

**T H A M E S      V A L L E Y**

**ARCHAEOLOGICAL**

**S E R V I C E S**

**Scotts Farm, Scotts Grove Road,  
Chobham, Surrey**

**Archaeological Desk-based Assessment**

**by Stacey Smith**

**Site Code: SFC23/80  
(SU 9635 6039)**

**Scotts Farm, Scotts Grove Road,  
Chobham, Surrey**

**Archaeological Desk-based Assessment**

**for Ms P. Brown**

by Stacey Smith

Thames Valley Archaeological Services Ltd

Site Code SFC23/80

**May 2023**

## Summary

**Site name:** Scotts Farm, Scotts Grove Road, Chobham, Surrey

**Grid reference:** SU 9635 6039

**Site activity:** Archaeological desk-based assessment

**Project coordinator:** Genni Elliott

**Site supervisor:** Stacey Smith

**Site code:** SFC 23/80

**Area of site:** 1.2ha

**Summary of results:** There are no designated heritage assets on the site. Immediately adjacent is Scott's Grove House, a Grade II listed building, and the site is probably within the area of an historic (post-medieval) farmstead. The proposed development would cause the listed building no measurable loss of heritage significance. The wider area has little recorded archaeology but there have been very limited opportunities for investigation and the record may reflect this, rather than a genuine absence of past human activity. Overall, the site's archaeological potential appears to be low and the proposal seeks to construct a new building almost entirely on the footprint of existing structures.

*This report may be copied for bona fide research or planning purposes without the explicit permission of the copyright holder. All TVAS unpublished fieldwork reports are available on our website:  
[www.tvas.co.uk/reports/reports.asp](http://www.tvas.co.uk/reports/reports.asp).*

Report edited/checked by:	Steve Ford ✓ 01.06.23
	Steve Preston ✓ 01.06.23

# Scotts Farm, Scotts Grove Road, Chobham, Surrey Archaeological Desk-based Assessment

by Stacey Smith

Report 23/80

## Introduction

This report is an assessment of the archaeological potential of a parcel of land located at Scotts Farm, Scotts Grove Road, Chobham Surrey (SU 9635 6039) (Fig. 1). The project was commissioned by Mr Paul Dickinson of Paul Dickinson & Associates, Highway House, Lower Froyle, Hampshire, GU34 4ND, on behalf of Ms P. Brown of Scotts Farm, Scotts Grove Road, Chobham, Surrey, GU24 8DP, and comprises the first stage of a process to determine the presence/absence, extent, character, quality and date of any archaeological remains which may be affected by redevelopment of the area.

Planning permission (22/0863/FFU) has been sought from Surrey Heath Borough Council for the erection of a single storey dwelling following demolition of existing outbuildings. This assessment will accompany the application in order to allow an informed decision to be made regarding the proposal's potential archaeological implications. This is in accordance with the Ministry of Housing, Communities and Local Government's *National Planning Policy Framework* (NPPF 2021) and Surrey Heath Borough Council's local plan policies.

## Site description, location and geology

Scotts Farm is located 2.2km south-west of Chobham village in north-western Surrey (Fig 1). It comprises an irregular parcel of land covering an area of roughly 1.2ha and is centred on NGR SU 9635 6039. The site is bounded by open fields on all sides with Scotts Grove Road to the north, Beldam Bridge Road to the east and a farm access road running along the western edge of the proposal area. A site visit conducted on 18th May 2022 showed that it currently consists of a combination of single storey buildings arranged around a courtyard with open, grassy land to the east and a manege to the south-east of the buildings. Further single storey structures stand to the north and south of the main complex of buildings (Pls 1–12). The underlying bedrock geology is recorded as Windlesham Formation (BGS 2001). Topographically, the site slopes very slightly from 45.1m above Ordnance Datum (aOD) in the west down to 44.4m aOD in the east.

## Planning background and development proposals

Planning permission (22/0863/FFU) is being sought from Surrey Heath Borough Council for the erection of a single storey dwelling following demolition of existing outbuildings (Fig. 16). A desk-based assessment of the site has been requested in order to understand the archaeological potential of the site.

The Ministry of Housing, Communities and Local Government's *National Planning Policy Framework* as revised in 2021 (NPPF 2021) sets out the framework within which local planning authorities should consider the importance of conserving, or enhancing, aspects of the historic environment, within the planning process. It requires an applicant for planning consent to provide, as part of any application, sufficient information to enable the local planning authority to assess the significance of any heritage assets that may be affected by the proposal.

The Historic Environment is defined (NPPF 2021, 67) as:

‘All aspects of the environment resulting from the interaction between people and places through time, including all surviving physical remains of past human activity, whether visible, buried or submerged, and landscaped and planted or managed flora.’

Paragraphs 194 and 195 state that

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

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

A ‘heritage asset’ is defined (NPPF 2021, 67) as

‘A building, monument, site, place, area or landscape identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest. It includes designated heritage assets and assets identified by the local planning authority (including local listing).’

‘Designated heritage asset’ includes (NPPF 2021, 66) any

‘World Heritage Site, Scheduled Monument, Listed Building, Protected Wreck Site, Registered Park and Garden, Registered Battlefield or Conservation Area designated under the relevant legislation.’

‘Archaeological interest’ is glossed (NPPF 2021, 65) as follows:

‘There will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.’

Specific guidance on assessing significance and the impact of a proposal is contained in paragraphs 197 to 203:

‘197. In determining planning applications, local planning authorities should take account of:  
‘a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;  
‘b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and  
‘c) the desirability of new development making a positive contribution to local character and distinctiveness.’

‘199. 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.

‘200. Any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification. Substantial harm to or loss of:

- a) grade II listed buildings, or grade II registered parks or gardens, should be exceptional;
- b) assets of the highest significance, notably scheduled monuments, protected wreck sites, registered battlefields, grade I and II\* listed buildings, grade I and II\* registered parks and gardens, and World Heritage Sites, should be wholly exceptional<sup>68</sup>.

Footnote 68 extends the application of this provision considerably:

‘Non-designated heritage assets of archaeological interest, which are demonstrably of equivalent significance to scheduled monuments, should be considered subject to the policies for designated heritage assets.’

‘201. Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- ‘a) the nature of the heritage asset prevents all reasonable uses of the site; and
- ‘b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- ‘c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
- ‘d) the harm or loss is outweighed by the benefit of bringing the site back into use.

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

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

Paragraph 205 requires local planning authorities to ensure that any loss of heritage assets advances understanding, but stresses that advancing understanding is not by itself sufficient reason to permit the loss of significance:

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

In determining the potential heritage impact of development proposals, ‘significance’ of an asset is defined (NPPF 2021, 71–2) as:

‘The value of a heritage asset to this and future generations because of its heritage interest. The interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset’s physical presence, but also from its setting. For World Heritage Sites, the cultural value described within each site’s Statement of Outstanding Universal Value forms part of its significance.’

while ‘setting’ is defined (NPPF 2021, 71) as:

‘The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.’

The relevant policy from Surrey Heath Borough Council Core Strategies and Development Management

Policies 2011-2028 (adopted 2012) in this case is the following:

#### **DM17 Heritage**

‘Development which affects any Heritage Asset should first establish and take into account its individual significance, and seek to promote the conservation and enhancement of the Asset and its setting. In determining proposals for development affecting Heritage Assets or their setting, regard will be had as to whether the Asset is a Designated Heritage Asset or a Local Heritage Asset in determining whether the impact of any proposed development is acceptable.

‘Within Areas of High Archaeological Potential, as identified on the Proposals Map, or outside of these areas on any major development site of 0.4ha or greater, applicants are required to undertake prior assessment of the possible archaeological significance of the site and the implications of their proposals, and may be required to submit, as a minimum, a desk-based assessment to accompany any application. Where desk-based assessment suggests the likelihood of archaeological remains, the Planning Authority will require the results of an archaeological evaluation in order to inform the determination of the application. The Borough Council will from time to time review the Heritage Assets included on the Local Lists, with regard to the Historic Environment Record, in consultation with Surrey County Council.’

The proposal site is not located within an Area of High Archaeological Potential, nor within a Conservation Area.

#### **Methodology**

The assessment of the site was carried out by the examination of pre-existing information from a number of sources recommended by the Chartered Institute for Archaeologists’ paper ‘*Standards in British Archaeology*’

covering desk-based studies (CI/A 2020). These sources include historic and modern maps, the Surrey Historic Environment Record, geological maps and any relevant publications or reports.

