional exploitation of the Thames Valley. The Bronze Age fields systems are more common across this area and are considered of local importance.

Documentation

- 7.2.3 The historical and landscape development of the PDA can be understood reasonably well from the cartographic, archive, photographic and other sources. It is possible that further detailed research may uncover more documentary evidence.

Group Value

- 7.2.4 The potential for archaeology at the PDA has group value in adding further to our understanding of the landscape in this part of the Wey Valley across multiple periods to complement the excavations already undertaken in the area to the north and east of the PDA.

Survival / Condition

- 7.2.5 It is considered for there to have been a low historical impact upon any potential archaeological remains for the majority of the PDA, although there are areas where they may have been medium impact historically depending on any potential impact of modern plough depths. It should be noted that due to the excavations to the east and north, comments have been made as to the shallow nature of the features.

Fragility / Vulnerability

- 7.2.6 Any potential remains within the PDA in the area of the proposed development, should they survive in-situ will in the majority of the area not be vulnerable to damage during the proposed development. The area of the driving range building will require foundations and services and will have the most impact. However, given the shallow nature of any potential archaeology, and surface works such as the access road, car parking area and across the golf course could also potentially could have an impact.

Potential

- 7.2.7 The impact assessment concludes that the site has a high potential for archaeological remains of multiple periods.

Significance

- 7.2.8 Based on the information gained in this report, it can be concluded that the site is of high archaeological interest and based on nearby excavations is considered to be a site of national importance.

8 ARCHAEOLOGICAL MITIGATION

8.1 Introduction

8.1.1 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 development works. The assessment has generally shown that the area to be developed is within an area of high archaeological potential. Given that the vast majority of the area of the PDA appears not to have been built on, there is historically likely to have been a low historical impact on any potential archaeology but given the potential shallowness of any archaeology as seen in excavated areas to the east and north of the PDA, there is the potential for damage from the modern ploughing depths. Any potential remains within the PDA should they survive in-situ will in the majority of the PDA not be vulnerable to damage during the proposed development with minimal soil shifting for the golf course but full details of any below ground impact in this area, if any, is currently not clear. However, in the area of the driving range, car park and access road due to the shallowness any below ground works will have an impact. The need for, scale, scope and nature of any further assessment and/or archaeological works should be agreed through consultation with the statutory authorities but can be secured by condition.

9 OTHER CONSIDERATIONS

9.1 Reliability/Limitations of Sources

- 9.1.1 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 reliable.

9.2 Copyright

- 9.2.1 Swale & Thames Survey Company and the author shall retain full copyright on the commissioned report under the Copyright, Designs and Patents Act 1988. All rights are reserved, excepting that it hereby provides exclusive licence to Kitewood Estates Ltd (and representatives) for the use of this document in all matters directly relating to the project.

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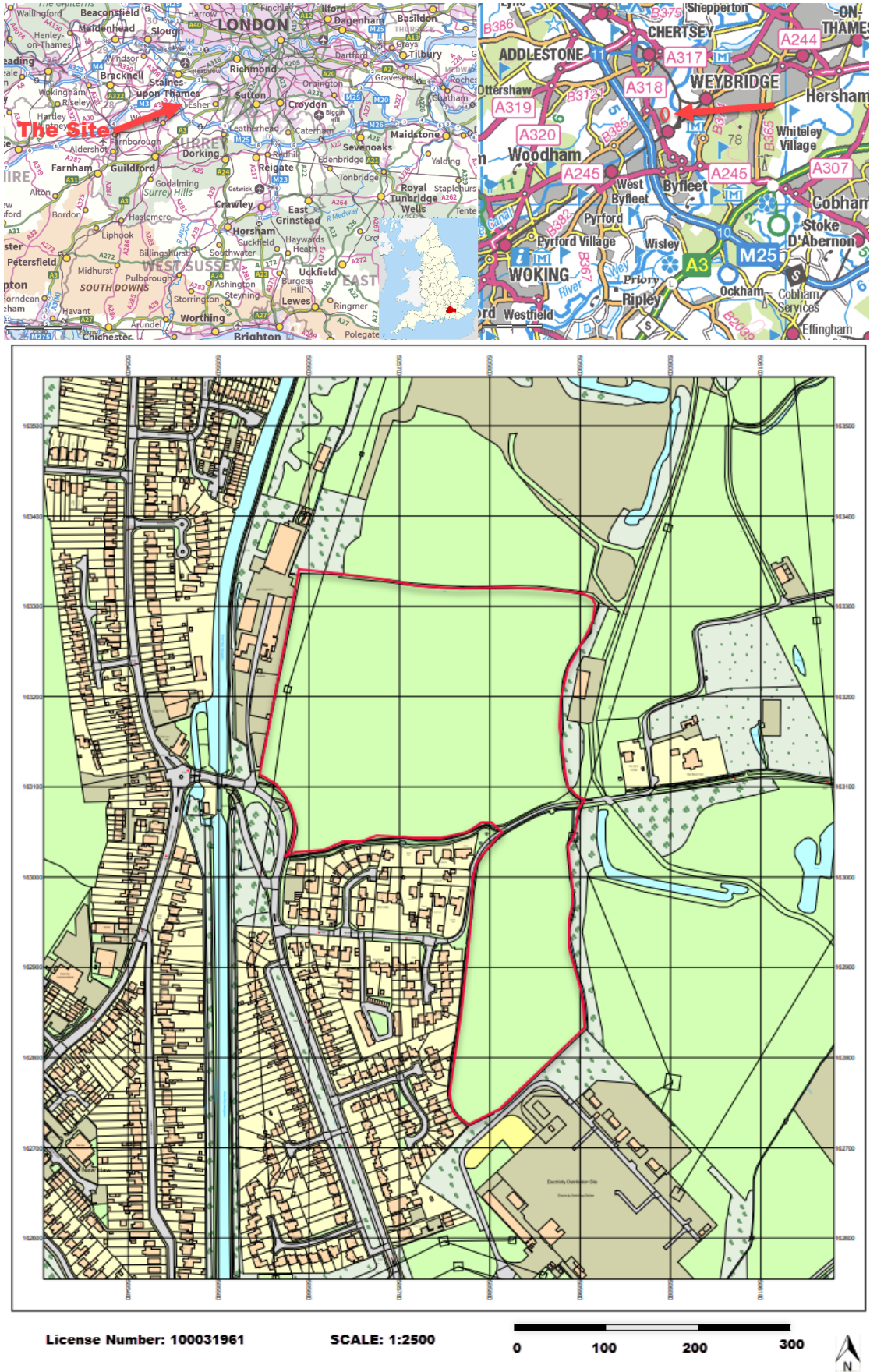


Figure 1: Location Maps, Scale: 1:640,000, 1:80,000, 1:2500



NOTES
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- KEY**
- Site boundary
 - Other land in control of applicant
 - Existing public walk / 20m easement
 - Utility lines
 - Proposed trees
 - Driving range / facilities
 - Foot / parking area
 - Proposed roadbed
 - Flow zone
 - Public Right of Way
 - Proposed / existing road
 - Boundary / hedged route
 - Drinking / retained water / floodzone
 - Proposed trees
 - Driving range / facilities
 - Foot / parking area
 - Proposed roadbed
 - Flow zone
 - Public Right of Way
 - Proposed / existing road
 - Boundary / hedged route
 - Drinking / retained water / floodzone



Wey Manor Farm
 Address:
 Kibwood Estates Ltd.
 Illustrative Masterplan
 Date: 11/20 @ A1
 Scale: 2500/08
 Author: RB
 Check: AC
 Project No: A111124
 Rev: 03
 Page: 4

