

LAND WEST OF
LOXWOOD ROAD,
ALFOLD,
SURREY

ARCHAEOLOGY &
HERITAGE
ASSESSMENT



Thakeham Homes
Ltd.

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1.0 Non-Technical Summary

- 1.1. A desk based archaeology and heritage assessment has been completed on behalf of Thakeham Homes Limited for land lying west of Loxwood Road, Alfold, south of Cranleigh, Surrey. The Surrey Historic Environment Record (HER), archives and other sources informed a site visit in October 2020.
- 1.2. The site does not contain any extant features of archaeological or historical note, with a house in the east of no special interest. The southern site boundary is of some age, but would not be affected by the proposals.
- 1.3. The site has archaeological potential given the recording of cropmarks within its boundary, although some of these may be related to recent quarrying and would note rate as significant. The other cropmark noted may reflect prehistoric activity and the Surrey archaeologist is likely to require archaeological evaluation to clarify the nature of any related remains.
- 1.4. Initial post-harvest geophysical survey could be supported by trial trenching to understand the extent, date and condition of sub-surface remains. Past cultivation and possibly pre-medieval woodland may have eroded the significance of any significant sub-surface remains.
- 1.5. It is possible that none of the cropmark features reflect significant sub-surface features and it is unlikely that the site holds any sub-surface remains of greater than county significance. It is very likely that any remains could be dealt with through further investigation ahead of construction.
- 1.6. The closest designated heritage assets to the site are listed buildings, but all lie at a distance and are domestic in nature. Alfold Conservation Area lies nearly a kilometre to the south. The site is not part of the setting of any of these assets which enhances their significance and the proposals would not harm them.

2.0 Introduction, Purpose and Context

Introduction

- 2.1 ACD Environmental has been commissioned by Thakeham Homes Limited to complete an archaeological and heritage assessment for land lying west of Loxwood Road (B2133), Alfold, south of Cranleigh, Surrey and hereinafter referred to as the 'site'.
- 2.2 The main site area comprises an arable field bounded by field boundaries to north, north west and south, by an area of woodland to the west and by property boundaries to the east. Access to Loxwood Road would be through the garden of 'Hollyoak', which itself would be demolished (Appendix 1).

Purpose

- 2.3 The purpose of this assessment is to ascertain the general archaeological and heritage value of the site and identify any nearby heritage assets which might be harmed. The assessment considers how a forthcoming residential scheme may affect both known and potential assets, as well as any setting which enhances their significance.

3.0 Methodology

Background Data Search

3.1. Information on previously recorded heritage assets, findspots and any past archaeological investigation has been obtained from the Surrey Historic Environment Record (HER). The data search has been undertaken for a kilometre radius centred on the site.

3.2. The following sources have also been consulted and, where relevant, the information provided has been incorporated with acknowledgement within this report.

- Waverley Borough Council (GBC) website;
- Historic England National Heritage List for England (NHLE) online;
- Surrey History Centre (SHC) in Woking; and
- CgMs assessment for the site and a wider area dating to 2015.

3.3. The SHC holds historic maps and secondary sources which inform an understanding of the site's land use history. The NHLE records designated heritage across the country including listed buildings, scheduled monuments and registered landscapes. Waverley Borough's website holds information on local planning policies, conservation areas and other local heritage assets. The Historic England Archive is not currently open, given pandemic concerns.

Site Visit

3.4. The site was visited in October 2020 (Appendix 1). Both the site itself and its environs were considered during the visit to identify any heritage assets or potential assets within the site and also to consider if development of the site would have an adverse effect on the setting of any designated or otherwise important heritage assets.

Evaluation and Impact Assessment

- 3.5. Having defined the known and potential historic environment constraints to development of the site, the impacts of the proposed scheme have been predicted, taking into account different stages and activities within the development process. Further evaluation or mitigation is recommended as appropriate.

4.0 Baseline Information

- 4.1. This review of baseline information has been informed by data held by Surrey Historic Environment Record (HER) and Historic England relating to previously identified heritage. Appendix 2 provides a gazetteer of referenced HER sites and Appendix 1 reproduces their locations.
- 4.2. Sections below also review relevant information provided by Historic England's NHLE and held at Surrey History Centre, including historic maps. References and sources are detailed in Appendix 3.

