

Shortland Farm, Ash

Archaeology Desk-based Assessment

Gleeson Strategic Land

29 October 2025

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1.0 Introduction

Origins and scope of report

- 1.1 This desk-based assessment (DBA) has been prepared by Lichfields to accompany an application for outline planning permission for the redevelopment of Land at Shortland Farm, Guildford Road, Ash, Guildford (NGR: SU 90633 51043, hereafter referred to as the “site”). The application is submitted on behalf of Gleeson Land
- 1.2 This DBA has been produced in accordance with the requirements of the National Planning Policy Framework (NPPF)¹, and local planning policies, and in accordance with DLHC planning practice guidance, and standards and guidance produced by the Chartered Institute for Archaeologists (CIfA)², Historic England³ and Surrey County Council.
- 1.3 This report deals solely with buried archaeological heritage assets and does not cover built heritage assets (such as listed buildings), except where such discussion aids the interpretation of the buried heritage resource, or where buried fabric is likely to be affected by proposals. Setting issues affecting the historic built environment are not discussed in this report. Issues affecting the historic built environment are addressed in the separate heritage statement.
- 1.4 The information presented within this document is correct at the time of writing to the best knowledge of the author, within the limits imposed in dealing with historic materials and mapping. The archaeological resource is by its nature an unknown resource prior to confirmation through site investigations.

Proposed Development

- 1.5 The description of development is as follows:
- “Outline planning application with all matters except for the accesses from Guildford Road and Wyke Lane reserved for subsequent approval for the demolition of the existing buildings and hardstanding and the erection of:*
- *up to 200 residential dwellings including affordable housing and plots of self-build plots (Class C3);*
 - *green and blue infrastructure; and*
 - *associated service and utility structures.”*

Aims and Objectives

- 1.6 The purpose of this DBA is to determine the significance of any heritage assets affected by the Proposed Development and assess the impact of the Scheme on this significance. The objectives are to:

¹ Department for Levelling Up, Housing and Communities. 2024. National Planning Policy Framework.

² Chartered Institute for Archaeologists. 2014. Standard and guidance for historic environment desk-based assessment.

³ Historic England. 2017. The Setting of Heritage Assets. Historic Environment Good Practice Advice in Planning: 3 (2nd Edition).

- 1 Identify the presence of known designated and non-designated archaeological assets and the potential for unknown archaeological assets that may be impacted by the proposed development;
- 2 Assess the significance of any archaeological assets identified;
- 3 Assess the likely impact on the significance of identified archaeological assets from the proposed development; and
- 4 Provide recommendation for an appropriate mitigation strategy aimed at removing/reducing the impact of the proposed development upon the significance of identified archaeological assets.

Assumptions and Limitations

1.7 The following assumptions were applied to translate effects on heritage significance/harm in NPPF terminology into the above framework:

- 1 Archaeological potential has been considered in relation to the pattern and significance of known assets (drawn from the Surrey Historic Environment Record) in the vicinity and site land use history to understand level of potential and likely effects.
- 2 The study has utilised a range of sources on the area's historic environment. Much of this is necessarily secondary information compiled from a variety of sources (e.g. Historic Environment Record (HER) data and grey literature reports). It has been assumed that this information is reasonably accurate unless otherwise stated.
- 3 The depths of the proposed piling and foundations for the new development have been advised by the project architect.

2.0 Methodology

- 2.1 In order to assess the significance and potential for archaeological assets, the site is placed into its full archaeological and historic context. This was achieved through collecting data within a 1km study area around the site outline. The data was obtained from principal sources, in this instance the Surrey Historic Environment Record (SHER), which provides information on non-designated archaeological assets (including monuments, buildings and findspots) and past archaeological investigations (events) (both shown on separate plans at Appendix 2). Information on statutorily designated assets was obtained from the National Heritage List for England (NHLE) digital dataset.
- 2.2 The HER dataset is managed and maintained by Surrey County Council. The National Heritage List for England (NHLE) is managed and maintained by Historic England (HE).
- 2.3 The following additional sources were also be examined:
- Tithe mapping provided by Genealogy.co.uk
 - Promap: Digital historic Ordnance Survey maps from the 1st edition to present
 - British Geological Survey (BGS): Online digital solid and superficial geological data and historic borehole records
 - Local Studies Library/ Record Office – pre-Ordnance Survey mapping, local histories
 - Documentary sources – Published histories, site reports, and monographs
 - Internet Sources: Web-published material, including local planning authority planning policies, conservation area information, and information on designated assets.
- 2.4 The locations of known non-designated archaeological assets within the study area are shown on plans at Appendix 2 and are to be cross-referenced with the gazetteer (see Appendix 3). The study area contains a number of listed buildings, however, as this assessment deals solely with buried archaeological assets, they will not be mentioned further.
- 2.5 All distances quoted will be to the nearest 5 meters.

Assessing Significance and Potential

- 2.6 Historic England's Conservation Principles sets out HE's guidance on possible ways to define significance and is broadly consistent with the definition for Significance outlined in NPPF. The significance of a heritage asset lies in its value to the current and future generations due to its heritage interest, be it archaeological, architectural, artistic, or historic. The determination of the significance of an asset, whether it is designated or non-designated, is based on one or more of its values as outlined by HE, using professional judgement. The four principal values are:
- **Evidential value:** the potential of the physical remains to yield evidence of past human activity. This might take into account date; rarity; state of preservation; diversity/complexity; contribution to published priorities; supporting documentation; collective value and comparative potential.

- **Aesthetic value:** this derives from the ways in which people draw sensory and intellectual stimulation from the heritage asset, taking into account what other people have said or written;
- **Historical value:** the ways in which past people, events and aspects of life can be connected through heritage asset to the present, such a connection often being illustrative or associative;
- **Communal value:** this derives from the meanings of a heritage asset for the people who know about it, or for whom it figures in their collective experience or memory; communal values are closely bound up with historical, particularly associative, and aesthetic values, along with and educational, social or economic values.

2.7 The heritage importance of the potential archaeological remains is then assigned a level of importance. This will always be a matter of professional judgment by the assessor, but any existing designation categories can provide guidance. Accordingly, the following levels of importance have been accorded to the various designation types and non-designated heritage assets. This should be seen as a starting point. There may be instances where the particular characteristics of a specific asset merit a different category and, if so, this will be set out in the assessment.

Table 2.1 Factors for assessing the value of archaeological assets

Importance	Designation types
Very High	World Heritage Sites (including nominated sites). Archaeological assets of acknowledged international importance. Archaeological assets that can contribute significantly to acknowledged international research objectives.
High	Scheduled Monuments (including proposed sites). Undesignated archaeological assets of schedulable quality and importance. Archaeological assets that can contribute significantly to acknowledged national research objectives.
Medium	Archaeological assets that contribute to regional research objectives.
Low	Archaeological assets of local importance. Archaeological assets of limited value, but with potential to contribute to local research objectives.
Negligible	Archaeological assets with very little or no surviving archaeological interest.
Unknown	The importance of the resource has not been ascertained.

Assessing Potential

2.8 Buried archaeological evidence is, by its very nature, an incompletely known quantity which can never be fully identified during a desk-based assessment. The assessed potential is based on available evidence, but the physical nature and extent of any archaeological resource surviving within the site cannot be confirmed without detailed information on the below ground deposits or results of on-site fieldwork, typically through non-intrusive (e.g. geophysical, LiDAR), or intrusive (archaeological, geoarchaeological evaluation) survey.

