

From: Laura Field
Sent: 18 December 2020 17:26
To: Statutory
Subject: FW: 2020/2007 Proposed Crematorium, Old Farleigh Road, Warlingham
Attachments: ACW1318-1-1 Old Farleigh Road Warlingham[1].pdf

Importance: High

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From: Martin Higgins <martin.higgins@surreycc.gov.uk>
Sent: 18 December 2020 16:57
To: Nigel Randall <nigel.randall@surreycc.gov.uk>; Laura Field <LField@tandridge.gov.uk>
Subject: FW: 2020/2007 Proposed Crematorium, Old Farleigh Road, Warlingham
Importance: High

Hi Laura,

From a built heritage point of view I agree with the Heritage Statement: there will be no material impact on the heritage assets as a result of the proposed physical development. I have not looked at any traffic studies to know whether the road system locally could accommodate traffic movements without affecting the character of the conservation area. I am content to leave this judgement to you as you will already have a clear understanding of the local road network and any mitigation that may be proposed.

I note the site is over 0.4 hectares so the archaeological team would expect to be consulted. I have copied this to the relevant officer direct (Nigel Randall) as the admin team has finished for Christmas.

Martin Higgins
Historic Buildings Officer

Land off Old Farleigh Road, Nr Warlingham, Surrey

Historic Environment Assessment

Centred on NGR 536342, 161022

Prepared by:
Steve Robinson

On behalf of:
Mercia Crematoria
Developments LTD

Document No: ACW1318/1/1

Date: December 2020



AC archaeology

LAND OFF OLD FARLEIGH ROAD, NR WARLINGHAM, SURREY

Historic Environment Assessment

Centred on NGR 536342, 161022

Summary

An assessment of heritage issues relating to a proposed crematorium on land off Old Farleigh Road, Nr Warlingham, Surrey, was undertaken during November and December 2020. The application area comprises a plot of land c. 5.2ha in area. Baseline historic environment data has been assessed up to 1km from the application area. There are no designated archaeological heritage assets within the application area. There are three designated heritage assets within the broader study area, which comprise two Grade II Listed Buildings and Great Farleigh Green Conservation Area. There could be no adverse effects on the settings or significance of these assets. There are no non-designated assets within the application area and 11 within the broader study area. It is considered that there could be no effect on the settings or significance of these assets. The nearest known non-designated archaeological assets have been recorded to the east of the application area prior to the construction of Farleigh Court Golf Course and comprised evidence for Romano-British occupation. The data studied for this report does not indicate that this activity extends into the application area.

1. INTRODUCTION

- 1.1 This report sets out the results of a largely desk-based assessment of the historic environment issues relating to the proposed development of land off Old Farleigh Road, near Warlingham, Surrey (centred on NGR 536342,161022). This assessment has been prepared by AC archaeology Ltd, on behalf of Mercia Crematoria Developments Ltd during November and December 2020. The location of the site is shown on Fig. 1.
- 1.2 The proposed development comprises the construction of a crematorium with associated infrastructure and landscaped grounds. A draft layout plan and elevation of the development provided by the client is included here as Appendix 1. The aim of the report is to identify known heritage assets within a defined study area, centred on the application area and, where possible at this level of assessment, identify any potential impacts on the historic environment.
- 1.3 The application area covers c. 5.2 of hectares of agricultural land and lies at around 156m OD. The bedrock geology comprises Lewes Nodular Chalk Formation, Seaford Chalk Formation and Newhaven Chalk Formation (Undifferentiated) – Chalk formed approximately 72 to 94 million years ago during the Cretaceous Period (BGS online).

2. LEGISLATION AND POLICY

- 2.1 Relevant guidance and policies relating to the protection, maintenance and enhancement of heritage assets may be summarised as follows:

Listed Buildings and Conservation Areas

- 2.2** Listed buildings are protected under the Planning (Listed Buildings and Conservation Areas) Act 1990. Section 66 of the Act requires that *'In considering whether to grant planning permission (or permission in principle) for development which affects a listed building or its setting, the local planning authority or, as the case may be, the Secretary of State shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. In the case of Conservation Areas, Section 72 of the Act requires that 'Special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area'.*

The National Planning Policy Framework

- 2.3** General policy and guidance for the conservation of the historic environment are contained in Chapter 16 (Paragraphs 184 - 202 and associated footnotes) of the *National Planning Policy Framework* (NPPF; Ministry of Housing, Communities and Local Government 2019). This document provides the definition of 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. It includes designated heritage assets and assets identified by the local planning authority (including local listing)'*. Designated heritage assets are defined as *'a World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation'*.

Policies relevant to this scheme are listed below:

Paragraph 184

Heritage assets range from sites and buildings of local historic value to those of the highest significance, such as World Heritage Sites which are internationally recognised to be of Outstanding Universal Value. These assets are an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations.

Paragraph 189

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. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

Paragraph 190

Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this into account when considering the impact of a proposal on a heritage asset, to avoid or minimise any conflict between the heritage asset's conservation and any aspect of the proposal.

Paragraph 192

In determining applications, local planning authorities should take account of:

- a) *the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*

b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and

c) the desirability of new development making a positive contribution to local character and distinctiveness.

Paragraph 196

Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Paragraph 197

The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

Paragraph 198

Local planning authorities should not permit the loss of the whole or part of a heritage asset without taking all reasonable steps to ensure the new development will proceed after the loss has occurred.

Paragraph 199

Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible. However, the ability to record evidence of our past should not be a factor in deciding whether such loss should be permitted.

Paragraph 202

Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.