Context

- 4.3. The application area is centred at NGR TQ 0375 3500 and extends across a total area of approximately 5.91 hectares (Appendix 1). The site is defined by the gardens of properties west of Loxwood Road (B2133) in the east, although the site boundary includes the garden and structures at 'Hollyoak' and a small area north of the gardens (Appendix 1).
- 4.4. Principally ditched field boundaries, with open fields beyond, define the site's northern, north western and southern edges. A copse demarcates the site's western boundary. Alfold's historic settlement core lies nearly a kilometre south, whilst settlement at Alfold Crossways road junction lies 300 metres to the north.
- 4.5. The site and land surrounding it lies on Wealden Clay Formation mudstone and sandstone geology (BGS viewer). Superficial deposits are recorded across much of the site area as alluvial clay, silts, sands and gravels. The site appears to be level and lies at circa 52m AOD.

Designated Sites

- 4.6. The closest designated heritage assets to the site are all Grade II listed buildings. Closest of these to the site is the Grade II listed 'The Pound' and 'Little Pound' which lie a hundred metres south of the site, west of Loxwood Road (HER 11715). This was once a single farmhouse and is thought to have 17th century origins. The local vernacular palette of timber framing, brick and hung and roof tile is evident (Plate 1).
- 4.7. Three Grade II listed likely late 16th century or early 17th century cottages lie north of the site at Alfold Crossways and a minimum of 300 metres north of the site (HERs 11750, 12153 & 13249, Plate 2). These are Orchard, Waggoner's and Carrier and Cherry Tree cottages which also feature the area's typical materials. As with The Pound and Little Pound, they are all surrounded by later development.



Plate 1: The Pound and Little Pound from Loxwood Road

- 4.8. Eight hundred metres south of the site, on the northern edge of Alfold's historic core lies a well preserved late medieval or later yeoman's house: Alfold House (HER 705). Unusually, this is listed Grade II* and has a great amount of exposed timber framing. Alfold House lies on the northern edge of Alfold Conservation Area, which extends across the historic core of the settlement (Appendix 1).
- 4.9. There does not appear to be a conservation area appraisal prepared for Alfold, but it includes a number of other listed buildings including Grade II listed cottages, war memorial and village stocks and the Grade I listed parish Church of St Nicholas which has late 11th century or 12th century origins (Plate 3, 'PW' in Appendix 1).
- 4.10. The historic heart of Alfold, correlating in large part with the conservation area, is designated by the County as an Area of High Archaeological Potential (AHAP), presumably given potential for medieval and early post-medieval deposits (Appendix 1).
- 4.11. Three other AHAPs are located within the wider study area. Half a kilometre south east of the site, an AHAP reflects the find of possibly Mesolithic worked and burnt flints during a watching brief on topsoil stripping in the 1980s (HER 4199).



Plate 2: Waggoner's (now Tudor) Cottage at Alfold Crossways



Plate 3: Church of St. Nicholas, looking east

- 4.12. Approximately 800 metres south west of the site, HER 700 records the location of a possible medieval moat at Springbok Farm which is designated as an AHAP. The HER entry notes that there is no firm evidence for this, although a house within the site, formerly Alfold Park Farm, has Tudor fabric and is Grade II listed. Three quarters of a kilometre north west of the site, adjacent to the Wey and Arun Canal, the site of a post-medieval windmill is also designated as an AHAP (HER 19311).
- 4.13. Waverley Borough Council has also produced a list of 'Heritage Features' which records a considerable number of 'sites' in Alfold parish. These tend to also be recorded by the HER and unusually include a number of ponds and wells, including two recorded at the listed building south of the site. No 'heritage features' other than these wells lie anywhere near the site though.

