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ARCHAEOLOGICAL  
DESK-BASED  
ASSESSMENT

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BUGLE NURSERIES  
171 UPPER HALLIFORD  
ROAD  
SHEPPERTON  
TW17 8SN

JANUARY 2020

Planning Authority:  
Spelthorne Borough Council

Site centred at:  
TQ 09006 68657

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## EXECUTIVE SUMMARY

This report comprises an updated document following previous submissions of outline planning applications for a scheme comprising 57 homes and a 72 bed care home in April 2018 and a scheme for 51 homes and a 72 bed care home in October 2018. These applications were withdrawn by the applicant, so this application forms a revised proposal for the Bugle Nursery site. The revision comprises an outline planning application with all matters reserved other than **'access' for retention of existing** dwelling and demolition of all other existing buildings and structures and the redevelopment of the site for up to 31 dwellings along with the provision of public open space and other associated works for landscaping, parking areas, pedestrian, cycle and vehicular routes.

Approximately 4.84 ha of current/former horticultural land at Bugle Nurseries, Shepperton, Surrey is proposed for development.

In accordance with central and local government planning policy, a desk-based assessment has been undertaken to establish the presence/absence and significance of any historic assets on or near the site and clarify the archaeological potential of the site.

In terms of relevant designated heritage assets, no World Heritage sites, Scheduled Monuments, Historic Battlefield or Historic Wreck sites are identified within the study site or its immediate vicinity. The report is specific to archaeological issues with potential impacts on listed buildings and conservation areas excluded.

The study site is not contained within or partially covered by an Area of High Archaeological Potential as designated by Surrey County Council.

The study site contains no known non-designated archaeological assets (none are recorded on the HER). No archaeological features are visible on the aerial photographs covering the area and the LiDAR plot shows only known field boundaries and the truncation caused by the metal recycling works at the western end of the site.

This assessment concludes that the site has a low/minimal potential for archaeological evidence pre-dating the Post-Medieval period. Any Post-Medieval artefacts found on the study site are likely to be of intrinsic interest only and would not accord the site any particular archaeological interest.



In view of the very low archaeological potential, it is unlikely that the proposed development will impact on any archaeological evidence. In these circumstances, no archaeological response appears necessary.

This document comprises a revision of the original compiled and submitted in April 2018 following comments received from the archaeological advisor at Surrey County Council acting on behalf of Spelthorne Borough Council.

Data confirming the depth of made ground was not available for the area to be developed at the time of submission this is now discussed. Due to the size of the original SI reports these are not appended however they can be accessed via the following link and the relevant boreholes are discussed in this report and are cross referenced to Figure 19.

<http://my.spelthorne.gov.uk/planningpublisher.aspx?requesttype=parsetemplate&template=DCAApplication.tmplt&basepage=planningpublisher.aspx&Filter=^REFVAL^='18/00591/OUT'&history=5d22df59c48a4fd0a3bf8d5050afcb05>

The results recorded in the borehole logs and trial pits within the Delta Simons SI report indicate that the area beneath the current development was scraped down to the top of the gravels with made-ground varying in depth between 0.40 and 1.15m in depth laid down prior to construction. As such archaeological assets that may have been present at shallow depth, if ever present, will have been removed leaving only the deeper features which would have lost their spatial and chronological integrity leading to a limited or unintelligible interpretation of the deep features, if they exist, and the site as a whole.

In the absence of designated and non-designated assets on the site, it is considered that in the event that the Local Planning Authority require any archaeological mitigation measures to secure the limited archaeological interest of the site, this could follow planning consent, secured by an appropriately worded planning condition.

This report updates the archaeological desk-based assessment submitted for the previous applications on the site which were refused and withdrawn, on grounds not related to heritage, and the conclusions reached remain the same.

## 1.0 INTRODUCTION AND SCOPE OF STUDY

- 1.1 This archaeological desk-based assessment has been researched by Jazmin Sexton and prepared by Peter Reeves of CgMs Heritage (part of the RPS Group Plc) on behalf of Angle Property (RLP Shepperton) LLP.
- 1.2 The subject of this assessment, also referred to as the study site, is land at Bugle Nurseries, 171 Upper Halliford Road, Shepperton, TW17 8SN. The site comprises an irregular area (c.4.84ha) of horticultural land previously developed and used for commercial activities and is centred on National Grid Reference TQ 09006 68657. Only the eastern part of the site is proposed for development (Figure 18).
- 1.3 In accordance with Government policy, National Planning Policy Framework (NPPF), this assessment draws together the available archaeological, historic, topographic and land-use information in order to clarify the significance of any archaeological assets on the site and to identify any archaeological potential on the site.
- 1.4 **Additionally, in accordance with the 'Standard and Guidance for Historic Environment Desk-Based Assessments' (Chartered Institute for Archaeologists 1994, revised 2014),** the assessment includes an examination of published and unpublished material and charts historic land-use through a map regression exercise.
- 1.5 As a result, the assessment enables relevant parties to assess the significance of archaeological assets on and close to the site, assesses the potential for hitherto undiscovered archaeological assets and thus enable potential impacts on assets to be identified along with the need for design, civil engineering or archaeological solutions.

## 2.0 PLANNING BACKGROUND AND DEVELOPMENT PLAN FRAMEWORK

2.1 Legislation regarding archaeology, including scheduled monuments, is contained in the Ancient Monuments and Archaeological Areas Act 1979, amended by the National Heritage Act 1983 and 2002.

2.1.1 In March 2012, the government published the National Planning Policy Framework (NPPF), which was revised in February 2019. The NPPF is supported by the National Planning Practice Guidance (NPPG), which was last updated in May 2019 (<http://planning.guidance.planningportal.gov.uk>).

2.1.2 The Planning Practice Guide previously issued in support of PPS5, together with accompanying English Heritage documentation, was cancelled 25 March 2015, to be replaced by three Good Practice Advice (GPA) documents published by Historic England: GPA 1: The Historic Environment in Local Plans; GPA 2: Managing Significance in Decision-Taking in the Historic Environment, and GPA 3: The Setting of Heritage Assets.

### National Planning Policy

2.1.3 Section 16 of the NPPF, entitled Conserving and enhancing the historic environment provides guidance for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets. Overall, the objectives of Section 16 of the NPPF can be summarised as seeking the:

- Delivery of sustainable development
- Understanding the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment
- Conservation of England's heritage assets in a manner appropriate to their significance, and
- Recognition of the contribution that heritage assets make to our understanding of the past.

2.1.4 Section 16 of the NPPF recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term. Paragraph 189 states that planning decisions should be based on the significance of the heritage asset and that the level of detail supplied by an applicant should be proportionate to the importance of the asset and should be no more than sufficient to review the potential impact of the proposal upon the significance of that asset.

- 2.1.5 Heritage Assets are defined in Annex 2 of the NPPF as: a building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions. They include designated heritage assets (as defined in the NPPF) and assets identified by the local planning authority during the process of decision-making or through the plan-making process.
- 2.1.6 Annex 2 also defines Archaeological Interest as a heritage asset which holds or potentially could hold evidence of past human activity worthy of expert investigation at some point. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.
- 2.1.7 A Designated Heritage Asset comprises a: World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area.
- 2.1.8 Significance is defined as: 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.**
- 2.1.9 The NPPG reiterates that the conservation of heritage assets in a manner appropriate to their significance is a core planning principle, requiring a flexible and thoughtful approach. Furthermore, it highlights that neglect and decay of heritage assets is best addressed through ensuring they remain in active use that is consistent with their conservation. Importantly, the guidance states that if complete or partial loss of a heritage asset is justified, the aim should then be to capture and record the evidence **of the asset's significance, and make the interpretation publically available. Key elements of the guidance relate to assessing harm. An important consideration should be whether the proposed works adversely affect a key element of the heritage asset's special architectural or historic interest. Additionally, it is the degree of harm, rather than the scale of development, that is to be assessed. The level of 'substantial harm' is considered to be a high bar that may not arise in many cases. Essentially, whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the NPPF. Importantly, harm may arise from works to the asset or from development within its setting. Setting is defined as the surroundings in which an asset is experienced, and may be more extensive than the curtilage. A thorough assessment of the impact of proposals upon setting needs to**

take into account, and be proportionate to, the significance of the heritage asset and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it

2.1.10 In short, government policy provides a framework which:

- Protects nationally important designated Heritage Assets (which include World Heritage Sites, Scheduled Ancient Monuments, Listed Buildings, Protected Wreck Sites, Registered Parks and Gardens, Registered Battlefields or Conservation Areas)
- Protects the settings of such designations
- In appropriate circumstances seeks adequate information (from desk based assessment and field evaluation where necessary) to enable informed decisions
- Provides for the excavation and investigation of sites not significant enough to merit in-situ preservation.