## **Archaeological background**

### *General background*

There is little prehistoric and Roman archaeology recorded in the Woking area or indeed the heathland areas of north-west Surrey in general (Crosby 1982; Bird and Bird 1987). It has been considered that this area may have been unpopulated at most periods in the past, however it must also be considered that the absence of evidence may be self-perpetuating, with archaeological investigation preferentially targeting areas already known to be archaeologically 'rich'. Since these studies, much new archaeological fieldwork has taken place, much of this with its distribution directed by development or mineral extraction, rather than by archaeologists, yet the impact of this work has been marginal for the heathland areas (Cotton *et al.* 2004) and it may be that the absences are real. Much more archaeology has come to light for the gravel terrace areas such as for the river Wey to the south of the study area. Exceptions to the absence of evidence from heathland areas are Bronze Age barrows, and understanding the exploitation of heathland was one of the research topics emphasized in Surrey Archaeological Research Framework (Bird 2006).

Prehistoric flints dating from the Palaeolithic, Mesolithic and Neolithic periods have been found in the Chobham area (Robertson 2001, 4). In addition to a mid-Bronze Age cinerary urn and fragments of several late Bronze Age urns recovered from Chobham Park Farm, a number of Bronze Age barrows have been recorded within the area. These include a dispersed group of ten barrows in the Flutters Hill area of Chobham Common to the north-east of Chobham village. A quadruple line of barrows is located on West End Common, approximately 4km west of Chobham, adjacent to a scheduled bowl barrow; and there is an important dispersed group of three scheduled early Bronze Age barrows on Horsell Common, some 3km south-east of Chobham village (Robertson 2001). The Horsell Common barrows comprise two bell barrows and a disc barrow, forms characteristic of early Bronze Age Wessex, and are particularly associated with the 'Wessex culture'. Such barrows are not common outside Wessex itself and the Surrey examples are limited to the west of the county (Needham 1987, 106).

While no evidence for a Roman settlement has been found in the area, the *Herestraet* or *Via Militaris* of the Chertsey Charters ran through Chobham parish (Robertson 2001, 4; VCH 1911, 413-9), and roads so named are commonly regarded as being of Roman origin (Gover *et al.* 1934, 105-6). In 1772 a coin hoard with silver coins



of Gratian and Valentinian, and copper coins of Theodosius, Honorius and Valentinian, a spear-head and a gold ring were found near Chobham Park (Robertson 2001, 4).

So far no archaeological evidence for Saxon and Norman settlements within the area has been found, although the manor of Chobham developed as a demesne manor of Chertsey Abbey from the 7th century and the church of St Lawrence was founded in c. 1080 (Robertson 2001, 6). It would appear that nucleated settlement at Chobham, likely replacing an earlier dispersed pattern, was established by Chertsey Abbey in or around the 12th century, but certainly by the 13th century (Robertson 2001, 4; 6).

### *Surrey Historic Environment Record*

A search was made on the Surrey Historic Environment Record (HER) on 23rd May 2023 for a radius of 1km around the proposal site. This revealed 31 entries within the search radius. These are summarized as Appendix 1 and their locations are plotted on Figure 1.

#### Palaeolithic/Mesolithic

There were no entries of this date within the search radius in the HER.

#### Neolithic

There is one HER entry pertaining to this time period: that of a collection of Neolithic flints [**Fig. 1: 1**]. An accurate assessment on the significance of these cannot be made, as the precise findspot/s remains unknown, however they must have been found prior to 1913, as this is when they were recorded.

#### Bronze Age, Iron Age, Roman and Saxon

There are no HER entries pertaining to these time periods with the search radius.

#### Medieval

There are several HER entries pertaining to this time period. Of these, the most significant is the Grade II\* Listed Building: St John the Baptist's Church [**4**]. The Church may have originated as the chapel associated with Chobham mentioned in the Domesday Book. The building was restored in the 19th century and has been in regular use since.

Of the remaining entries for the medieval period, two are only known from documentary and cartographic records. The first is the parish boundary between Chobham and Horsell, which ran across Castle Green, a triangular open space at the meeting of Scotts Grove Road and Castle Grove Road, in the 1840s [**2**]. The space, known historically as 'Castele Grove Corner', is mentioned in 1605, and may be connected to a 'Croft voc le

Castell' mentioned in a documentary source dated 1461. The second is the reference to two deep ditches extending across Chobham in an east-west or north-south direction [1]. The ditches were recorded in 1322 in an account of the Abbot of Certsey causing "running water to flow round the manor of Chobham" in 1307.

There is a bridge over the Bourne stream, known as Wassheford in 1330 [3]. Additionally there is the find of part of a 14th-15th century bronze bowl by a mechanical digger [1] whose findspot is not precisely known.

#### Post-medieval

The majority of HER entries are for the relatively recent past, though one consisted of the Post-Medieval renovations to St John the Baptist Church, as mentioned above [4]. The majority of the other entries relate to buildings and farmsteads with the most relevant being a farmstead and listed building sited within the immediate vicinity of the proposal site. These consist of the farmstead that appears on the Bisley tithe map, and on the Rocque county map of 1768 [9]. This farm may have been associated with *Skottesgroff* and *Skottysditch*, which were both mentioned in 1446. Scotts Grove House is Grade II listed, located immediately to the north of the proposal site and dating to the late 17th century with 18th century alterations. The house is a two-storey brick house, with a 20th century extension [9].

Three of the remaining entries are also grade II listed buildings. Bedlam Bridge Farmhouse [5] is a two-storey 16th century house with an 18th century front, later restored in the 20th century; and its barn (also Listed) is a 16th century barn with re-roofing work done in the 19th century. Hatchgate Farm House [6] was constructed in the late 18th century.

There are also a number of recorded buildings identified from historic mapping. A watermill is shown on the Chobham tithe map in the 1840s [7]. An 1840s farmstead near Lovelands farm is also on the Chobham tithe map [8]. Part of the building remains and is dated to the 17th century. Hill House was recorded in 1435 and may have been associated with Henry of Hulle, mentioned in 1332 [10]. A farm complex there is shown on the Rocque county survey of the 1760s, and on Ordnance Survey maps of the 1870s onwards. This period also contains the bridge from Fellow Green to Knaphill, which was known as both *Wasshefordbridge* and Bedlam Bridge during the Post-medieval period [3].

#### Modern, undated, negative

There were several HER entries dated to the modern era. Of these, a number pertain to a series of war memorials located at John the Baptist Church [4]. These include a wall-mounted marble tablet for the First World War, a

tablet for the Second World War, and gates. An aircraft crash site for 26th September 1945 [11] is recorded at Scotts Grove Farm. The provided grid reference is deliberately imprecise to protect the site.

Two entries pertain to the modern renovations and additions to historical structures [5, 9].

There were also a handful of undated entries. These refer to two curvilinear features visible from aerial photography [12]; a large oval enclosure, possibly Medieval in date and related to the parish boundary between Bisley and Horsell [14]; and a bank and re-dug ditch which form the north and north-west boundary of Barley Mow Wood [14].

There were three archaeological interventions that produced no features or finds; a watching brief on land at St John the Baptist church [4] and two evaluations to the north-west of Beldam Bridge Road [15, 16].

There are no scheduled ancient monuments within the search area.

## **Cartographic and documentary sources**

The place-name Chobham derives from old English personal name *Ceabba* and either *hām* meaning ‘homestead, village’ or *hamm* meaning ‘enclosure, river-meadow’ giving a composite meaning of ‘Homestead or enclosure of a man named Ceabba’. It was first recorded as Cebeham in 1086 (Mills 2011, 114). Chobham was granted to Chertsey Monastery by Frithwald, ‘subregulus’ of Surrey and founder of the Abbey, before 675. The grant was subsequently confirmed in 967 by King Edgar as ‘*v mansas apud Chabeham cum Busseleghe, cum Frensham et Fremeslye*’ (VCH 1911, 413-9).

Chobham is mentioned in Domesday Book of 1086 (Williams and Martin 2002, 78) as *Cebeham* in the hundred of *Godelei* (Godley) and is recorded amongst the land belonging to the Abbey of Chertsey. In total it was assessed at 10 hides both in 1066 and 1086. There was land for 12 ploughs. In demesne there was 1 plough and there were 29 villagers and six smallholders with 11 ploughs. There were also three slaves, 10 acres of meadow and woodland for 130 pigs. Odin held of the Abbot 4 hides. Corbelin held 2 hides of the land of the villagers. In demesne there was 1 plough and seven villagers and four smallholders with 3 ploughs. There were also a church and a chapel. The whole manor was worth £16 in 1066. In 1086 the Abbey’s part was worth £12.10s. while the villagers’ part was £3. (VCH 1902, 310; Williams and Martin 2002, 78).