Local Authority Plan Policies

- 2.4** Policy for the management and protection of the historic environment is contained in the Tandridge District Local Plan Part 2 (2014), 2014 - 2029 as follows:

Policy DP20: Heritage Assets

A. There will be a presumption in favour of development proposals which seek to protect, preserve and wherever possible enhance the historic interest, cultural value, architectural character, visual appearance and setting of the District's heritage assets and historic environment. Accordingly:

1. Only where the public benefits of a proposal significantly outweigh the harm to, or loss of a designated asset or its setting, will exceptional planning consent be granted. These benefits will be proportional to the significance of the asset and to the level of harm or loss proposed
2. Where a proposal is likely to result in substantial harm to, or loss of, a designated asset of the highest significance (i.e. scheduled monuments, grade I and grade II* listed buildings, and grade I and grade II* registered parks and gardens), granting of permission or consent will be wholly exceptional.

B. In all cases the applicant will be expected to demonstrate that:

1. All reasonable efforts have been made to either sustain the existing use, find viable alternative uses, or mitigate the extent of the harm to the asset; and

2. Where relevant the works are the minimum necessary to meet other legislative requirements

C. With the granting of permission or consent the Council will require that:

1. The works are sympathetic to the heritage asset and/or its setting in terms of quality of design and layout (scale, form, bulk, height, character and features) and materials (colour and texture); and

2. In the case of a Conservation Area, the development conserves or enhances the character of the area and its setting, including protecting any existing views into or out of the area where appropriate

D. Any proposal or application which is considered likely to affect a County Site of Archaeological Importance, or an Area of High Archaeological Potential (AHAP), or is for a site larger than 0.4 hectares located outside these areas, must be accompanied by an archaeological desk-top assessment. Where the assessment indicates the possibility of significant archaeological remains on the site, or where archaeological deposits are evident below ground or on the surface, further archaeological work will be required. Evidence should be recorded to enhance understanding and where possible material should be preserved in-situ. In cases where the preservation of remains in-situ is not possible, a full archaeological investigation in accordance with a Council approved scheme of work will be required; the results of which should be made available for display at the East Surrey Museum or other suitable agreed location.

3. ASSESSMENT METHODOLOGY

3.1 The study has consisted of a desk-based assessment, as defined by the Chartered Institute for Archaeologists (CIfA) *Standard and Guidance for Desk-Based Assessment* (published 2014, updated October 2020) and the *National Planning Policy Framework* (Department for Communities and Local Government 2019). Baseline data has been gathered from up to a 1km radius around the application area.

3.2 The scope of the study has included designated assets and non-designated archaeological assets which are considered to be of sufficient historic environment importance to merit consideration in planning decisions.

3.3 The information derived from the study has been used:

- To identify and assess the significance of the currently recorded heritage assets in the study area and any contribution made to their significance by their settings, if likely to be affected;
- To assess the potential for the discovery of additional heritage assets within the boundaries of the application area, and;
- To identify possible effects of the proposed development, whether adverse or positive, as far as is possible at this stage of assessment.

3.4 The study does not attempt to provide a detailed evaluation of impacts of development on the identified and potential heritage assets, nor provide any detailed mitigation proposals at this stage. A provisional overview of the nature of impacts of development on the principal heritage assets, however, does form part of this report, as required in NPPF para 189.

3.5 The results of the searches and site visit are discussed in Sections 4 - 6. Relevant map extracts are included as Figs. 2 - 4. All historic environment data from within 1km are summarised in Appendix 2 and their locations shown on Fig. 5.

3.6 This assessment has comprised a review of archaeological and historical information comprising:

- data held by the Surrey Historic Environment Record (hereafter SHER), acquired on 26th November 2020;
- data held by the Surrey History Centre, Woking, Surrey, acquired on the 9th December 2020;
- data held by Pastcape (www.pastscape.org.uk)
- information held by the Magic website (www.magic.gov.uk), accessed December 2020;
- the English Heritage National Heritage List for England (NHLE), accessed during December 2020;
- a site visit undertaken on 9th December 2020, and;
- other published, unpublished, or online information.

3.7 Due to the closure of the Historic England Archive in Swindon as a result of the current COVID-19 pandemic precautions, the aerial photographs held there could not be viewed. Google Earth imagery, historic and current, was examined. Archaeological data and reference works also held at the HE Archive were similarly unavailable.

Assessment of Significance

3.8 In order to meet the requirements of NPPF para 189, and in respect of the requirement to provide proportionate levels of data, it is necessary to consider the significance of individual, or groups of, heritage assets. There is no formal process for describing the relative significance of heritage assets other than those with statutory protection (e.g. scheduled monuments, listed buildings), but advice on the criteria to be used is included in the English Heritage guidance '*Conservation Principles – Policies and guidance for the sustainable management of the historic environment*' (EH 2008). This guidance states that heritage assets are considered to have significance based on their evidential, historical, aesthetic or communal value. The National Planning Practice Framework also includes the criteria of architectural and artistic value. More recent guidance on assessing the significance, and potential effects of development on that significance, is contained within the Historic England document (July 2015) *Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment* and *Advice Note 12: Statements of Historic Significance: Analysing Significance in Heritage Assets* (October 2019).

3.9 The ranking of significance used in this assessment considers the EH (2008) criteria and the Planning Note, but expresses the results using a scale of significance derived from the *Design Manual for Roads and Bridges*, (DMRB Volume 11, 2019) and from guidance provided by the International Council on Monuments and Sites (ICOMOS, 2011) The ranking used in this report is presented in Table 1.

The setting of heritage assets

3.10 Guidance on the potential impacts of any development upon the setting of heritage assets, including an outline methodology for assessment is contained within the Historic England document *Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets* (Second edition, December 2017). Any impacts of the proposed development on the settings of heritage assets have been assessed in accordance with these methodologies in this report.