Figure 2: Proposed Development



Figure 3: Saxton's map of Kent, Surrey and Middlesex. 1575



Figure 4: John Rocque Map of Surrey, 1768

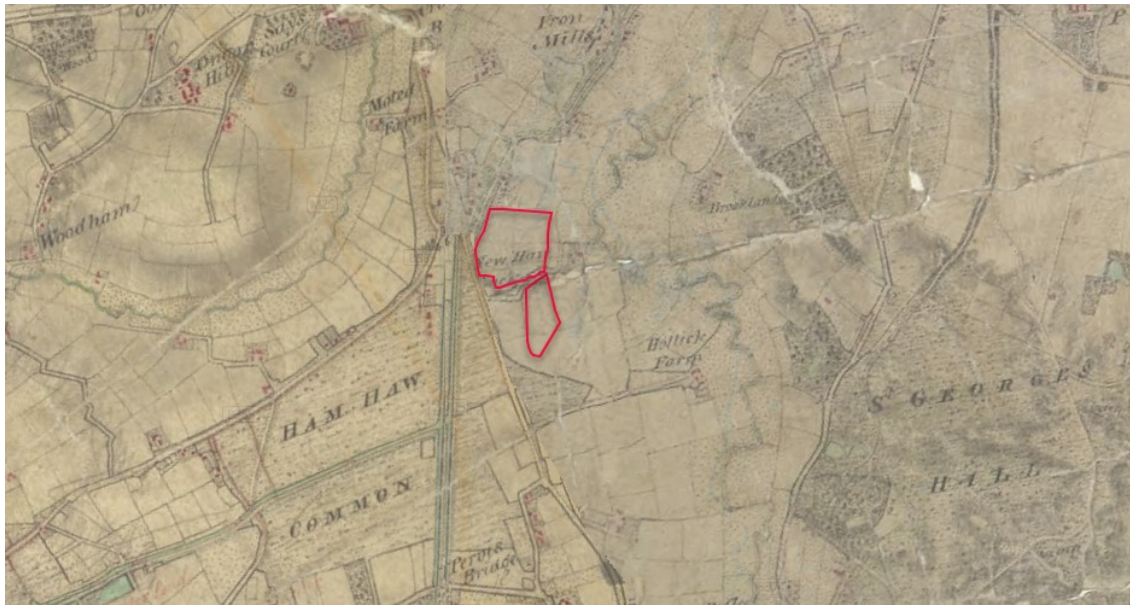


Figure 5: Ordnance Surveyors Drawing 1806



Figure 6: Chertsey Tithe Map 1844

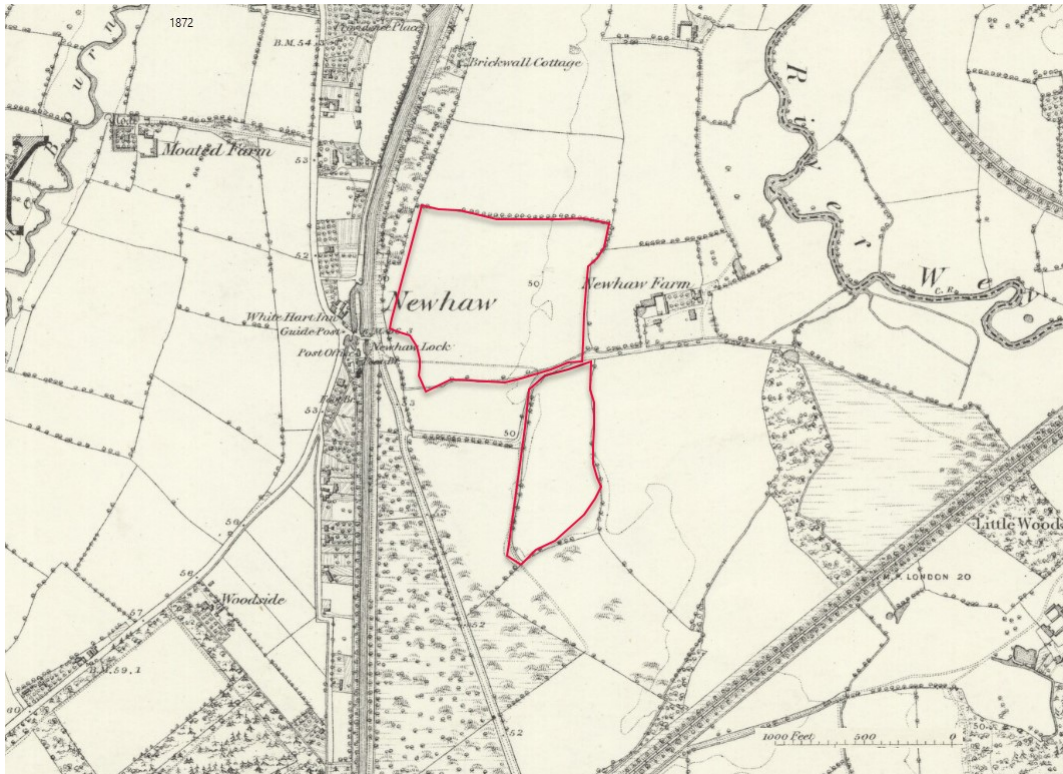


Figure 7: Historic OS Map 1872

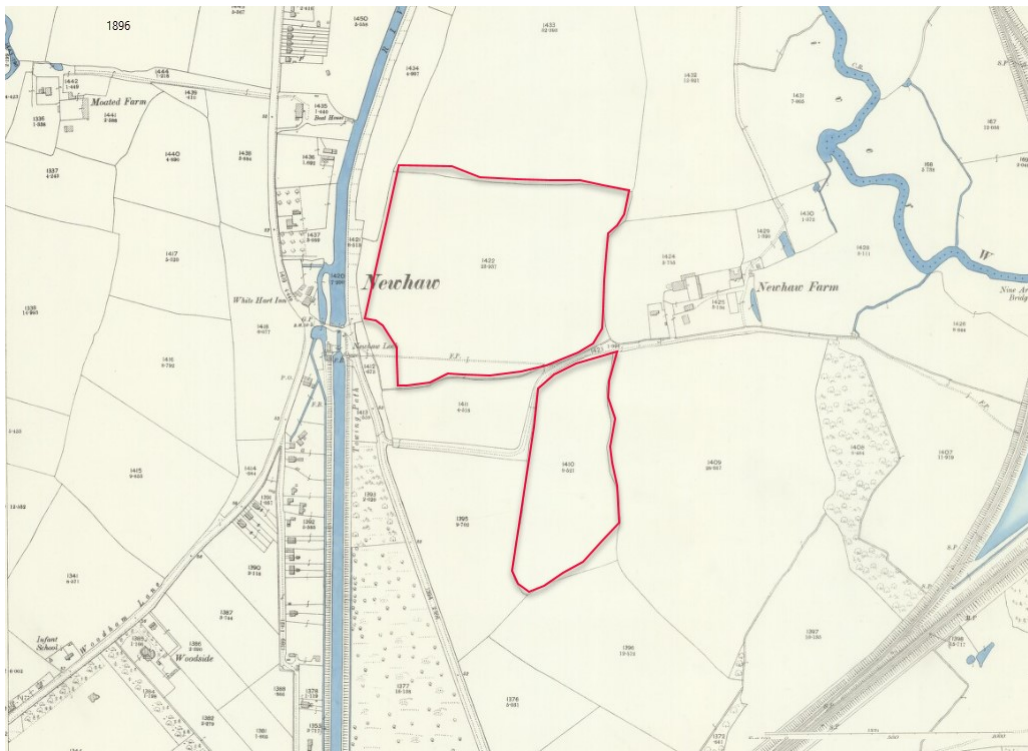


Figure 8: Historic OS Map from 1896

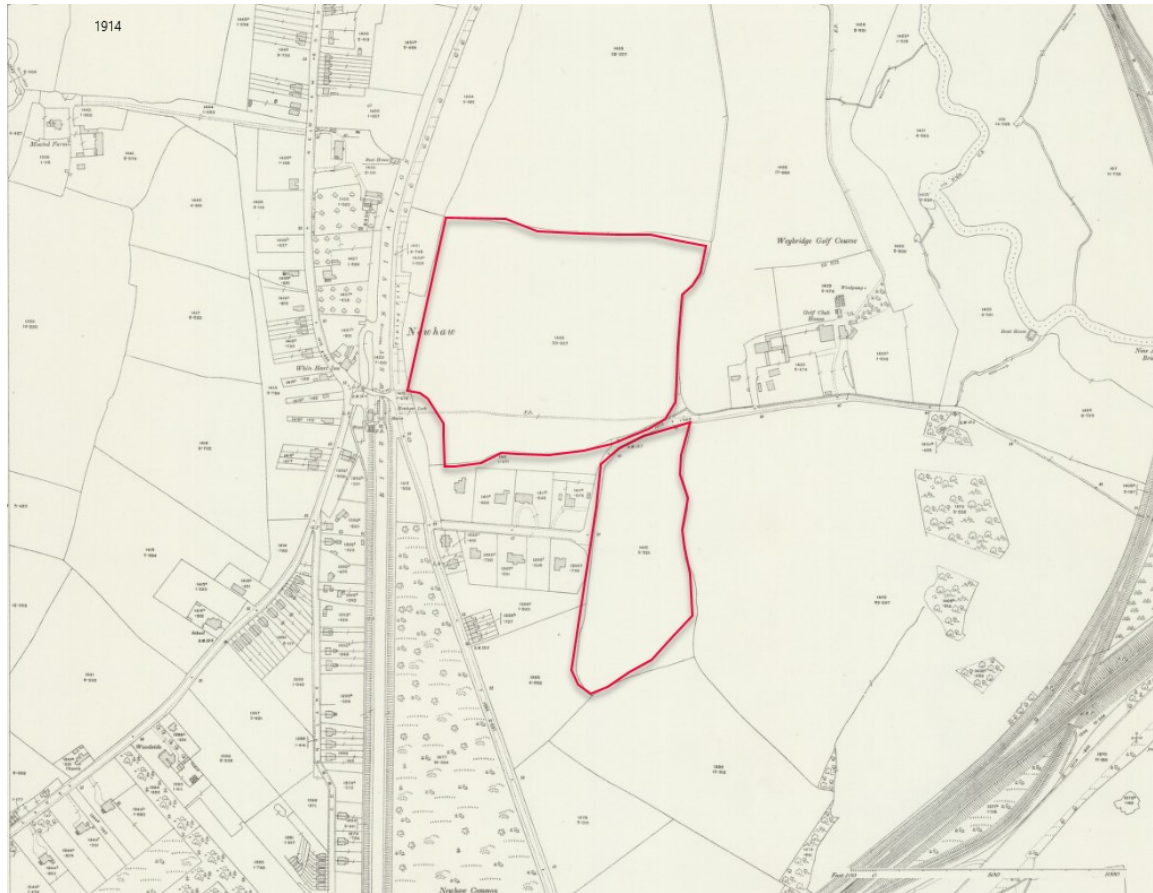


Figure 9: Historic OS Map 1914

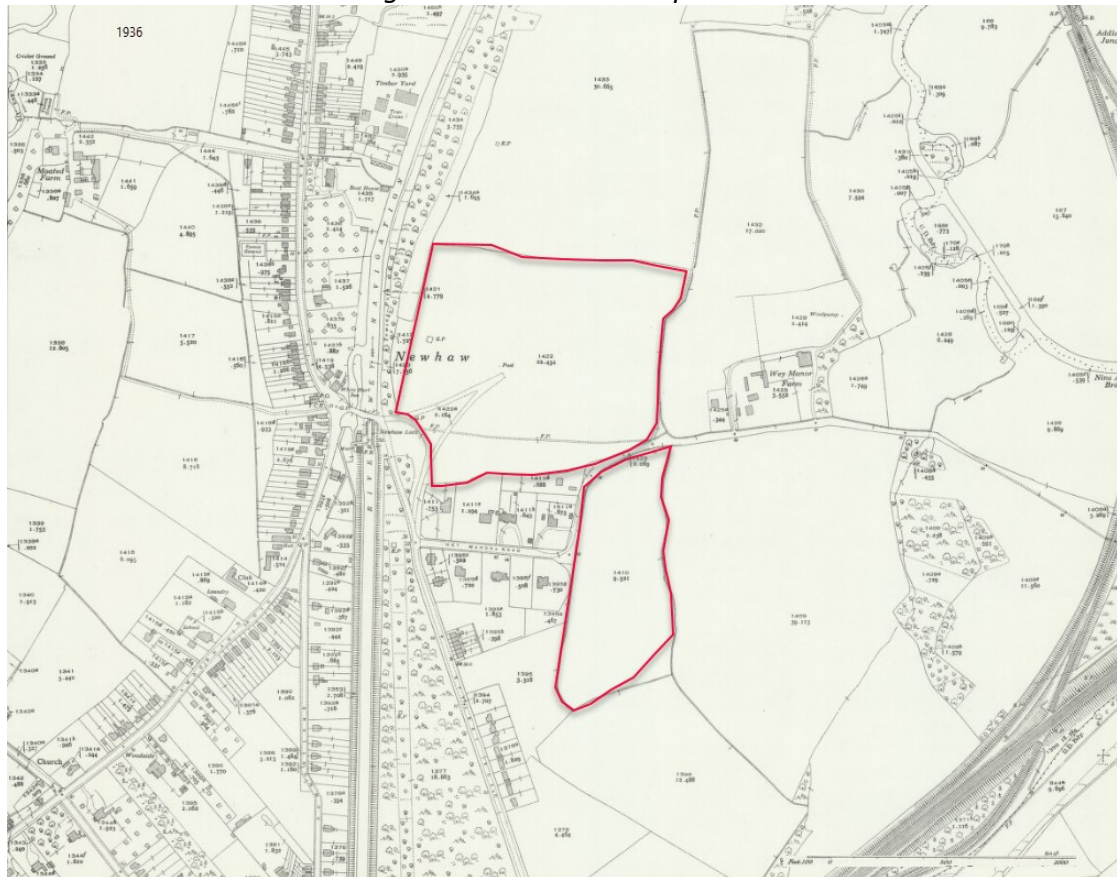


Figure 10: Historic OS Report 1936



Figure 11: 1m DTM LIDAR (Environment Agency)

11 APPENDIX 1 – SCC HER DATA (SEE FIGURES 13-17).

SCCHER	Type	Location	Period	Description
MSE10541	Listed Building	c. 90m W	Post Medieval	New Haw Lock Cottage, New Haw, Addlestone. Grade II (1260102). Early 19 th century.
MSE14309	Monument	c. 80m N	Unknown	Aerial photograph cropmark features, Wey Manor Farm
MSE14310	Monument	c. 100m SE	Unknown	Aerial photograph cropmark features, New Haw
MSE14313	Monument	c. 380m ESE	Unknown	Aerial photograph cropmark features, Rive Ditch
MSE15359	Negative Event	c. 420m W		Negative evidence: New Haw County Middle School, New Haw
MSE15890	Monument	c. 60m W	Post Medieval	Canal Lock, New Haw Lock, Wey Navigation
MSE15905	Monument	c. 60m W	Post Medieval	Weir, New Haw Lock, Wey Navigation, Addlestone
MSE15906	Monument	c. 45m W	Post Medieval	Wooden Barge, New Haw Lock, Wey Navigation
MSE15907	Monument	c. 470m N	Post Medieval	Watercress Beds, Addlestone
MSE15940	Building	c. 250m N	Post Medieval	Brickwall Cottage, Addlestone
MSE15944	Monument	c. 510m NNE	Post Medieval	Rose Cottage and drainage ditch, Wey Navigation, Addlestone. Bankside cottage much modernised but shown on 1873 OS map with circumventing ditch.
MSE15968	Monument	c. 170m W	Post Medieval	Site of canal wharf: New Haw Wharf