Henry VIII took possession of the manor house of Chobham, Chobham Park, in 1535, two years before the surrender of the entire manor to the Crown during the Dissolution. In 1558, Queen Mary sold it to Nicholas Heath, Archbishop of York, for £3,000. The manor was enclosed by a pale and was known as Chobham Park (VCH 1911, 413-9).

West End was formed in 1895 as an ecclesiastical parish from Chobham and consequently has no significant history of its own.

The site actually lies in a tiny detached part of the parish of Bisley. Most such anomalies were simplified from the late 19th century and through 20th but this one appears to have persisted, possibly because Bisley is so small. Bisley was originally (at the time of Domesday Book) a part of Chobham, and was later attached to Byfleet, but has little history distinct from these, possibly first being recognized as a separate manor in the 16th century (VCH 1911, 398-9).

A range of Ordnance Survey and other historical maps of the area were consulted at Surrey Record Office and online in order to ascertain what activity had been taking place throughout the site's later history and whether this may have affected any possible archaeological deposits within the proposal area (see Appendix 2).

The earliest map available of the area is the large map of the four counties of Kent, Sussex, Surrey and Middlesex by Christopher Saxton from 1575 (Fig. 3). At this scale, the depiction is purely schematic and the proposal site cannot be identified with precision or in detail although its approximate location can be inferred relative to the small settlement of Chobhm (Chobham) to the north-east. The site lies between two unnamed watercourses and within the Forest of Windsor. Norden's map of Surrey from 1594 (Fig. 4) shows a similar situation, though hills are illustrated to the southwest of Chobham. The hundred is named as Chertsey.

Norden's map of Windsor Forest from 1607 (not illustrated) and Speed's map of Surrey from 1611 (Fig. 5) provide no new details regarding the area. Seller's county map of 1693 (Fig. 6) is the first map to show West end as a hamlet to the west of Cobham.

While the 1722 map of Surrey by Morden (not illustrated) depicts the hamlet of West End, this settlement is, curiously, not shown on the generally more detailed 1729 map by Senex (Fig. 7), though the more detailed road network allows for a more precise location of the site along Scotts Grove Road. Lindley and Crossley's map of 1793 (Fig. 8), is the first map to show the site specifically including two buildings, though lacks the detail of individual fields.

An Ordnance Survey preliminary drawing by Budgen from 1806 (not illustrated) continues to depict the proposal site as lying within an area of fields. The same layout is shown on the 1816 Ordnance Survey Old Series map of Surrey (not illustrated) and C. and J. Greenwoods' map of Surrey from 1823 (not illustrated). The Bisley Tithe map from 1846 (Fig. 9) is the first to depict the site precisely. The site falls within field 372

originally used as a “rick yard field” central to the owner James Try’s lands ranging from fields 368-82. The access road extends into Chobham Parish.

The first edition Ordnance Survey map from 1868-70 (Fig. 10) is the first map to show the site in detail and shows a similar situation to the earlier title map. Trees are indicated along the field boundaries but nothing within it. The next available map from 1896 (Fig. 11) shows division of the larger field of which the proposal site forms a part. The northern site boundary has now been established, though there is no change within the site itself. The 1915-16 map shows no changes (not illustrated), nor does the 1934 map (Fig. 12) except to label the field in which the site is located as a nursery. Smaller scale maps from the 1950s also show no change.

The Ordnance Survey map from 1979-7 (Fig. 13) shows the greatest differences to the farmstead itself, here many of the previously recorded buildings are absent and a new building indicated as “Scotts Farm” has been erected, adjacent to the proposal area. No changes have occurred within the proposal area. Further development has occurred by 1990 (Fig. 14) which shows a series of three buildings across the proposal site and field to the north. At the southern end of the buildings is a further delineated area, likely to be a hard standing. No further development is seen within the proposal site on the large-scale maps up to 2003, nor by 2010 on the small scale maps, though the existing site layout (Fig. 2) shows further buildings constructed on the proposal site.

## **Listed buildings**

A total of 10 listed buildings lie within the search area consisting of two grade II\* buildings; Clews Farmhouse and the Church of St John the Baptist and eight grade II listed buildings; Hatchgate Farmhouse, Scotts Grove House, Pond House, Holy well of St John the Baptist, Castle Grove House, Barn 15 yards southeast of Clews Farm, Beldam Bridge Farm and a barn 20yards southwest of Beldam Bridge farmhouse. Of these buildings the majority are located some distance from the proposal site, four towards Bisley, three towards West End and two towards Chobham and are not in a position to be affected by any development due to the intervening buildings and distance.

The grade II listed Scotts Grove House, as part of Scotts Farm lies within the immediate vicinity of the proposal site and is described in the listing as,

‘House. Late C17, altered in late C18. Red and brown brick with plain tiled roofs, hipped over rear wings. Two storeys, wooden modillion eaves cornice and end ridge stacks under oversailing tops. Symmetrical 3 bay front with 12 pane glazing bar sash windows in moulded surrounds; gauged brick heads to ground floor windows. Central 6 panel door in reeded surround with angle roundels under flat portico with dog tooth moulding across lintel on two octagonal supports. Single storey wing to rear right with casement window and panelled door in right hand return front. Large staircase sash window in rear. C20 extension to rear left.’

The proposal seeks to demolish the existing buildings and replace them with a new single storey dwelling on a similar footprint. The proposal site is already shielded from Scotts Grove House by a clump of trees and whilst there may be some intervisibility during winter months when tree cover is less it is not thought that this will be any more extensive than the current situation. It is therefore thought that the proposal will not have a significant negative impact on the setting of the listed building.

## **Registered Parks and Gardens; Registered Battlefields**

There are no registered parks and gardens or registered battlefields within close proximity of the site.

## **Historic Hedgerows**

There are hedgerows on the site that would qualify as ‘important’ as defined by Schedule 1 of the Hedgerows Regulations 1997 as forming part of a field system pre-dating the Inclosure Acts. The Inclosure award for Chobham dates to 1854 and the earlier title map of 1846 (Fig. 9) records the existing field systems. Boundaries have changed very little, thus the existing hedgerows and boundaries are historic in nature. The northernmost field to the proposal site was later segregated by a hedgerow between 1870 and 1896 (Figs 10 and 11) but the site’s boundaries to the east, south-west and west appear to pre-date enclosure. Consent would be required to breakthrough, remove or alter these hedgerows. It does not appear that the proposal would involve any such change.

## **Aerial Photographs**

A search was made on the Historic England Archive’s database of aerial photographs on 30th May 2023. This revealed 23 vertical prints and no specialist (oblique) photographs from 15 sorties flown between 23rd August 1945 and 25th August 2003 (Appendix 3). As there were no specialist photographs available and aerial photographic information from the area is already included in the HER (see above) only those images available online were viewed, and nothing of archaeological interest was noted within or adjacent to the site.

## **LiDAR**

Lidar data tile SU96se\_DTM\_2009 was downloaded from the Department for Environment, Food and Rural Affairs website (DEFRA 2022) and added to a Geographical Information System programme, QGIS. The tile gave complete coverage of the site.

Terrain analysis was carried out in QGIS using the ‘hillshade’ function. Virtual shade plot files with a vertical angle of 15° from the earth’s surface were created at every 45° from azimuth 0° to 315° with vertical settings of z=1.5. A selection of the most informative plots is shown in Figure 15. It should be noted that the mapping of features is not precise as the pseudo light source creates a ‘shadow’ which displaces them in a direction opposite to it. The results were compared with modern Ordnance Survey data to ensure that extant features were not represented wrongly as of potential archaeological significance. No features of archaeological interest were noted.

## **Discussion**

There are no known heritage assets within the proposed development area, though in the immediate vicinity is Scotts Grove House (a Grade II listed building). It is not considered that the proposal would cause any measurable loss of heritage significance to this asset. An aircraft crash is recorded at Scotts Grove Farm, and while the given grid reference locates it further to the north-east, it is deliberately imprecise. The crash site is covered by the Protection of Military Remains Act 1986 though no fatalities are recorded and it is unclear whether the aeroplane was recovered.