Table 1: Assessment of significance (value) of heritage assets

SIGNIFICANCE (VALUE)	FACTORS FOR EXPRESSING THE RELATIVE SIGNIFICANCE (VALUE) OF HERITAGE ASSETS
Very High	<ul style="list-style-type: none"> World Heritage Sites (including nominated sites); Assets of acknowledged international importance; Assets that can contribute significantly to acknowledged international research objectives. Assets with very high evidential, historic or archaeological value.
High	<ul style="list-style-type: none"> Scheduled Monuments (including proposed sites); Grade I and II* Listed Buildings; Grade I and II* Registered Park & Garden Undesignated heritage assets of schedulable or exceptional quality and importance; Conservation Areas containing very important buildings; Assets that can contribute significantly to acknowledged national research objectives. Assets with high evidential, historic or archaeological value.
Medium	<ul style="list-style-type: none"> Designated or undesignated assets that have exceptional qualities or contribute to regional research objectives; Grade II Listed Buildings Conservation Areas containing important buildings Grade II Registered Park & Garden Assets that can contribute to acknowledged regional research objectives. Assets with moderate evidential, historic or archaeological value.
Low	<ul style="list-style-type: none"> Undesignated heritage assets of local importance; Assets compromised by poor preservation and/or poor survival of contextual associations; Assets of limited value, but with potential to contribute to local research objectives. Assets with limited evidential, historic or archaeological value.
Negligible	<ul style="list-style-type: none"> Assets with very little or no surviving archaeological, architectural or historical interest. Assets with no evidential, historic or archaeological value.
Unknown	<ul style="list-style-type: none"> The importance of the resource has not been ascertained.

4. HISTORIC DEVELOPMENT

4.1 This section of the report discusses a sequence of available historic maps and documents relating to the application area. Extracts of relevant maps are included here as Figs. 2 - 4.

4.2 The application area lies within the ancient parish of Farleigh, which lay within the Anglo-Saxon feudal division of Tandridge Hundred and appears in the Domesday Book of 1086 as the manor of *Ferlega*. It was owned by Robert of Vatteville and held by Richard de Tonbridge and comprised a small settlement of 4 villagers, a smallholder and a slave. In 1264 Walter de Merton granted the manor for the foundation of a college at Oxford, later known as Merton College.

The application area

4.3 The application lies within an area which was part of the Selson Estate. The estate dates back to the early-medieval period, when it was given to the Abbey of Hyde, one of the richest and most influential Benedictine Abbeys in the country. At the Dissolution, the lands were granted by Henry VIII to his friend John Gresham. The estate was largely a farming estate, its manor house little more than a farmhouse, but a continuing connection with the royal family into Elizabeth I's reign saw greater prosperity. In 1600, the estate was bought by Harman Attwood, a London attorney whose family held the estate for the next 150 years. They were devout Christians and benevolent landlords and many improvements were made to the estate and living conditions on it during their tenure. In the early 19th century the estate was taken over by the Smith family who built a large mansion there and had the adjacent grounds extensively landscaped. The last Smith sold the estate to William Stevens in 1890 and, at his death in 1899, it was bought by Wickham Noakes, a keen sportsman and hunter who used the estate to continue his sporting pursuits and became

renowned for lavish shooting parties in the grounds. When he died, in 1923, the estate was split in two with the house and parkland eventually becoming a country house hotel. The remainder, including the application area was sold off in lots in 1924 (see below)

- 4.4** The 1839 Farleigh Tithe Map (Fig. 2a) is the earliest available map which shows the area in detail. The application area lies within seven plots of land recorded as Plots 117–123. The accompanying apportionment records the plots as part of Smales Farm, comprising arable and woodland land use. There are no structures or buildings shown within any of the plots and none of the field names are considered to indicate archaeological interest in the site. The land at this time is owned by Augustus Hoffman who resided at a house named Ballards. It is therefore clear that the application area was not within the Selsdon estate at this time, although a number of the plots around it did belong to the Smith family of Selsdon Hall.

Table 1: Relevant apportionment details

Plot no.	Owner	Occupier	Plot name	Landuse
117	Augustus Frederick Hoffman	William Bedle	Broom Field	Arable
118	Augustus Frederick Hoffman	William Bedle	Shaw to Broom Field	Wood
119	Augustus Frederick Hoffman	William Bedle	Field adjoining Hodge Field	Arable
120	Augustus Frederick Hoffman	William Bedle	Shaw to adjoining Hodge Field	Wood
121	Augustus Frederick Hoffman	William Bedle	Shaw between Broom Field	Wood
122	Augustus Frederick Hoffman	William Bedle	Broom Field adjoining Puplet Wood	Arable
123	Augustus Frederick Hoffman	William Bedle	Shaw to field adjoining Puplet Wood	Wood

- 4.5** The Ordnance Surveyor's map of 1856 (Fig 2b) shows the area, although not in detail. It does illustrate that the application area contained no structures and was largely a combination of woodland and open areas, as shown on the earlier tithe map. The 1st edition Ordnance Survey map of 1871 (not reproduced here) confirms little change as does the 2nd edition Ordnance survey map of 1897 (Fig. 3a), which shows the pattern of paths and woods clearly and confirms that there are no structures and no changes to the boundaries within the area since the earlier mapping.
- 4.6** A map of the manor of Farleigh (Fig. 3b), drawn in the early 20th century, but believed to be based on an earlier map, shows field names but there are still no significant changes to the landscape of the area.
- 4.7** At the death of Wickham Noakes and the breaking up of the Selsdon Estate, the application area appears within the sales particulars as Lot 4 (Fig. 4) at the auction. This clearly shows the application area within the Selsdon Estate's landholding but does not give an indication of when it came into their ownership. It is likely that the death of Augustus Hoffman, or his son, resulted in the purchase. The sales catalogue refers to Lot 4 (which includes all of the application area plus a large part of Selsdon Wood to the north, as '*Valuable Woodlands*' comprising well grown Oak, Beech and Larch as well as four enclosures of arable land (two of which are those in the application area). It is not recorded who purchased Lot 4 at the auction.
- 4.8** The 1975 OS map shows the partial removal of the western boundary of Broom Wood, within the application area. This now forms the western boundary of the site. There are no further changes or features of note shown within the application area.

- 4.9 The Surrey Historic Landscape Characterisation has been undertaken to define the historic environment for each of the Landscape Character types in the county. The application site lies within a settlement area categorised as '*Variable size, semi-regular fields with straight boundaries (parliamentary enclosure type)*'.