2.2 In considering any planning application for development, the planning authority will be mindful of the framework set by government policy, in this instance the NPPF, by current Development Plan Policy and by other material considerations.

#### Local Planning Policy

2.3 The Spelthorne Borough Council Core Strategy and Policies Development Plan Document was adopted in February 2009. It contains the following relevant policy:

STRATEGIC POLICY SP6: MAINTAINING AND IMPROVING THE ENVIRONMENT  
THE COUNCIL WILL SEEK TO MAINTAIN AND IMPROVE THE QUALITY OF THE ENVIRONMENT OF THE BOROUGH. IT WILL:

C) PROTECT AND ENHANCE AREAS OF EXISTING ENVIRONMENTAL CHARACTER INCLUDING SITES OF NATURE CONSERVATION VALUE, AREAS OF LANDSCAPE VALUE, **THE BOROUGH'S HISTORIC** AND CULTURAL HERITAGE (INCLUDING HISTORIC BUILDINGS AND CONSERVATION AREAS) AND OPEN SPACE OF AMENITY AND RECREATION VALUE,

2.4 The Spelthorne Local Plan was adopted in April 2001. The Plan contains the following saved policies:

#### POLICY BE24

THERE WILL BE A PRESUMPTION AGAINST ANY DEVELOPMENT WHICH WOULD ADVERSELY AFFECT A SCHEDULED OR OTHER NATIONALLY IMPORTANT ANCIENT MONUMENT OR ITS SETTING. DEVELOPMENT ADVERSELY AFFECTING A SITE OR MONUMENT OF COUNTY ARCHAEOLOGICAL IMPORTANCE WILL NOT NORMALLY BE PERMITTED.

#### POLICY BE25

IN CONSIDERING PROPOSALS FOR DEVELOPMENT WITHIN AREAS OF HIGH ARCHAEOLOGICAL POTENTIAL, THE BOROUGH COUNCIL WILL:-

(A) REQUIRE AN INITIAL ASSESSMENT OF THE ARCHAEOLOGICAL VALUE OF THE SITE TO BE SUBMITTED AS PART OF ANY PLANNING APPLICATION

(B) EXPECT THE APPLICANT TO ARRANGE AN ARCHAEOLOGICAL FIELD EVALUATION TO BE CARRIED OUT PRIOR TO THE DETERMINATION OF THE PLANNING APPLICATION, WHERE, AS A RESULT OF THE INITIAL ASSESSMENT, IMPORTANT ARCHAEOLOGICAL REMAINS ARE CONSIDERED TO EXIST

(C) HAVE A PREFERENCE FOR PRESERVATION IN SITU, AND IN SUCH CIRCUMSTANCES WILL IMPOSE CONDITIONS OR SEEK A LEGAL AGREEMENT, WHERE APPROPRIATE, TO ENSURE THAT DAMAGE TO THE REMAINS IS MINIMAL OR WILL BE AVOIDED

(D) REQUIRE BY PLANNING CONDITION OR SEEK A LEGAL AGREEMENT TO SECURE A FULL ARCHAEOLOGICAL INVESTIGATION AND RECORDING OF THE SITE AND SUBSEQUENT PUBLICATION OF RESULTS IN ACCORDANCE WITH A SCHEME OF WORK TO BE AGREED IN WRITING WITH THE COUNCIL PRIOR TO THE COMMENCEMENT OF THE PROPOSED DEVELOPMENT, WHERE IMPORTANT ARCHAEOLOGICAL REMAINS ARE KNOWN OR CONSIDERED LIKELY TO EXIST BUT THEIR PRESERVATION IN SITU IS NOT JUSTIFIED.

#### POLICY BE26

OUTSIDE THE DEFINED AREAS OF HIGH ARCHAEOLOGICAL POTENTIAL, THE BOROUGH COUNCIL WILL REQUIRE AN AGREED SCHEME OF ARCHAEOLOGICAL ASSESSMENT OR EVALUATION APPROPRIATE FOR THE SITE CONCERNED TO BE SUBMITTED WITH ANY NEW DEVELOPMENT PROPOSAL FOR A SITE LARGER THAN 0.4 HA, AND FOR SMALLER SITES IF DEEMED NECESSARY. WHERE EVIDENCE OF SIGNIFICANT ARCHAEOLOGICAL REMAINS IS FOUND THEN THE REQUIREMENTS SET OUT IN POLICY BE25 WILL APPLY.

- 2.6 No Areas of High Archaeological Potential are located within the study site. No County Sites of Archaeological Importance or Scheduled Monuments are located within the study site.
- 2.7 This assessment therefore examines the available archaeological and historical evidence to establish the archaeological potential of the site and to establish whether **field assessment is 'necessary' to** comply with NPPF paragraph 189 and Policies BE25 and BE26 of the Local Plan.

### 3.0 GEOLOGY AND TOPOGRAPHY

#### 3.1 Geology

- 3.1.1 The British Geology Society 1:50,000 scale map of bedrock geology identifies the solid geology beneath the study site as London Clay comprising Clay, Silt and Sand.
- 3.1.2 The BGS indicates that superficial deposits of the Langley Silt Member comprising Clay and Silt overlie the London Clay.
- 3.1.3 This report comprises a revision of the original archaeological desk-based assessment as subsequent to submission the site specific geotechnical data has become available. The geotechnical report confirms the presence of the Langley Silt Member however large areas of the site, particularly the eastern developed part, are underlain by made ground lying directly above Kempton Park Gravels rather than London Clay.

#### 3.2 Topography

- 3.2.1 The study site comprises level ground at c. 11m AOD. The western end of the site has been greatly altered to house a recycling centre and little of the original topography remains.
- 3.2.2 There are no water features within the study site boundary although a large body of water (former gravel pit) is located against the study sites northern boundary.

#### 4.0 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND, INCLUDING AN ASSESSMENT OF SIGNIFICANCE

Timescales used in this report.

##### Prehistoric

Palaeolithic	450,000 - 12,000 BC
Mesolithic	12,000 - 4,000 BC
Neolithic	4,000 - 1,800 BC
Bronze Age	1,800 - 600 BC
Iron Age	600 - AD 43

##### Historic

Roman	AD 43 - 410
Saxon/Early Medieval	AD 410 - 1066
Medieval	AD 1066 - 1485
Post Medieval	AD 1486 - 1799
Modern	AD 1800 - Present

#### 4.1 Introduction

4.1.1 This assessment comprises a review of archaeological evidence within a 1km radius of the study site, referred to as the study area, held on the Surrey Historic Environment Record (SHER), together with a historic map regression exercise charting the development of the study area from the 18<sup>th</sup> century onwards.

4.1.2 In terms of relevant designated heritage assets, as defined above in Section 2 and as shown on Figure 2, no World Heritage sites, Scheduled Monuments, Historic Battlefield or Historic Wreck sites are identified within the study site or its immediate vicinity. The report is specific to archaeological issues with potential impacts on listed buildings and conservation areas excluded.

4.1.3 In general the SHER entries within the study area (the 1km search radius) are characterised by archaeological entries for Post-Medieval occupation and agricultural activity, associated with the gradual improvement in drainage of the low lying land. A number of entries refer to crop marks observed on aerial photographs however none of



these features have been archaeologically investigated and therefore their date, nature and function remain unknown.

4.1.4 This chapter reviews the available archaeological evidence for the site and the archaeological/historical background of the general area, and, in accordance with NPPF, considers the potential for as yet to be undiscovered archaeological evidence on the site.

4.1.5 Chapter 5 subsequently considers the site conditions and whether the proposed development will impact the theoretical archaeological potential identified below.

#### 4.2 Palaeolithic and Mesolithic

4.2.1 No Palaeolithic evidence has been recorded within a 1km radius of the centre of the study site.

4.2.2 No Mesolithic evidence has been recorded within a 1km radius of the centre of the study site.

4.2.3 Due to the paucity of evidence for the presence of archaeological assets dating to the Palaeolithic and Mesolithic periods the archaeological potential for artefacts dating to these periods within the study site is considered to be low.