MSE15969	Monument	c. 82m W	Post Medieval	Site of lime kilns: New Haw Wharf
MSE16028	Building	c. 150m W	Post Medieval	White Hart Inn Public House, New Haw
MSE18105	Monument	c. 515m N	Modern	Aircraft Crash: Addlestone
MSE20297	Monument	c. 690m WSW	Modern	War Memorial, All Saints Church, New Haw
MSE5279	Monument	c. 490m W	Medieval	Possible medieval ditch, Land adjacent to Moated Farm, New Haw. One ditch of possibly medieval date revealed in an archaeological evaluation of land adjacent to Moated Farm, New Haw in 1994.
MSE5280	Monument	c. 150m E	Bronze Age	Bronze Age settlement, Wey Manor Farm, Addlestone
MSE5281	Monument	c. 150m E	Iron Age	Iron Age settlement, Wey Manor Farm, Addlestone
MSE5282	Monument	c. 150m E	Roman	Roman settlement, Wey Manor Farm, Addlestone
MSE5299	Monument	c. 420m E	Medieval	Medieval features, Wey Manor Farm, Addlestone
MSE5300	Monument	c. 180m N	Bronze Age	Prehistoric features and Bronze Age Roundhouse, pottery and other features, Wey Manor Farm, Addlestone
MSE5301	Monument	c. 180m N	Post Medieval	Post-medieval feature, Wey Manor Farm, Addlestone
MSE5302	Findspot	c. 180m N	Mesolithic	Mesolithic flint, Wey Manor Farm, Addlestone. Archaeological evaluation by Surrey County Archaeological Unit recovered a Mesolithic obliquely blunted point microlith.
MSE5327	Monument	c. 20m NE	Iron Age	Middle Iron Age features, Wey Manor Farm, Addlestone
MSE5328	Monument	c. 35m E	Roman	Roman features, Wey Manor Farm, Addlestone
MSE5342	Monument	c. 215m E	Bronze Age	Possible Bronze Age field system and settlement, Wey Manor Farm, Addlestone

MSE5760	Monument	c. 420m NNE	Medieval / Post Medieval	Late-medieval/early post-medieval field system, Wey Manor Farm, Addlestone
MSE5761	Findspot	c. 140m NE	Bronze Age	Middle Bronze Age axe head, Wey Manor Farm, Addlestone
MSE6850	Monument	c. 570m S	Modern	Anti-aircraft Bofors gun emplacement, Wintersells Road, Byfleet
MSE6985	Monument	c. 470m NW	Unknown	Pit of unknown date, Land to the rear of 79-107 New Haw Road, Addlestone
MSE6986	Monument	c. 650m NE	Palaeolithic	Upper Palaeolithic flints: Wey Manor Farm Phase 7 and 8 areas
MSE6987	Monument	c. 650m NE	Anglo-Saxon / Early Medieval	Saxon features and material: Wey Manor Farm Phase 7 and 8 areas
MSE6988	Monument	c. 650m NE	Post Medieval	Post-medieval features and material: Wey Manor Farm Phase 7 and 8 areas
MSE723	Monument	c. 530m WNW	Medieval	Medieval homestead moat, Chertsey. Medieval homestead moat north-west of New Haw consisting of three arms.
MSE727	Monument	c. 590m SE	Roman	Roman coin hoard (AD 297-305), Brooklands. Roman coin hoard in an earthen jar found in 1907 during construction of Brooklands Motor Track. The coins, which exceeded 137 in number ranged from 297 - 305 AD
MSE734	Findspot	c. 700m N	Bronze Age	Bronze Age palstave fragment, River Wey near Weybridge. The exact provenance is unknown.
MSE757	Findspot	c. 400m W	Bronze Age	Middle Bronze Age flint axe, New Haw. A Middle Bronze Age axe with slight stop ridge found in July 1965 at the Moated Farm, New Haw.
MSE760	Monument	c. 420m W	Unknown	Enclosure and ditch cropmarks, New Haw. Complex of linear-ditched features at New Haw.
MSE761	Monument	c. 270m E	Unknown	Rectangular enclosure cropmark, Chertsey shown as cropmarks on aerial photographs

MSE22873	Building	c. 465m S	Post Medieval	Byfleet and New Haw Railway Station, Byfleet. Byfleet and New Haw Railway Station was opened by London South West Railway on the 10th July 1927 as West Weybridge and renamed Byfleet & New Haw in 1961.
MSE3687	Monument	c. 480m SE	Modern	Brooklands Motor Racing Circuit. Remains of the first banked track in the world, created in 1907 by Hugh Locke King, using mass concrete. The clubhouse, with copper dome and other features, still remains
MSE15941	Monument	c. 100m W	Post Medieval	Water channel: New Haw Lock
MSE15982	Monument	c. 515m N	Post Medieval	Wey Navigation: Coxes Lock to Watercress Beds
MSE15983	Monument	c. 60m W	Post Medieval	Wey Navigation: Watercress Beds to New Haw
MSE15984	Monument	c. 70m W	Post Medieval	Wey Navigation The 'Long Reach': New Haw to Parvis Bridge
EVENT ID	TYPE	DISTANCE		LOCATION
ESE1222	Evaluation	Adjacent to PDA		Archaeological Evaluation of Part of Phase 5, Mineral Extraction site at Wey Manor Farm, Addlestone
ESE1570	Evaluation	c. 170m N		Archaeological Evaluation at Wey Manor Farm, Addlestone
ESE1815	Evaluation	c. 100m E		Archaeological Evaluation Stage 2, Wey Manor Farm, Addlestone
ESE1821	Evaluation	c. 490m W		Archaeological Evaluation, land adjacent to Moated Farm, New Haw Road, Addlestone
ESE1822	Evaluation	c. 400m E		Initial Archaeological Evaluation, Wey Manor Farm, Surrey
ESE2051	Evaluation	Adjacent to PDA		A Preliminary Archaeological Assessment of the proposed sand and gravel extraction site at Wey Manor Farm, Addlestone

ESE2052		c. 570m W		A Preliminary Archaeological Assessment of the proposed moated farm golf course, New Haw Road, Addlestone
ESE2055	Evaluation	c. 570m W		An Archaeological Evaluation of the Former New Haw County Middle School, New Haw
ESE2929	Desk-based assessment	c. 700m SW		Archaeological Desk-Based Assessment for the Proposed 400kV & 132KV Underground Schemes at West Weybridge, Surrey
ESE3101		c. 640m ESE		Survey of a test area of the former Brooklands Motor Racing Circuit, Weybridge, Surrey
ESE3195	Desk-based assessment	c. 480m NW		Archaeological Desk-Based Assessment: Land rear of 79-107 New Haw Road, Addlestone
ESE3248	Photographic Survey	c. 640m ESE		Rectified Photographic Survey of the Railway Straight, Brooklands Motor Racing Circuit, Weybridge, Surrey
ESE3249	Watching Brief	c. 640m ESE		Archaeological Watching Brief, Brooklands Railway Straight, Weybridge
ESE503	Desk-based assessment	c. 550m SSE		Silverblade, Brooklands Business Park, Avro Way, Weybridge, Surrey. An archaeological desk-based assessment
ESE516	Archaeological Assessment	c. 700m SW		West Weybridge to Walton on Thames cable reinforcement, Surrey: an archaeological assessment report
ESE630	Historic Landscape Survey	c. 75m W		Historic landscape survey of the Wey and Godalming Navigations
ESE712	Evaluation	c. 665m NNE		An Interim report of archaeological fieldwork in the phase 7 & 8 quarrying divisions at Wey Manor Farm, Addlestone
ESE832	Evaluation	c. 680m SE		Archaeological Evaluation (Phase 2) of Brooklands, Weybridge
ESE886	Evaluation	c. 665m NNE		An Archaeological Evaluation of the Phase 7 & 8 Quarrying Divisions at Wey Manor Farm, Addlestone, Surrey
ESE887	Evaluation	c. 485m SW		An Archaeological Field Evaluation of Land at the rear of 79-107 New Haw Road, Addlestone, Surrey
ESE938	Evaluation	c. 430m NNE		Wey Manor Farm, Addlestone, Phase 6B - Report on the Archaeological Evaluation

ESE943	Evaluation	c. 170m NNE		An Archaeological Evaluation and Watching Brief on Phase 5 at Wey Manor Farm, Addlestone, Surrey
ESE71	Evaluation	c. 810m E		Archaeological Evaluation (Phase 1) of the Mercedes Benz Heritage & Technology Centre, Brooklands, Weybridge