5. HERITAGE ASSETS

Designated heritage assets

- 5.1 There are no designated heritage assets within the application area. There are three designated assets within the 1km study area, comprising two Grade II Listed Buildings and a Conservation Area. All these designated assets are shown on Fig. 5, summarised in Appendix 2 and discussed below. There are no Registered Parks, Scheduled Monuments, Registered Battlefields or World Heritage Sites within 1km of the application area.

Great Farleigh Green Conservation Area (Site 14)

- 5.2 Great Farleigh Green Conservation Area was designated in 1990 by Tandridge District Council and comprises 14 hectares of land, the spine of which is the Old Farleigh Road, which runs from north to south through the Conservation Area. There is no Conservation Area Appraisal. The area has a mix of uses, including common land, residential use, farmland and areas used for the grazing of horses. It is crossed by public footpaths and bridleways and retains the distinctive character of common land. Farleigh Common forms the southern-most section. Many of the properties are isolated and set some way back from the road and the asset has a very rural and open character, despite its proximity to Croydon and other large urban areas. Both of the Grade II listed buildings (Sites 1 and 2) fall within the Conservation Area, with Elm Farm House (Site 1) visible from the application area. The section of Old Farleigh Road which runs through the Conservation Area appears as a possible droveway or track on the tithe map and early Ordnance Survey map. Although there has been infill developments during the later 19th and 20th centuries, these have respected the common land and retained the open spaces at the roadside. The buildings within the Conservation Area contain evidence of this small rural settlement's development but it is the large open greens and areas with no development which give the asset its distinctive character and therefore have archaeological, aesthetic and historic interest. This asset is of **Medium Significance**.
- 5.3 The setting of the asset is largely internal, comprising the settlement and its significant buildings but principally the large areas of common land which form the green and from which the settlement derives much of its significance. There are long views through the Conservation Area along its spine road but due to topography and mature boundaries and trees, there are few open views into it from beyond its boundaries. The asset comprises a very well-defined character area which is clearly of a different character to the surrounding landscape and settlements. Its significance is largely derived from its historic development, and the history of protection which has allowed it to remain unchanged. The setting makes a moderate contribution to the significance of this asset.
- 5.4 The principal building within the proposed development will be set at the northernmost extent of the application area and will be of a height which, even with the chimney, considered to fall below the height of the treeline which will screen views from the south. There will be very limited visibility of the buildings from the road, although the entrance and landscaped grounds may be discernible

from the Conservation Area. Although there will be some glimpsed views of the application area from within the very northern extent of the Conservation Area (around Tudor Cottage) it is not considered that these constitute principal views out of the asset and are not views from which its historic significance and distinctive character can be appreciated. From further south, within the heart of the asset, there will be no views of the asset at all. Although there may be some noise and increased traffic in the area during construction, it is not believed that the proposed development will result in a significant aural effect once it is operational. It is considered that development within the application area would have **no effect on the setting or significance** of the Conservation Area.

- 5.5** The two designated assets within the Conservation Area are both Grade II Listed Buildings. Site 1 is Elm Farm House, a late 16th century structure with 18th and 20th century alterations. Site 2 is The Thatched Cottage, 17th century with extensive 20th century additions to rear. These buildings have historic, architectural and aesthetic value and are of **Medium Significance**. Their settings comprise their immediate surrounding, their relationship with the green and their location within the Conservation Area. Neither asset will be visible in views of the proposed development. Their significance is principally derived from their architectural and historic interest and their setting makes a low contribution to it. It is considered that development within the application area would have **no effect on the settings or significance** of these assets.

Non-designated heritage assets

- 5.6** There are 11 historic environment records held by the SHER within the study area. All may be considered to be non-designated heritage assets and are shown on Fig. 5, summarised in Appendix 2 and described below.

Palaeolithic (500,000BC-10,000BC)

- 5.7** There are no heritage assets of Palaeolithic date currently recorded within the study area.

Prehistoric (c. 10,000BC to AD43)

- 5.8** There is currently one non-designated heritage assets of Prehistoric date recorded within the study area which shares its designation with a Romano-British asset. Site 8 comprises evidence for Late Iron Age funerary activity comprising a number of cremation burials dating from the 1st century BC and revealed during an archaeological excavation prior to the construction of Farleigh Court Golf Course in 1995. This asset has archaeological value and is considered to be of **Low Significance**.

Romano-British (AD43 – AD410)

- 5.9** There are currently five non-designated heritage assets of Romano-British date recorded within the study area. The first is a findspot located adjacent to Farleigh Court Golf Course in a ploughed field, now pasture, and comprises evidence for a possible villa, attested by a scatter of ceramic building material including box flue tile (Site 6). A further findspot comprises a quantity of pottery and ceramic building material collected during a fieldwalking exercise in the 1980s at Farleigh Court (Site 7). Documentary evidence comprising a letter dating to 1921 (Site 12) to Warlingham Parish History, records that thirty years previously, two buckets of coins were uncovered at the rear of Kingswood Lodge. These were described as some copper with a male figure with a laurel leaf over on one side, and the inscription "*Constanium Ipen*". The coins were thought to have been thrown away or sold. Site 8 comprises evidence for funerary activity comprising a number

of cremation burials dating from the 1st to 4th century AD and have been recorded on a site which also contained Iron Age deposits. Site 13 comprises evidence for settlement and funerary activity, with a date range from the 1st to 4th century AD. Both of these assets were revealed during an archaeological evaluation and subsequent excavation prior to the construction of Farleigh Court Golf Course in 1995. These assets all have some archaeological value and are considered to be of **Negligible to Low Significance**.

Early-medieval (AD410 to AD1066)

- 5.10** There are no heritage assets of early-medieval date currently recorded within the study area.