It remains therefore to establish if there may be potential for previously unknown heritage assets, that is, below-ground archaeological remains. In considering the archaeological potential of the study area, various factors must be taken into account, including previously recorded archaeological sites, previous land-use and disturbance and future land-use including the proposed development.

The proposal site is located within an area which, generally speaking, is not prolific in archaeological remains or finds, but this may be in part due to a lack of systematic investigation. There have only been two evaluations and one watching brief within the search radius, with all three failing to reveal any archaeological deposits or finds. Another evaluation at Benner Lane to the west (just beyond the 1km search radius here) revealed a multi-period site (Iron Age and Roman) but is the only suggestion that the archaeological record of the area might be under-represented. The limited evidence for medieval occupation is restricted to a few listed buildings all at least 350m from the proposed development site. More recent periods are represented by more listed buildings and farms.

Cartographic and documentary evidence show that the proposal site has been occupied since the 1848 tithe map (Fig. 9) with buildings being added to the development area specifically between 1977 and 1989 (Figs 13

and 14) although these occupy a very small proportion of the site area and appear unlikely to have deep foundations (if any). Most of the site area has never been developed.

Overall, the site's archaeological potential can probably best be considered as low, but not negligible. The size of the area, at more than 1ha, would also give rise to an increased chance of remains of some period being present simply at random. However, much of the site area is to remain unchanged with development limited to the new planned building that is to replace one already *in situ* and almost wholly on the same footprint (Fig. 16). However, it is possible that the new building would require more substantial foundations than those existing.

If fieldwork is requested by the council's archaeological adviser, it may be appropriate if this was to take the form of a watching brief during groundworks to include monitoring of the groundworks associated with the foundations of the new structure. If required, this would need to be carried out by a competent archaeological contractor and would need to conform to a scheme approved by the archaeological adviser to the Council. It could be implemented by a suitably worded condition applied to any consent gained.

## References

- BGS, 2001, *British Geological Survey*, 1:50,000 Sheet **285**, Solid/and Drift Edition, Keyworth
- Bird, D, 2006, *Surrey Archaeological Research Framework 2006*, Kingston upon Thames
- Bird, J and Bird, D G (eds), 1987, *The Archaeology of Surrey to 1540*, Dorking
- CIFA, 2020, Standard and guidance for historic environment desk-based assessment, Chartered Institute for Archaeologists, Reading
- Cotton, J, Crocker, C and Graham, A (eds), 2004, *Aspects of archaeology and history in Surrey; towards a research framework for the county*, Surrey Archaeol Soc, Guildford, 133-46
- Crosby, A, 1982, *A history of Woking*, Woking
- DEFRA 2023, <https://environment.data.gov.uk/DefraDataDownload/?Mode=survey>, [accessed: 26 May 2023]
- Gover, J E B, Mawer, A and Stenton, F M, 1934, *The Place-names of Surrey*, **xi**, Cambridge, 105-106
- Mills, A D, 2011, *Dictionary of English Place-Names*, Oxford
- Needham, S, 1987, 'The Bronze Age' in J Bird and D G Bird (eds), *The Archaeology of Surrey to 1540*, Dorking, 97-138
- NPPF, 2021, *National Planning Policy Framework* (revised), Ministry of Housing, Communities and Local Government, London
- Robertson, J, 2001, *Extensive Urban Survey of Surrey – Chobham*, Surrey County Council, Woking
- SHBC, 2012, *Core Strategy and Development Management Policies, 2011-2028*, Surrey Heath Borough Council, Camberley
- VCH, 1902, *Victoria History of the Counties of England: Surrey*, **i**, London
- VCH, 1911, *Victoria History of the Counties of England: Surrey*, **iii**, London
- Williams, A and Martin, G H, 2002, *Domesday Book, A complete Translation*, London



**APPENDIX 1: Historic Environment Records within a 1km search radius of the development site**

<i>No</i>	<i>HER Ref</i>	<i>Grid Ref (SU)</i>	<i>Type</i>	<i>Period</i>	<i>Comment</i>
1	MSE1855 MSE1870 MSE4313	9700 6100	Findspot Documentary	Neolithic Medieval	Neolithic flints from Chobham. Two ditches, embanked on both sides and over 10ft deep. Part of a 14th-15th century bronze bowl.
2	MSE14075	9690 6090	Documentary	Medieval	Possible fortified building in vicinity of Castle Green.
3	MSE14073	9567 6059	Cartographic	Medieval Post-Medieval	The bridge carrying the road from Fellow Green to Knaphill over the Bourne stream.
4	DSE5329 MSE1825 MSE10922 MSE20300 MSE20305 MSE20309 MSE20302 MSE21221 ESE3033	9578 5959 9577 5959 9579 5959	Listed Building War memorial Watching brief	Medieval Post-Medieval Modern Negative	Grade II*. John the Baptist Church. Medieval church building that may have originated as the chapel associated with Chobham in Domesday Book; 13 <sup>th</sup> century with Post-Medieval remodelling. Second World War, Tablet Non-Conflict Death, LCpl R Kitchen 1912. Gibraltar. War memorial in the form of a wall mounted, marble tablet with the inscription. Second World War, Gates. An archaeological watching brief of the church turned up negative evidence.
5	DSE5681 MSE11020 DSE5324 MSE10860	9553 6058 9555 6059	Listed Building	Post-Medieval Modern	Grade II. Barn, Timber framed on brick plinth. Grade II. Beldam Bridge Farm House. 16 <sup>th</sup> century, two storeyed timber frame house with 18 <sup>th</sup> century front and 20 <sup>th</sup> century restoration.
6	DSE1142 MSE10869	9561 6068	Listed Building	Post-Medieval	Grade II. Hatchgate Farm House. Late 18th century red brick house with two storeys.
7	MSE14074	9670 6085	Cartographic	Post-Medieval	A field so-named on the Chobham tithe map in the 1840s which may have been Milcroft.
8	MSE14088 ESE463	9645 6069	Farmstead Survey	Post-Medieval	A farm complex on the Chobham tithe map of the 1840s, and on the Rocque map of 1765. Part of the building that survives is of 17th century date. Photographic survey and investigation of the house at Lovelands Farm.
9	MSE14089 DSE1157 MSE10891	9623 6046 9624 6048	Farmstead Listed Building	Post-Medieval Modern	A farm complex shown on the Bisley tithe map of the 1840s, and on the Rocque county map of circa 1768. Grade II. Scotts Grove House. Late 17th century red brick house with two storeys, altered in late 18th century. 20th century extension to rear left.
10	MSE14107	9625 5965	Farmstead	Post-Medieval	Hill Place, first recorded in 1435. A farm complex is shown here on Rocque's county map of the 1760s and later on Ordnance Survey maps of the 1870s onwards.
11	MSE17412	9656 6058	Crash site	Modern	An aircraft crash site from the Second World War at Scott's Grove Farm.
12	MSE14096	9678 6035	Linear feature	Undated	Two curvilinear features seen on an aerial photograph of a hill to the west of the Guildford-Chobham Road in Horsell.
13	MSE14147 MSE16678	95978 59684 9600 5970	Photographic	Undated	A large oval enclosure, measuring roughly 250 metres by 180 metres, lying between Hill Place and Bisley Church. Location of enclosure cropmarks observed on aerial photography in July 1993
14	MSE16226	SU 9649 5933	Earthwork	Undated	A bank and re-dug ditch form the north and north-west boundary of Barley Mow Wood.
15	ESE16586	95290 60626	Evaluation	Negative	Evaluation at Beldam Bridge Road, found nothing of archaeological significance.
16	ESE16369	95298 60786	Evaluation	Negative	Evaluation at Beldam Bridge Road, found nothing of archaeological significance.