Other HER Records

- 4.14. Few further useful records are held by the Surrey HER for the study area. A number of findspots do suggest prehistoric through to Roman activity and include HER 15308 which records the find of more than thirty prehistoric worked flints circa half a kilometre north of the site during construction of a golf course. The find of a possibly Mesolithic core south east of the site has led to the designation of an AHAP, as noted above (HER 4199).
- 4.15. Recent archaeological evaluation north of Alfold village recorded a small number of prehistoric worked flints as well as a possible pit or tree throw (HER 23449). HER 678 records the find of a third century Roman coin at a property in Alfold Crossways in the 1950s or 1960s.
- 4.16. Although no other dated early finds or sites are recorded in the study area, the site itself is recorded as containing two features apparent on 20th century aerial photographs (of the 1940s and 1970s, HER 17106). The HER entry notes two cropmark features: a 'dark semi-circular feature and a smaller circular feature. Although such cropmarks can be caused by modern agricultural activity or geology, they most often prove to be the sub-surface remains of late prehistoric or Roman features.
- 4.17. Circular cropmarks or 'ring ditches' can be caused by the main ditch of a ploughed out burial mound (round barrow) or of a round house. Sub-circular marks may relate to an 'enclosure'. Related sub-surface archaeology can sometimes not be apparent given changes in geology or masking by deeper soil.
- 4.18. However, the Surrey HER officer has subsequently provided digital scans of the 1971 aerial photograph which is quoted as the source for HER 17106. No semi-circular or circular cropmark features were apparent on this image. Faint lighter amorphous features in the north west are likely to reflect extraction marked on historic maps (see below).

- 4.19. A curvilinear enclosure is apparent in the northern centre of the site and may indicate earlier sub-surface archaeology. However, this has an elongated shape, aligned east west and extending over approximately eighty metres. It has a pointed closed western end and its two irregular sides flare out slightly in the east. This type of enclosure, if archaeological, is more likely to be associated with late prehistoric stock management than burial or settlement.
- 4.20. The HER records the possible line of a medieval park pale fossilised by later boundaries and roads to the north west of the conservation area (HER 22847). There does appear to be an ovoid form to boundaries in this area which might place the site within the park, which is mentioned in 16th century documents. Loxwood Road may have been the eastern edge of this park, the existence of which is also supported by the place name 'Alfold Park Farm'.
- 4.21. Trial trenching ahead of development north of the conservation area recorded several likely medieval ditches as well as post-holes which might be related (HER 23449). However, the only other field investigation in the study area in recent years did not find anything of note north east of the site (HER 18564). All other events recorded by the HER relate to desk based assessment.
- 4.22. Although the HER also records the locations of a number of farmsteads in the study area and some other post-medieval features and sites apparent on historic maps, none of these would be directly affected by the proposals or have a bearing on the site's archaeological potential. The closest to the site is HER 22844, which records the site of post-medieval 'Pond Barn' farm buildings marked on 19th century maps, but gone by the end of that century.
- 4.23. The site area and its surroundings are defined as field patterns by the Surrey Historic Landscape Characterisation, except to the south and east which is defined as settlement or settlement related.

Historic Maps

- 4.24. Early maps do not show much detail for the area of the site. Senex's early 18th century map shows 'Awfold' and 'Awfold House' and 'Gibshatch Farm' (Alfold Crossways), but no detail for the vicinity of the site, but this whole area is marked as wooded.
- 4.25. Roque's map of 1769 still marks 'Awfold', but does also show 'Awfold Crossways', Loxwood Road and The Pond and Little Pond, albeit unnamed. Of most interest is a very large rectangular pond shown to the north west of the site itself. This was then fed by the watercourse which still marks the site's northern boundary. Although the field boundaries differ to later mapping, much of the site would have lain in a field under pasture, with small areas extending into arable fields to the north and west. No woodland is shown to the west.
- 4.26. Later maps start to show 'Alfold' and Lindley and Crosley's 1793 map shows the large pond too. However, by the 1811 one inch Ordnance Survey map, the pond is no longer marked. No substantive change is shown on the Greenwoods' map of the 1820s.
- 4.27. The 1839 Alfold Tithe map provides much more detail and confirms that the majority of the site lay in one arable field: 'Great Clapper Field'. A single parcel of land ran north south adjacent to Loxwood Road and east of this and is recorded as being an orchard. Other details within the site are a track running from what later became Park Farm south of the site round the western edge of the site and a small area marked 'spring' in the north west where drainage channels now meet. All parts of the site are noted to have been farmed from Alfold Park Farm, now known as Springbok Farm.
- 4.28. In the north west of the site, the site lay within a different field, which intriguingly is named 'Park Old Pond', both validating the idea of the area having lain within Alfold Park and the location of the pond shown on earlier maps.