- 2.9 A site's archaeological potential is calculated using professional judgement and knowledge. It is assessed by a considering the archaeological remains expected to exist on the site and takes into consideration historic and recent impacts and thus its likely survival. The potential for surviving archaeological evidence of past activity within the site is expressed in the report as ranging between the scales of:
- **High:** The available evidence suggests a high likelihood for past activity within the site and a strong potential for archaeological evidence to survive intact or reasonably intact;
 - **Moderate:** The available evidence suggests a reasonable likelihood for past activity within the site and consequently there is a possibility that archaeological evidence could survive.
 - **Low:** The available evidence suggests archaeological evidence of activity is unlikely to survive within the Site, although some minor land-use may have occurred.
 - **Uncertain:** Insufficient information to assess past human activity.

3.0 Relevant Legislation, Policy & Guidance

National Planning Policy Framework (2024)

3.1 At the heart of the NPPF is the achievement of sustainable development – this includes securing high-quality design, ensuring the vitality of town centres and conserving heritage assets in a manner appropriate to their significance.

- 1 **Paragraph 202** states heritage assets ‘are an irreplaceable resource’ and should be conserved ‘in a manner appropriate to their significance’.
- 2 **Paragraph 205** states that “Local planning authorities should maintain or have access to a historic environment record. This should contain up-to-date evidence about the historic environment in their area and be used to:
 - a assess the significance of heritage assets and the contribution they make to their environment; and
 - b predict the likelihood that currently unidentified heritage assets, particularly sites of historic and archaeological interest, will be discovered in the future.
- 3 **Paragraph 207** notes that ‘in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. 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.’
- 4 **Paragraph 212** notes that ‘when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.’
- 5 **Paragraph 215** states where less than substantial harm to the significance of a designated heritage asset arises, this harm should be weighed against the public benefits of the proposal.
- 6 **Paragraph 216** requires the effect of an application on a non-designated heritage asset to be taken into account. A balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.
- 7 **Paragraph 219** requires that local planning authorities look for opportunities for the positive contribution of new development within conservation areas and the setting of heritage assets as a means ‘to enhance or better reveal their significance’.

Planning Practice Guidance (PPG) updated 2021

3.2 NPPG provides further guidance on the importance of heritage considerations, ensuring the effective implementation of policy as set out in the NPPF. Relevant paras. are:

- 1 Paragraph 041 Reference ID: 18a-041-20190723 refers to the importance of non-designated heritage assets of archaeological interest highlighting that these assets are still subject to the conservation objective. It states that “*On occasion the understanding*

of a site may change following assessment and evaluation prior to a planning decision and move it from this category to the first”.

Local Policy

- 3.3 The relevant statutory development plan for the site comprises the Guildford borough Local Plan: strategy and sites 2015 – 2034 (adopted 2019) and the Guildford Borough Local Plan: Development Management Policies (adopted 2023).

Guildford Borough Local Plan: Development Management Policies (adopted 2023)

- 3.4 **Policy D18: Designated Heritage Assets** – states that applications affecting designated heritage assets are required to be supported by an evidence based heritage statement. It also states that development proposals which result in harm to, or loss of, the significance of a designated heritage asset will be considered in line with national policy and guidance.
- 3.5 **Policy D21: Scheduled Monuments** – states that development proposals are required to conserve and enhance those elements which contribute to the significance of a Scheduled Monument including setting. Where development proposals are likely to affect the significance of a Scheduled Monument, including its setting, a preliminary archaeological desk-based assessment will be required as part of the planning application. In cases where the results of any preliminary archaeological desk-based assessment are inconclusive, or where they produce evidence of significant archaeological remains, an archaeological field examination may also be required.
- 3.6 **Policy D23: Non-designated Heritage Assets** – states that development proposals affecting Non-designated Heritage Assets and their setting are required to be supported by an evidence-based statement of significance. The level of detail provided within the statement is expected to be proportionate to the asset’s importance and sufficient to facilitate an informed assessment of the significance of the asset and its setting, and the impact of the proposed development on that significance. Development proposals are expected to preserve or enhance the significance of Non-designated Heritage Assets.
- 3.7 Non-designated Heritage Assets of archaeological interest which are demonstrably of equivalent significance to Scheduled Monuments will be considered against Policy D18: Designated Heritage Assets and Policy D21: Scheduled Monuments.
- 3.8 An archaeological desk-based assessment, and where appropriate a field evaluation, will be required to inform the determination of development proposals for:
- 1 sites which affect, or have the potential to affect, County Sites of Archaeological Importance and Areas of High Archaeological Potential; and
 - 2 all other development sites exceeding 0.4ha.
- 3.9 Where archaeological remains of significance are found to exist, applicants are expected to demonstrate that the particular archaeological interest of the site can be justifiably preserved in situ. Alternatively, where permanent preservation is not justified the remains are to be investigated, recorded and subsequently published and archived in an appropriate

repository by an archaeological organisation or consultant in line with accepted national professional standards.

4.0 Baseline Conditions

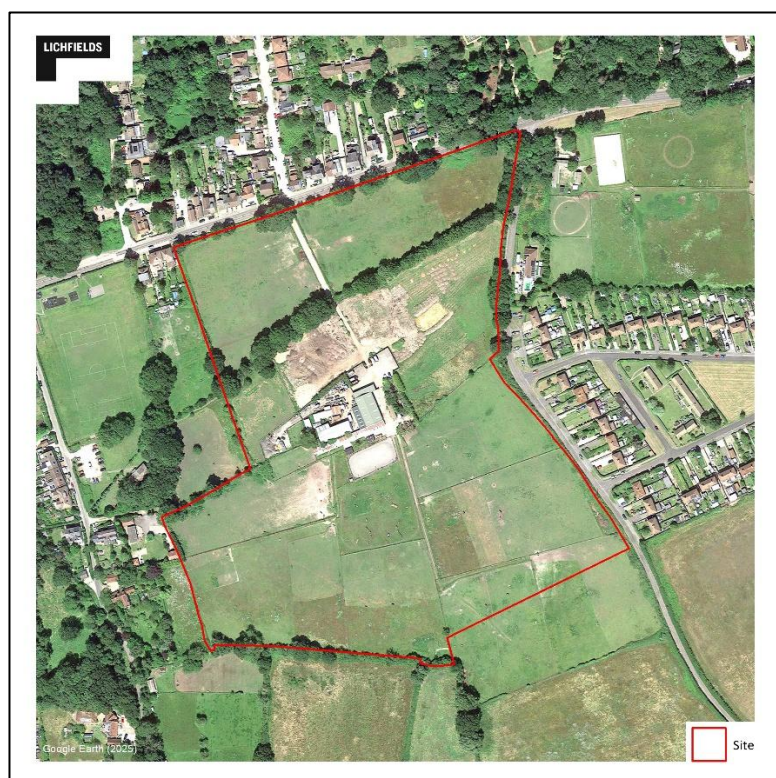
Introduction

- 4.1 A site's location, topography, and geology can provide indication of its suitability for past human activity. Topography and geology can provide information on whether ground levels have been raised or terraced away and can contribute to our understanding of the archaeological potential and survival of a site.

Site and study area

- 4.2 The development site comprises an irregular parcel of land incorporating Shotland Farm, comprising farm buildings and agricultural land (Figure 4.1). The site is currently in use as agricultural land. The site lies to the south of Guildford Road, and is located within eastern Ash, Guildford. The primary uses present in the surrounding context, include residential to the north, east and west (with associated small-scale retail), and agricultural use to the south and east.
- 4.3 A 1km study area has been defined to assess the archaeological potential and resource of the surrounding environs, which is considered appropriate given the context, which is partly urban, and also has some larger areas of undeveloped land.
- 4.4 There are no scheduled monuments within the site or study area. The site does not contain any above-ground heritage assets. Within the study area there are 12 listed buildings, no conservation areas, and no RPGs.

