



Archaeological Desk-Based Assessment Statement

Site: Heath Buildings, High Street, Oxshott, KT22 OJP

Client: Wolsey House Construction Limited

Date: 3rd June 2023

Author: Esther Robinson Wild BA PgDip MA FSA MCIfA, Historic Environment Consultant

Introduction

1. This Statement substantially replicates the Archaeological Desk-Based Assessment Statement (dated 28th March 2023) (Appendix 1) that responded to the Consultation Response to a planning application (reference no: 2022/2689) in respect of a proposal for redevelopment at Nos. 49 & 50 High Street, Oxshott provided by Matt Saywood, Surrey County Council Archaeological Officer. The comments were provided to Clare Adamson, Senior Planning Officer at Elmbridge Borough Council by email on 30th January 2023.
2. A Heritage Statement (Robinson Wild Consulting, June 2022) was prepared by the author of the Statement to accompany the application relating to Nos. 49 & 50 High Street. Subsequently, a proposal for the redevelopment of Heath Buildings, High Street, Oxshott (hereafter “the Site”) (NGR: TQ 14563 60506) has come forward and the author of the Statement has also prepared a Heritage Statement (March 2023, hereafter the “Heritage Statement”) to accompany the submission of a planning application. Given the proximity of the Site to Nos. 49 & 50 High Street (c.20m to the east), it is considered appropriate that an Archaeological Desk-Based Assessment Statement also be submitted.
3. The site is in mixed-use and comprises of five units with commercial premises on the ground floor and residential accommodation on the first floor. It is situated at the north end of the High Street on the east side. The map and photographic evidence indicate that the Heath Buildings were constructed between 1955 and 1969. Stylistic dating puts their construction in the 1960s. The planning history commences in 1966 with planning applications for the erection of a new shopfront for Units 1 – 5, respectively.
4. The site is not situated in a Conservation Area or a County Site of Archaeological Importance. It is situated in an Area of High Archaeological Potential. Consequently, the Archaeological Officer will be consulted on the planning application relating to the proposed redevelopment of the site. Part e (i) Areas of High Archaeological Potential of Policy DM12 – Heritage of the Elmbridge Local Plan. Development Management Plan states that proposals for development should take account of the likelihood of heritage assets with archaeological significance being present on the site. This Statement addresses that directive.
5. The Heritage Statement (prepared in accordance with The Chartered Institute for Archaeologists, *Standard and Guidance for Historic Environment Desk-Based Assessment* (2017) and Elmbridge Borough Council’s *Advice on Producing Heritage Statements & Local Validation Requirements* (2018)) presents a summary of the developmental history of the site. It is contained in Section 3.0 Historical Development And Building Description which also includes historic maps (figs. 7 – 20).



6. The focus of the Heritage Statements is the historic built environment, and it was not within their remit to consider in detail the archaeological potential of the site. However, in the Heritage Statement for Nos. 49 & 50 High Street, it was given consideration in paragraphs 4.11 – 4.12 of Section 4.0 Assessment of Significance and in which it was concluded that it is negligible to low with any deposits likely to be limited to evidence of the construction of the buildings on the site and/or finds and/or features related to commercial and residential use and former historic agricultural related land use activities, none of which are likely to be of significance. The development of the site may have also impacted archaeological deposits and so diminished the possibility of finding them in situ.
7. The high-level assessment was based on a review of the information available on source repositories (including historic maps) for within an expanded assessment area of a 500m radius of the centre of the site (“the Assessment Area”)¹.
8. In the Consultation Response to the planning application relating to Nos. 49 & 50 High Street, Mr Saywood directed that a formal search of the Historic Environment Record (“the HER”) be carried out to inform a further consideration of the archaeological potential of the site, the impact of historic development and the potential impact of the redevelopment proposal. The direction was based on Paragraph 194 of the National Planning Policy Framework in which it states that the HER should be consulted in this context. The scope was discussed in a telephone call between the author of this Statement and Mr Saywood and was subsequently confirmed by Mr Saywood in an email dated 1st February. In summary, it was agreed that a brief assessment would be appropriate. Subsequently, a Statement was prepared and it was considered prudent that a similar Statement be submitted with the planning application relating to Heath Buildings, High Street.
9. Figure 1: Site location and figure 2: Site plan below shows both sites.

¹ An assessment area of 150m was drawn up for the historic built environment assessment.

² Archaeological (Desk-Based) Assessment Statement – Heath Buildings, High Street, Oxshott (project ref: 11-22)