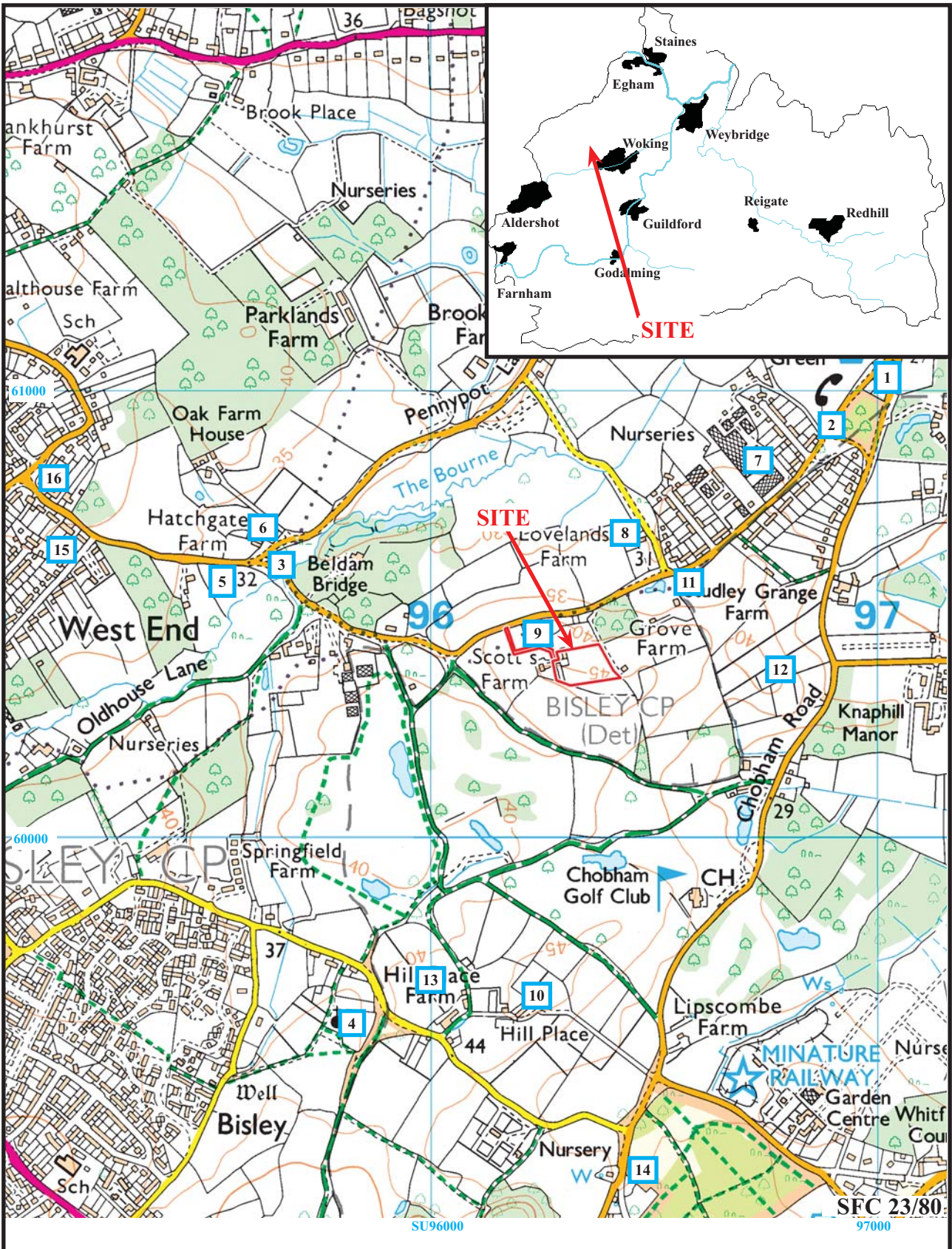
## APPENDIX 2: Historic and modern maps consulted

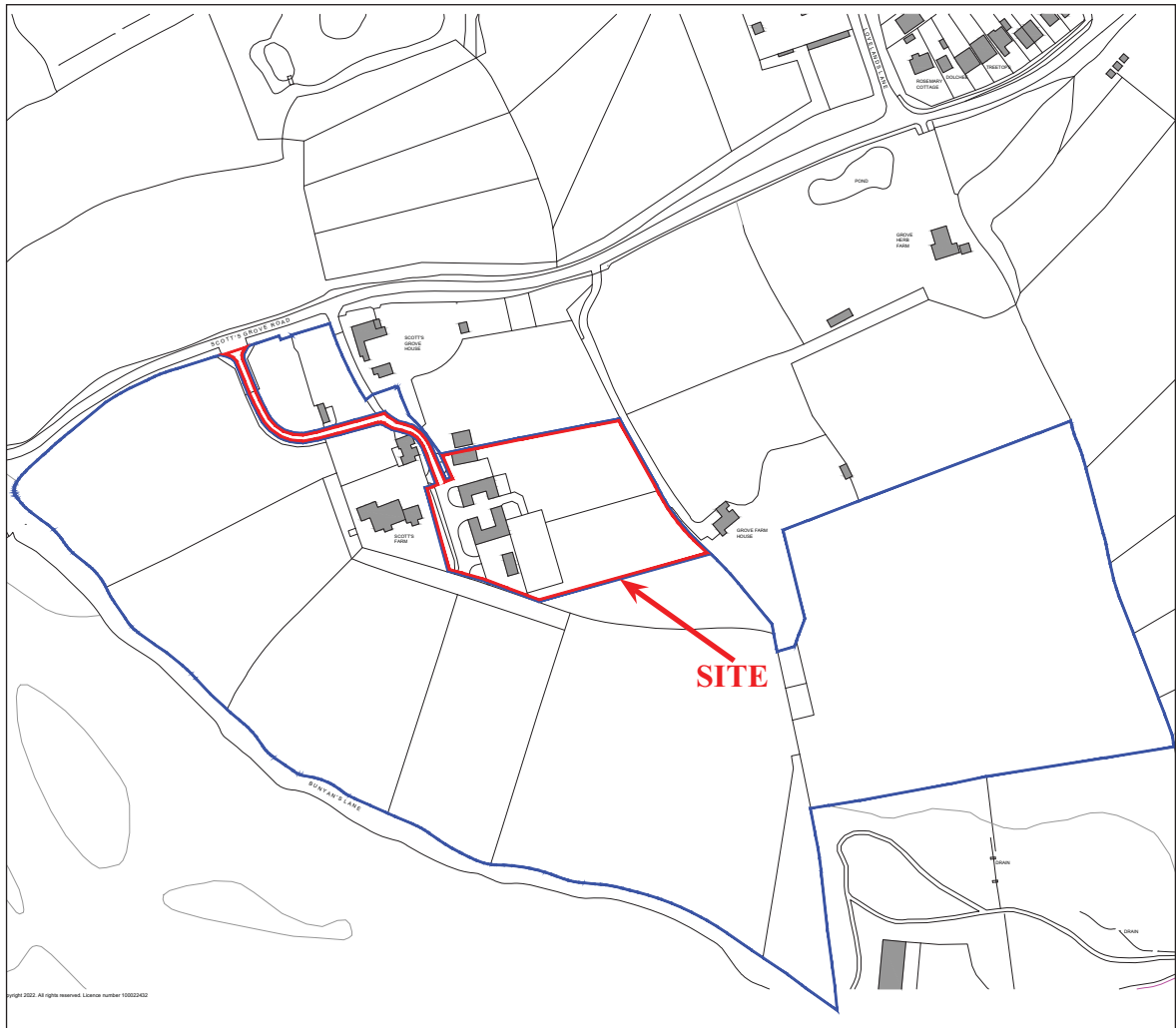
1575	Saxton's map of Middlesex, Surrey, Kent and Sussex (Fig. 3)
1594	Norden's map of Surrey (Fig. 4)
1611	Speed's map of Surrey (Fig. 5)
1693	Seller's map of Surrey (Fig. 6)
1729	Senex's map of Surrey (Fig. 7)
1793	Lindley and Crosley's map of Surrey (Fig. 8)
1846	Bisley Tithe Map (Fig. 9)
1868-70	Ordnance Survey First Edition (Fig. 10)
1896	Ordnance Survey (Fig. 11)
1934	Ordnance Survey (Fig. 12)
1976-7	Ordnance Survey (Fig. 13)
1990	Ordnance Survey (Fig. 14)
2023	Ordnance Survey – Explorer digital edition at 1:25,000 (Fig. 1)

### APPENDIX 3: Aerial Photographs consulted

<i>No</i>	<i>Year taken</i>	<i>Sortie number</i>	<i>Frame number</i>	<i>Grid ref (SU)</i>	<i>Comment</i>
1	23 AUG 1945	RAF/106G/UK/687	4245	962 607	
2	11 APR 1947	RAF/CPE/UK/1982	4069-70	958 603	
3	31 AUG 1961	RAF/58/4658	134-5	957 604	
4	18 SEP 1961	RAF/58/4683	229	963 609	
5	23 AUG 1964	RAF/58/6484	25, 144	966 603	
6	21 OCT 1965	OS/65250	99	963 601	
7	13 JUN 1967	RAF/543/3860	833	961 602	
8	13 JUN 1967	RAF/543/3859	1122	961 608	
9	06 AUG 1969	OS/69399	191-2	967 602	
10	10 APR 1975	MAL/75015	90-1	955 590	
11	16 AUG 1988	OS/88236	114-15	967 598	
12	17 AUG 1988	OS/88321	134	963 603	
13	01 JUN 1994	OS/94154	6-7	967 600	
14	22 MAY 2001	OS/01097	161-2	965 599	
15	05 AUG 2003	OS/03100	27	962 599	

*NB : Grid reference given is for first frame listed of run; multiple frames may offer wide coverage.*





SFC 23/80



**Scotts Farm, Scotts Grove Road,  
Chobham, Surrey**  
**Archaeological Desk-based Assessment**  
 Figure 2. Detailed location of site off Scotts Grove Road.