Figure 4.1 Site plan on aerial photograph.



Source: Lichfields (2025)

Geology and Topography

Geology

- 4.5 The bedrock geology of the site is recorded on the British Geological Survey (BGS) as a combination of:
- Bagshot Formation - Sand. Sedimentary bedrock formed between 56 and 47.8 million years ago during the Palaeogene period.
 - Swinley Clay Member - Clay. Sedimentary bedrock formed between 56 and 41.2 million years ago during the Palaeogene period.
 - Windlesham Formation - Sand, silt and clay. Sedimentary bedrock formed between 56 and 33.9 million years ago during the Palaeogene period.
- 4.6 No superficial deposits are recorded by the BGS within the site.⁴ No borehole records are registered on BGS within the site.
- 4.7 RSK Geosciences have undertaken a Geo-environmental and Geotechnical Interpretative Report, including 30 exploratory holes. The geological conditions are generally as expected, with up to 0.8m of made ground in some locations but the remaining strata up to hole depth typically reflecting the bedrock geology described on the BGS.⁵

Figure 4.2 Exploratory hole location plan. Hand excavated pits are shown in black, machine excavated pits in red, and window sampler boreholes in blue. Approx. site plan in red.



Source: RSK Geosciences

⁴ British Geological Survey: Geology Viewer (accessed: 26/09/2025).

⁵ RSK Geosciences, 'Shortland Farm, Ash: Phase 1 and Phase 2 Geo-environmental and Geotechnical Interpretative Report', August 2025, Exploratory Hole Records.

Topography

- 4.8 The site has a fairly consistent topography of around 80 – 83m above ordnance datum (AOD). There is a slight rise towards Guildford Road of up to 87m AOD. Within the wider area, the land rises towards Normandy Hill and is lower eastwards.

Figure 4.3 Topography of the site.



Source: England topographic map

5.0 Archaeological Baseline

Previous Archaeological Investigations

- 5.1 There are no archaeological investigations within the site and 14 within the study area. These are mapped in Appendix 2. The following is relevant to understand the archaeological context of the area and the site – further investigations are identified. Desk-based assessments have not been referenced.

Table 5.1 Previous intrusive investigations in close proximity to the site.

EvUID.	Type	Distance from site	Description/finds
ESE17059	Evaluation	305m west of the site	Forty-six evaluation trenches excavated by Cotswold Archaeology revealed four ditches cut into the natural sandy gravel. The sparse artefactual presence suggests that the ditches are of post-medieval to modern date with a further undated, differently aligned ditch perhaps being earlier. Six probable burnt-out treethrow hollows were also revealed probably associated with modern tree clearance.
ESE16542	Evaluation	115m west of the site	First phase of an archaeological evaluation carried out by Cotswold Archaeology for Bellway Homes Limited (Thames Valley) in advance of residential development at Guildford Road, Ash, Surrey. The evaluation was undertaken between 11 - 15 November 2019. Ten of the planned 15 trenches were excavated (the remaining 5 will be done within Phase 2). A single pit was recorded in Trench 2. The feature had steep sides and concave base, and contained ceramic building material and glass dating to the Post-medieval period. The fill was a single deposit of dark grey silty sand, which led to the interpretation of a quarry extraction pit. Additionally an alluvial deposit was recorded towards the south of the site.

Designated Heritage Assets

- 5.2 There are no designated archaeological assets within the site or study area.
- 5.3 There are no designated heritage assets within the Site. There are 12 listed buildings within the study area – the impact on relevant above-ground heritage assets is assessed within a separate report accompanying the planning application.

Non-Designated Heritage Assets

- 5.4 There are no non-designated archaeological assets within the site and 46 within the study area. These comprise 42 monuments and 4 findspots.
- 5.5 It should be noted that three Roman roads are recorded within the data issued with the HER data. These are a separate shapefile and do not appear on the supplied PDF of HER

records. Each road is recorded as documentary evidence. One runs through the site, and under the category of “precision” is noted to be “possible”.

- 5.6 The non-designated archaeological assets within the study area are shown on the Figure at Appendix 2 and detailed in the gazetteer at Appendix 3. This includes the Roman road data.

Archaeological and Historic Background

- 5.7 The archaeological and historic background of the site and study area are discussed in detail below. All date ranges are approximate.

Prehistoric Period (800,000 BC -AD43)

The Palaeolithic period (800,000 – 12,000 BC)

- 5.8 This period coincides with the end of the Pleistocene period. It is marked by the first instances of flaked flint tool cultures and spans the biological evolutionary period from early hominid species to anatomically and behaviourally modern humans, by the Upper Palaeolithic. During this time the climate warmed, after the end of the last glaciation, and the environment became increasingly wooded, with birch and pine forests.
- 5.9 During the palaeolithic period, small groups of people would have roamed across the area now known as Surrey. For much of the period, the climate conditions of Surrey and parts of Britain more widely, would have not allowed for a comfortable continuum of occupation. Whilst it would have been possible during the summer months, JJ Wymer contends it is unlikely that hunters would have braved the area or had any need to.⁶ Towards the end of the period, evidence of anatomically modern humans appears in the wider area (from around 40,000 years ago).⁷
- 5.10 Over a broad period, the nature of the site would have fluctuated, particularly during the late Pleistocene. The landscape at the time would have been very different, with current watercourses not yet taking form.⁸
- 5.11 There appears to be no evidence from this period within the study area on the HER.

The Mesolithic period (10,000 – 4,000 BC)

- 5.12 This period is typically characterised by increasingly complex flint tools, including the use of microlith technologies, and is typically identified through finds assemblages rather than structural remains. Human activity would have likely been focused close to water bodies, for predictable resources such as hunting and fishing, as well as communication.
- 5.13 As the climate began to become more hospitable towards the end of the last glacial episode, there was a considerable increase in the number of groups entering Britain. Forests grew more dense.⁹

⁶ JJ Wymer, ‘The Palaeolithic Period in Surrey’, in *The Archaeology of Surrey to 1540*, 1987, Joanna Bird and DG Bird eds.

⁷ Jonathan Cotton, ‘Surrey’s Early Past: a Survey of Recent Work’, in *Aspects of Archaeology and History in Surrey*, 2004, Jonathan Cotton et. al. eds.

⁸ Wymer, ‘The Palaeolithic Period in Surrey’.

⁹ Roger Ellaby, ‘Upper Palaeolithic and Mesolithic’, in *The Archaeology of Surrey to 1540*, 1987, Joanna Bird and DG Bird eds.

5.14 Across the Surrey area there have been many finds of Mesolithic material, including a number of worked flints – albeit the noted finds in earlier studies have tended to be in the eastern part of the county rather than in the area around the site.¹⁰

5.15 There appears to be no evidence from this period within the study area on the HER.

The Neolithic period (4,000 – 2,000 BC)

5.16 This era of human history is marked by the increased domestication of plants and animals, and the adoption of early agrarian communities. The former forests were cleared to make way for farmland, as small farmstead settlements were established.