Figure 12: Gazetteer of SCCHER Records

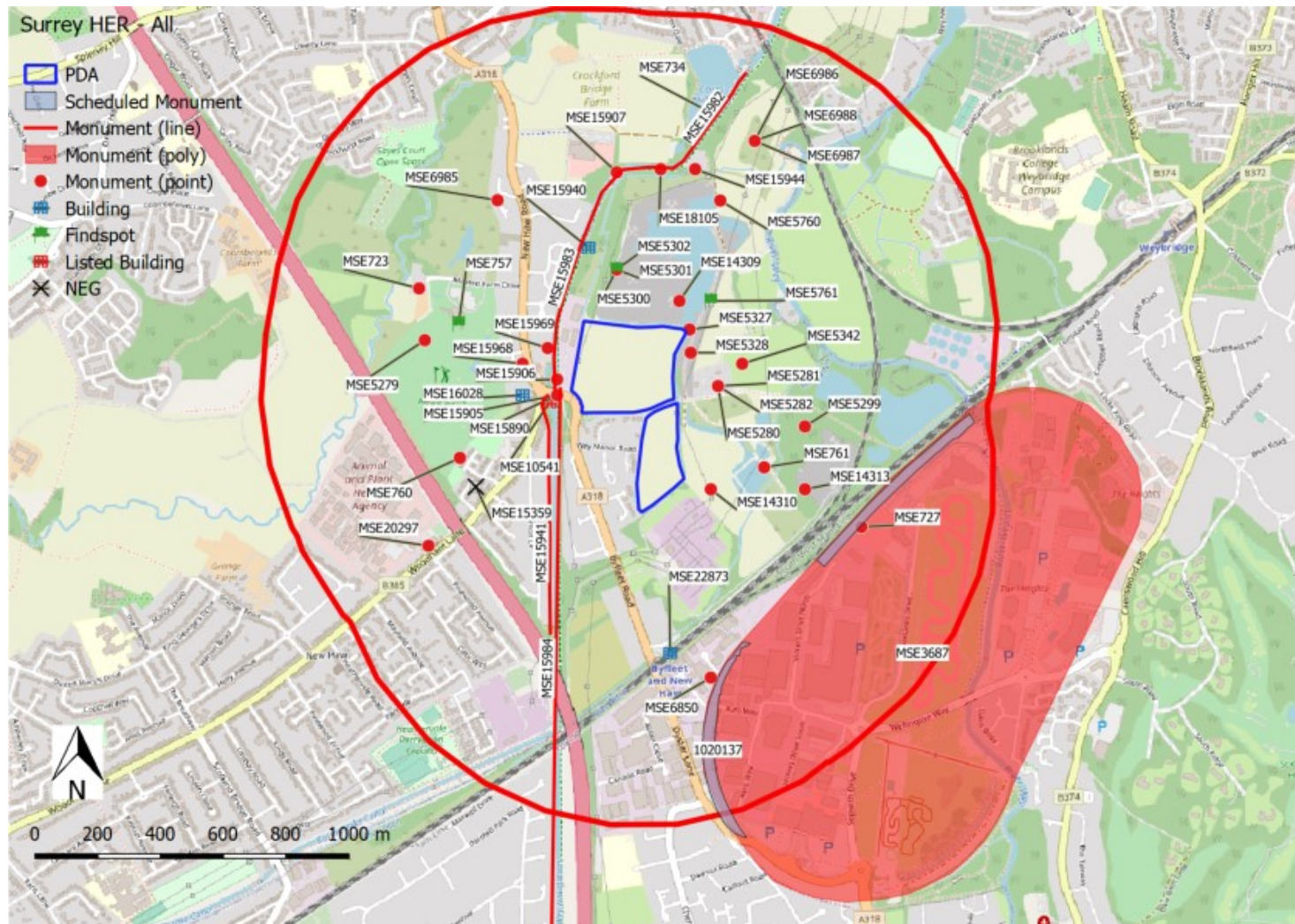


Figure 13: SCCHER Monument Record

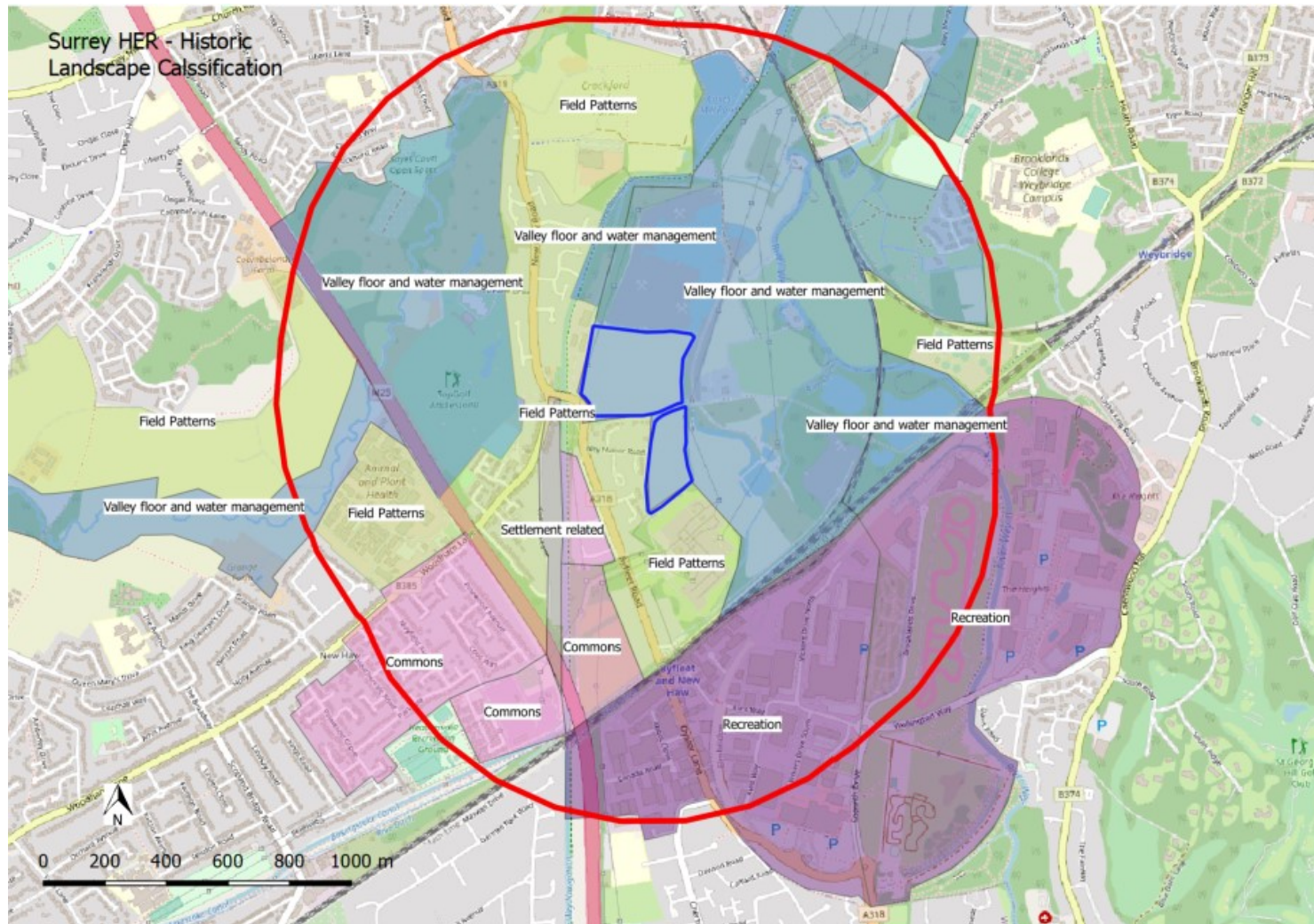


Figure 14: SCCHER Historic Landscape Classification