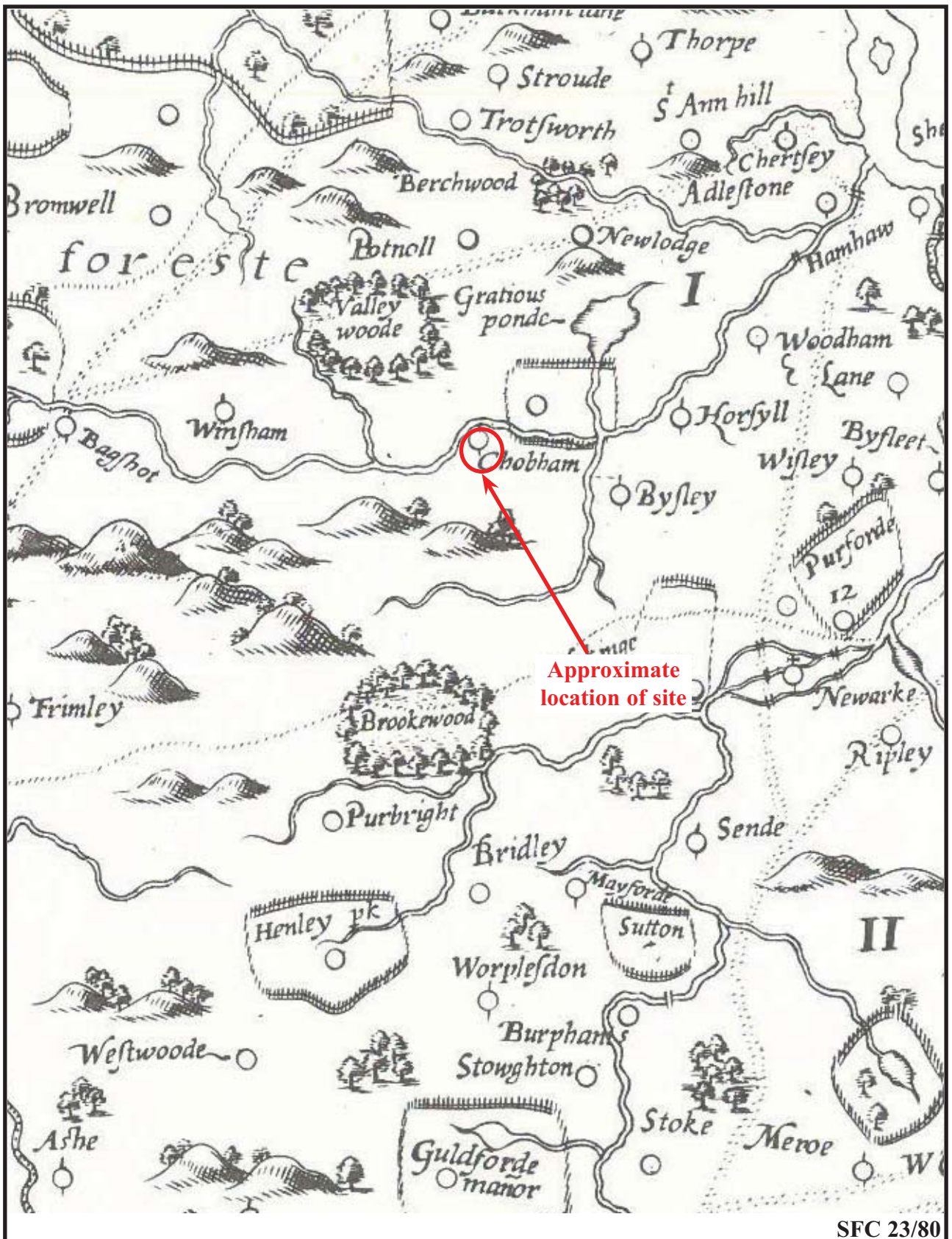


SFC 23/80



Scotts Farm, Scotts Grove Road,  
Chobham, Surrey  
Archaeological Desk-based Assessment  
Figure 3. Saxton's map of Surrey, 1575.





Approximate location of site

SFC 23/80

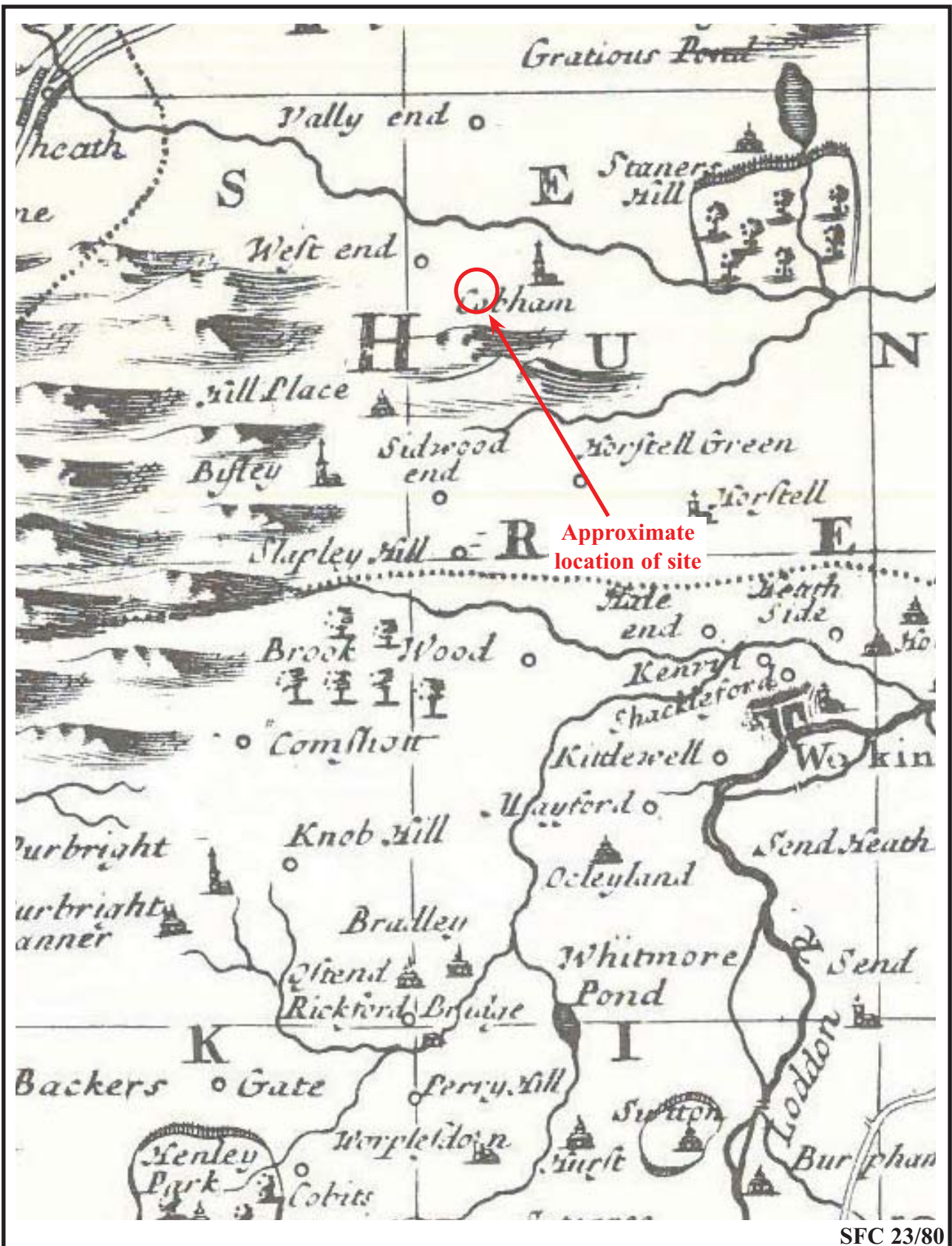


Scotts Farm, Scotts Grove Road,  
Chobham, Surrey  
Archaeological Desk-based Assessment  
Figure 4. Norden's map of Surrey, 1594.