5.17 The archaeological evidence for the neolithic period in Surrey is considered generally disappointing, with limited finds or excavated sites of significance.¹¹ There are therefore a number of pertinent research questions highlighted in the research framework for the area; particularly the extent to which the hunter-gatherer lifestyle continued and transitioned to a more regular farming lifestyle, or whether Surrey was a “*conservation backwater*” away from the gravels of Staines.¹²

5.18 These questions are relevant to the site, as it is not clear whether it would have been cleared of forest at this time. Whilst there is evidence of this occurring in the Thames Valley, evidence from London suggests that episodes may have been natural in origin and locally asynchronous.¹³

5.19 There appears to be no evidence from this period within the study area on the HER.

The Bronze Age (2,000 – 600 BC)

5.20 The Bronze Age marks the first adoption of metal technologies. This period saw increased economic and cultural communications with the rest of Europe, as well as a degree of population migration. The climate became wetter and forced the adoption of settlements in lower valleys. Ore resources, such as tin and copper, both necessary for bronze smelting, would have become increasingly important.

5.21 There are many important Bronze Age sites in Surrey, including barrows.¹⁴ In general, there is good evidence of the period in Surrey, particularly when compared the Iron Age and Neolithic.¹⁵ Farming is presumed to have intensified, but there is a similar pattern to the Neolithic, in that evidence of this trend is more pronounced to the north of Surrey. What is clear, however, is that Bronze age settlements demonstrably increase in longevity and complexity by the latter stages.¹⁶

5.22 The nature of the site during this period is unclear - there appears to be no evidence from this period within the study area on the HER.

¹⁰ David Bird, ‘Surrey Archaeological Research Framework’, 2006, p. 8.
Ellaby, ‘Upper Palaeolithic and Mesolithic’.

¹¹ David Field and Jonathan Cotton, ‘Neolithic Surrey: a Survey of Evidence’, in *The Archaeology of Surrey to 1540, 1987*, Joanna Bird and DG Bird eds.

¹² Bird, ‘Surrey Archaeological Research Framework’, p. 28.

¹³ Cotton, ‘Surrey’s Early Past: a Survey of Recent Work’.

¹⁴ Bird, ‘Surrey Archaeological Research Framework’, p. 9. & 26.

¹⁵ Ibid, p. 32.

¹⁶ Cotton, ‘Surrey’s Early Past: a Survey of Recent Work’.

The Iron Age (600 BC – AD 43)

- 5.23 This period is marked by the adoption of iron tools, as well as an increased complexity of land use and division. Settlement areas became more extensive, aimed at better exploitation of the land. The period saw the development of hillfort sites, possibly defended intermittently occupied sites, or storage areas. These may indicate an increase in tension between social groups during this period.
- 5.24 There is a noted further increase in agricultural intensification and concentrated settlement patterns during the period within the wider area.¹⁷ Towards the start of the period, these are unsurprisingly focused around the River Thames and its tributaries, but there some distribution patterns of note which are thought to be due to differing soil types.¹⁸
- 5.25 The nature of the site during this period is unclear - there appears to be no evidence from this period within the study area on the HER.

Roman Period (AD43-AD 410)

- 5.26 The Roman Conquest of Britain began in AD43, with landing points primarily thought to have been in Kent. It took a number of years before any large towns were established by the Romans in Surrey, but there was an important crossing point in Staines (Ad Pontes), which may have had a fort, although this is now considered unlikely.¹⁹ It is possible that the area was divided between Silchester, Verulamium and Southwark administratively. There are some important villa sites, including that at Ashted Common which perhaps need a greater depth of study.²⁰ Little is also known about trade and industry, and burial practices in Surrey from this period.
- 5.27 Within the study area, there two are records relating to the Roman period on the HER:
- Possible Roman pit (MonUID: MSE22503, c.960m southwest of the site); and
 - Roman enclosure with possible outlying fields and paddocks (MonUID: MSE22505, same location as above record).
- 5.28 It should also be noted that there are three possible Roman roads recorded, one of which is within the site extent. These roads were postulated by David Bird in the chapter referenced below (pp. 166-167) as possible or projected roads from London to Winchester.
- 5.29 It's considered unlikely that the site would have been settled during this period, given its distance from major settlements.

Early Medieval Period (AD410-1066)

- 5.30 The withdrawal of the Roman administration in the 5th century is seen as a period of decline in Britain. Population and general urban decline were met with successive settlements of northern Germanic peoples and the establishment of the Anglo-Saxon

¹⁷ Rob Poulton, 'Iron Age Surrey', in *Aspects of Archaeology and History in Surrey*, 2004, Jonathan Cotton et. al. eds.

¹⁸ Richard Hanworth, 'The Iron Age in Surrey', in *The Archaeology of Surrey to 1540*, 1987, Joanna Bird and DG Bird eds.

¹⁹ DG Bird, 'The Romano-British period in Surrey', in *The Archaeology of Surrey to 1540*, 1987, Joanna Bird and DG Bird eds.

David Bird, 'Surrey in the Roman period: a survey of recent discoveries', in *Aspects of Archaeology and History in Surrey*, 2004, Jonathan Cotton et. al. eds.

²⁰ Ibid.

Kingdoms by the 7th century. This redrawing of the political geography of the country also saw the adoption of Christianity as the dominant religion.

5.31 The county name of Surrey is Anglo-Saxon in origin – the meaning and importance of this has been debated by John Hines, with questions surrounding whether this indicated it was a part of a larger territory, or perhaps a distinct territory in its own right; in any case this would have changed over the period.²¹ There are a number of settlement types from this period in Surrey. Some of which were destroyed in the 19th century, and our knowledge of them comes from documentary evidence.²²

5.32 There is no evidence of this period on the HER. All medieval activity is linked to the later medieval period.

Later Medieval Period (1066-1520)

5.33 After the Battle of Hastings, when the Norman army was repelled from London at Southwark, it travelled through Surrey harrying smaller settlements and towns in a bid to force larger, more important settlements to concede without a battle. Following the victories of the Norman army, a number of manors in Surrey were gifted by William the Conqueror to his loyal barons. The most powerful of these barons Roger of Montgomery.²³

5.34 The closest settlement to the site recorded in the Domesday Book is Wyke, with ten households – which was owned by Roger of Montgomery.²⁴ There are a significant number of settlements within the wider area, largely centred around Guildford. In Ash, there is a moated manor house site (Grade II* listed, NHLE: 1294794), thought to date from the 13th century with later phases, approximately 550m south west of the site. The list description states:

“The Manor of Ash is believed to have been part of a holding left to Chertsey Abbey by the major Saxon landowner Azor on his death in the C11. The Abbey held the land until the Dissolution, when Ash became property of the Crown. Shortly after the accession of Edward VI in 1547, it was granted to St Mary’s College Winchester (Winchester College) which owned it for nearly 400 years.

It has been speculated that Ash Manor may have originally been Henley Manor, a residence recorded as a royal palace in the C14. However, this claim is unsubstantiated.

The site of Ash Manor (now Ash Manor and Old Manor Cottage) is believed to have been occupied since the C13, although no standing fabric of this date has been conclusively identified. Part of a square medieval moat survives, as well as some medieval fabric within the house itself...”

5.35 This indicates the extent to which Ash was settled during and just prior to this period. The site itself may have formed part of the wider estate of any manor, or landholdings of a baron or major landowner. It is not clear whether it was developed during this period.

²¹ John Hines, ‘Supre-ge— the foundations of Surrey’, in *Aspects of Archaeology and History in Surrey*, 2004, Jonathan Cotton et. al. eds.

²² Rob Poulton, ‘Saxon Surrey’, in *The Archaeology of Surrey to 1540*, 1987, Joanna Bird and DG Bird eds.

²³ Jack Armstrong, *History of Sussex*, 1995, p. 41.

²⁴ The Domesday Book, accessed at Open Domesday (30/09/2025): <https://opendomesday.org/map/>

- 5.36 There are a number of records on the HER from this period which are not listed here. Please refer to the gazetteer in Appendix 3.