#### 4.3 Neolithic and Bronze Age

4.3.1 From around 4000 BC the mobile hunter-gathering economy of the Mesolithic gradually gave way to a more settled agriculture-based subsistence. The pace of woodland clearance to create arable and pasture-based agricultural land varied regionally and locally, depending on a wide variety of climatic, topographic, social and other factors. The trend was one of a slow, but gradually increasing pace of forest clearance.

4.3.2 By the 1<sup>st</sup> millennium, i.e. 1000 BC, the landscape was probably a mix of extensive tracts of open farmland, punctuated by earthwork burial and ceremonial monuments from distant generations, with settlements, ritual areas and defended locations reflecting an increasingly hierarchical society.

4.3.3 Within the 1km search radius, the study area, no evidence for Neolithic settlement or use of the landscape is recorded.

- 4.3.4 **A single HER record noting the discovery of a flint dagger in the 1930's is the only firmly dated archaeological assets belonging to the Bronze Age.** The artefact was found on the site of the former Halliford Brickworks (Figure 2, MSE572 at TQ 0900 6800).
- 4.3.5 Within the 1km search radius 5 Archaeological Priority Areas (APA) are noted. The areas are all based on crop marks observed on aerial photographs and are considered to date to the later prehistoric periods, specifically the Bronze Age. A certain degree of caution should be observed on the dating as none of these features have been archaeologically investigated either through non-intrusive (geophysical survey) or intrusive methods (trial trenching).
- 4.3.6 The APA closest to the site c. 150m to the east (SPO23 at TQ 0930 6855) comprises ring ditches observed as cropmarks (MSE894). Generally ring ditches are relict traces of Bronze Age barrows (burial mounds) however, the monuments although rare continue in use throughout the Iron Age, Roman and Saxon periods. Ditches circumventing later Medieval and Post-Medieval windmill tumps also appear as ring ditches on aerial photographs.
- 4.3.7 SPO24 located to the south of Bishop Wand School, 800m north-east of the study site at TQ 0968 6890 contains cropmarks comprising ring ditches and linear features (MSE893). SPO22 located 700m north of the study site also contains ring ditches and linear features (MSE892).
- 4.3.8 A larger ring ditch is noted on aerial photographs south of the waterworks on Charlton road. The APA (SPO21 at TQ 0849 6950) is located 1km north-west of the study site.
- 4.3.9 A ring ditch observed on aerial photographs 1km to the south-east of the study site has tentatively been interpreted as a Bronze Age enclosure. The APA (SPO40 at TQ 0950 6785) is located at Watersplash Farm. Archaeological watching briefs undertaken during development adjacent to the crop mark area recorded no archaeological assets from any period of human activity (ESE3257, ESE19022 and ESE21736).
- 4.3.10 The study site contains no archaeological assets that are dated to the later prehistoric periods. Within the 1km search radius some of the cropmarks observed on aerial photographs have been considered to date to the Bronze Age. The majority of the cropmarks comprise ring ditches which are usually interpreted as barrows however their disparate spatial distribution is completely out of character for this monument type.
- 4.3.11 On the basis of the evidence consulted for this report the potential for the discovery of previously unknown archaeological assets dating to the later prehistoric period on the

study site is regarded as low and if such assets were to be located they should be considered of local importance only.

#### 4.4 Iron Age

4.4.1 Within the 1km search radius the HER contains a single reference to an archaeological asset dated to the Iron Age period. A single gold stater (Iron Age coin) is noted on the site of the former Halliford Brickworks at TQ 0900 6800 and was found in 1916 (MSE565).

4.4.2 The previous section has noted the presence of various cropmarks observed on aerial photographs which tentatively have been dated to the later prehistoric period. Some of these features have been put forward as ring ditches representing Bronze Age barrows however some of these features may be indicative of Iron Age round houses. The linear features on the aerial photographs may also represent evidence of late prehistoric land division during a period when territoriality becomes increasingly important.

4.4.3 On the basis of the evidence consulted for this report the potential for the discovery of previously unknown archaeological assets dating to the Iron Age on the study site is regarded as low and if such assets were to be located they should be considered of local importance only.

#### 4.5 Roman

4.5.1 The HER records the conjectured alignment of a projected Roman road from London to Winchester crossing in a north-east to south-west direction 800m to the north-west of the study site. However, there is no archaeological evidence to support this (green line on Figure 2, MSE4619) and it does not appear on any of the aerial photographs that show the less visible prehistoric ring ditches.

4.5.2 The actual and known route of the Roman road linking London to Winchester is located 4.75km to the north-west of the study site on the same alignment. The road is well documented in the Roman itinerary and crossed the Thames via a series of bridges at Staines. The alignment is acknowledged by Margery (1955).

4.5.3 On the basis of the evidence consulted for this report the potential for the discovery of previously unknown archaeological assets dating to the Roman period on the study site is regarded as low and if such assets were to be located they should be considered of local importance only.

4.5.4 The research has clearly identified that the study site lies in an area renowned for the lack of Roman activity. The nearest Roman road, providing a route for transport of goods and for the dispatch of the army in times of trouble, is located 4.75km away and it is widely accepted that no spur roads lead off from it until the road reaches Silchester. On this basis the study site would have been located within uninhabited heathland.

4.5.5 Within the 1km search radius there are no known Roman structures, burials or settlements. No stray artefacts belonging to the Roman period are reported and this indicates that the current perceived lack of settlement activities in the area is accurate. Throughout the Roman period rubbish and waste from settlements was spread across **neighbouring fields, a practise known as 'manuring'**, the lack of any artefacts from this period indicates no settlements and no agricultural exploitation of the area.

#### 4.6 Saxon - Medieval

4.6.1 The HER does not record any archaeological assets of Saxon or Medieval date either on the study site or within the 1km search radius.

4.6.2 The Manor of Halliford is recorded in Domesday (dated 1086). However, the Sunbury Charter (dated 962) indicates that the Saxon Manor of Halliford was divided between the hamlets of Sunbury and Shepperton.

4.6.3 Upper Halliford is first mentioned in a charter dated 1274.

4.6.4 The location of the Saxon and Medieval Halliford Manor is unknown.

4.6.5 Within the 1km search radius no stray finds are recorded on the HER. The lack of any artefacts that might have accidentally or deliberately been dropped in the landscape indicates a lack of settlement and associated agricultural practices.

4.6.6 On the basis of the above the potential for the discovery of previously unknown archaeological assets dating to the Saxon and Medieval periods can reasonably be assumed to be low. Whereas it is possible the previously unknown stray find or evidence of land division may be found on the study site these would be deemed as of local importance only.

#### 4.7 Post-Medieval and Modern

4.7.1 Aside from evidence of localised gravel and sand extraction land within the 1km search radius the area surrounding the study site appears to have remained largely

unexploited and sparsely populated. The main gravel pits are at Charlton (MSE19812 at TQ 0873 6940) centred 900m north-west of the study site. To the south of the study site the clay extraction pits within the former Halliford Brickworks (MSE19817 at TQ 0900 6800) are water filled.

- 4.7.2 The earliest map presented in this report, **Rocque's Map of Middlesex dated 1754** (Figure 4), locates the approximate position of the study site on the southern tip of Sunbury Common.
- 4.7.3 The Sunbury Enclosure Map, dated 1800 (Figure 5), identifies the study site within two large fields divided into strips. The Ordnance Survey Drawing, dated 1804, identifies the site across two large fields with development adjacent to the road at the eastern end (Figure 6).
- 4.7.4 The Sunbury Parish Map (the area remained un-tithed) dated 1848 shows no development on the site (Figure 7).
- 4.7.5 The study site remains undeveloped in 1864 (Figure 8, Ordnance Survey). A single track railway line now forms the western site boundary. The site continues to remain undeveloped in 1912 (Figure 9, Ordnance Survey). The railway line to the west has been upgraded to dual lines. The Ordnance Survey dated 1934 shows the site undeveloped (Figure 10).
- 4.7.6 The aerial photograph taken in 1945 (Figure 11) shows the study site in arable use as is the case in 1960 (Ordnance Survey, Figure 12). The Ordnance Survey shows the gravel workings to the west of the railway and also an expansion to the residential area at Halliford Close (south of the study site).
- 4.7.7 By 1975 the Bugle Nurseries have been established with three small buildings constructed at the eastern end of the site (Ordnance Survey, Figure 13). The former gravel pits to the north of the study site are now water filled.
- 4.7.8 The study site remains unchanged in 1991 aside from the construction of a large greenhouse at the eastern end of the site (Ordnance Survey, Figure 14).
- 4.7.9 Between 1991 and 2010 (Google Earth, Figure 15) the nursery ceases operations and becomes a metal recycling centre. The south-western corner of the study site is cleared of topsoil and subsoil with the resultant bunds used to shield the metal recycling area. The eastern part of the site remains unchanged although the former glasshouses are

replaced by skips and vehicles awaiting breakdown. The central area of the study site remains as green undeveloped land.