Figure 1: Site Location

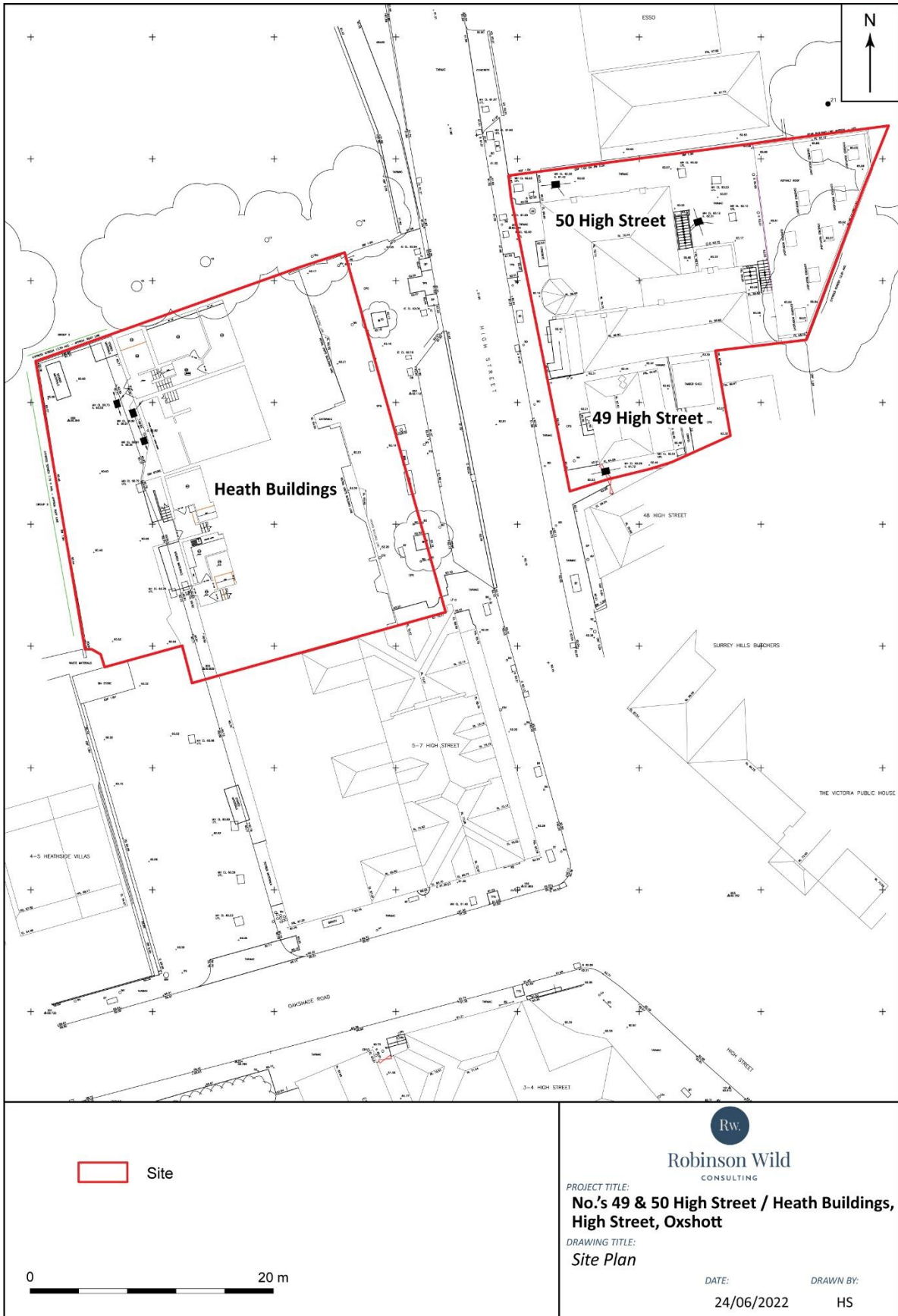


Figure 2: Site Plan

Discussion

10. A search of the Surrey HER (search reference: 036/23) for within a 1km radius of the centre of Nos. 49 & 50 High Street has been undertaken. As noted in paragraph 2 above, the Site is situated very close to Nos. 49 & 50 High Street (c.20m to the east) and consequently, the same search has been used to assess the archaeological potential for the Site.
11. As noted above, an Assessment Area had been established for the high-level assessment contained in the Heritage Statement for Nos. 49 & 50 High Street. The Surrey HER Officer mandated the 1km radius for the search. Figures 3 and 4 below show the data within the mandated 1km radius and a 150m radius which demarcated the assessment area for the historic built environment.

Summary of the development of Oxshott and the site

12. As noted in paragraph 5 above, a map regression exercise was undertaken to inform the analysis of the developmental history of Oxshott and the site. The early map evidence for the area, which shows it as characteristically rural with dispersed settlements, does not mark Oxshott which indicates that the village probably originated as a hamlet and so was not of a sufficient size to warrant documenting. The earliest available map evidence for the village is John Rocque's map of 1768 on which it is documented as "Oke-shed".
13. Rocque's map shows the layout of the hamlet. The settlement was characterised by ribbon development along a north-south route running along a high ridge through the forest between Esher and Leatherhead. The map shows a farm at each end, Birdshill Farm and Danes Hill Farm with development up to that time contained between them. The hamlet was very small with only approximately eighteen buildings recorded.
14. Until the sixteenth century, Oxshott was fairly isolated, surrounded by heath and scrubland and only connected to nearby villages by footpaths. A print of 1824 illustrates the rural character of the hamlet which prevailed into the early twentieth century.
15. The c.1845 Tithe Map evidences the growth of the hamlet between 1768 and 1845 and shows that some of the common land had been developed in the intervening period. At that time, the population of the hamlet was 193. The map shows that the Site formed part of a large field (No.224) with a northern boundary to what later became Steel's Lane and an eastern boundary to the High Street. It also shows in more detail the small-scale ribbon development along the High Street.
16. Agriculture, forestry and the keeping of pigs were the mainstay of the hamlet up to the mid-nineteenth century when gradually sheep and dairy farming took over. Some small-scale housebuilding was taking place on farmland by small farmers during that period and development was accelerated with the opening of the railway (with the extension of the railway line from Surbiton via Claygate and Oxshott to link up the Waterloo-Guildford line at Effingham Junction) in c.1886.
17. In the period between 1896 and 1913, the large field that the Site formerly formed part of had been developed with two substantial residential buildings set in large grounds and a large copse created (running in a north – south direction) with a tennis court at its centre. The site was situated within the boundary of 'Midgarth', to its south and comprised of an open area of land and a small ancillary building running in a north – south direction.
18. A comparison of the 1913 Ordnance Survey and the 1932-1934 Ordnance Survey indicates further

small-scale development occurring on the site with a slightly larger, possible garage type building situated to the north of the then extant building and a smaller building running in an east – west direction abutting the southern boundary. The large copse enclosing the tennis court to the west of the site had been cleared by that time.

19. A photograph of the High Street looking north of c.1955 provides a view of to the Site which is bounded by trees and vegetation. The 1970 Ordnance Survey clearly indicates more intensive development occurring along the High Street by that time, notably at the northern end on the west side with the construction of Heath Buildings in the late 1960s. Between 1994 and 2003, residential development ('Midgarth Close') had occurred on the site of, and in the grounds of 'Midgarth'.

Summary of the HER Data

20. Within the 1km search area there are 15 entries relating to listed buildings, a locally listed building, a building, monuments, and parks (fig. 3 - RWC UIDs: 1 – 6; 12 – 18) (Table 1). The listed buildings (RWC UIDs: 1 – 3) and the locally listed building (fig. 3 - RWC UID: 4) were considered in the Heritage Statement. There are 6 entries relating to findspots (RWC UIDs: 7 -11) (Table 1). None of these are contained within the site boundary.
21. One of the monument entries relates to Oxshott Historic Core (HER Ref: EL055; fig. 3 - RWC UID: 18). There is no archaeological evidence for settlement in the Romano-British, or Saxon/Early Medieval periods in the Assessment Area or the 1km HER search area. The finds of prehistoric date (HER Refs: 247; 249; 5608; 1965; fig. 3 – RWC UIDs: 9 – 11) are limited and in isolation are not indicative of settlement in the area during that period. There is evidence of possible medieval settlement within the 1km HER search area. However, this was found (HER Refs: 266; EL041; fig. 3 – RWC UIDs: 15; 17) on the periphery of the 1km HER search area to the north-east of the High Street. The map and documentary evidence indicate that the village originated as a hamlet with the extant historic built environment evidencing relatively limited and late development predominantly in the late nineteenth century. Highwayman's Cottage is notable for being of mid-sixteenth century date.
22. There are 6 event/activity records (Table 2). None relate to the site. One of the event records (HER Ref: ESE249; fig. 4 - RWC UID: 2) relating to an archaeological evaluation at 'Midgarth', High Street (at the junction with Steel's Lane) was discussed in paragraph 4.12 of the Heritage Statement prepared for Nos. 49 & 50 High Street as it fell within the (500m) Assessment Area.
23. The evaluation was undertaken in 1993 and involved trial trenching in advance of a housing development (Identifiers: [ADS] Depositor ID – 1067403 / [ADS] Associated ID – AIP Record Number: C.43.0029). Nothing of archaeological interest was found, except one indeterminate Prehistoric struck flint scraper (HER Ref: 5608; fig. 3 – RWC UID: 10).
24. The evaluation was undertaken because of the discovery of five Roman pottery sherds found during the construction of 'Midgarth' in c.1913 (HER Ref: 239; fig. 3 – RWC UID: 7). The Historic England Research Record entry (Monument No.397763) states that the then occupiers, resident since 1951 had no knowledge of further finds. The description in the HER event record states that the " *Finds of Roman pottery sherds in the past suggest a settlement site somewhere in the area.*" Consequently, the evaluation was recommended and undertaken. It is considered that it was a rather tenuous link given the very limited evidence and its form and this was borne out by the absence of any Roman period finds or features.