Postmedieval Period (1520-1900)

- 5.37 In Britain, this period is largely characterised by the development of industrial sites across the landscape and the enclosure and intensification of agriculture. The social changes from the medieval period comprised a transition which, for the most part, was gradual. The population increased, recovering from epidemics of the previous period, and in the second half of the period was the industrial revolution.
- 5.38 By 1838, the site is divided between several different land ownerships according to available tithe mapping. Most of the land was owned by George Woodroffe, with part owned by Thomas Baker. The parcels were occupied by various people. The uses include a heath, arable land, allotments, and cottage and garden.²⁵ Small buildings are legible within the site, under the cottages label.
- 5.39 By the mid 19th century, Ash has a few buildings, including farmsteads, a train station and St Peter's Church (as evidenced by mapping). The central portion of the site appears to be occupied by some small buildings, which are not named as part of a farmstead or other holding, by 1871. These are probably the same buildings shown on the tithe mapping.

Figure 5.1 Historic mapping of the site – Surrey sheets XXII and XXIII (surveyed: 1870 to 1871, Published: 1873)

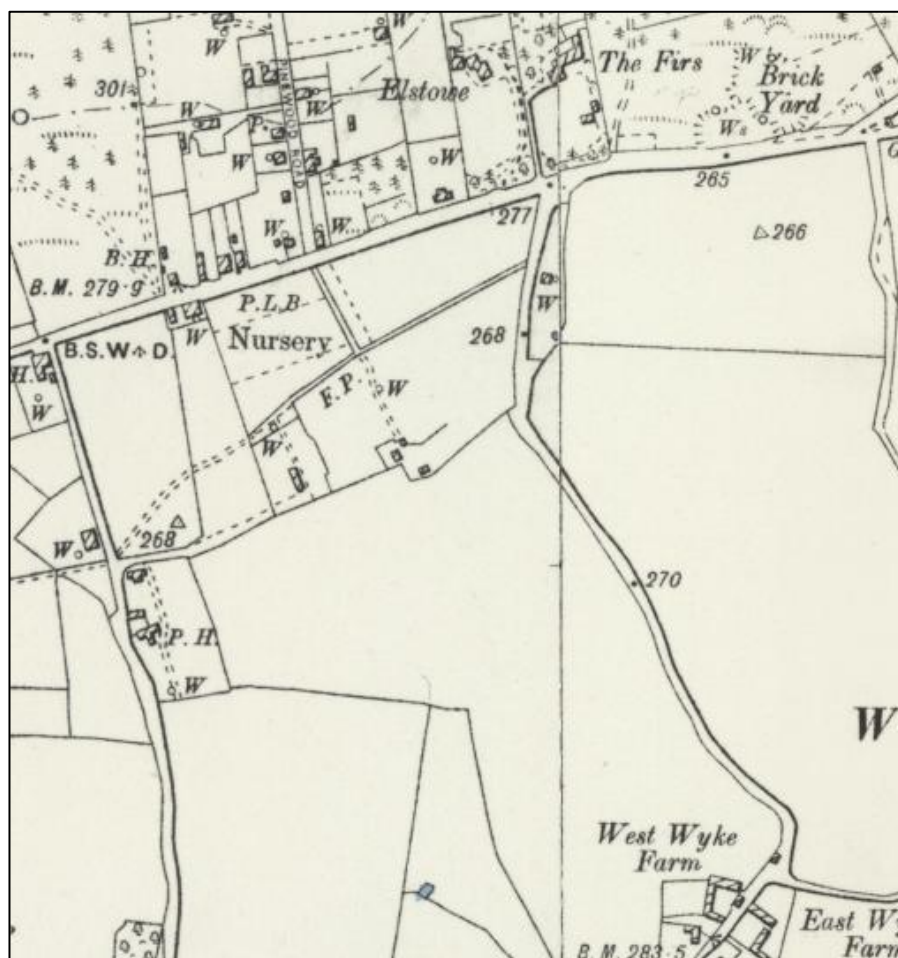


Source: National Library of Scotland

²⁵ *Tithe Apportionments, 1836-1929* [database online]. TheGenealogist.co.uk 2025

- 5.40 Further development to the north and west, and in Ash more widely, occurs before the end of the 19th century. Within the site, a nursey is identified, but there appears to be no further built development by 1895 (Figure 5.2).

Figure 5.2 Historic mapping of the site – Surrey sheets XXIII.SE (Revised: 1895, Published: 1897)



Source: National Library of Scotland

- 5.41 There are a small number of records from the post medieval period on the HER. This is indicative of the growth of Ash as a residential town throughout the period.

Modern Period (1900-present)

- 5.42 The wider had been developed considerably by the mid-20th century, with a significant number of residential houses constructed to the north of the site, and in Ash and Wyke. Towards the centre of the site, the farmstead here had expanded to a moderate degree, with larger scale buildings and a piggery identified on the map (Figure 5.3).

Figure 5.3 Historic mapping of the site – SU9050-SU9150 (Revised: 1971, Published: 1972)



Source: National Library of Scotland

5.43

Some change and expansion to the farmstead, around the same core occurred over the next few decades. By 1999, there were larger, metal roof buildings (Figure 5.4), but field boundaries appear largely the same. The site also appears to be entirely in use as pasture. It is a similar situation in 2013, with some new or altered farm buildings in this core (Figure 5.5). In 2024, it is evident that a portion of the site has been converted to hardstanding (Figure 5.6), presumably to support the ongoing farm function. Pasture appears to remain the primary use.

Figure 5.4 Aerial Photograph of the site - 1999



Source: Google Earth Pro

Figure 5.5 Aerial Photograph of the site - 2013



Source: Google Earth Pro

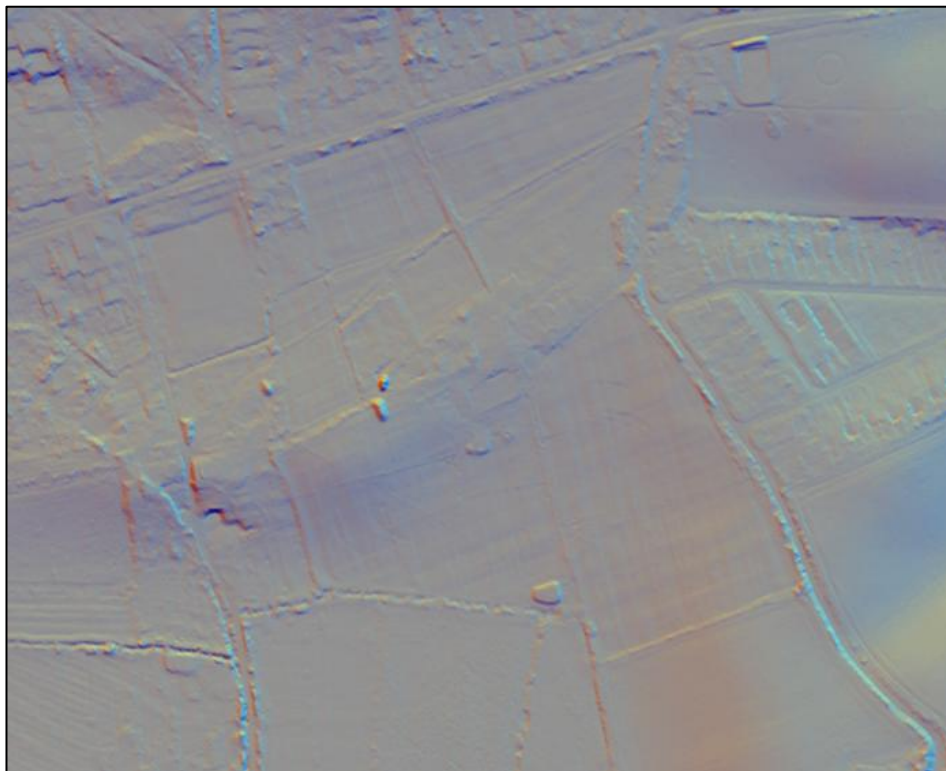
Figure 5.6 Aerial Photograph of the site - 2024