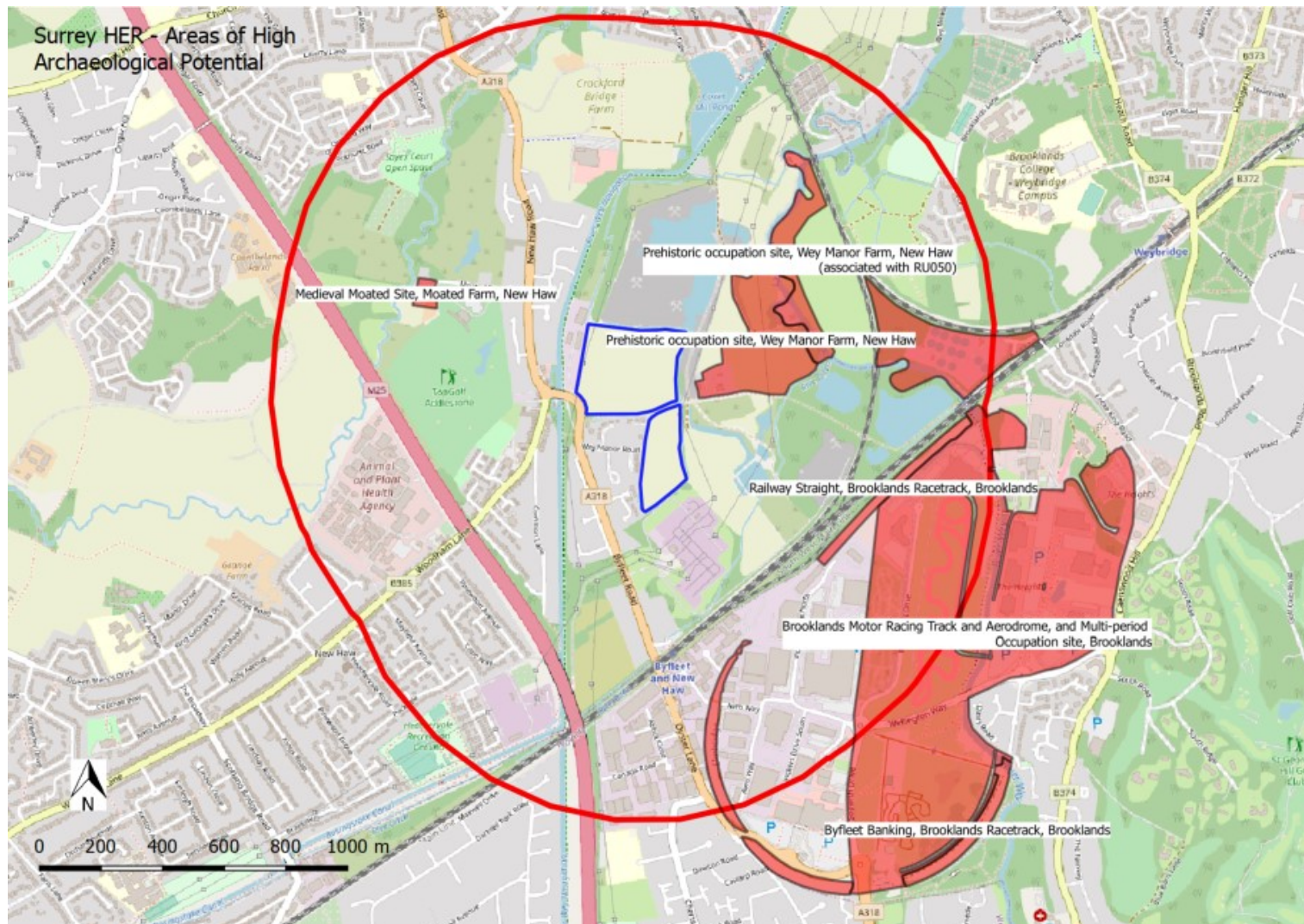


Figure 15: SCCHER Areas of High Archaeological Potential

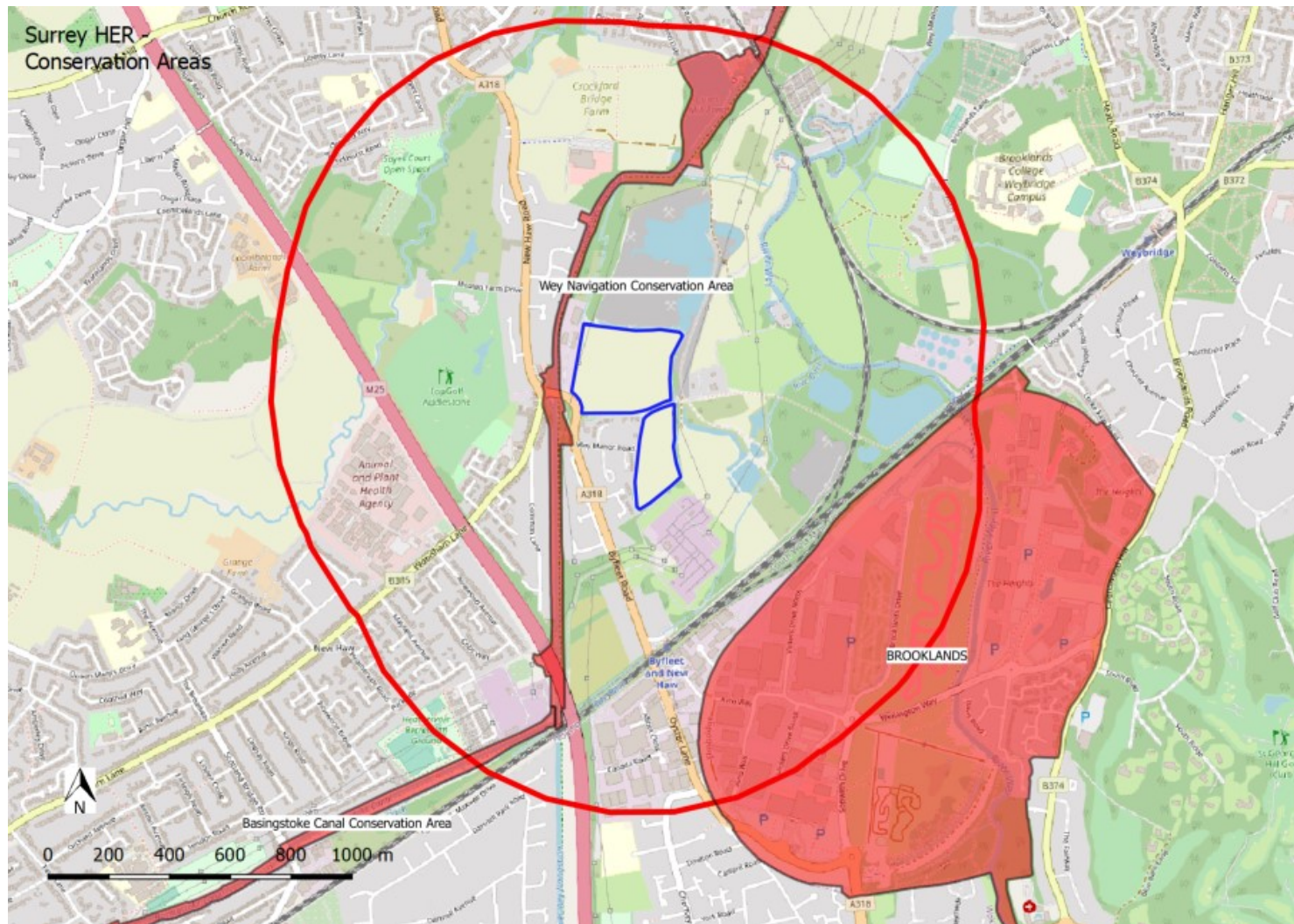


Figure 16: SCCHER Conservation Areas

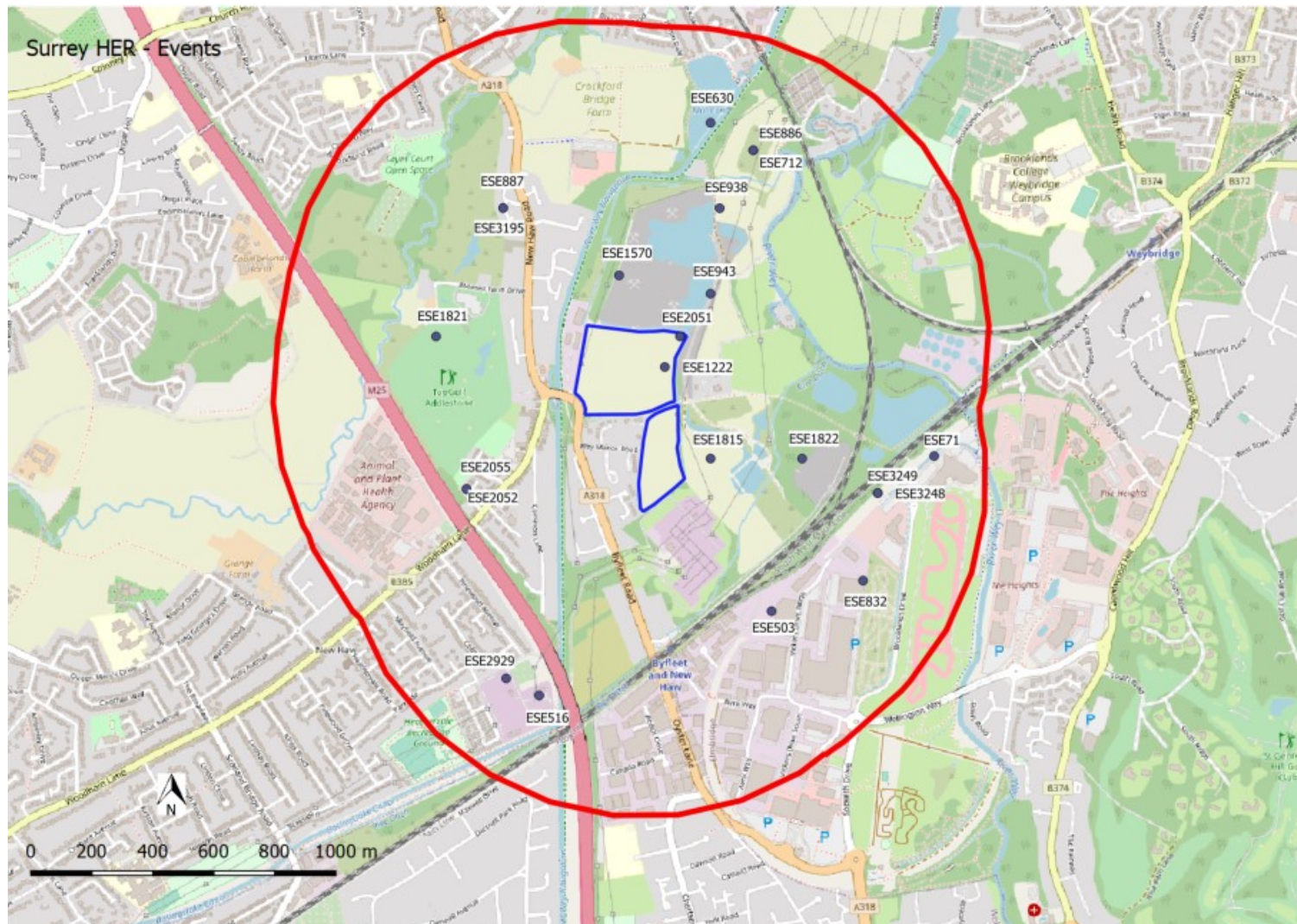