25. In August 2022, an archaeological evaluation (MOLES Archaeology M-147; OASIS Project Code: molesarc1-507925) was undertaken at (previously developed) land to the east of nos. 1 – 4 High Street, Oxshott. The 'Summary' in the report stated that *"The evaluation encountered no artificial deposits except the modern car park surface. The only anthropogenic feature seen on the site was a ceramic land drain in Trench 3. The site appeared to have been truncated in places as no buried topsoil was seen."* This activity has not yet been recorded in the HER.
26. The Surrey Archaeological Research Framework (Surrey County Council and Surrey Archaeological Society, 2006) has been consulted. There are no references to Oxshott. A review of the document in the context of the data relating to the 1km HER search area or the Assessment Area does not elicit any questions which should be asked in relation to the archaeological potential of the site or necessitate controlled investigation on it.

Conclusion

27. The proposal comprises the demolition of Heath Buildings and the construction of the construction of a part-three and four-storey over basement building with four commercial units to the ground floor and nine residential units to the first, second and third floors.
28. Prior to the small-scale development in the form of ancillary buildings in the early twentieth century, the Site formed part of a large field. The form of that historic development on the site is likely to have not necessitated foundations. Heath Buildings was constructed in the 1960s and it is therefore likely that it has foundations. These may be of the raft or strip type, the latter increasingly replacing the latter in the early/mid twentieth century. Consequently, historic groundworks may have impacted any archaeological deposits.
29. Following the HER search and a consequent assessment of the archaeological potential of the site and the potential impact on archaeological deposits, the conclusion is that of the Heritage Statement prepared for Nos. 49 & 50 High Street and the subsequent Statement. In this case, the potential for archaeological deposits from all periods pre-dating the post-Medieval period is considered negligible to low with any deposits likely to be limited to evidence of the construction of the building on the Site and/or finds and/or features related to commercial and former historic agricultural related land use activities, none of which are likely to be of significance. The archaeological evaluations which have been undertaken close to the site have found no archaeological features or finds of significance. Notably, only one find has been recorded from both sites.
30. The proposed development will include the excavation of a basement. However, it will not lead to direct or indirect harm by means of direct, irreversible and permanent adverse impact to any identified non-designated heritage assets taking the form of buried archaeological deposits. As no archaeological deposits are recorded as present on the Site on which impacts associated with the proposed development have been identified, and the potential for archaeological deposits is negligible to low, it is considered that no mitigation is required.

This Statement is the copyright of Robinson Wild Consulting and is for the sole use of the Client. It may not be used or referred to in whole or in part by anyone else without the express agreement of Robinson Wild Consulting. Robinson Wild Consulting does not accept liability for any loss or damage arising from any unauthorised use of this note. Any advice, opinions, or recommendations within this note should be read and relied upon only in the context of the note as a whole.

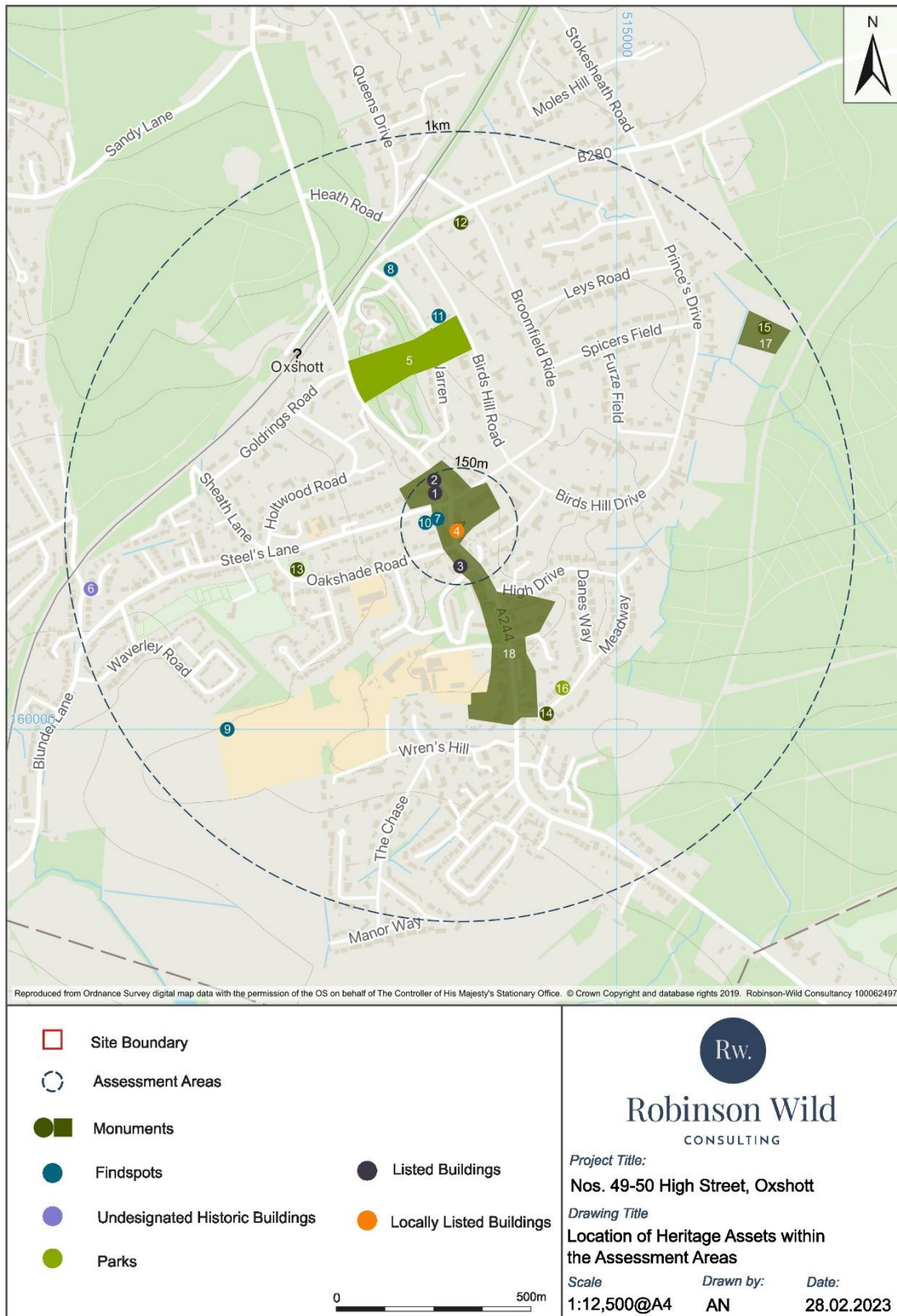


Figure 3: Location of Heritage Assets within a 1km radius of the Site and the Assessment Area (150m)



Table 1. List of Heritage Assets within a 1km radius of the Site and the Assessment Area (150m)