Source: Google Earth Pro

- 5.44 A review of LiDAR suggests that the site has been subject to modern mechanised ploughing. This is indicated by the appearance of light, regular striations across the fields. These do not take the form of medieval ridge and furrow as they are too regular and not deep enough. Two further circular features are identified – given their small size and irregular shape these are not anticipated to be archaeological features of note (Figure 5.7)

Figure 5.7 LiDAR DTM of the site (2002)



Source: National Library of Scotland

6.0 Potential and Significance

Survival

- 6.1 Unknown archaeological remains can survive as earthworks and as below-ground archaeological features, finds and layers. Part of this assessment process is to consider what factors may have affected archaeological survival.
- 6.2 The site has been in use for farming since at least the 19th century. Tithe mapping identifies that parcels were used as a heath (presumably open land), arable land and for cottages and gardens. The disturbances associated with arable farming, as well as the construction and demolition of buildings is likely to have affected archaeological survival, through removal, compaction or truncation, in areas where this has occurred.
- 6.3 Even areas which have historically, and remain, undeveloped, and were in use as a heath, have later been subject to modern mechanised ploughing. This is evident from the LiDAR mapping shown above. Modern mechanised ploughing can have a significant impact on archaeological survival, as it can destroy remains.
- 6.4 Modern expansion of the farm is also likely to have had an effect on survival. The addition of tarmac, and the construction and removal of farm buildings may have disturbed remains. This is assumed to be the case, at least to some degree, as there have been clear ground effects which is evidenced by the presence of made ground in several areas of the site, up to 0.8 in depth. It should also be noted that there are no superficial deposits recorded on the BGS, further reducing the possibility of remains, particularly from earlier periods.
- 6.5 The potential for archaeological survival across the site is generally expected to be **low to moderate**.

Statement of Potential and Significance

- 6.6 The archaeological potential of each period is considered based on the known archaeological and geological context of the site and in light of the archaeological survival defined above.
- 6.7 The HER data suggests that there is low potential for archaeological remains associated with the prehistoric periods. There are no records from this period, and no evidence to suggest that it was settled in any sense relevant to each period. There may be transient and isolated finds present, if these have not been heavily disturbed by ploughing or construction.
- 6.8 There is limited evidence of Roman occupation of the study area, with two records on the HER. A 'possible' Roman road is recorded within the site, however. Whilst this may be present within the site, it should be noted that this is an estimate based on documentary sources and speculation. The lack of significant Roman finds within the study area suggests that further features or finds are unlikely, particularly given the disturbances of modern farming.
- 6.9 There is no evidence of early medieval occupation of the study area on the HER. Later medieval occupation is possible, and there are several records to suggest the wider area was

settled, and Wyke is a recorded settlement within the Domesday book. For both periods, the potential is reduced by modern farming, which may have disturbed any remains.

- 6.10 Whilst there are recorded uses of the site in the post-medieval and modern periods, with buildings shown on mapping, remains from this period may have been disturbed by modern mechanised ploughing. Where new buildings were constructed after this took place, these would be of low significance. There is the possibility that foundations or building materials of any previous buildings remain present.

Table 6.1 Potential and value

Period	Potential	Features	Value (Importance)
Palaeoenvironmental	Low	There are no recorded deposits within the site that may have aided geoarchaeological survival, such as alluvium, peat, or river terrace deposits	Evidential (Medium)
Prehistoric	Low	Possibly finds, such as flint scatters, hand axes, animal bones. Settlement activity such as ditches and potholes is possible but unlikely.	Evidential (High)
Roman	Low to Moderate	A Roman road, or associated roadside finds such as ditches, graves or finds. Settlement activity-related features unlikely.	Evidential, Historic (Medium)
Early Medieval	Low	Settlement or agricultural activity or artefacts, such as pottery	Evidential, Historic (Medium)
Later Medieval	Moderate	Agricultural activity including postholes for enclosures, or artefacts, such as farming equipment or pottery.	Evidential, Historic (Low)
Post medieval	Moderate	Building foundations or materials, or farming equipment.	Evidential (Low)
Modern	Moderate	Building foundations or materials, or farming equipment.	Evidential (Low)

7.0 Potential Effects

Proposals

7.1 The assessment of the effects of the proposed development has been based on the application drawings, Design and Access Statement and assumptions regarding intrusive works confirmed by the architect. The proposed development is for:

“Outline planning application with all matters except for the accesses from Guildford Road and Wyke Lane reserved for subsequent approval for the demolition of the existing buildings and hardstanding and the erection of:

- *up to 200 residential dwellings including affordable housing and plots of self-build plots (Class C3);*
- *green and blue infrastructure; and*
- *associated service and utility structures.”*

7.2 Elements of the proposal that are relevant to this assessment include:

- 1 Implementation of SUDs feature and flood risk mitigation;
- 2 Construction of foundations expected to be up to 2m in depth; and
- 3 Services depths expected to be up to 0.75m in depth.

Effects on non-designated archaeological assets and unknown archaeological remains

7.3 Should any archaeological remains be present within the site, these are likely to be impacted by the proposed intrusive ground works within the site. Any archaeological remains could be impacted through truncation or being wholly removed during activities associated with the construction of a number of buildings, landscape works, laying of hard surfaces, provision of services and digging of foundations.

8.0 Conclusions and Recommendations

Conclusion

- 8.1 This DBA has been prepared to understand the archaeological sensitivity and historic landscape of the site to inform the design development for a masterplan for redevelopment. The report has found there to be low to moderate potential for archaeological remains within the site from a number of periods – however, the moderate potential tends to be for periods of lower importance, such as the later medieval, post medieval and modern period. Whilst there is low to moderate potential for the Roman period, this is primarily due to the possible road. Further remains are considered unlikely based on the remaining evidence on the HER.
- 8.2 Remains from all periods are likely to have been disturbed by modern mechanised ploughing which appears to have taken place at the site from a review of LiDAR mapping.
- 8.3 Development proposals are likely to impact on any archaeological remains that are present, due to the nature of intrusive works, which are likely to include a degree of landscaping (potentially levelling), and the construction of foundations at a depth of up to 2m. It is likely that any remains would be removed or destroyed by this activity, where the construction of buildings is taking place.
- 8.4 Parts of the site are to be retained for amenity space however, so if this is considered appropriately at the detailed design stage (i.e. with limited intrusive works at reduced depths and tree planting), potential remains in these areas could remain undisturbed and in situ.

Recommendations

- 8.5 Given the low to moderate potential of the site, it is recommended that a geophysical survey is undertaken in areas that are to undergo foundation construction, to ascertain whether any archaeological features of note, particularly the speculated Roman Road, are present. This could be secured by condition, and during the relevant phase, and is not considered to be prohibitive to the granting of planning permission. This should be undertaken by a qualified specialist, with any features of note recorded. A Written Scheme of Investigations, at this stage anticipated to cover a programme of monitoring only, should be agreed with officers at the County Council. Further interventions are not anticipated at this stage.