- 4.29. Three further fields extending to a road to the north are also recorded as 'Park Old Pond', whilst the reason for the buildings to the north east being called 'Pond Barn' is also explained. The northern part of the current woodland (Appendix 1 - 'Furzefield Copse') is noted as 'furze' or scrub, but the part to the south (Newbarn Copse) was still an arable field. The listed building to the south is noted as 'Park Garden Farm', with the village's animal pound to its south accounting for the modern name.
- 4.30. The first edition Ordnance Survey six inch map dates to 1874 and confirms a similar layout to the Tithe map and shows shaws or tree belts around the field edges. There is an indication of the boundary between the main field and single parcel by the road being a continuation of the postulated park pale, but subsequent house construction would have placed this boundary within the gardens which took in some of the largest site field after the First World War (Appendix 1).
- 4.31. A small pond or spring lies on the north western edge of the site as in later editions (Appendix 1). This may be related to the draining of the large pond to the north west of the site, with a straight channel running north, beyond the site, which is still in place.
- 4.32. The second edition OS map of 1898 shows limited additional change, but does mark water filled pits in the north west of the site which likely resulted from the extraction of soil or stone. The parcel in the east had also been sub-divided, with the area to the south part of Park Garden Farm's grounds, the central area marked as orchard and a smaller parcel to the north.
- 4.33. By the 1920 edition, a large and smaller building are shown in the east, with much of the north south aligned larger building lying within what later became Hollyoak's garden and this parcel separated from Park Garden Farm to the south. This is likely to have been an agricultural structure given its plan form. A dog-legged drain had been added in the north, just within the site.

Other Sources

- 4.34. Limited secondary sources were available. Alfold is not mentioned in the Domesday Survey and is thought to have been part of Bramley parish at that time (Malden 1911). The name is documented in 1227 and means 'old fold' (Mawer *et al* 1934). That a park is documented in the 1550s is also recorded.
- 4.35. Malden and others note that glass making by French refugees was practice in the parish in the 16th century, but the site of this is known and lies at a distance from the site. None of the available sources give any information about the large pond to the north west of the site, although 'hammer ponds' are known in the area which were used to power early ironworks. That said, it may be that the pond was originally created to drain what had been Alfold Park for agriculture in the early post-medieval period, but improvements in technology allowed it to be reclaimed.
- 4.36. The detailed entries for prehistoric flint finds recorded to the south east and north of the site by the HER do not shed any greater light on these (SAS 1987 & 1994). The desk based assessment prepared by CgMs for an earlier planning application for the site and a wider area extending to the north was consulted, but does not provide any noteworthy additional information (Mayo 2015).

Site Survey Results

- 4.37. The site was visited in October 2020 to check for any heritage assets or features of interest within the site and its relationship with the closest designated or otherwise significant heritage assets. Current land use was also considered.
- 4.38. The main site area is covered entirely by a mature maize crop which obscures almost all of the ground surface. However, it is likely that pits in the north west of the site have been filled to allow for cultivation (Plate 4). The site boundaries are defined by ditches, with no hedging in most instances, except in places where bordering gardens in the east. However, a bank with trees defines the site's southern boundary (Plate 5).



Plate 4: View across site from north west to south east



Plate 5: View east along southern site boundary

- 4.39. A track still runs alongside the woodland south west of the site and continues southwards, beyond the site. A further field of maize lies north of the site, whilst land to the north west appears slightly lower and is very level, likely reflecting the pond location.
- 4.40. In the east, a mix of properties front onto Loxwood Road, including the listed former farmhouse, 19th century brick houses and three inter-war bungalows (Plate 6). 'Hollyoak', which would be demolished to facilitate site access, is a 1960s or 1970s house of no special interest (Plate 7). There was no evidence for any park pale boundary surviving in either its garden or any other between Loxwood Road and the site (Plate 8).
- 4.41. The listed Pound and Little Pound are well enclosed by vegetation within their grounds and beyond and there was no inter-visibility between the site and unlikely to be any later in the year.