4.7.10 The study site remains unchanged in 2017 (Google Earth, Figure 16) although the metal recycling area at the western end of the site has been cleared and soil sorting/cleaning equipment can be observed still on site.

4.7.11 The most recent image (Figure 17) shows no changes within the study site boundary.

4.7.12 In general the centre of the study site has remained undeveloped throughout the Post-medieval and Modern periods. The western end of the study site has been severely truncated as a result of earthmoving; the eastern end of the study site has been truncated for the construction of the nursery buildings and by subsequent clearing for a vehicle holding yard. If archaeological assets belonging to these periods are present they are likely to constitute evidence for arable and horticultural cultivation and are likely to be of local interest only.

#### 4.8 Negative Evidence

4.8.1 Two phases of archaeological watching brief at the Halliford Road Garden Centre, c.950m south-east of the study site, did not record any archaeological finds or features (ESE3257 and MSE19022).

#### 4.9 Assessment of Significance

4.9.1 Paragraph 189 of the NPPF states that planning decisions should be based on the significance of the heritage asset, and that the level of detail supplied by an applicant should be proportionate to the importance of the asset and should be no more than sufficient to review the potential impact of the proposal on the significance of that asset.

4.9.2 **Significance is assessed using the Secretary of State's non-statutory criteria (DCMS 2013).**

4.9.3 No designated archaeological assets lie on the site.

4.9.4 No Archaeological Priority Areas lie either within or adjacent to the study site.

4.9.5 No non-designated archaeological assets are recorded either within the study site or adjacent to it.

- 4.9.6 The HER identifies cropmarks of potential non-designated assets of possible later prehistoric date within the 1km search radius however none are identified within the study site boundary. Due to the clarity of the aerial photographs taken across the area the lack of crop marks within the study site should be regarded as an accurate reflection.
- 4.9.7 The LiDAR plot (Figure 3) confirms the site history with the only features depicted relating to horticultural use. The extent of truncation can be clearly observed at the western end of the study site as can the former gravel pits to the west of the railway (now landfilled).
- 4.9.8 Due to the size of the geotechnical report that has been provided for the proposed development only the borehole and trial pit location plan has been provided (Figure 19) and the depth of made ground described briefly at 5.3.4.
- 4.9.9 The results recorded in the borehole logs and trial pits within the Delta Simons SI report:

<http://my.spelthorne.gov.uk/planningpublisher.aspx?requesttype=parsetemplate&template=DCApplication.tmplt&basepage=planningpublisher.aspx&Filter=^REFVAL^='18/00591/OUT'&history=5d22df59c48a4fd0a3bf8d5050afcb05>

indicate that the area beneath the current development was scraped down to the top of the gravels with made-ground varying in depth between 0.40 and 1.15m in depth laid down prior to construction. As such archaeological assets that may have been present at shallow depth, if ever present, will have been removed leaving only the deeper features which would have lost their spatial and chronological integrity leading to a limited or unintelligible interpretation of the deep features, if they exist, and the site as a whole.

## 5.0 SITE CONDITIONS, THE PROPOSED DEVELOPMENT AND IMPACT ON ARCHAEOLOGICAL ASSETS

### 5.1 Site Conditions

5.1.1 The site was visited in February 2018 and viewed from the public footpath running along the northern boundary of the study site. The site comprises open land left to fallow with areas of hard standing at the eastern end on the site of the former nursery.

5.1.2 No archaeologically related features were observed.

### 5.2 Proposed Development

5.2.1 The current development proposals are restricted to the eastern end of the study site and will comprise an outline planning application with all matters reserved other than **'access' for retention of existing** dwelling and demolition of all other existing buildings and structures and the redevelopment of the site for up to 31 dwellings along with the provision of public open space and other associated works for landscaping, parking areas, pedestrian, cycle and vehicular routes.

### 5.3 Impact on Archaeological Assets

5.3.1 The proposed development will not impact on any designated archaeological assets, archaeological priority areas or known non-designated archaeological assets. Aerial photographs and LiDAR have not identified any archaeological features within the study site.

5.3.2 Based on the available evidence, any new development has the potential to impact on any as yet to be discovered archaeological assets of a local significance outside the footprint of existing development. However, balanced against the research undertaken for this report the potential for such to occur is regarded as low.

5.3.3 The Delta Simons report indicates that the area beneath the current development was scraped down to the top of the gravels with made-ground varying in depth between 0.40 and 1.15m in depth laid down prior to construction. As such archaeological assets that may have been present at shallow depth, if ever present, will have been removed leaving only the deeper features which would have lost their spatial and chronological



integrity leading to a limited or unintelligible interpretation of the deep features, if they exist, and the site as a whole.

- 5.3.4 The full geotechnical report can be accessed using the link provided at 4.9.9 however summarised in brief below are the depths of made ground (to be read in conjunction with Figure 19) encountered in the intrusive investigations undertaken on the eastern part of the site.

DS 102 1.05m below current ground level  
DS 104 1.15m below current ground level  
DS 105 0.40m below current ground level  
DS 106 1.10m below current ground level  
DS 201 0.80m below current ground level  
DS 202 0.55m below current ground level  
DS 205 0.80m below current ground level  
DS 210 0.50m below current ground level  
DS 211 0.65m below current ground level  
TP 201 1.10m below current ground level  
TP 202 0.60m below current ground level  
BH 03 1.00m below current ground level  
DS 302 1.00m below current ground level  
DS 303 0.40m below current ground level  
DS 306 0.70m below current ground level

## 6.0 SUMMARY AND CONCLUSIONS

- 6.1 In accordance with central and local government planning policy, a desk-based assessment has been undertaken to clarify the significance of archaeological assets on the site and to identify the archaeological potential of the study site.
- 6.2 In terms of relevant designated heritage assets, no World Heritage sites, Scheduled Monuments, Historic Battlefield or Historic Wreck sites are identified within the study site or its immediate vicinity. The report is specific to archaeological issues with potential impacts on listed buildings and conservation areas excluded.
- 6.3 The study site contains no known non-designated archaeological assets (none are recorded on the HER). No archaeological features are visible on the aerial photographs covering the area and the LiDAR plot shows only known field boundaries and the truncation caused by the metal recycling works at the western end of the site.
- 6.4 The research undertaken for this report has identified a low potential for the discovery of previously unknown archaeological assets belonging to all periods of human activity prior to the Post-medieval period. Any archaeological assets related to the Post-medieval and Modern periods are likely to reflect the sites previous use for agriculture and horticulture and should be considered as of low archaeological value and of local interest only.
- 6.5 Based on the available evidence, any new development has the potential to impact on any as yet to be discovered archaeological remains of local significance outside the footprint of existing development. However, the proposed development is restricted to the eastern end of the site with the proposed development footprint extending slightly to the west of the existing development on the site.
- 6.6 Geotechnical reports indicate that the area beneath the current development was scraped down to the top of the gravels with made-ground varying in depth between 0.40 and 1.15m in depth laid down prior to construction. As such archaeological assets that may have been present at shallow depth, if ever present, will have been removed leaving only the deeper features which would have lost their spatial and chronological integrity leading to a limited or unintelligible interpretation of the deep features, if they exist, and the site as a whole.
- 6.7 In this particular instant we do not regard further archaeological investigation of the site to be necessary however, should the archaeological advisor to the LPA adopt a

cautious approach any further mitigation could be secured by an appropriately worded condition attached to planning consent.