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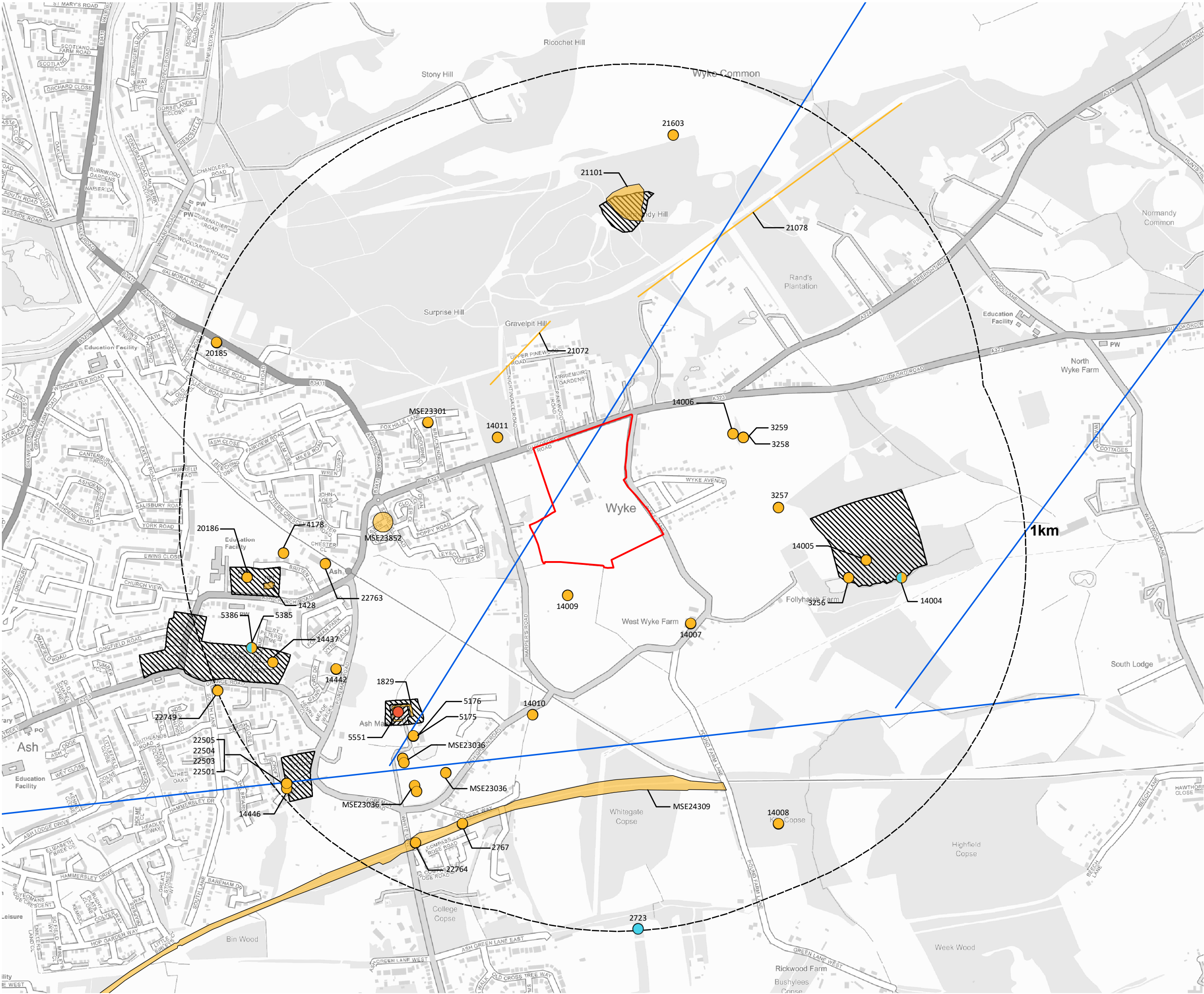
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Appendix 2 Archaeological Figures



Key

Site Boundary

County Sites of Archaeological Importance

Areas of High Archaeological Potential

Non-designated Archaeological Assets:

Findspot

Negative Evidence

Monument & Findspot

Monument

Monument

Projected/Possible Roman Road

0 250 500m

Historic Environment Record data obtained from Surrey County Council

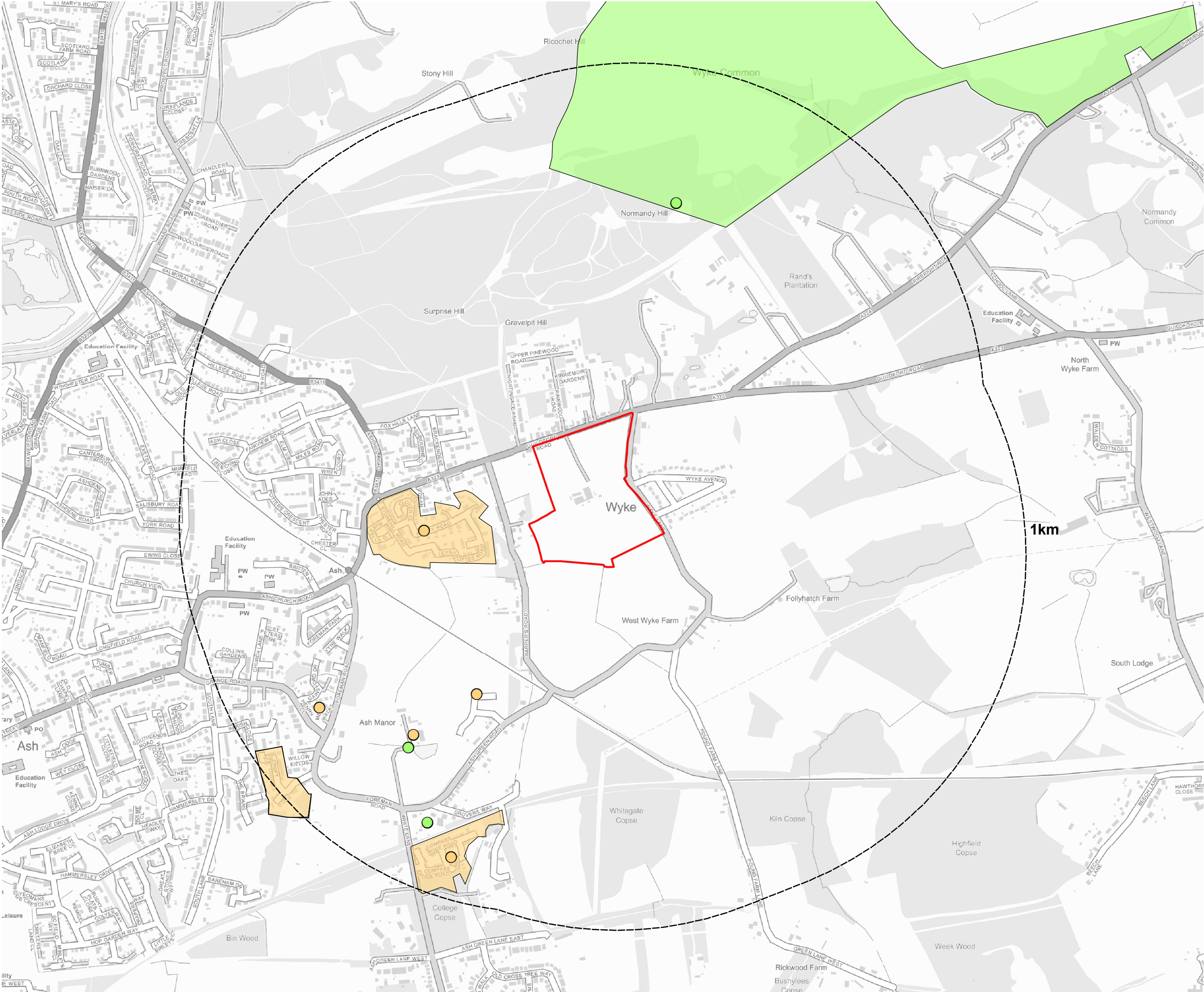
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Project	Shortland Farm, Ash
Title	Non-designated Archaeological Assets
Client	Gleeson Strategic Land
Date	01.10.2025
Scale	1 : 10,000 @ A3
Drawn by	GF
Drg. No	GIS\LF\69909\04-01