Plate 6: View south along Loxwood Road, east of site



Plate 7: Hollyoak, looking west



Plate 8: View east across Hollyoak's garden

- 4.42. At a greater distance, the listed buildings of Alfold and Alfold crossways are screened from the site by later development and vegetation. Waggoner's Cottage and Alfold House, although the next closest designated assets to the site after The Pound/Little Pound are very well enclosed by boundary planting, with very limited settings which enhance their significance (Plate 2).
- 4.43. The majority of Alfold Conservation Area lies at a lower elevation than land to its north and this limits the area which influences the significance of both the conservation area and listed buildings within it.

5.0 Planning Policy Context

- 5.1. This section summarises the relevant national and local planning policies, as well as other reference documents, relevant to the assessment of effects on heritage assets. The duty to preserve or enhance the setting of listed buildings and conservation areas contained within sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 is a statutory consideration for the local planning authority.
- 5.2. A 2014 Court of Appeal ruling in *Barnwell Manor Wind Energy Ltd v East Northants District Council*, English Heritage and the National Trust made clear that to discharge this responsibility, decision makers must give considerable importance and weight to the desirability of preserving the setting of listed buildings when carrying out the balancing exercise of judging harm against other planning considerations, as required under the National Planning Policy Framework (MHCLG 2018).

National Policy

- 5.3. The National Planning Policy Framework (NPPF) has been revised twice, in 2018 and 2019, since it was first published in 2012 (DCLG 2012, MHCLG 2019). The policy wording for Historic Environment remains very similar, albeit that the order of certain paragraphs and numbering has changed. Heritage assets are still defined in the NPPF glossary as any designated or undesignated element of the historic environment which is identified as being of such significance that it is a material consideration in the planning process.
- 5.4. In determining applications which cause harm to heritage assets directly, or indirectly, through affecting a complementary setting, the NPPF now recommends that 'great weight' should be given to their conservation when reaching a planning decision (Paragraph 193).

- 5.5. The more important the asset, the greater the weight that should be ascribed. As heritage assets are irreplaceable, it is noted that any harm or loss should require clear and convincing justification. It notes that 'substantial harm' to or loss of designated heritage assets of the highest significance (Grade I and II*) should be 'wholly exceptional' and that it should be 'exceptional' for Grade II listed buildings and conservation areas (Paragraph 194).
- 5.6. Paragraph 196 clarifies that, where a development proposal will lead to 'less than substantial harm' to the significance of a designated heritage asset, the harm should be weighed against the public benefits of the proposal, including securing an optimal viable use.
- 5.7. Paragraph 197 notes that effects on the significance of non-designated heritage assets, which confusingly includes 'locally listed buildings', require a balanced judgement weighing the scale of impact on the significance of the heritage asset against the benefits of the proposed development. Where heritage assets are to be lost, Paragraph 199 confirms that an appropriate record of the elements to be lost should be provided and both disseminated and archived by the developer.

Local Policy

- 5.8. Local policy continues to include saved policies of the Waverley Local Plan and recently adopted strategic policies document (WBC 2002 & 2018). All of the Historic Environment policies of the 2002 Waverley Borough Local Plan were saved by the Secretary of State and so remain a consideration. Policies HE3 and HE8 relate to listed buildings and conservation areas respectively and require protection of setting as well as the assets themselves.

5.9. Most relevant to the site are policies HE14 and HE15 relating to potential archaeology. It is noted that planning applications for sites over an acre (0.4ha) in extent will require a supporting desk based assessment. Where the assessment identifies potential for hitherto unidentified sub-surface remains, further field evaluation may be requested. If significant remains exist, these may require preservation *in situ* or by record through further investigation ahead of development.

5.10. The Strategic Policies and Sites Local Plan document includes Policy HA1: Protection of Heritage Assets confirms that the significance of the Borough's heritage assets will be conserved and enhanced in accordance with legislation and national policy (WBC 2018). The overarching policy confirms that this will include archaeological sites, historic landscapes and non-designated heritage assets and their settings.