## SOURCES CONSULTED

### General

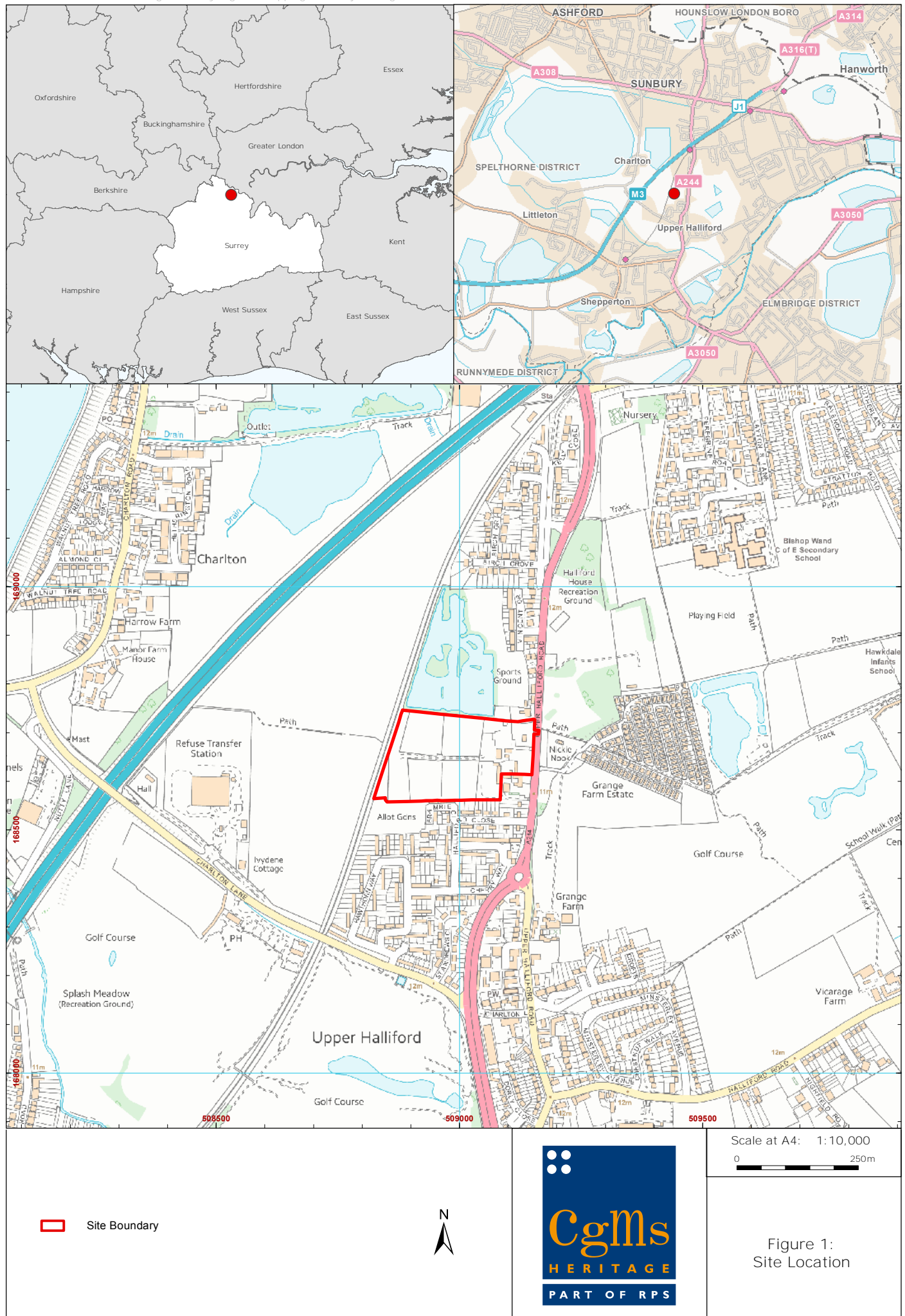
Surrey Historic Environment Record  
Surrey County Records Office  
Bombsite.org

### Bibliographic

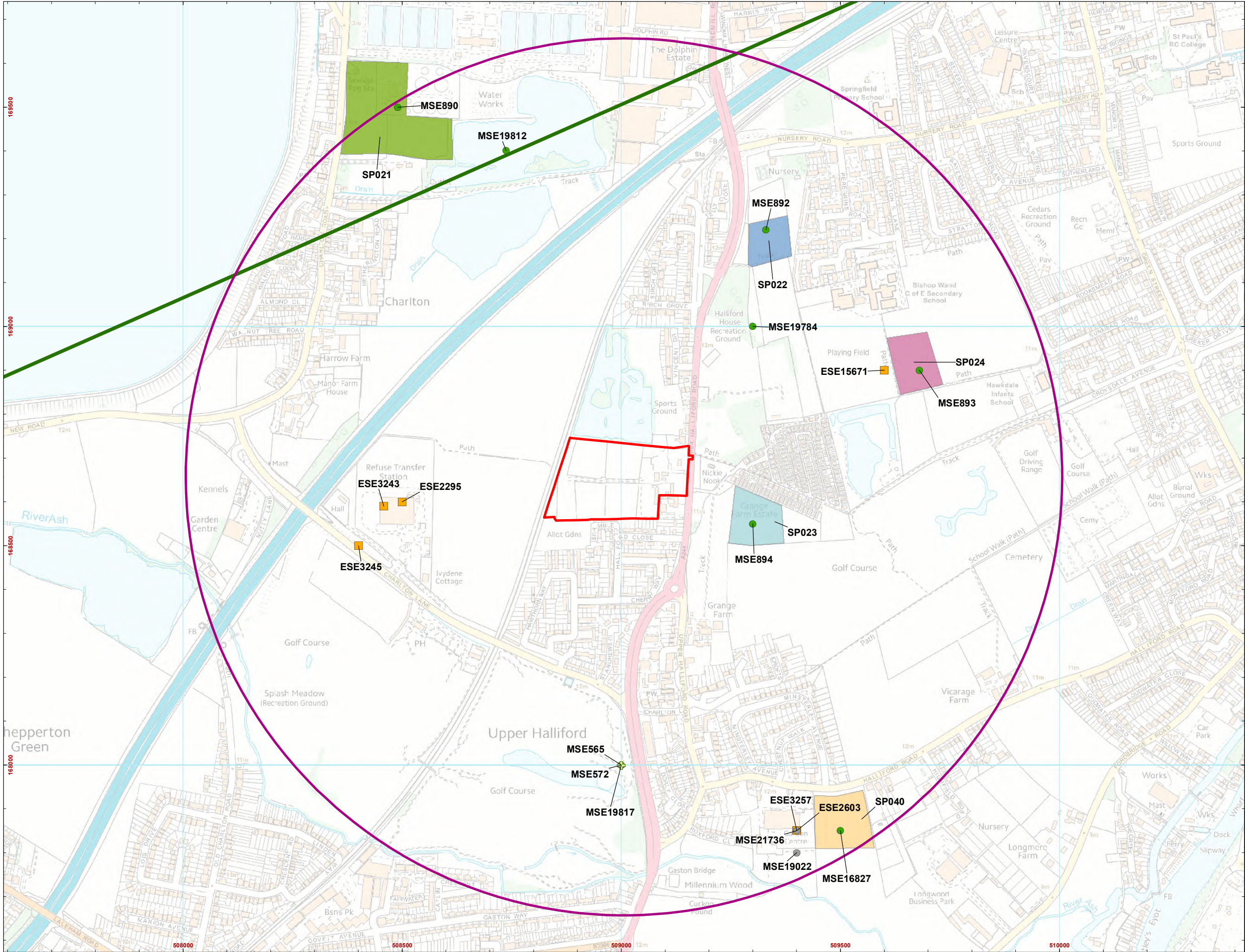
British Geological Survey *Geology of Britain Viewer* <http://www.bgs.ac.uk/> 2016  
Chartered Institute for Archaeologists *Standard & Guidance for historic environment desk based assessment* updated December 2014  
Department of Communities and Local Government *National Planning Policy Framework* 2012  
Department of Culture Media and Sport *Scheduled Monuments and nationally important but non-scheduled monuments* 2013  
Margary, I. D. *Roman Roads in Britain, Vol. 1* 1955  
Victoria County History 1911 *A History of the County of Surrey Vol 2*  
Williams, A and Martin, G (eds) 1992 *Domesday Book A Complete Translation* Penguin Books  
Wymer, J 1999 *The Lower Palaeolithic occupation of Britain*