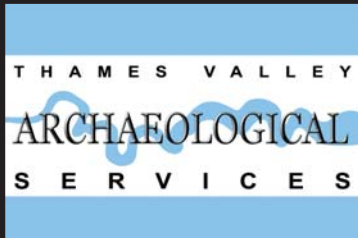


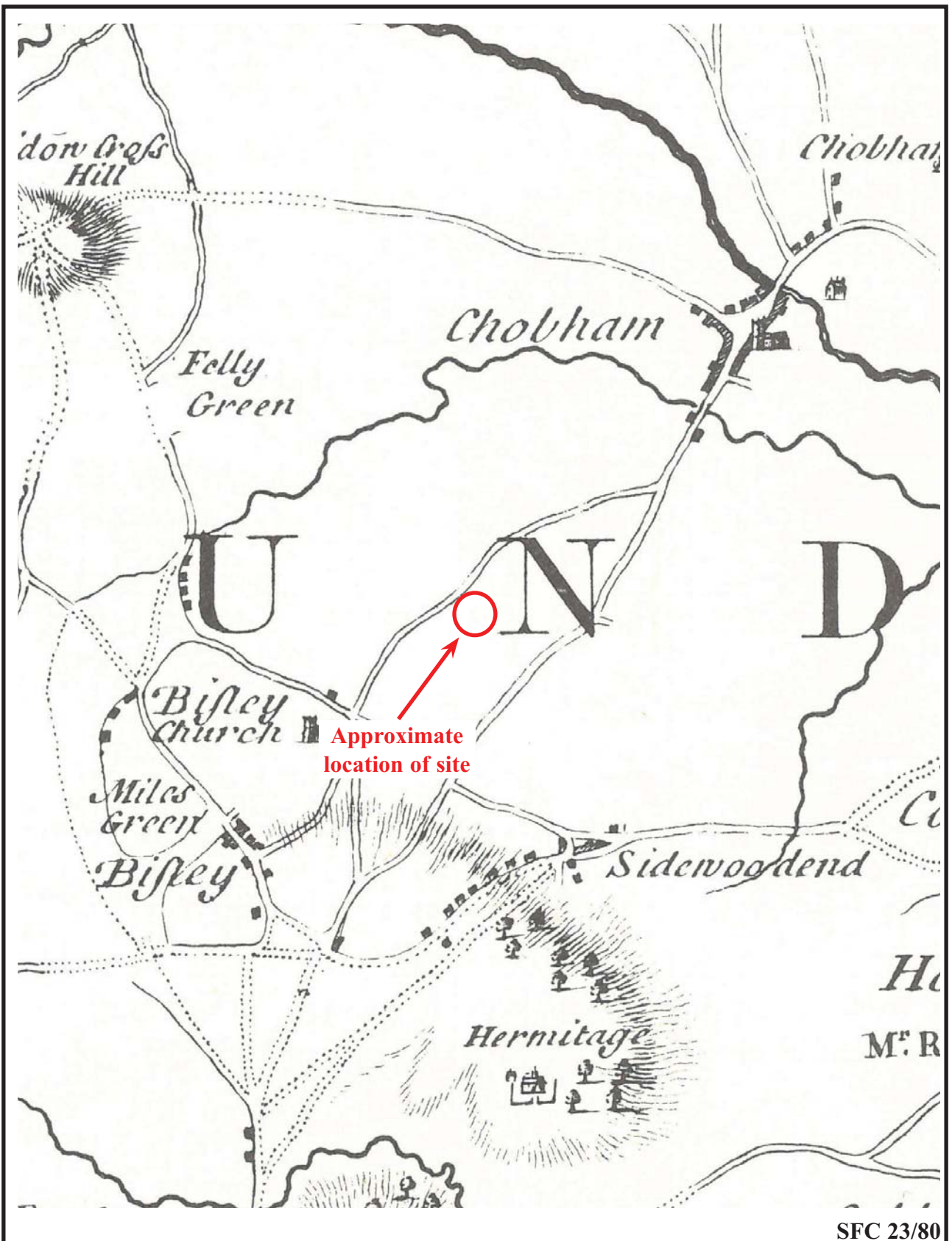


SFC 23/80



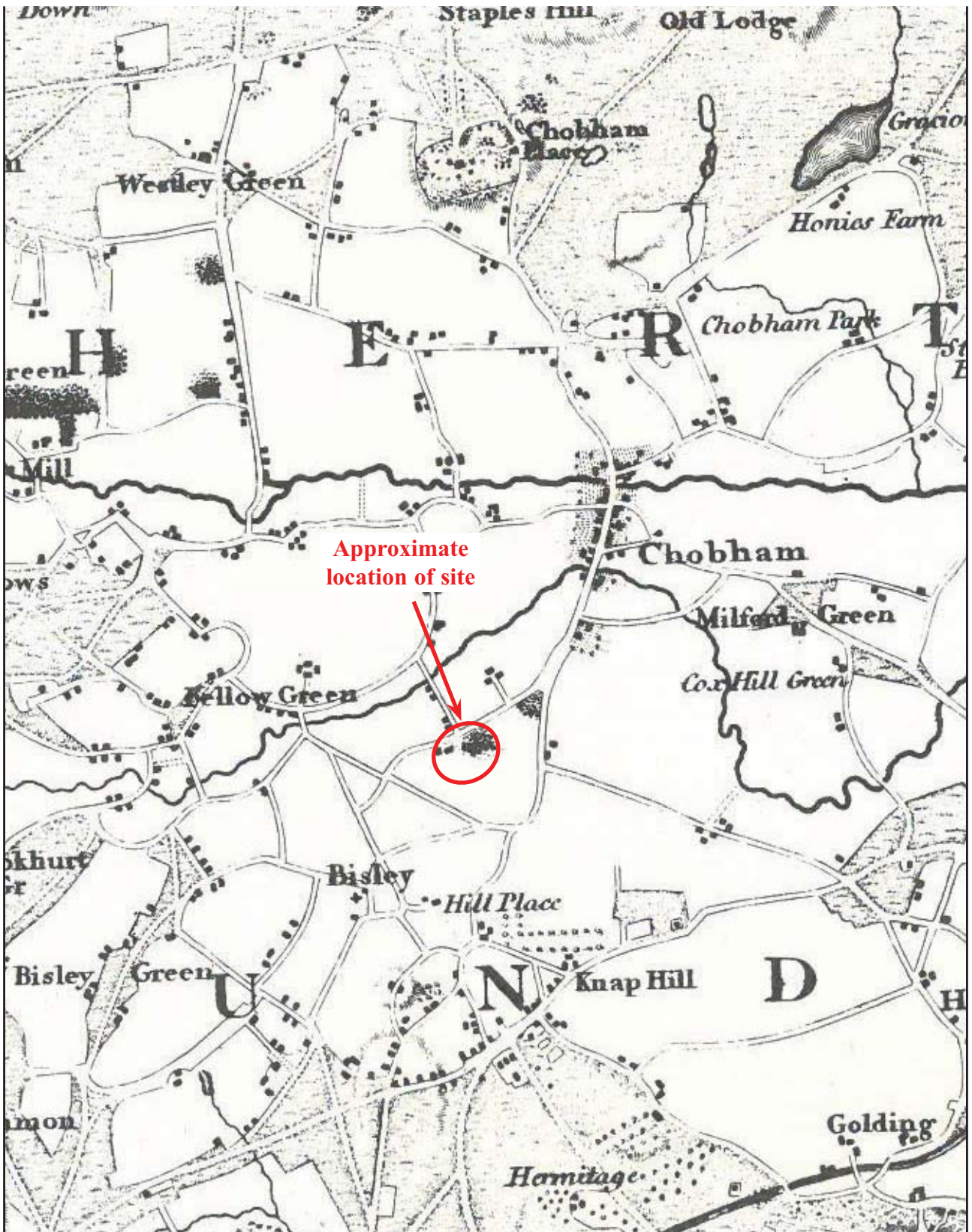
Scotts Farm, Scotts Grove Road,  
 Chobham, Surrey  
 Archaeological Desk-based Assessment  
 Figure 6. Seller's map of Surrey, 1693.