Guidance

5.11. The Department for Communities and Local Government has produced Planning Practice Guidance which supports the NPPF (DCLG 2019). This includes a section titled *Conserving and Enhancing the Historic Environment*. More recently, Historic England has produced more detailed guidance on decision making: *Managing Significance in Decision-Taking in the Historic Environment* (Historic England 2015). Where relevant, this guidance has informed this assessment.

5.12. Historic England has released an updated version of its *The Setting of Heritage Assets* at the end of 2017 (Historic England 2017). The Guidance highlights the fundamental basis of current policy; that although setting can cover a large area, not all of it is positive or anything other than neutral in relation to the significance of the heritage assets concerned. The Guidance also confirms that setting is not a heritage asset or designation in itself. It sets out in detail the aspects of setting which may have a bearing on a heritage asset's significance.

- 5.13. The Guidance examines assessment of the effects of a development proposal on significant elements of setting and stresses that, although visual impacts are at the heart of such effects, other factors including noise, vibration and lighting can also harm setting.
- 5.14. An understanding of the heritage assets and the significance of their setting at an early stage can influence proposals in order to minimise adverse effects. A proposal may be re-located, better screened or designed to complement an asset's character where harm could be caused.
- 5.15. Historic England's Guidance also details enhancement of setting which can stem from development. This is noted to include the removal of a detrimental structure, or revealing a lost historic feature, enhancement or creation of public views and improving public access to and interpretation of an asset and its setting.
- 5.16. The Guidance sets out a five-step approach to considering setting in relation to development proposals. The assets which might be affected have to be identified and then the degree to which their setting enhances their significance or an appreciation of that significance is to be assessed. Steps 3 and 4 require that the harm or benefits of the proposals are considered in relation to setting and that measures to avoid or minimise the harm are sought. A final, post-construction step is the documenting of the decisions made and post-development monitoring to confirm how accurate the assessment had been.

6.0 Conclusions and Recommendations

- 6.1. A desk based archaeology and heritage assessment has been completed on behalf of Thakeham Homes Limited for land lying west of Loxwood Road, Alfold, south of Cranleigh, Surrey. This is to inform a forthcoming application for residential development and accords with national and local policy and guidance.
- 6.2. The assessment has been informed by consultation with the Surrey Historic Environment Record (HER) and Surrey History Centre. These and online sources informed a site visit in October 2020.
- 6.3. The site does not contain any extant features of archaeological or historical interest. A house fronting onto Loxwood Road, Hollyoak would be demolished, but is post-war and of no intrinsic significance. There was no indication within the house's garden of any remains of an early 20th century building shown on maps or medieval deer park boundary inferred from maps and documentary sources.
- 6.4. The southern site boundary retains remains of a bank and trees and marks a long-standing field boundary, but this and other boundaries marked by ditches would be retained as part of the proposals. Loss of a track in the north west of the site represents a negligible impact.
- 6.5. The site is likely to have been agricultural land historically and was largely cultivated in the mid-19th century. The area may have been forest, incorporated at first into a medieval deer park, prior to its clearance post-16th century. Medieval settlement certainly lay elsewhere.
- 6.6. Few HER records are held for the study area, although a small number of finds and features of prehistoric date have been made and a Roman coin found to the north. The HER does record the observation of two likely archaeological features as cropmarks within the site itself. These are recorded on the HER as having a form typical of later prehistoric houses or ploughed out burial mound sites.