Medieval (AD1066 to AD1540)

- 5.11** There are two heritage assets of possible medieval date currently recorded within the study area and both representing Dene Holes, features created as a result of small-scale chalk or clay digging activities. Site 3 is recorded as a number of depression features reported at Haggles Dean, Farleigh and Site 4, a collapsed feature reported by Croydon caving club in 1981 at Firth Wood. Dene holes are often found in field boundaries, or where old field boundaries have been removed and also on or close to chalk outcrops. The chalk from the Dene Holes was applied directly to the land to improve its agricultural value. These assets have some archaeological and historic interest and are considered to be of **Low Significance**.

Post-medieval (AD1540 to AD1901)

- 5.12** There are four heritage assets of post-medieval date currently recorded within the study area of which Sites 3 and 4, both Dene Holes are described above in the medieval assets section. Site 9 is The Old Rectory, a 19th century two-storey building and Site 11 comprises three circular depressions on Farleigh Green recorded as probable former gravel pits. These assets have some archaeological and historic interest and are considered to be of **Low Significance**.

Modern (AD1901 to present)

- 5.13** There are no heritage assets of modern date currently recorded within the study area.

Undated

- 5.14** There is one undated heritage asset currently recorded within the study area. Site 5 represents several features considered to represent possible flint cairns on the top of a hill on which Bears Wood is situated. This asset has some archaeological interest but is considered to be of **Unknown Significance** as the importance of the resource has not been ascertained. Were investigations to be undertaken which allowed a greater understanding of its nature then its significance could increase.

Previous Investigations

- 5.15** No previous archaeological investigations have been recorded within the application area.

Lidar

- 5.16** Online Lidar data provided by the Environment Agency was consulted, but it does not cover the application area.

Historic Hedgerows

5.17 The hedgerows that form boundaries to the application area are considered to be important under criterion 5, of Schedule I, Part II of the 1997 Hedgerow regulations as they are *recorded in a document held at the relevant date at a Record Office as an integral part of a field system pre-dating the Inclosure Acts*. These boundaries will not be impacted by the proposed development.

6. FIELD VISIT (Plates 1 - 4)

6.1 A site inspection was undertaken on the 9th December 2020 to assess the current land usage and to consider the general archaeological potential of the land. The weather conditions at the time of the visit were dry and overcast. The application area is bounded to the north and east by mature trees / hedges (Broom Shaw and part of Puplet Wood), open ground to the west (no physical boundary) and Old Farleigh Road to the south. The topography comprises generally level ground, sloping down gently to the north.

6.2 The walkover identified no evidence for any archaeological features on the site, although a single large semi-circular hollow/depression was noted adjacent to the northern boundary of the application area. However, it unclear whether this feature is of archaeological origin. Depressions and hollows elsewhere in the area have been recorded as probable former marl pits (Dene Holes), the nearest, north of the application area, is in Puplets Wood (Site 3).

7. CONCLUSIONS

7.1 There are no designated heritage assets within the application area and three within the study area. The application area lies just outside the northern boundary of the Great Farleigh Green Conservation Area and it is considered that there could be minimal shared views of the asset and the southern extent of the proposed development. However, these views would not include the main crematorium building, which is set some distance to the north, and would not allow an appreciation of the special historic character of the Conservation Area. The development, therefore, would have no adverse effect on its setting or significance. There are two listed buildings within the Conservation Area, neither of which have designed views or are visible in views of the proposed development. It is therefore considered that there would be no effect on the settings or significance of these designated assets.

7.2 There are no non-designated heritage assets recorded by the SHER within the application area and a relatively low number within the broader study area. However, evidence for Iron Age and Romano-British settlement and funerary activity has been recorded in the vicinity. There is no evidence that these settlement remains, or associated features, extended into the application area. There has been little change and no previous development within the application site, the means by which archaeological discoveries are often made, since at least the 19th century and the present ground surface was not conducive to the recovery of artefacts or identification of deposits. Notwithstanding these limitations, there is considered to be a low potential for the presence of previously unrecorded, significant, archaeological features within the application area.

7.3 Groundworks associated with the excavation of footings, service trenches or landscaping could have an adverse impact on the survival and significance of any buried heritage assets which may

be present. The significance of any such archaeological evidence is unlikely to be sufficiently high to result in a refusal of planning permission.

8. SOURCES CONSULTED

A Vision of Britain through Time

<http://www.visionofbritain.org.uk> accessed March 2018

Britain from Above

www.britainfromabove.org.uk

British Geological Survey online

www.bgs.ac.uk/open-geoscience

British History Online

<https://www.british-history.ac.uk>

English Heritage National Heritage List for England

www.english-heritage.org.uk/professional/protection/process/national-heritage-list-for-england

Ordnance Survey mapping from 1st-edition to modern

Selsdon Park: The history, 1985, available online at <https://selsdon-residents.co.uk/history-of-selsdon.php>, accessed December 2020