Figure 17: SCCHER Events

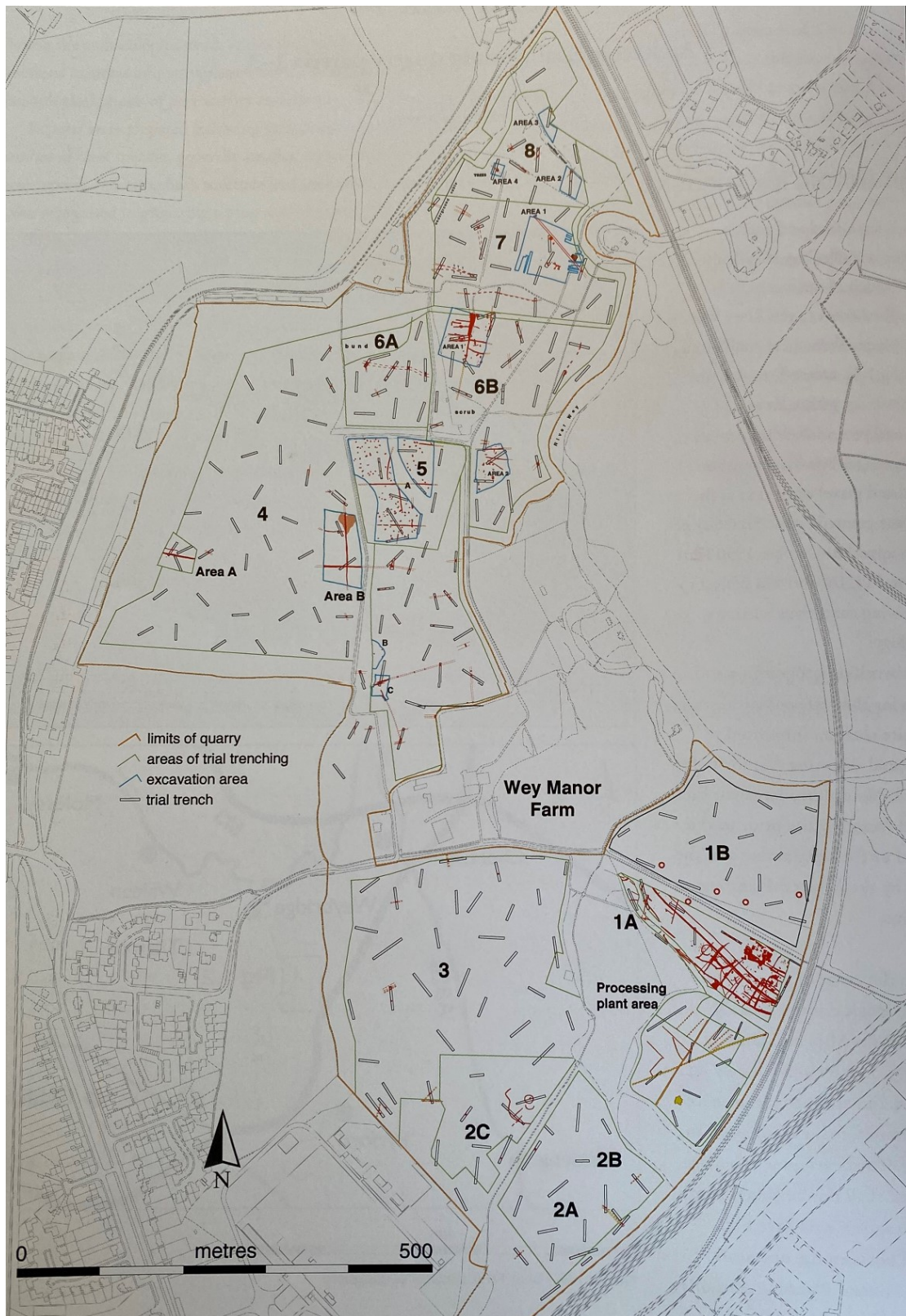


Figure 18: Plan of the quarry area and parcel divisions 1-8, with location of tranches and excavation areas.



Plate 1: 1945. (Google Earth).