GIS Reference: S:\LF Jobs\LF69000 - LF69999\LF69909 - Shortland Farm, Ash\LF69909-04 - Shortland Farm, Ash - Non-designated Archaeological Assets - 01.10.2025.mxd





Key

Site Boundary

Previous Investigations:

Intervention

Survey

0250500m

Historic Environment Record data obtained from Surrey County Council

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ProjectShortland Farm, Ash

TitlePrevious Investigations

ClientGleeson Strategic Land

Date01.10.2025

Scale1 : 10,000 @ A3

Drawn byGF

Drg. NoGIS\LF\69909\04-02

GIS Reference: S:\LF Jobs\LF69000 - LF69999\LF69909 -Shortland Farm, Ash\LF69909-04 - Shortland Farm, Ash - Previous Investigations - 01.10.2025.mxd

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Appendix 3 Archaeological Gazetteers

Briefing Note

Our ref 69909/04/MLw/GF/MI

Date 1 October 2025

Subject Shortland Farm - Archaeological Gazetteer

Non-Designated Archaeological Assets

MonUID	Record Type	Site Name	Sub Type
MSE14005	Monument	Follyhatch Lane medieval pottery scatter, Normandy	Settlement; Pottery Manufacturing Site
MSE14006	Monument	Follyhatch Lane brick and tile works, Normandy	Brickworks; Tile Works
MSE14007	Monument	Wyke Farm, Normandy	Manor; Farm
MSE14008	Monument	Kiln Coppice and field, Normandy	Kiln; Kiln
MSE14009	Monument	Pot Shop Fields, pottery workshop, Normandy/Ash	Pottery Workshop
MSE14010	Monument	Great Three Stones, Boundary Stones, Normandy	Boundary Stone; Boundary
MSE14011	Monument	Brick Field, Ash	Brickearth Pit
MSE14437	Monument	The Old Rectory, Ash	Vicarage
MSE14442	Monument	Foremans Farm, Ash	Farmstead; Farm
MSE14446	Monument	Kiln Field, Ash	Kiln; Pottery Kiln
MSE20185	Monument	War Memorial, Memorial Gardens, Ash	War Memorial; Garden
MSE20186	Monument	War Memorial, Ash Cemetery Chapel, Ash	War Memorial
MSE21603	Monument	Large double bank, Wyke Common, Ash	Bank (Earthwork); Enclosure
MSE22501	Monument	Linear features, The Croft, Ash, Surrey	Linear Feature; Pit?
MSE22503	Monument	Possible Roman pit, The Croft, Ash	Pit?; Tree Throw?
MSE22504	Monument	Medieval to Post Medieval narrow ditches or gullies, The Croft, Ash	Ditch; Field Boundary?
MSE22505	Monument	Roman enclosure with possible outlying fields and paddocks, The Croft, Ash, Surrey	Enclosure; Ditch; Pit
MSE22749	Monument	Site of Potkiln House, Ash	House
MSE2767	Monument	16th/17th century pottery (possible kiln site?), Ash Leigh, Ash	Pottery Kiln; Findspot; Pottery Kiln
MSE3256	Monument	13Th-14Th Century Occupation	Settlement
MSE3257	Monument	Post-medieval Brick And Tile Production	Brick Kiln; Kiln
MSE3258	Monument	Post-medieval Brick Production	Brick Kiln; Kiln
MSE3259	Monument	Medieval/Post-Medieval hollow way	Hollow Way

MonUID	Record Type	Site Name	Sub Type
MSE4178	Monument	Water Tower, Ash Railway Station	Watch Tower
MSE5175	Monument	17th century barn, Ash Manor, Ash Green	Barn
MSE5176	Monument	Undated brick wall and two postholes, Ash Manor, Ash Green	Wall; Post Hole
MSE22763	Monument	Ash Railway station, Ash	Railway; Railway Station
MSE22764	Monument	Ash Green Railway Halt, Ash	Goods Yard; Railway Station; Railway Platform
MSE23036	Monument	Circular parch marks, field south of Ash Manor, Ash Green	Ring Ditch?
MSE23301	Monument	Ash Hills Workhouse, Fox Hills Lane, Ash	Workhouse
MSE1829	Monument	Homestead moat at Manor Farm, Ash Green	Moat; Manor House
MSE23852	Monument	Post-Medieval quarry extraction pit, Guildford Road, Ash	Pit; Quarry
MSE21101	Monument	Late nineteenth-century military earthwork, Normandy Hill, Normandy	Defended Enclosure; Weapons Pit
MSE1428	Monument	St Peter's Church, Ash Church Road, Ash	Church; Timber Framed Building; Commemorative Monument; Church
MSE24309	Monument	Tongham Branch of the Guildford-Alton railway line (disused)	Railway; Railway Junction; Railway Embankment
MSE5551	Negative Evidence	Negative evidence, Ash Manor, Ash Green	Site

Findspots

MonUID	Record Type	Site Name	Sub Type
MSE14004	Monument & Findspot	Catherine Frith flight of ponds, Normandy	Pond Bay; Pond; Findspot
MSE2723	Findspot	13th-17th Century pottery (possible kiln site?), Wyke	Findspot
MSE5385	Monument & Findspot	17th and 18th century pottery - kiln site, Manfield School, Ash	Kiln; Findspot
MSE5386	Monument & Findspot	Medieval whiteware - kiln site, Manfield School, Ash	Findspot; Kiln

Roman Roads

HER_no	Name	Evidence	Precision
4619	London to Winchester	Documentary	Projected
4619	London to Winchester	Documentary	Possible
4619	London to Winchester	Documentary	Possible

Previous Investigations

EvUID	Record Type	Name
ESE1773	Intervention	The Barn, Ash Manor, Ash Green: Archaeological Evaluation
ESE16211	Survey	Detailed survey of two late nineteenth-century military earthworks on Ash Ranges, Guildford
ESE16921	Intervention	Land at White Lane, Ash Green: Archaeological Evaluation
ESE16974	Survey	Magnetometer survey of Land at White Lane, Ash Green
ESE17004	Survey	Land at Ash Manor Ash Green, Surrey: Detailed Gradiometer Survey Report
ESE17051	Intervention	Land at Grange Road, Ash: Archaeological Evaluation Report
ESE17059	Intervention	Wild Flower Meadow, Guildford Road, Ash: Archaeological Evaluation
ESE17091	Intervention	Land at Juniper and May Cottages, Ash Green Road, Ash: Archaeological Evaluation
ESE15426	Survey	The Croft, Ash: Magnetometer Survey
ESE15428	Intervention	The Croft, Ash: Archaeological Evaluation
ESE15431	Intervention	The Croft, Ash: Archaeological Excavation
ESE3201	Survey	Survey of Ash Ranges: Surrey Heathlands Project Landscape Survey no 1
ESE16542	Intervention	Guildford Road, Ash: Archaeological Evaluation Phase 1
ESE16921	Intervention	Land at White Lane, Ash Green: Archaeological Evaluation

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