Number	HER Ref	RecordType	Name	Grade
1	1030080	Listed Building	STOREHOUSE, 10 YARDS LEFT OF BIRDSHILL FARM H	II
2	1286652	Listed Building	BIRDSHILL FARM HOUSE	II
3	1030195	Listed Building	Highwayman's Cottage	II
4		Locally Listed Building	49 (Barclays Bank) High Street	
5	16791	Park	Pinewoods House gardens, Warren Lane, Oxshott	
6	21806	Building	Littleheath Farm, Stoke D'Abernon	
7	239	Findspot	Romano-British pottery, High Street, Oxshott	
8	240	Findspot	Early Medieval bronze roundel, Oxshott Wood, Oxshott	
9	247	Findspot	Two Neolithic scrapers, Oxshott	
	249	Findspot	Prehistoric flint flake, Oxshott	
10	5608	Findspot	Prehistoric flint scraper, Midgarth, Steeles Lane, Oxshott	
11	1965	Findspot	Prehistoric flint blade, Birds Hill Road, Oxshott	
12	17211	Monument	World War Two Aircraft Crash: Oxshott	
13	20445	Monument	War Memorial, St Andrews Church, Oxshott	
	20447	Monument	War Memorial, St Andrews Church, Oxshott	
	20449	Monument	Commemorative Memorial Plaque, St Andrews Church, Oxshott	
14	20797	Monument	War Memorial, Abinger Road, Coldharbour	
15	266	Monument	Potential Medieval Courtyard, Stoke D'Abernon	
16	13609	Park	Danes Cottage gardens, Oxshott	
17	EL041	Monument	Possible Medieval settlement site, Stoke Wood, Oxshott	
18	EL055	Monument	Oxshott Historic Core	

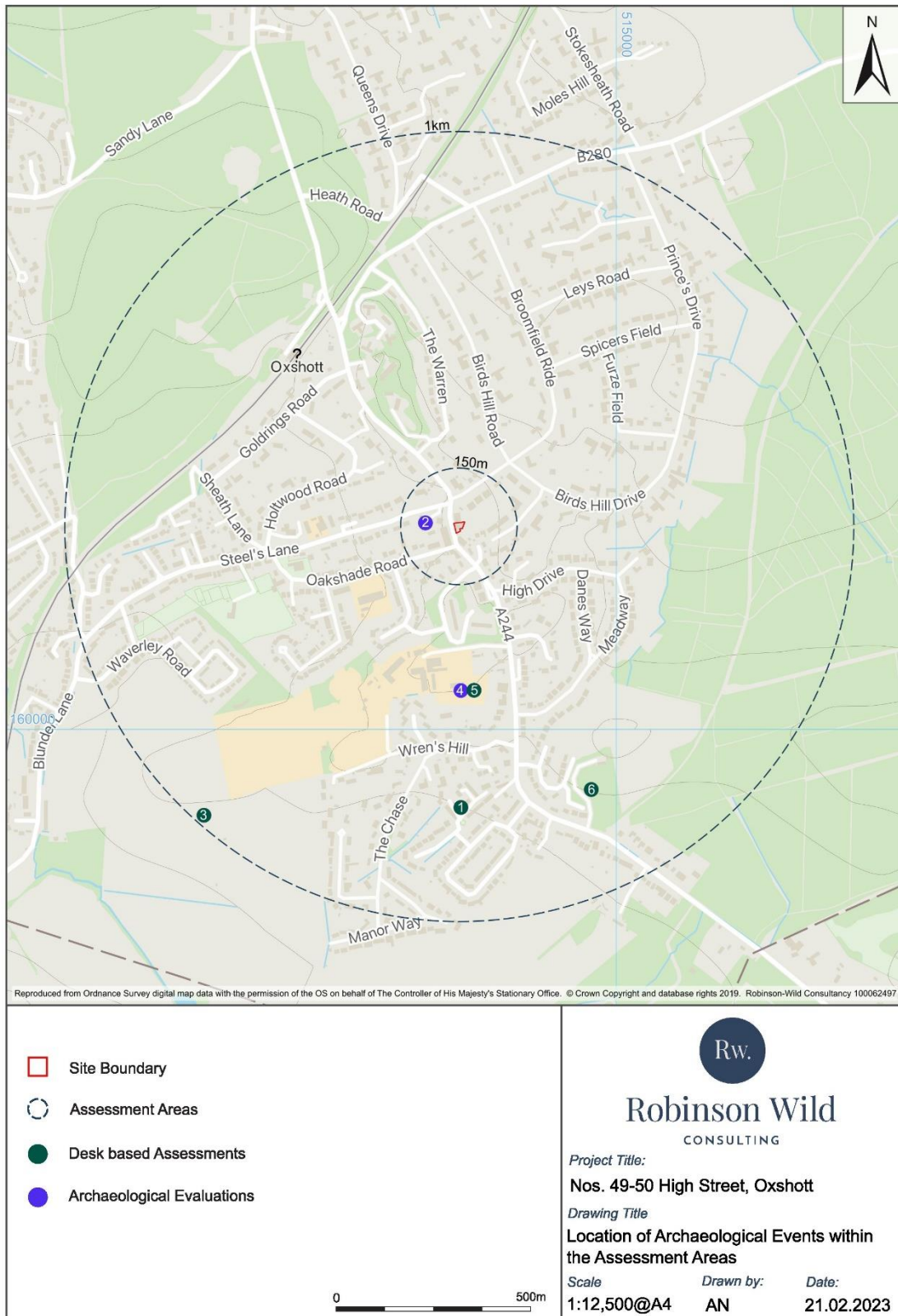


Figure 4: Location of Archaeological Events within a 1km radius of the Site and the Assessment Area (150m)



Table 2. List of Archaeological Events within a 1km radius of the Site and the Assessment Area (150m)

Number	HER Ref	Record Type	Name
1	ESE1601	Desk based Assessment	Land at Willoughby Nursery, Oxshott: Archaeological Desk Based Assessment
2	ESE249	Archaeological Evaluation	Midgarth, Steels Lane, Oxshott: Archaeological Evaluation
3	ESE2530	Desk based Assessment	Water Pipeline at Wrens Hill, Oxshott: Archaeological Desk-Based Assessment
4	ESE16620	Archaeological Evaluation	Danes Hill School, Leatherhead Road, Oxshott, Surrey: Archaeological Evaluation
5	ESE16634	Desk based Assessment	Danes Hill School, Oxshott: Archaeology Desk-Based Assessment
6	ESE16751	Desk based Assessment	Land at Merrileas, Leatherhead Road, Oxshott: Desk Based Assessment



**Appendix 1. Archaeological Desk-Based Assessment Statement –
Nos. 49 & 50 High Street, Oxshott, KT22 0JP**



Archaeological Desk-Based Assessment Statement

Site: Nos. 49 & 50 High Street, Oxshott, KT22 0JP

Client: Wolsey House Construction Limited

Date: 28th March 2023

Author: Esther Robinson Wild BA PgDip MA FSA MCifA, Historic Environment Consultant