PROJECT

Land off Old Farleigh Road, Warlingham, Surrey

TITLE

Fig. 1:
Site location



a) Extract from the Farleigh tithe map, 1839



b) Extract from the Ordnance Surveyor's First Series map, 1856

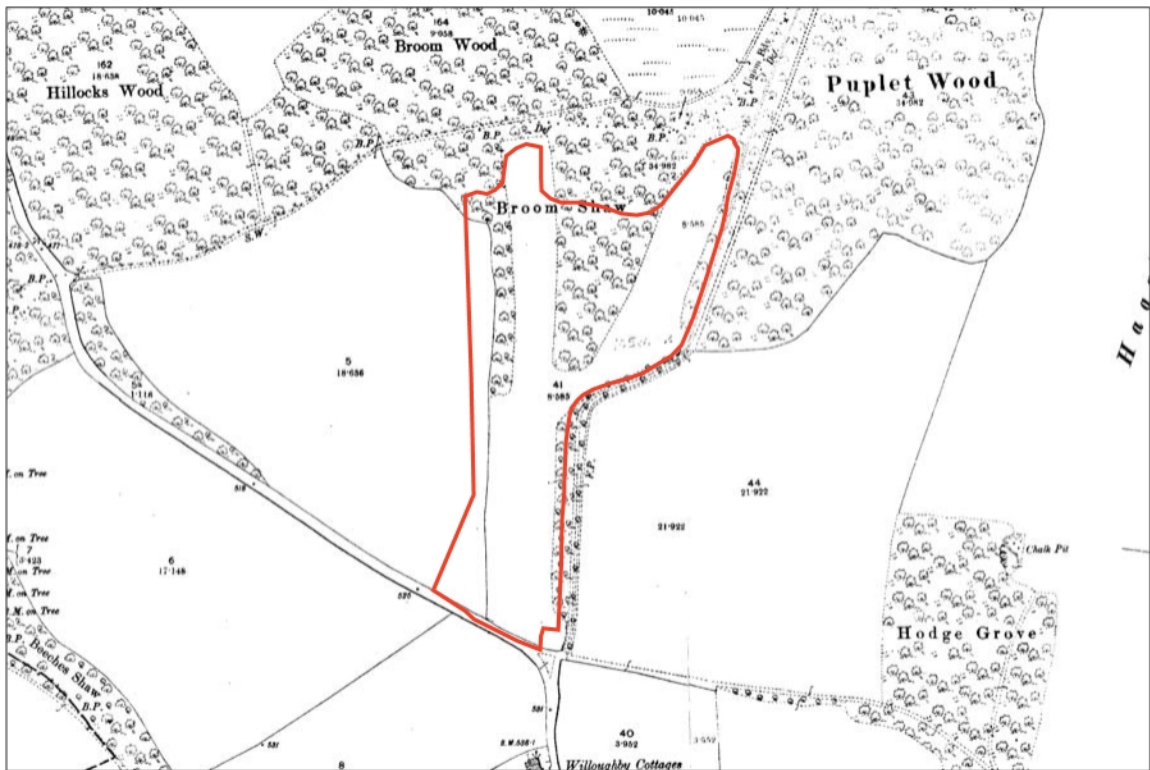


PROJECT

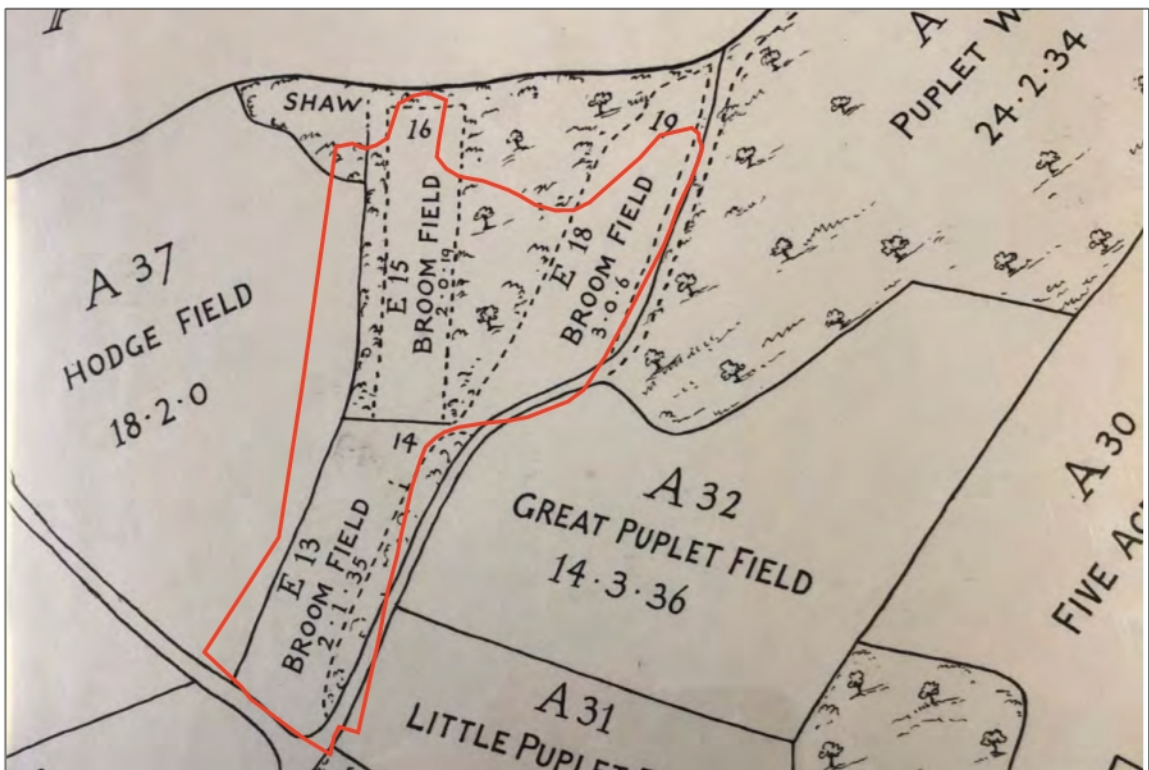
Land off Old Farleigh Road, Warlingham, Surrey

TITLE

Fig. 2:
Extracts from historic mapping



a) Extract from the 2nd edition Ordnance Survey map, published 1897



b) Extract from a Map of the Manor of Farleigh, C20 but based on earlier maps produced perhaps by Merton College, Oxford (SRO 4257/5)