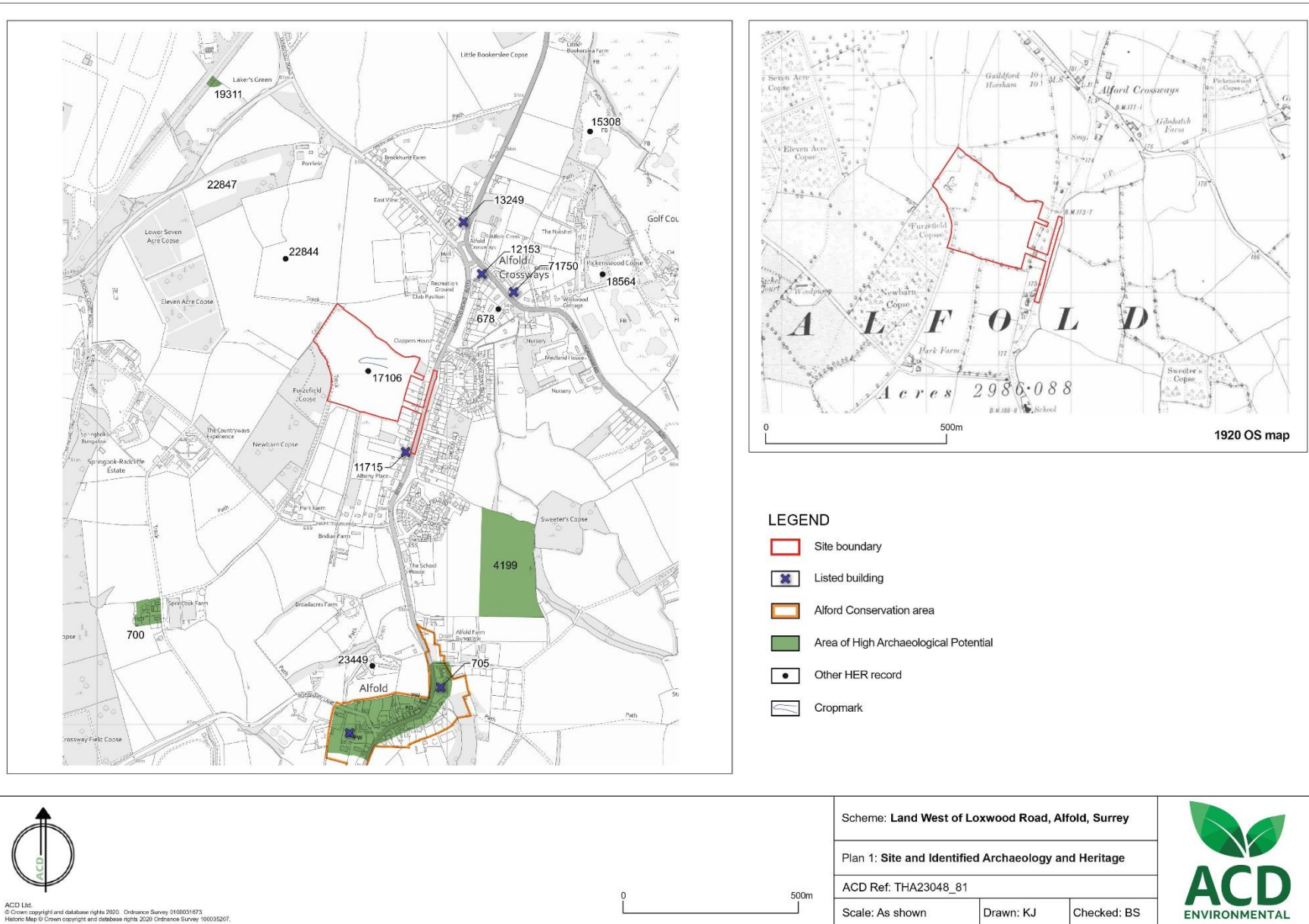
- 6.7. However, one of the aerial photographs on which these sites were noted has been seen and the cropmark features do not appear circular. It is more likely that one cropmark reflects relatively recent extraction in the north west of the site. The other cropmark visible lies in the centre of the site and is indicative of a later prehistoric agricultural enclosure rather than reflecting the site of a burial mound or settlement.
- 6.8. Nonetheless, given the identification of these cropmarks, it is likely that the Surrey County Council archaeological advisor to Waverley Borough Council will recommend that the site is subject to archaeological evaluation. Ideally, geophysical survey following harvest of the current maize crop would be complemented by trial trenching.
- 6.9. It is most likely that, assuming the central cropmark and related features are confirmed as archaeological, they would rate as of local to county significance, having been affected by later tree growth and cultivation. These matters could be dealt with by a suitably worded planning condition.
- 6.10. The closest designated heritage asset to the site is a Grade II listed former farmhouse, now divided in two: The Pound and Little Pound. This property is well screened from the site by other buildings and grounds and it faces onto Loxwood Road, away from the site. The proposals would therefore have no substantive effect on either this asset's significance or an appreciation of that significance.
- 6.11. Other listed buildings to north and south and Alfold Conservation Area to the south all lie several hundred metres distant and there is considerable intervening later development and vegetation between these assets and the site. The site visit confirmed that the development proposals would not harm the significance of any designated heritage asset or an appreciation of that significance as a result, nor any other non-designated heritage asset.