Introduction

1. This Statement responds to the Consultation Response to a planning application (reference no: 2022/2689) in respect of a proposal for redevelopment at Nos. 49 & 50 High Street, Oxshott (“the site”) (figs. 1 – 2) provided by Matt Saywood, Surrey County Council Archaeological Officer. The comments were provided to Clare Adamson, Senior Planning Officer at Elmbridge Borough Council by email on 30th January 2023.
2. A Heritage Statement (Robinson Wild Consulting, June 2022) (hereafter the “Heritage Statement”) was prepared by the author of this Statement to accompany the application. The site comprises of Nos. 49 & 50 High Street (NGR: TQ 14591 60518). No. 49 High Street is a small, detached, single storey building currently in use as a pizza takeaway. No. 50 High Street is a large detached two storey building that accommodates the Oxshott Village Pharmacy, and Village Store on the ground floor and residential accommodation on the first floor. Both are situated at the north end of the High Street on the east side. The map and documentary evidence indicate that No. 49 High Street was constructed between 1934 and c.1955, and No. 50 High Street between 1896 and 1913.
3. The site is not situated in a Conservation Area or a County Site of Archaeological Importance. It is situated in an Area of High Archaeological Potential. Consequently, the Archaeological Officer was consulted on the proposal.
4. The Heritage Statement (prepared in accordance with The Chartered Institute for Archaeologists, *Standard and Guidance for Historic Environment Desk-Based Assessment* (2017) and Elmbridge Borough Council’s *Advice on Producing Heritage Statements & Local Validation Requirements* (2018)) presented a summary of the developmental history of the site. It is contained in Section 3.0 Historical Development And Building Description which also included historic maps (pp. 23 – 29; figs. 9 – 22).
5. The focus of the Heritage Statement was the historic built environment, and it was not within its remit to consider in detail the archaeological potential of the site. However, it was given consideration in paragraphs 4.11 – 4.12 of Section 4.0 Assessment of Significance and in which it was concluded that it is negligible to low with any deposits likely to be limited to evidence of the construction of the buildings on the site and/or finds and/or features related to commercial and residential use and former historic agricultural related land use activities, none of which are likely to be of significance. The development of the site may have also impacted archaeological deposits and so diminished the possibility of finding them in situ.
6. The high-level assessment was based on a review of the information available on source repositories (including historic maps) for within an expanded assessment area of a 500m radius of



the centre of the site (“the Assessment Area”)².

7. In the Consultation Response, Mr Saywood directed that a formal search of the Historic Environment Record (“the HER”) be carried out to inform a further consideration of the archaeological potential of the site, the impact of historic development and the potential impact of the redevelopment proposal. The scope was discussed in a telephone call between the author of this Statement and Mr Saywood and was subsequently confirmed by Mr Saywood in an email dated 1st February. In summary, it was agreed that a brief assessment would be appropriate, and this Statement has been prepared accordingly.

² An assessment area of 150m was drawn up for the historic built environment assessment.