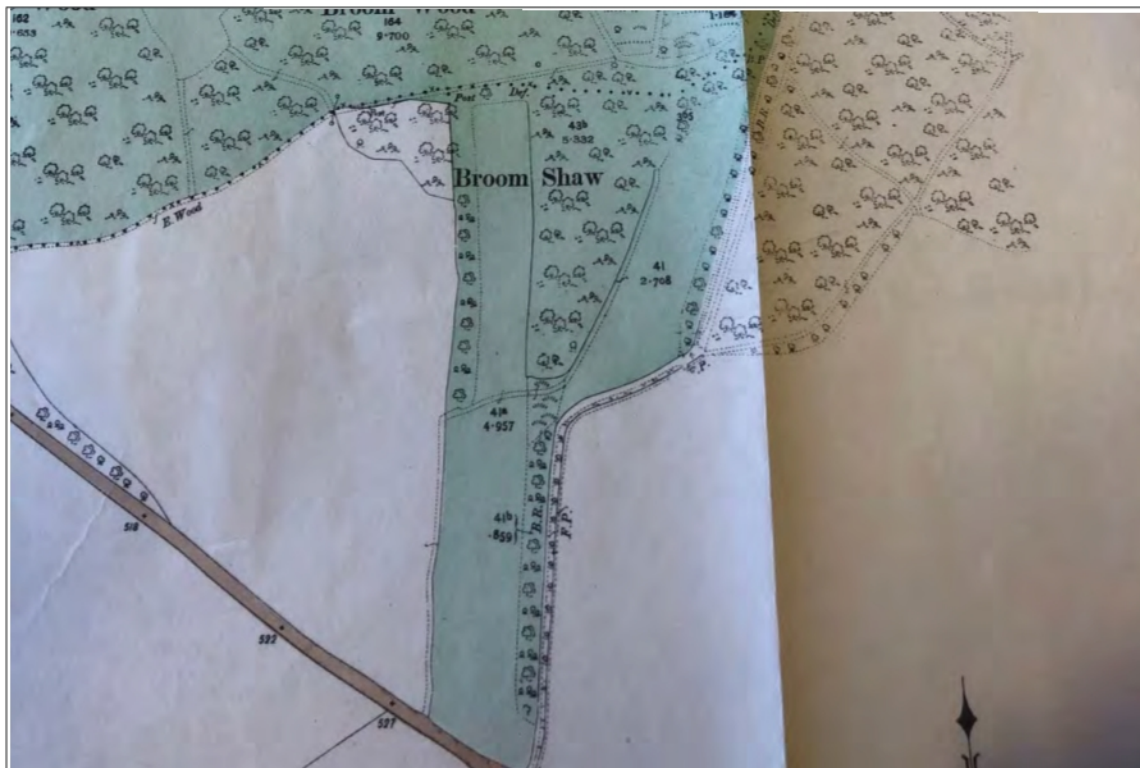
AC archaeology

PROJECT

Land off Old Farleigh Road, Warlingham, Surrey

TITLE

Fig. 3:
Extracts from historic mapping



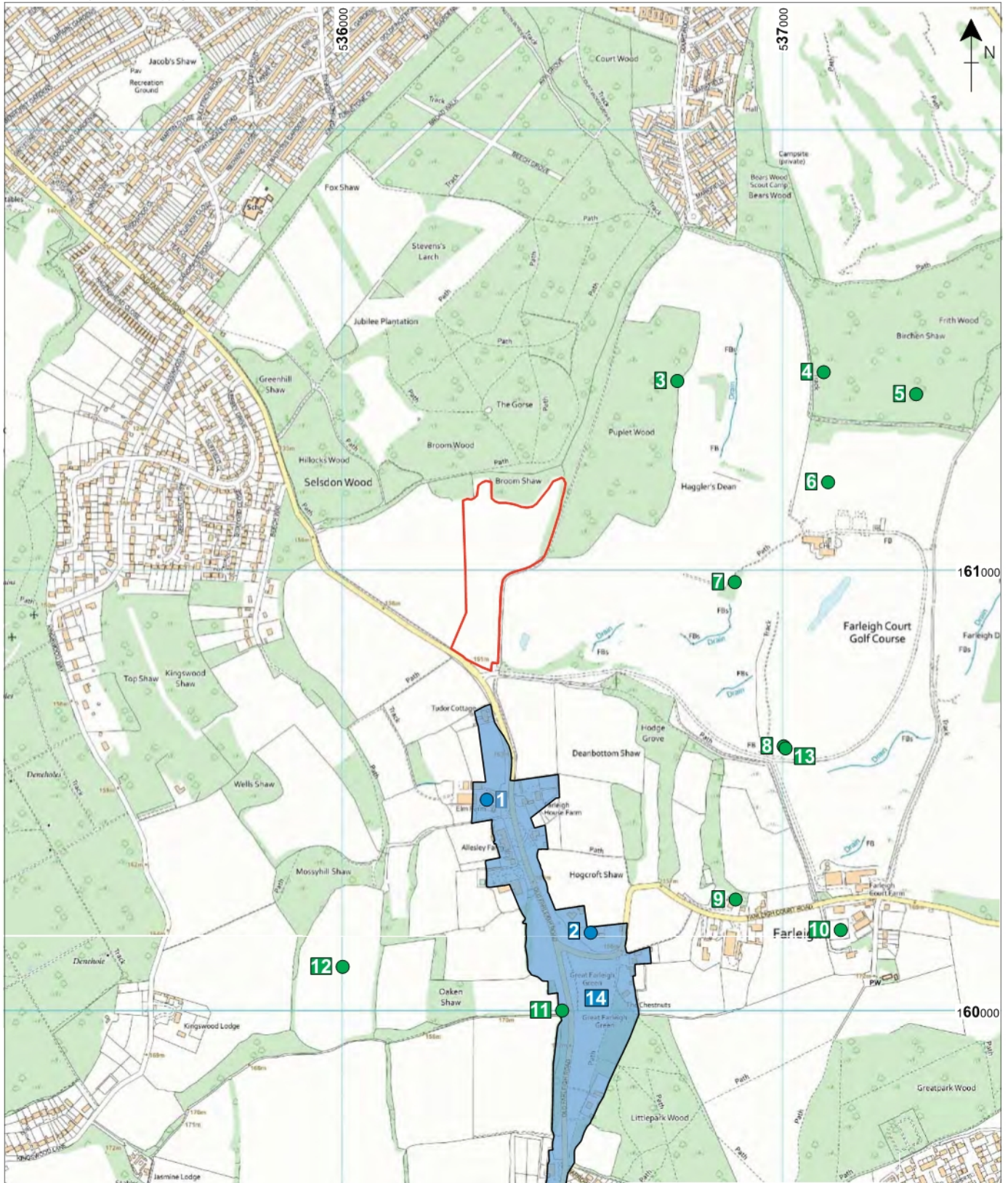
LOT 3
(Coloured Green on the Plan).
extending to about
164a. 0r. 9p.
consists of
The Valuable Woodlands
comprised in Selsdon Wood, Hillocks Wood, Broom Wood, Broom Shaw and Stevens Larch,
mostly Well-grown Oak, with some Beech, and a Plantation of about Five Acres of Larch.
Included in this lot are Four Enclosures of Arable Land.
N.B.—The whole of the timber on this lot will be included in the purchase price.