Plate 2: 1999 (Google Earth)



Plate 3: 2005 (Google Earth)



Plate 4: 2009 (Google Earth)



Plate 5: 2015 (Google Earth)



Plate 6: 2019 (Google Earth)

12 APPENDIX 2 – RUNNEYSMEDE BOROUGH COUNCIL 2030 LOCAL PLAN

Policy EE3: Strategic Heritage Policy

12.1.1 Development that affects Runnymede's heritage assets should be designed to protect, conserve and enhance the significance and value of these assets and their settings in accordance with national legislation, policy and guidance and any supplementary planning documents which the council may produce. The historic environment in Runnymede includes the following heritage assets:

- Listed Buildings
- Conservation Areas
- Parks and Gardens of Special Historic Interest
- Scheduled Monuments
- County Sites of Archaeological Importance and Areas of High Archaeological Potential
- Locally Listed Buildings and other non-designated locally significant assets

12.1.2 Development proposals likely to affect the significance of a heritage asset, including the contribution made by its setting, should be accompanied by a description of its significance in sufficient detail to allow the potential impacts to be adequately assessed. As a minimum the Surrey Historic Environment Record should be consulted. Where there is potential for heritage assets with archaeological interest to be affected, this description should be informed by available evidence, desk-based assessment and, where appropriate, field evaluation to establish the significance of known or potential heritage assets. The sympathetic and creative reuse and adaptation of heritage assets

which provide a sustainable future for a heritage asset will be encouraged, where the proposed new use is consistent with conservation of the asset. The delivery of enabling development within the setting of heritage assets which make a positive contribution to, or better reveal the significance of the heritage assets will be encouraged. The total loss of a designated heritage asset will be exceptional. Where a material change to, or the whole or partial loss of, a heritage asset has been approved through the Development Management process, recording and interpretation shall be undertaken prior to and during the course of implementation of the works to document and understand the asset's archaeological, architectural, artistic, cultural or historic significance. The scope of the recording should be proportionate to the asset's significance and the impact of the development on the asset. The information and understanding gained should be made publicly available, as a minimum through Surrey's Historic Environment Record and where appropriate at the asset itself through on-site interpretation or use of a public depository. The council will seek to avoid heritage assets becoming 'at risk' in the future. Where evidence of neglect is reported, or becomes apparent, the council will make contact with owners to draw their attention to the risks to their property, suggest appropriate measures and find out their plans for maintenance and reuse. The council will seek to facilitate the bringing back into appropriate use of any vacant heritage assets (listed buildings and buildings in conservation areas), in order to minimise future risks to the significance of the building.

Policy EE4: Listed Buildings

- 12.1.3 The Council will support appropriate development which seeks to maintain, sustain and enhance the significance and special architectural and historic interest of Listed Buildings in the Borough. Considerable weight will be given to the protection of a listed building and its setting. Development of a listed building, or development within the curtilage or within the vicinity of a listed building or structure, should preserve and/or enhance its setting and any features of special architectural or historical interest which it possesses. The historic fabric and any features of architectural or historic interest should be retained in situ and repaired rather than replaced wherever possible. Proposals should not adversely affect the listed building or its setting by virtue of design, scale, materials, or proximity or impact on views or other relevant aspects of the historic building fabric. The change of use of part, or the whole, of a Listed Building will be supported

provided that its setting, character and features of special architectural or historic interest would be preserved and/or enhanced, Consideration will be given to the long-term preservation that might be secured through a more viable use. Development which would cause substantial harm to or loss of a listed building (including curtilage buildings), including total or partial demolition, will be permitted only in exceptional circumstances. The Council will consider the following matters when determining such applications:

- The nature of the listed building prevents all reasonable use of the site, no viable use of the listed building can be found through appropriate marketing that will enable its conservation and it can be demonstrated that charitable or public funding/ownership is not available to enable its conservation;
- Any harm or loss is outweighed by the benefits of bringing the site back into use.

12.1.4 In such cases, consideration will be given to the asset's significance

Policy EE5: Conservation Areas

12.1.5 Development within or affecting the setting of a Conservation Area, including views in or out, should protect, conserve, and wherever possible enhance, the special interest, character and appearance of the Conservation Area. Proposals for all new development, including alterations, extensions, renovation or change of use of existing buildings, construction of new buildings, advertisements, engineering operations, hard surfacing, means of enclosure, including gates, fences and walls and the addition of energy efficiency and renewable energy technologies will be required to:

- Preserve and where possible enhance the existing historic fabric and features of the Conservation Area that contribute to its special interest, character and appearance;

- Respect the existing local context and established character, with reference to existing building layouts, plot and frontage sizes, form, height, depth, scale, massing of existing buildings, spacing between existing buildings, established street layouts, materials, architectural and landscape features including historically significant boundaries and building lines, and be in keeping with the character and appearance of the conservation area;
- In the case of new development, make a positive contribution to local character and distinctiveness.

12.1.6 Wherever possible shop-fronts of architectural or historical value should be retained. Proposals for replacement shop-fronts and signage, or alterations to existing shopfronts should respect the character, scale, proportion and materials of the existing building and protect and enhance the special interest, character and appearance of the Conservation Area. Signs above ground floor level, internally illuminated signs and external shutters will be resisted. Proposals to demolish existing non-listed buildings and/or structures will be assessed against the contribution the existing building or structure makes to the significance of the Conservation Area including its special interest, character, and appearance, and the merits of any proposed replacement development. The opportunity to remove unsightly features or buildings which detract from the character or appearance of the Conservation Area will be encouraged. Where substantial harm would be caused to a Conservation Area's significance, the demolition of the existing building will be resisted unless exceptional circumstances or substantial public benefits outweighing any harm to the Conservation Area can be demonstrated. Where less than substantial harm would be caused by the demolition or partial demolition or alteration of a non-listed building, any public benefit caused to the overall character of the conservation area will be assessed as part of the predetermination balancing exercise. A full planning application, as opposed to an outline planning application will be required to be submitted for proposed development in a Conservation Area, and this application must include contextual elevational drawings which illustrate any effects on neighbouring buildings, and demonstrate which elements of the streetscape have influenced the scheme design. As resources permit the Council will deliver a programme of review of the Borough's seven conservation areas in accordance with its statutory duty. These reviews will consider the designation of the Conservation Areas and their extent and make recommendations as necessary. They will culminate in a management plan for continued protection and enhancement

of each conservation area. Other areas will be considered for conservation area designation if and when appropriate. The Council will seek to protect existing trees which make a positive contribution to the character and local distinctiveness of the Conservation Area. New development proposals will be required to provide high quality landscaping schemes which protect and enhance the character and appearance of the Conservation Area. In considering applications for work on existing trees within Conservation Areas, the Council will require good arboricultural management to ensure that the impact of the proposed works on tree health and amenity value is reasonable and justified. Tree Preservation Orders will be created to protect trees or groups of trees of significance, where inappropriate and damaging works are proposed.

Policy EE6: Parks and Gardens of Special Historic Interest

12.1.7 Proposals for development within, affecting the setting of, or conspicuous from a registered park or garden will be required to:

- Protect, conserve and where appropriate enhance the significance, character and appearance of the Park or Garden, including its setting and any special historic features;
- Avoid subdivision resulting in new boundaries, land uses and development which fails to protect the special historical significance of the park or garden;
- Conserve and restore existing, or where possible reinstate lost features of historic or architectural interest and/or significance, including existing trees and planting, other forms of distinctive or historic landscaping and garden features which contribute to the significance and special historic interest of the park or garden;
- Where the Council considers it relevant, development proposals should be accompanied by an appropriate Management Plan to secure the long-term conservation of the park or garden.

Policy EE7: Scheduled Monuments, County Sites of Archaeological Importance (CSAIs) and Areas of High Archaeological Potential (AHAPs)

12.1.8 Proposals for development will be required to conserve, and where appropriate, enhance the significance, historic features and importance of Scheduled Monuments and County Sites of Archaeological Importance and their settings. Proposals which improve public access to, or the understanding of, a Scheduled Monument or County Sites of Archaeological Importance in a manner consistent with its conservation, will be supported. Development that adversely affects the physical survival, setting or overall heritage significance of any element of a Scheduled Monument or County Sites of Archaeological Importance or their settings will be resisted. An archaeological assessment, and where appropriate the results of a site evaluation (and, should remains have been identified, an accompanying archaeological mitigation strategy) will be required to accompany a planning application for:

- Proposals for development on sites which affect, or have the potential to affect, Scheduled Monuments;
- Proposals for development on sites which affect, or have the potential to affect, County Sites of Archaeological Importance or Areas of High Archaeological Potential;
- Proposals for development on all other sites which exceed 0.4ha in size.

Where archaeological finds are identified the first consideration will be in situ preservation. Where it can be demonstrated to the satisfaction of the Council that this is not feasible, the Council will require adequate excavation and an accurate record to be made of any archaeological remains which will be destroyed and the results to be made publicly accessible via the publication and archiving of any material recovered.