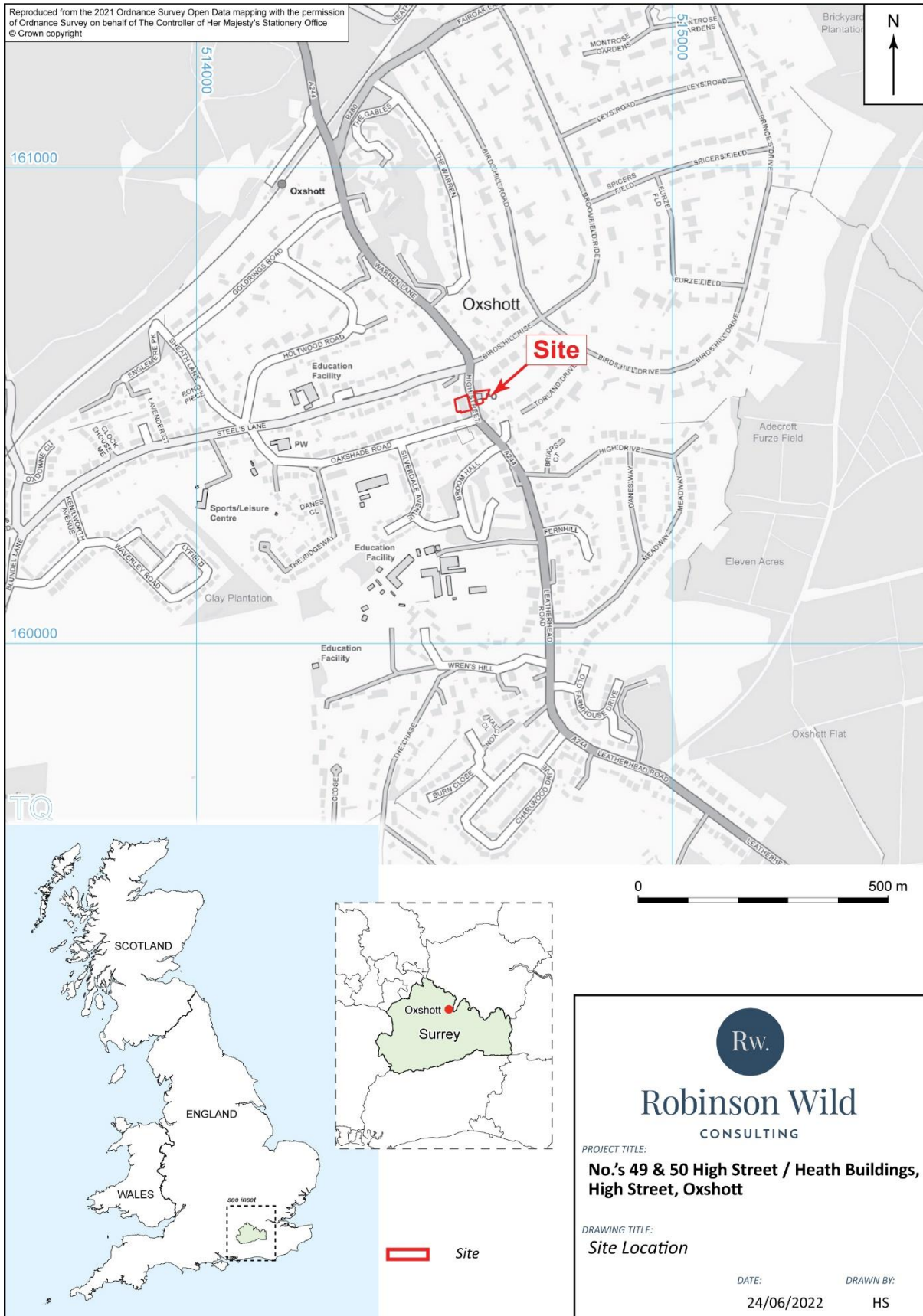


Figure 5: Site Location

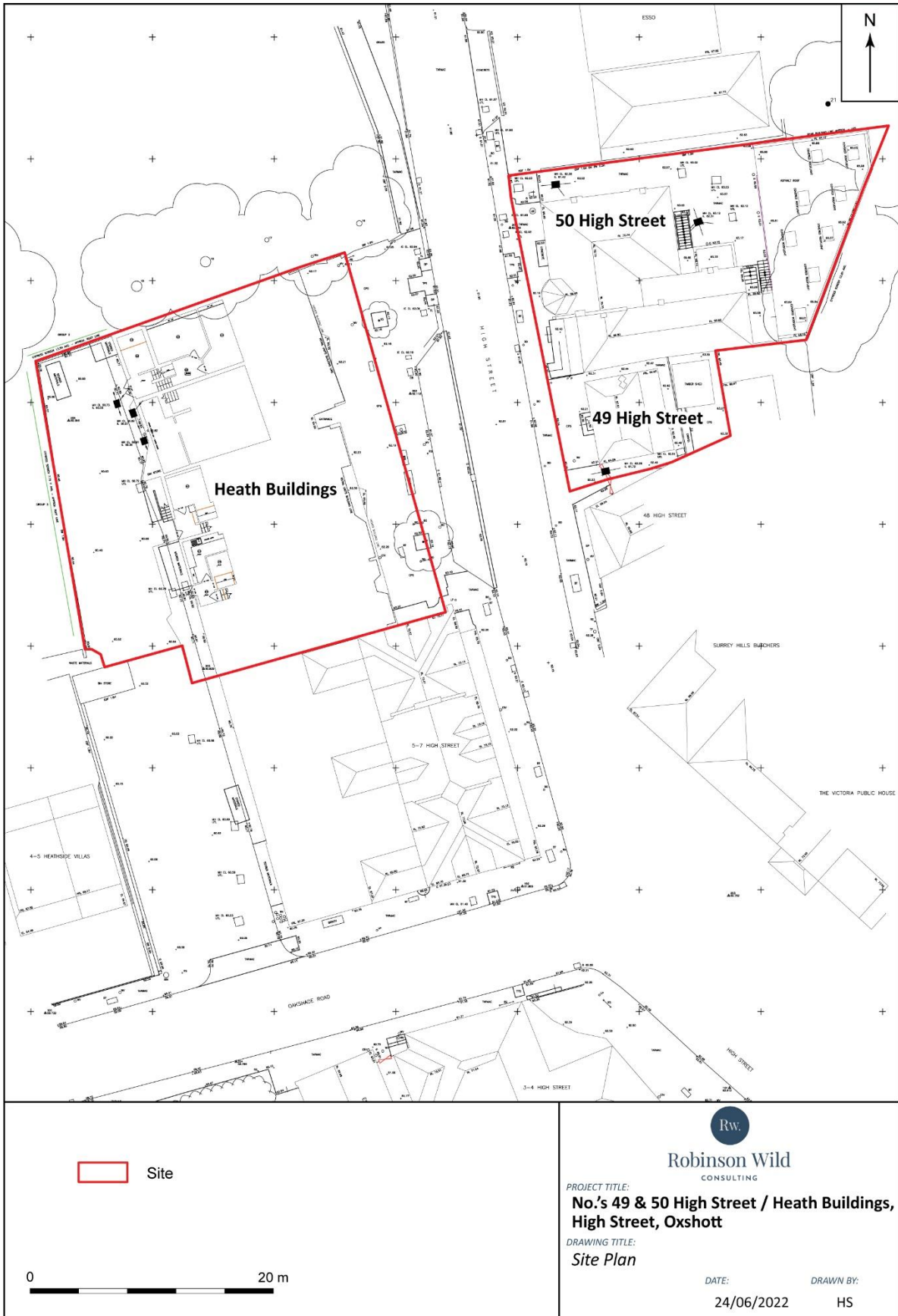


Figure 6: Site Plan

Discussion

8. A search of the Surrey HER (search reference: 036/23) for within a 1km radius of the centre of the site has been undertaken. As noted above, an Assessment Area had been established for the high-level assessment contained in the Heritage Statement. The Surrey HER Officer mandated the 1km radius for the search. Figures 3 and 4 below show the data within the mandated 1km radius and a 150m radius which demarcated the assessment area for the historic built environment.

Summary of the development of Oxshott and the site

9. As noted in paragraph 4 above, a map regression exercise was undertaken to inform the analysis of the developmental history of Oxshott and the site. The early map evidence for the area, which shows it as characteristically rural with dispersed settlements, does not mark Oxshott which indicates that the village probably originated as a hamlet and so was not of a sufficient size to warrant documenting. The earliest available map evidence for the village is John Rocque's map of 1768 on which it is documented as "Oke-shed".
10. Rocque's map shows the layout of the hamlet. The settlement was characterised by ribbon development along a north-south route running along a high ridge through the forest between Esher and Leatherhead. The map shows a farm at each end, Birdshill Farm and Danes Hill Farm with development up to that time contained between them. The hamlet was very small with only approximately eighteen buildings recorded.
11. Until the sixteenth century, Oxshott was fairly isolated, surrounded by heath and scrubland and only connected to nearby villages by footpaths. A print of 1824 illustrates the rural character of the hamlet which prevailed into the early twentieth century.
12. The c.1845 Tithe Map evidences the growth of the hamlet between 1768 and 1845 and shows that some of the common land had been developed in the intervening period. At that time, the population of the hamlet was 193. The map shows that the site formed part of a large field with the west boundary to the road. It also shows in more detail the small-scale ribbon development along the High Street.
13. Agriculture, forestry and the keeping of pigs were the mainstay of the hamlet up to the mid-nineteenth century when gradually sheep and dairy farming took over. Some small-scale housebuilding was taking place on farmland by small farmers during that period and development was accelerated with the opening of the railway (with the extension of the railway line from Surbiton via Claygate and Oxshott to link up the Waterloo-Guildford line at Effingham Junction) in c.1886.
14. The Ordnance Survey of 1896 shows that a small building had been constructed in the field on which the site is situated. It was probably an agricultural type building and had been removed by 1913. A comparison of the 1913 Ordnance Survey and the 1932-1934 Ordnance Survey indicates that a small L-shaped building had been constructed on the site of the present No. 49 High Street, close to the north boundary with No. 50 High Street. This building had been replaced by the present building by c.1955 as evidenced by a photograph of that date.

Summary of the HER Data

15. Within the 1km search area there are 15 entries relating to listed buildings, a locally listed building, a building, monuments, and parks (fig. 3 - RWC UIDs: 1 – 6; 12 – 18) (Table 1). The listed buildings



(RWC UUIDs: 1 – 3) and the locally listed building (fig. 3 - RWC UUID: 4) were considered in the Heritage Statement. There are 6 entries relating to findspots (RWC UUIDs: 7 -11) (Table 1). None of these are contained within the site boundary.