NO.	DESCRIPTION.	AREA.
166	Woodland	86.354
133a	Woodland	4.569
133	Arable	11.067
133b	Woodland	.762
165	Woodland	10.035
162	Woodland	19.653
164	Woodland	9.700
163	Arable	6.881
43a	Woodland	5.332
164a	Gorse	1.184
41	Arable	2.708
41a	Arable	4.957
41b	Woodland	.859
		164.061


The tithes on this lot are apportioned as follows:

Croydon Vicarial (commuted)	£1	2	10
Croydon Rectorial (")	12	11	1
Farleigh Rectorial (")	2	19	11
		£16	13 10

The Land Tax is redeemed.



- Key**
- Application area
 - Designated heritage asset
 - Non-designated heritage asset

PROJECT  AC archaeology
Land off Old Farleigh Road, Warlingham, Surrey

TITLE
Fig. 5:
Location of recorded heritage assets



Plate 1: View across the application area from the south



Plate 2: View across the application area from the north



Plate 3: View across the application area from the west



Plate 4: View across the application area from the east, showing the hollow (possible Dene Hole)

APPENDIX 1: OUTLINE LAYOUT AND BUILDING ELEVATION



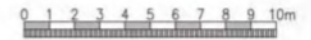
PROPOSED CREMATORIUM FOR NORTH TANDRIDGE

Draw No. 1600-22C OCTOBER 2020 Scale: 1:750 @ A1

MERCIA CREMATORIA
Thomas Wilson • Architects



South West Elevation



PROPOSED CREMATORIUM FOR NORTH TANDRIDGE

Drawing No: 1600-24. OCTOBER 2020 Scale: 1:150 @ A2

MERCIA CREMATORIA

Thomas Wilson • Architects
Planning and Landscape Consultants

APPENDIX 2: SUMMARY OF HERITAGE ASSETS

HERITAGE ASSETS WITHIN STUDY AREA									
Site No	HER/HEA/LEN Reference	Easting	Northing	Type	Evidence	Description	Period	Designation	Significance
1	LEN 1188308 HER MSE11308	36327	60480	House	Extant structure	Elm Farm House. Late 16th century house with 18th – 20th century alterations.	Post medieval	Listed Building Grade II	Medium
2	LEN 1029798 HER MSE11138	36563	60178	Cottage	Extant structure	The Thatched Cottage. 17th century cottage with 20th century additions.	Post medieval	Listed Building Grade II	Medium
3	MSE4003	36764	61413	Dene Hole (mine)	Earthwork	Dene Hole, Hagglers Dean, Farleigh Depression features / hollows representing former small-scale chalk mines	Medieval / post-medieval	None	Low
4	MSE4002	37091	61449	Dene Hole (mine)	Feature	Dene Hole, Firth Wood, Farleigh Collapsed feature / hollow representing former small-scale chalk mine	Medieval / post-medieval	None	Low
5	MSE1175	37305	61403	Cairn / gravel pits	Earthwork	Possible flint cains and gravel pits, Bears Wood, Farleigh.	Undated	None	Unknown
6	MSE2339	37106	61199	Find	Findspot	Possible Roman villa site, Farleigh Court Golf Course. Scatter of Roman tile, including flue tile found when the field was previously ploughed. Now pasture.	Romano-British	None	Low
7	MSE516	36892	60979	Event	Findspot	Roman finds, Farleigh Court, Warlingham. Field walking undertaken in the 1980's found quantities of Roman tile and some pottery.	Romano-British	None	Negligible
8	MSE5209	37000	60600	Event	Excavation	Late Iron Age / Roman cremation cemetery, near Warlingham. 12 – 15 cremation burials, mostly contained within vessels revealed during excavations in advance of a golf course development in 1995.	Late Iron Age / Romano-British	None	Low
9	MSE18077	36890	60252	Rectory	Extant structure	Old Rectory, Farleigh Court Road, Warlingham. 19th century two storey building	Post-medieval	None	Low
10	MSE23430	37132	60182	Event	Watching Brief	No archaeological features or finds were discovered during a watching brief at Farleigh Court Equestrian Centre in 2017	-	None	-
11	MSE1173	36500	60000	Quarry	Earthwork	Three circular depressions/hollows on Farleigh Green, probably as a result of gravel extraction.	Post-medieval	None	Low
12	MSE1178	36000	60100	Find	Documentary	Roman coins, Kingswood Lodge, Farleigh. A letter dating from 1921 stating two buckets of Roman coins discovered at the rear of Kingswood Lodge. The coins were either discarded or sold	Romano-British	None	Negligible
13	MSE13626	37000	60600	Event	Evaluation	Roman features and finds, Farleigh Court. Including enclosures, post-holes and hearths uncovered during evaluation in advance of a golf course development in 1995.	Romano-British	None	Low
14	TDC	36418	60358	Conservation Area	-	Great Farleigh Green Conservation Area Small settlement – buildings grouped around central common. An area designated as being of special architectural and historic interest the character of which it is desirable to preserve.	-	Conservation Area	Medium

Appendix 2: Summary of heritage assets

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