6.12. The area has seen considerable change in recent centuries, with house construction, land reclamation, field mergers and woodland planting. The site's landscape is not therefore of any special historic interest.

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Appendix 1: Site and Identified Heritage



Appendix 2: Surrey Historic Environment Record Information

HER Ref.	NGR (TQ prefix)	Period	Notes
678	0415 3519	Roman	Find of a single Alexandrian bilon 3 rd century coin at a property post-war.
700	0312 3430	Medieval	Springbok Farm (formerly Alfold Park farm) has been suggested as a possible moated site. Current house has Tudor elements and Grade II listed (HER 12159). No definite evidence for moat, but designated as AHAP.
705	0397 3410	Medieval	Alfold House is a good early 16 th century example of a Yeoman's house and Grade II* listed. L-shaped and timber framed.
4199	0430 3440	Mesolithic	A likely flint core, burnt flint and two pieces of iron slag recorded during monitoring of topsoil strip in 1980s. Wider area now designated an AHAP.
11715	0389 3479	17 th century	The Pound and Little Pound are a Grade II listed property sub-divided and extended since construction and including timber, brick and tile. Two related wells are also recorded by the HER (HERs 19325 and 19326).
11750	0419 3524	16 th century	Orchard Cottage is late 16 th or early 17 th century and Grade II listed with timber framing, brick and both hung and roof tiles. May have origins as hall house.
12153	0409 3528	16 th century	Waggoner's Cottage is late 16 th or early 17 th century and Grade II listed with timber framing, brick and both hung and roof tiles.
13249	0388 3478	16 th century	Carrier and Cherry Tree cottages are late 16 th or early 17 th century and Grade II listed with timber framing, brick, render and both hung and roof tiles.
15308	0444 3564	Prehistoric	More than thirty worked flints recovered during golf course construction in 1993. Not clear if result of formal archaeological investigation.
17106	0380 3500	Prehistoric?	Two cropmarks recorded 'east of Furze field Copse' on 1940s and 1971 aerial photographs. One noted as 'dark and sub-circular' and one as smaller and circular. The HER does not ascribe them a date.
18564	044 353	N/a	Trial trench evaluation in 2016 ahead of construction of a new hotel found nothing of interest in ten trenches, but evidence of modern disturbance.
19311	0333 3582	Post-medieval	Site of windmill shown on 1871 OS map now marked by debris. Designated as AHAP.
22844	0352 3525	Post-medieval	Site of Pond Barn farm buildings marked on 1810 and later 19 th century maps, but demolished before 1898.
22847	0331 3475	Medieval?	Surviving boundaries appear to fossilize the course of a park pale boundary for Alfold Park which is documented in the 16 th century, but not shown on a 1610 map.
23449	0376 3418	Prehistoric and later	Trial trenching ahead of development in 2017 recorded medieval and later ditches, early medieval pottery, prehistoric flints and a possible pit or tree throw and undated post-holes and other features. (also HERs 23451 & 23452).

Appendix 3: References and Sources

- Cobb F. W. 1935 *Alfold: the Story of a Surrey Village* Bishops Stortford
- Department for Communities and Local Government (DCLG) 2012 *National Planning Policy Framework* London
- English Heritage (EH) 2008 *Conservation Principles – Policy and Guidance for the Sustainable Management of the Historic Environment* London
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Ordnance Survey one inch to the mile map of 1811

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Tithe map and apportionment for Alfold, 1839 (SHC ref. 864/1/5-6)

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