16. One of the monument entries relates to Oxshott Historic Core (HER Ref: EL055; fig. 3 - RWC UUID: 18). There is no archaeological evidence for settlement in the Romano-British, or Saxon/Early Medieval periods in the Assessment Area or the 1km HER search area. The finds of prehistoric date (HER Refs: 247; 249; 5608; 1965; fig. 3 – RWC UUIDs: 9 – 11) are limited and in isolation are not indicative of settlement in the area during that period. There is evidence of possible medieval settlement within the 1km HER search area. However, this was found (HER Refs: 266; EL041; fig. 3 – RWC UUIDs: 15; 17) on the periphery of the 1km HER search area to the north-east of the High Street. The map and documentary evidence indicate that the village originated as a hamlet with the extant historic built environment evidencing relatively limited and late development predominantly in the late nineteenth century. Highwayman’s Cottage is notable for being of mid-sixteenth century date.
17. There are 6 event/activity records (Table 2). None relate to the site. One of the event records (HER Ref: ESE249; fig. 4 - RWC UUID: 2) relating to an archaeological evaluation at Midgarth, High Street (at the junction with Steel’s Lane) was discussed in paragraph 4.12 of the Heritage Statement as it fell within the (500m) Assessment Area.
18. The evaluation was undertaken in 1993 and involved trial trenching in advance of a housing development (Identifiers: [ADS] Depositor ID – 1067403 / [ADS] Associated ID – AIP Record Number: C.43.0029). Nothing of archaeological interest was found, except one indeterminate Prehistoric struck flint scraper (HER Ref: 5608; fig. 3 – RWC UUID: 10).
19. The evaluation was undertaken because of the discovery of five Roman pottery sherds found during the construction of ‘Midgarth’ in c.1913 (HER Ref: 239; fig. 3 – RWC UUID: 7). The Historic England Research Record entry (Monument No.397763) states that the then occupiers, resident since 1951 had no knowledge of further finds. The description in the HER event record states that the *“Finds of Roman pottery sherds in the past suggest a settlement site somewhere in the area.”* Consequently, the evaluation was recommended and undertaken. It is considered that it was a rather tenuous link given the very limited evidence and its form and this was borne out by the absence of any Roman period finds or features.
20. In August 2022, an archaeological evaluation (MOLES Archaeology M-147; OASIS Project Code: molesarc1-507925) was undertaken at (previously developed) land to the east of nos. 1 – 4 High Street, Oxshott. The ‘Summary’ in the report stated that *“The evaluation encountered no artificial deposits except the modern car park surface. The only anthropogenic feature seen on the site was a ceramic land drain in Trench 3. The site appeared to have been truncated in places as no buried topsoil was seen.”* This activity has not yet been recorded in the HER.
21. The Surrey Archaeological Research Framework (Surrey County Council and Surrey Archaeological Society, 2006) has been consulted. There are no references to Oxshott. A review of the document in the context of the data relating to the 1km HER search area or the Assessment Area does not elicit any questions which should be asked in relation to the archaeological potential of the site or necessitate controlled investigation on it.



Conclusion

22. The proposal comprises the demolition of No. 49 High Street and its replacement with a self-contained commercial unit to the ground floor and a self-contained one-bedroom flat at first floor, and the redevelopment of No. 50 High Street. That part of the proposal relating to No. 50 High Street is not considered here as it does not involve any groundworks.
23. Prior to development in the late nineteenth and early/mid twentieth centuries, the site formed part of a large field. The form of the historic development on the site, specifically at No. 49 High Street, is likely to have not necessitated foundations. It is not known if the present building at No. 49 High Street has foundations but it is considered that its construction may have necessitated groundworks and thereby impacted any archaeological deposits.
24. Following the HER search and a consequent assessment of the archaeological potential of the site and the potential impact on archaeological deposits, the conclusion is that of the Heritage Statement. In this case, the potential for archaeological deposits from all periods pre-dating the post-Medieval period is considered negligible to low with any deposits likely to be limited to evidence of the construction of the building on the site of No. 49 High Street and/or finds and/or features related to commercial and former historic agricultural related land use activities, none of which are likely to be of significance. The archaeological evaluations which have been undertaken in close proximity to the site have found no archaeological features or finds of significance. Notably, only one find has been recorded from both sites.
25. The proposed development will include the piling of foundations of 8 – 10 metres in depth. However, it will not lead to direct or indirect harm by means of direct, irreversible and permanent adverse impact to any identified non-designated heritage assets taking the form of buried archaeological deposits. As no archaeological deposits are recorded as present on the site of No. 49 High Street on which impacts associated with the proposed development have been identified, and the potential for archaeological deposits is negligible to low, it is considered that no mitigation is required.

This Statement is the copyright of Robinson Wild Consulting and is for the sole use of the Client. It may not be used or referred to in whole or in part by anyone else without the express agreement of Robinson Wild Consulting. Robinson Wild Consulting does not accept liability for any loss or damage arising from any unauthorised use of this note. Any advice, opinions, or recommendations within this note should be read and relied upon only in the context of the note as a whole.

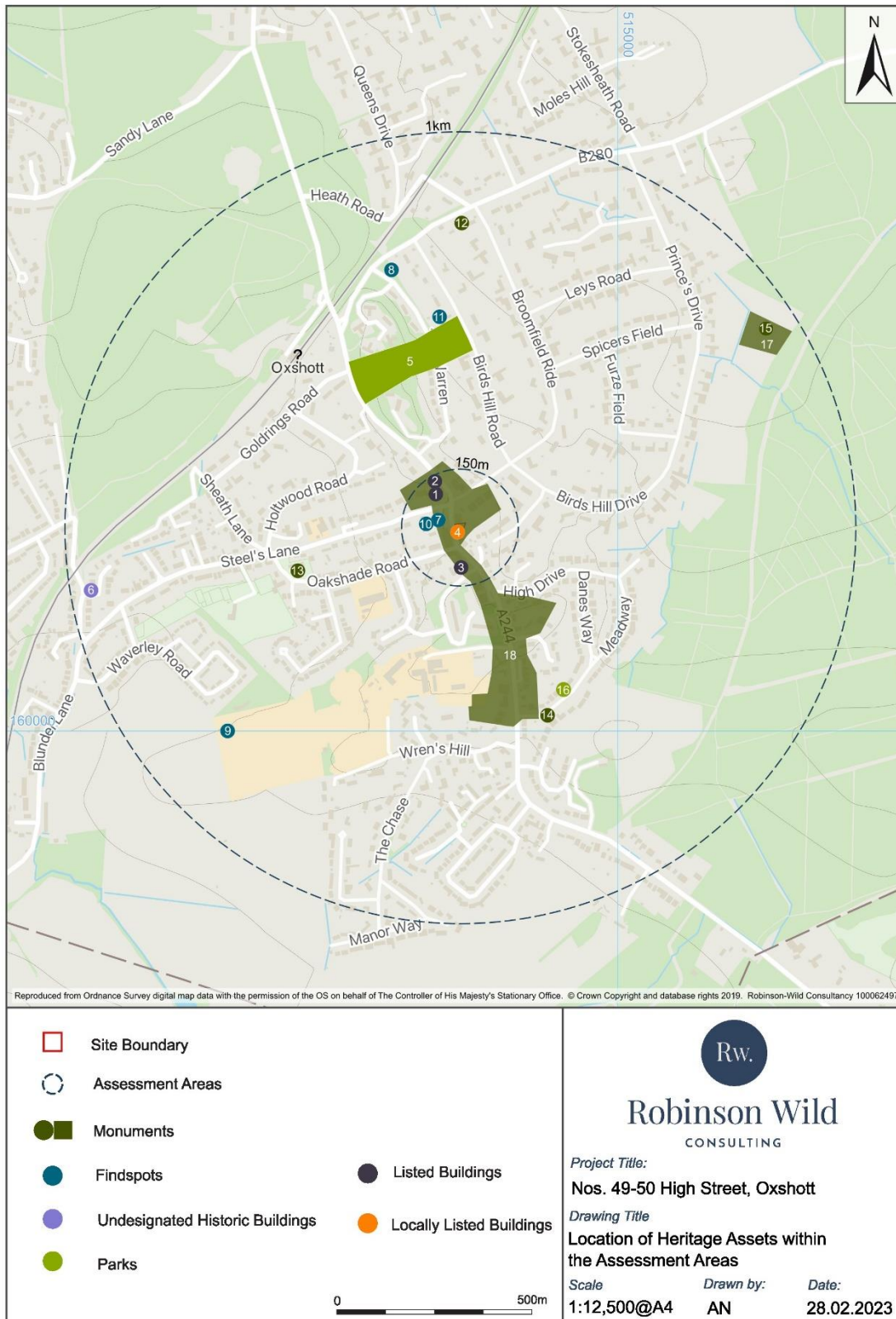


Figure 7: Location of Heritage Assets within a 1km radius of the Site and the Assessment Area (150m)