### Cartographic

1768 Rocque  
1804 Ordnance Survey  
1821 Enclosure  
1864-68 Ordnance Survey  
1896-97 Ordnance Survey  
1932 Ordnance Survey  
1957 Ordnance Survey  
1975 Ordnance Survey







- Site Boundary
- Search Radius 1km

**Designated  
Heritage Assets:**

**Archaeological Priority  
Areas**

Bronze Age Enclosure,  
Watersplash Farm,  
Shepperton

Linear and Ring  
ditches, Upper Halliford  
Road, Sunbury

Linear and Ring  
ditches, land adjacent  
Bishop Wand, Sunbury

Ring Ditch, Water  
Works, Charlton Road,  
Sunbury

Ring Ditches, south  
Grange Farm estate,  
Sunbury

**Non-Designated  
Heritage Assets:**

**HER Record (point)**

- Find Spot
- Monument
- Negative Spot

**HER Record (polyline)**

- London to Winchester  
- Roman Road

**Previous Archaeological  
Work:**

- Events Record (point)

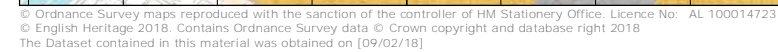


Scale at A3: 1:8,000

0 250m

Figure 2a:  
HER Plot










 Site Boundary

LIDAR DATA

Data Type: DSM

Resolution: 1m

 Direction of Illumination



Scale at A3: 1:2,000

0 60m

Figure 3:  
LiDAR Data Plot





 Site Boundary



Not to Scale:  
Illustrative Only

Figure 4:  
1754 Rocque Map of  
Middlesex





Not to Scale:  
Illustrative Only

Figure 5:  
1800 Sunbury Enclosure





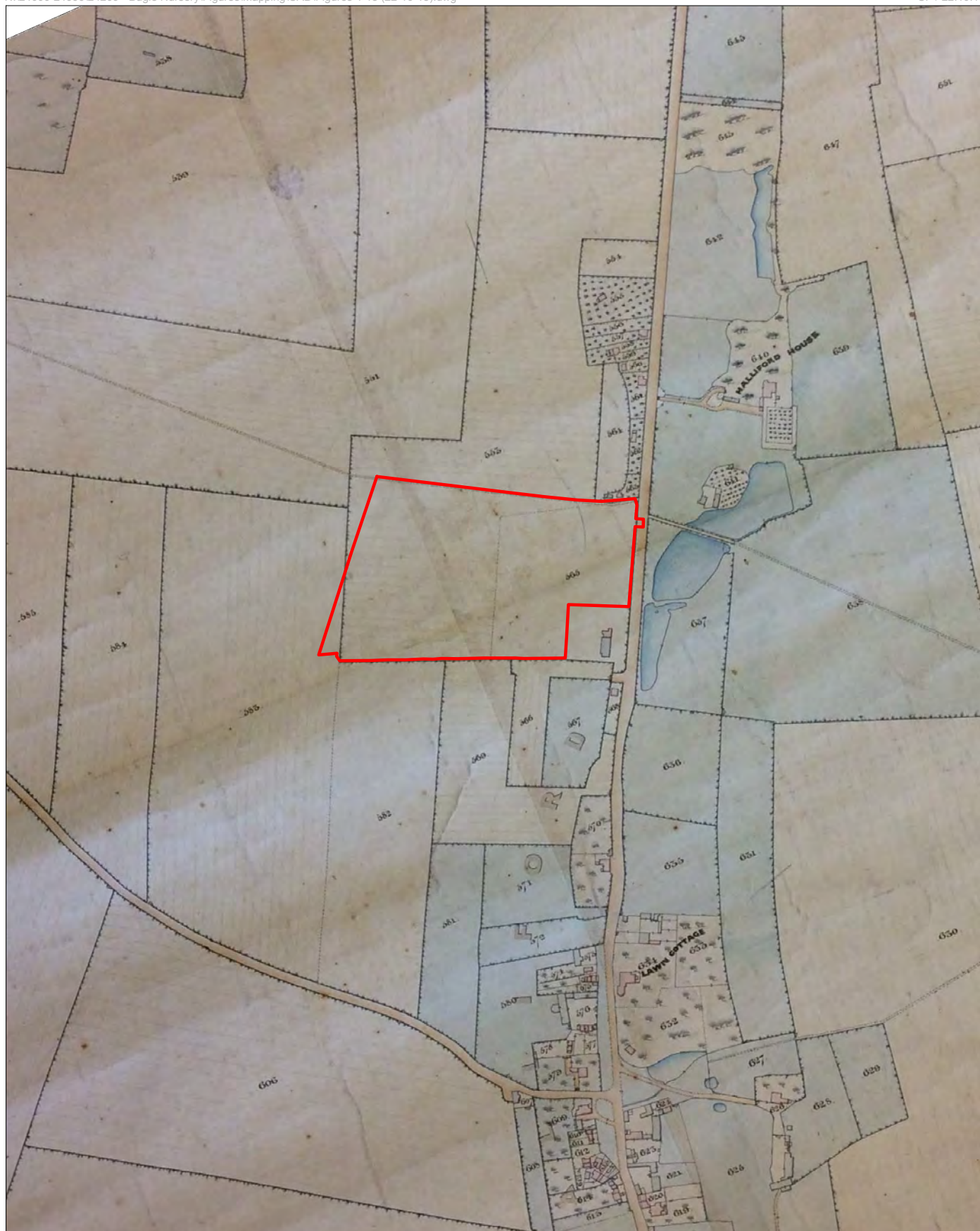
 Site Boundary



Not to Scale:  
Illustrative Only

Figure 6:  
1804 Ordnance Survey  
Drawing



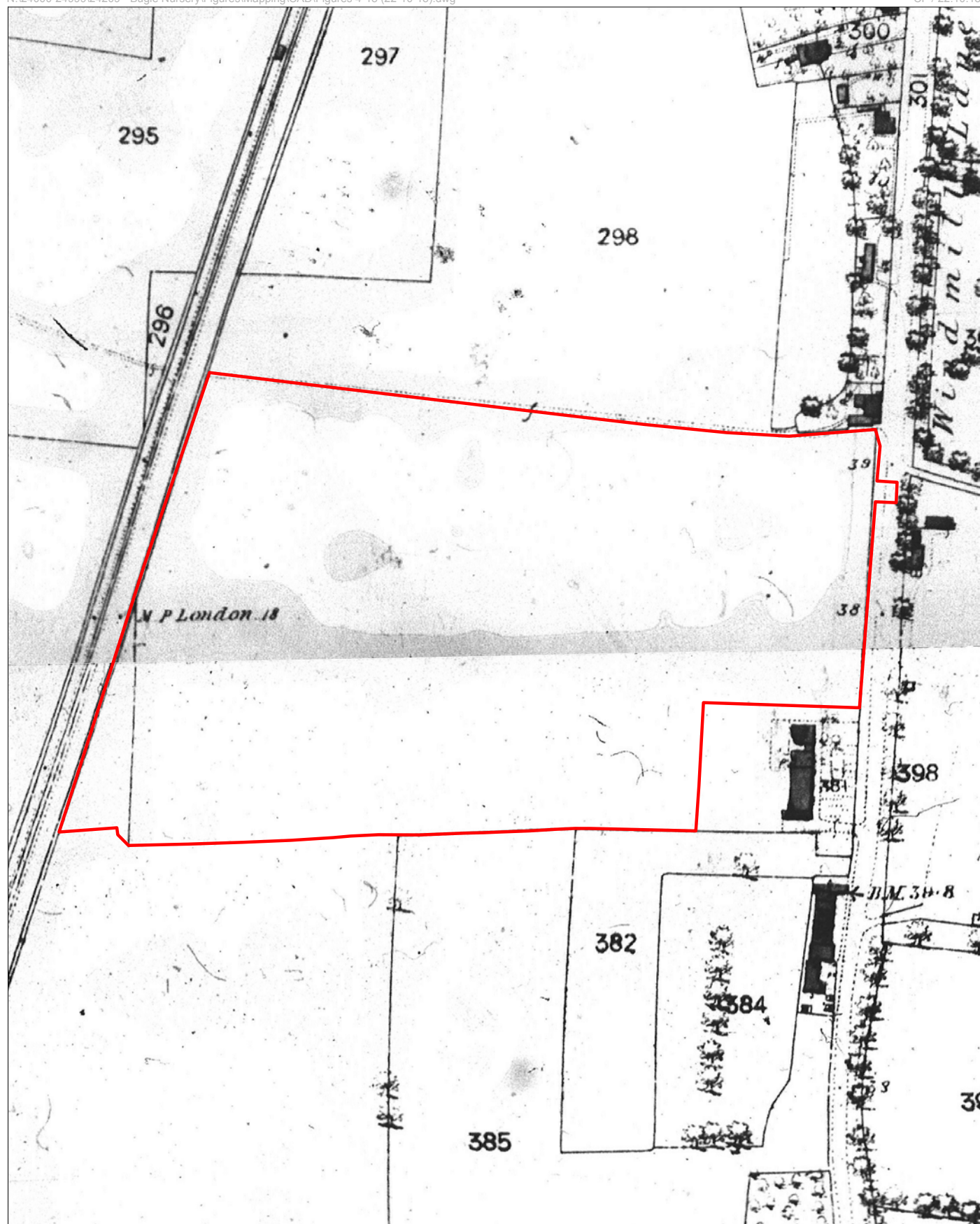


 Site Boundary



Not to Scale:  
Illustrative Only

Figure 7:  
1848 Sunbury Parish Map



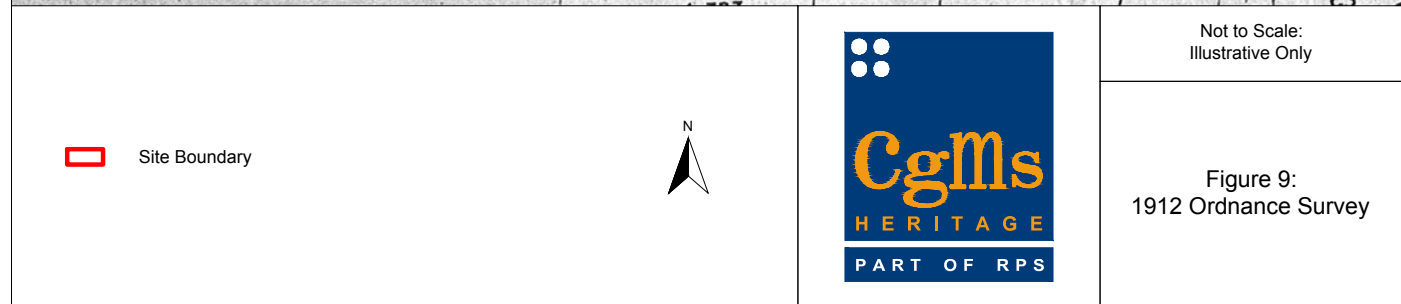
 Site Boundary



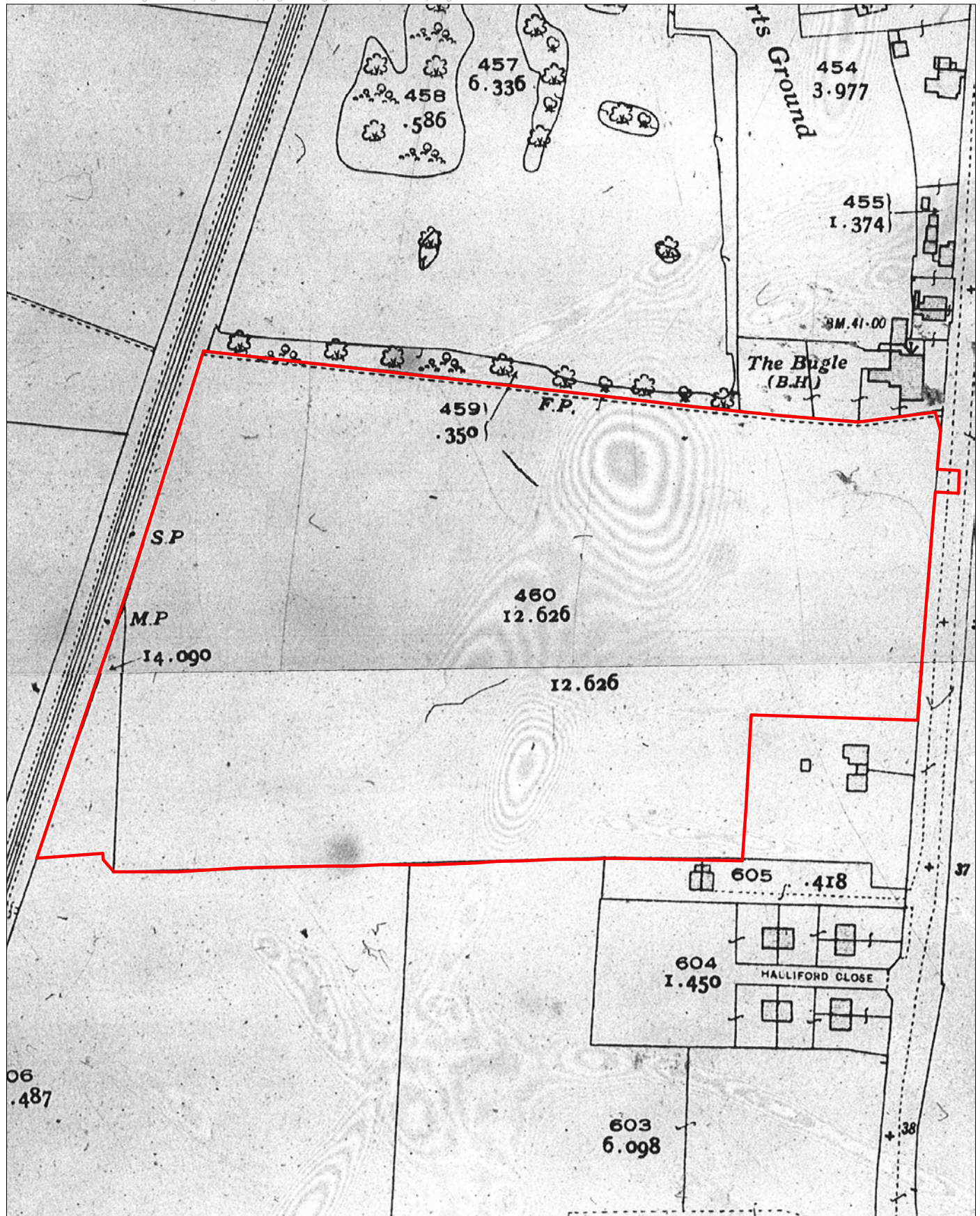
Not to Scale:  
Illustrative Only

Figure 8:  
1864 Ordnance Survey









 Site Boundary



Not to Scale:  
Illustrative Only

Figure 10:  
1934 Ordnance Survey