Table 1. List of Heritage Assets within a 1km radius of the Site and the Assessment Area (150m)

Number	HER Ref	RecordType	Name	Grade
1	1030080	Listed Building	STOREHOUSE, 10 YARDS LEFT OF BIRDSHILL FARM H	II
2	1286652	Listed Building	BIRDSHILL FARM HOUSE	II
3	1030195	Listed Building	Highwayman's Cottage	II
4		Locally Listed Building	49 (Barclays Bank) High Street	
5	16791	Park	Pinewoods House gardens, Warren Lane, Oxshott	
6	21806	Building	Littleheath Farm, Stoke D'Abernon	
7	239	Findspot	Romano-British pottery, High Street, Oxshott	
8	240	Findspot	Early Medieval bronze roundel, Oxshott Wood, Oxshott	
9	247	Findspot	Two Neolithic scrapers, Oxshott	
	249	Findspot	Prehistoric flint flake, Oxshott	
10	5608	Findspot	Prehistoric flint scraper, Midgarth, Steeles Lane, Oxshott	
11	1965	Findspot	Prehistoric flint blade, Birds Hill Road, Oxshott	
12	17211	Monument	World War Two Aircraft Crash: Oxshott	
13	20445	Monument	War Memorial, St Andrews Church, Oxshott	
	20447	Monument	War Memorial, St Andrews Church, Oxshott	
	20449	Monument	Commemorative Memorial Plaque, St Andrews Church, Oxshott	
14	20797	Monument	War Memorial, Abinger Road, Coldharbour	
15	266	Monument	Potential Medieval Courtyard, Stoke D'Abernon	
16	13609	Park	Danes Cottage gardens, Oxshott	
17	EL041	Monument	Possible Medieval settlement site, Stoke Wood, Oxshott	
18	EL055	Monument	Oxshott Historic Core	

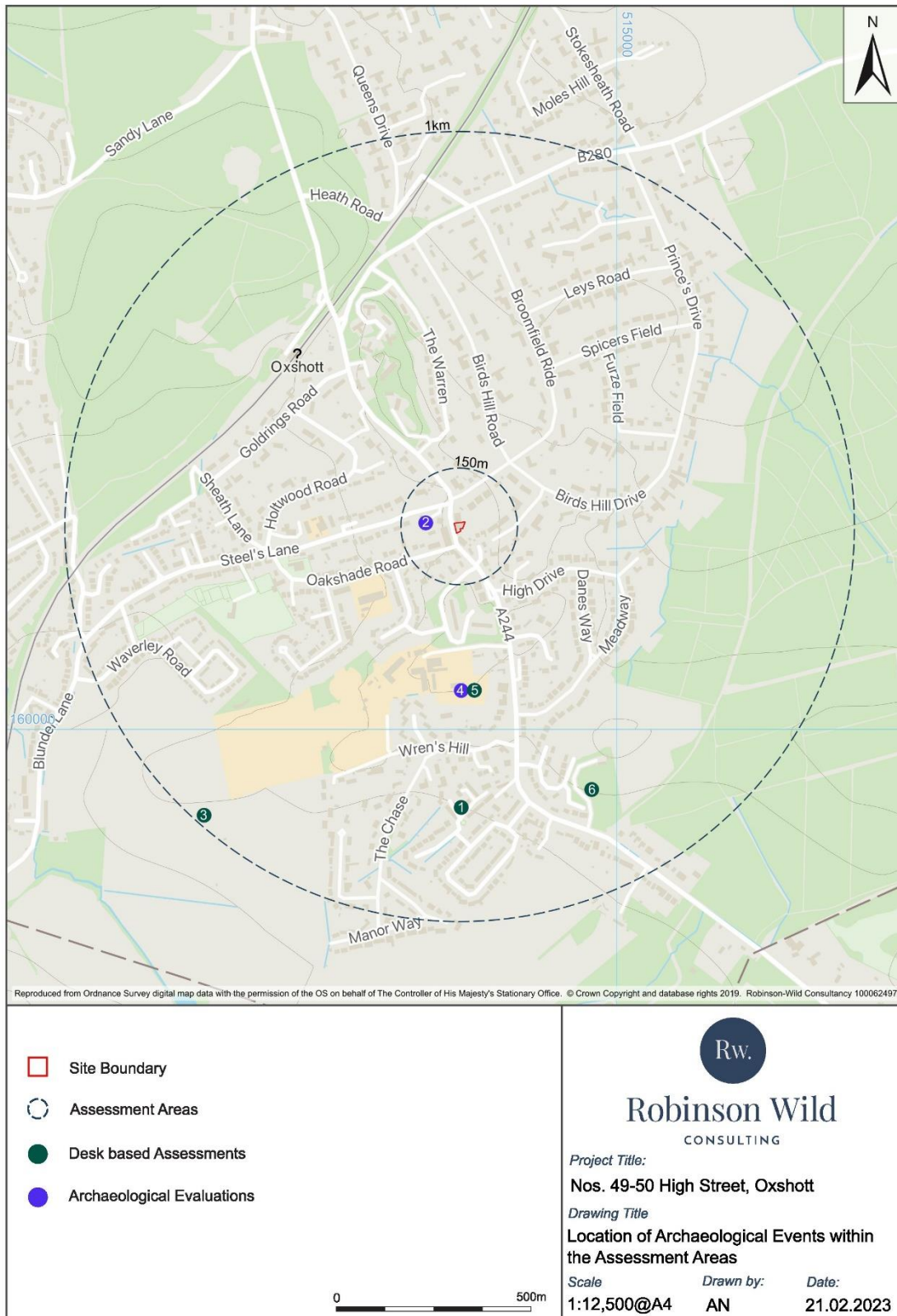


Figure 8: Location of Archaeological Events within a 1km radius of the Site and the Assessment Area (150m)



Table 2. List of Archaeological Events within a 1km radius of the Site and the Assessment Area (150m)

Number	HER Ref	Record Type	Name
1	ESE1601	Desk based Assessment	Land at Willoughby Nursery, Oxshott: Archaeological Desk Based Assessment
2	ESE249	Archaeological Evaluation	Midgarth, Steels Lane, Oxshott: Archaeological Evaluation
3	ESE2530	Desk based Assessment	Water Pipeline at Wrens Hill, Oxshott: Archaeological Desk-Based Assessment
4	ESE16620	Archaeological Evaluation	Danes Hill School, Leatherhead Road, Oxshott, Surrey: Archaeological Evaluation
5	ESE16634	Desk based Assessment	Danes Hill School, Oxshott: Archaeology Desk-Based Assessment
6	ESE16751	Desk based Assessment	Land at Merrileas, Leatherhead Road, Oxshott: Desk Based Assessment