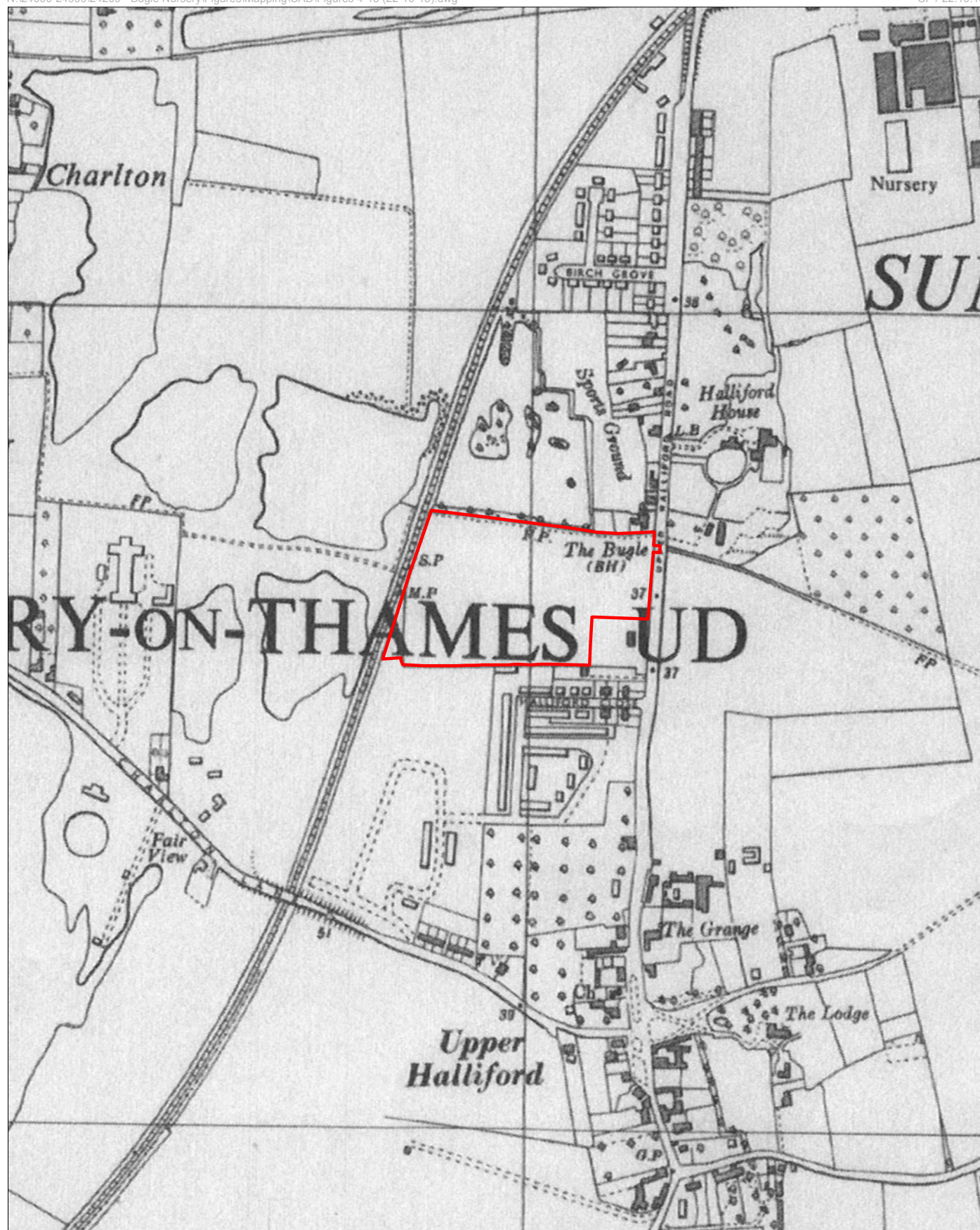


 Site Boundary



Not to Scale:  
Illustrative Only

Figure 11:  
1945 Aerial Photograph



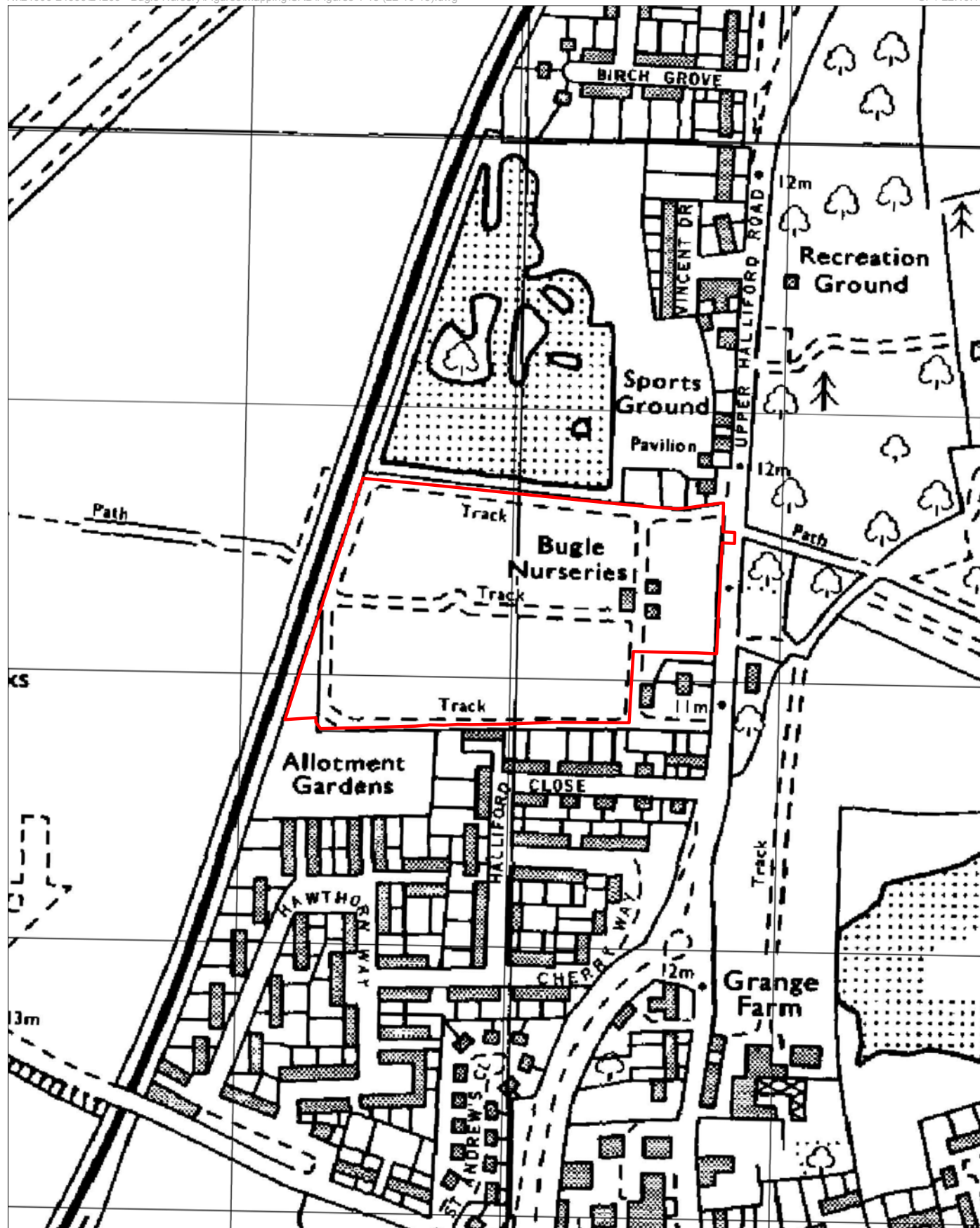
 Site Boundary



Not to Scale:  
Illustrative Only

Figure 12:  
1960 Ordnance Survey



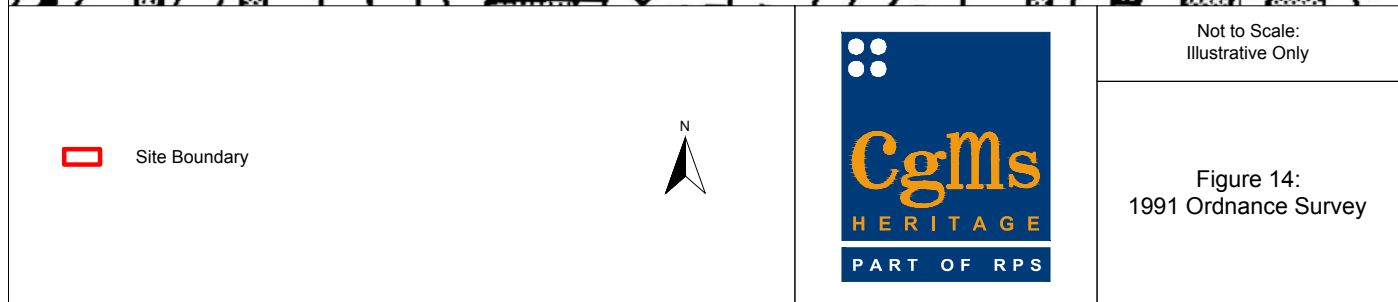


 Site Boundary



Not to Scale:  
Illustrative Only

Figure 13:  
1975 Ordnance Survey







 Site Boundary



Not to Scale:  
Illustrative Only

Figure 15:  
Aerial Photograph of the  
Study site (Google Earth  
2010)





 Site Boundary



Not to Scale:  
Illustrative Only

Figure 16:  
Aerial Photograph of the  
Study site (Google Earth  
2017)





 Site Boundary



Not to Scale:  
Illustrative Only

Figure 17:  
Existing Site Layout





 Site Boundary



Not to Scale:  
Illustrative Only

Figure 18:  
Proposed Development





Scale at A3: 1:1500

Figure 19:  
SI Location Plan