Scotts Farm, Scotts Grove Road,  
Chobham, Surrey  
Archaeological Desk-based Assessment  
Figure 7. Senex's map of Surrey, 1729.

THAMES VALLEY  
ARCHAEOLOGICAL  
SERVICES

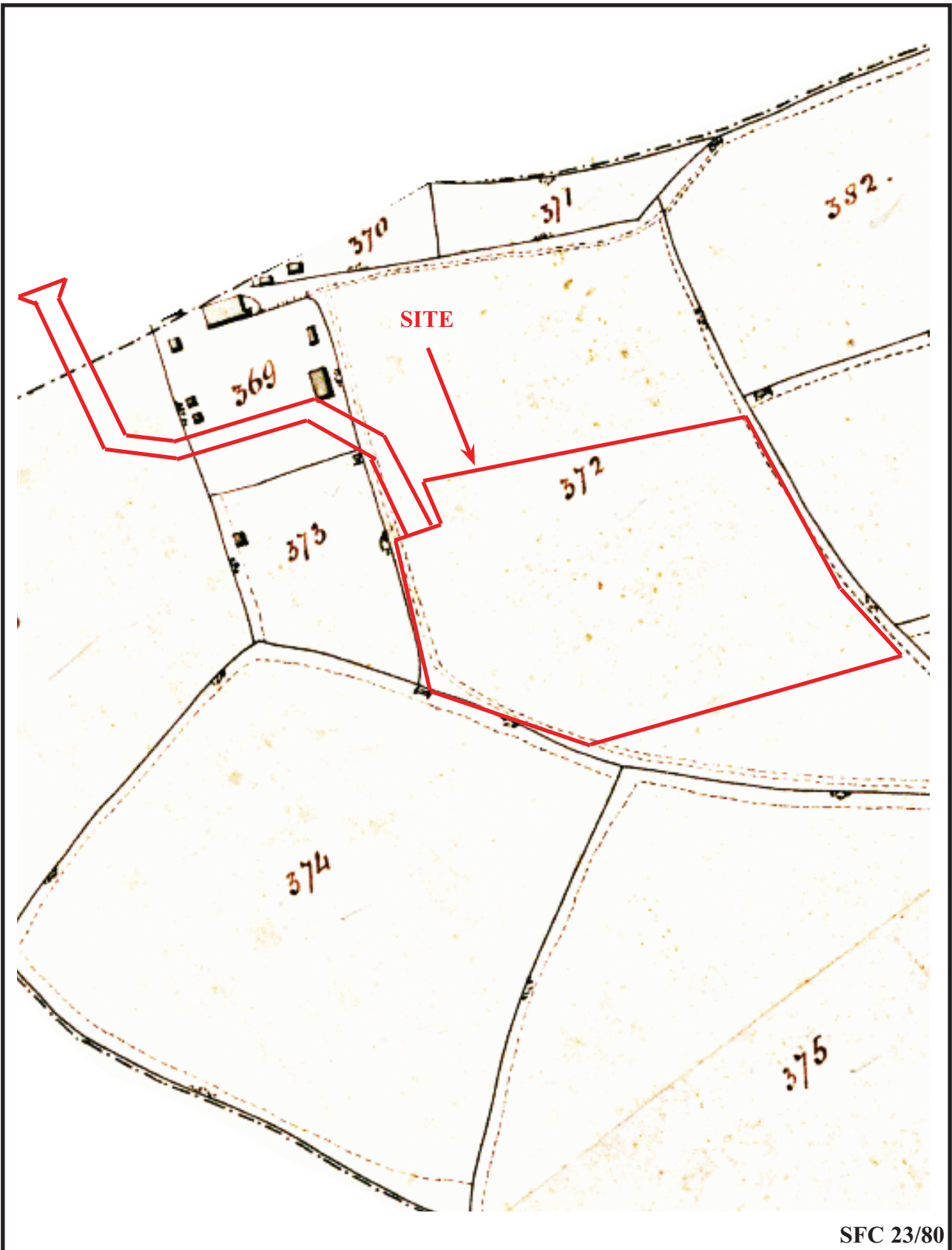


SFC 23/80



Scotts Farm, Scotts Grove Road,  
Chobham, Surrey  
Archaeological Desk-based Assessment  
Figure 8. Lindley and Crosley's map of Surrey, 1793.

THAMES VALLEY  
ARCHAEOLOGICAL  
SERVICES

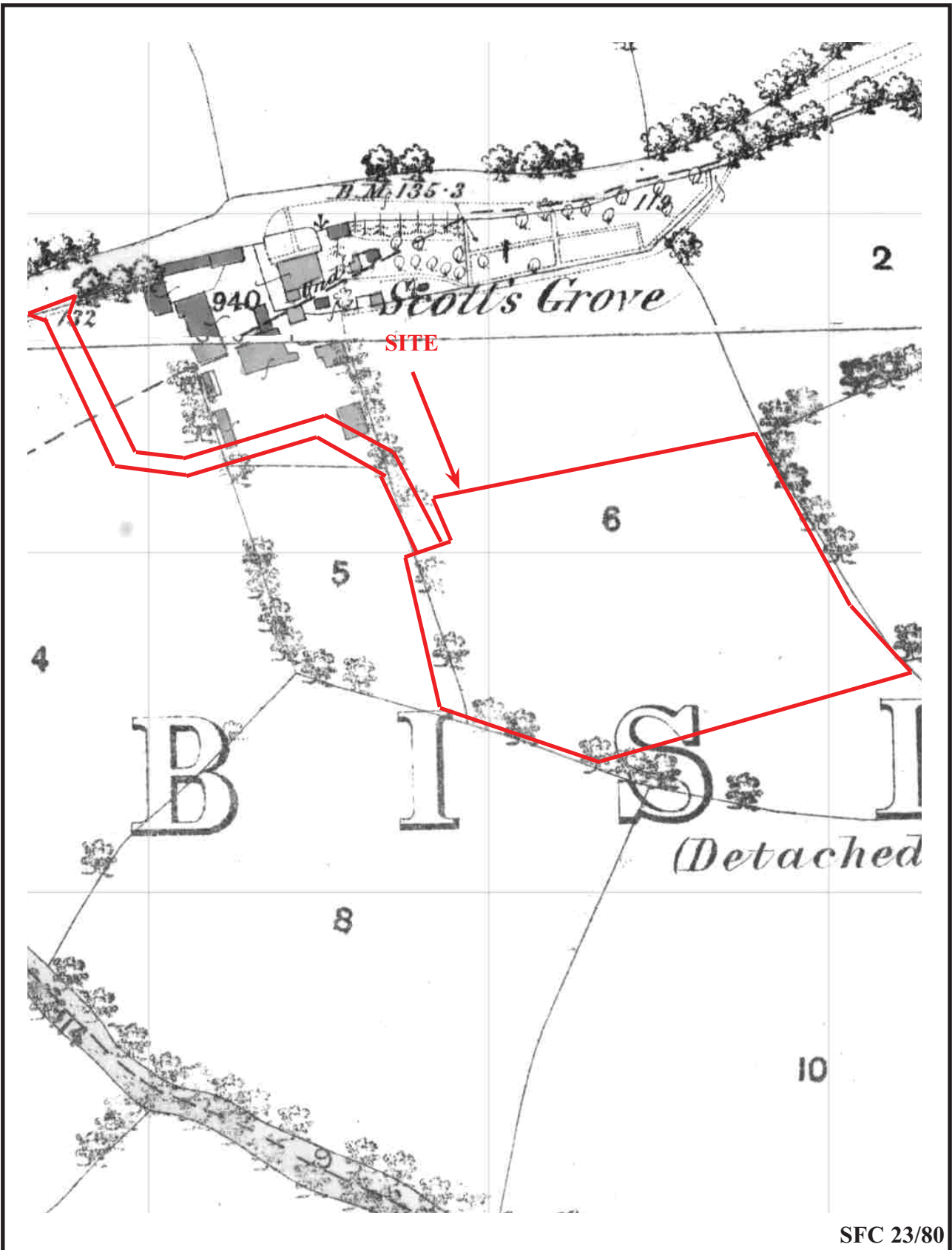


SFC 23/80



Scotts Farm, Scotts Grove Road,  
Chobham, Surrey  
Archaeological Desk-based Assessment  
Figure 9. Bisley Tithe Map, 1846.



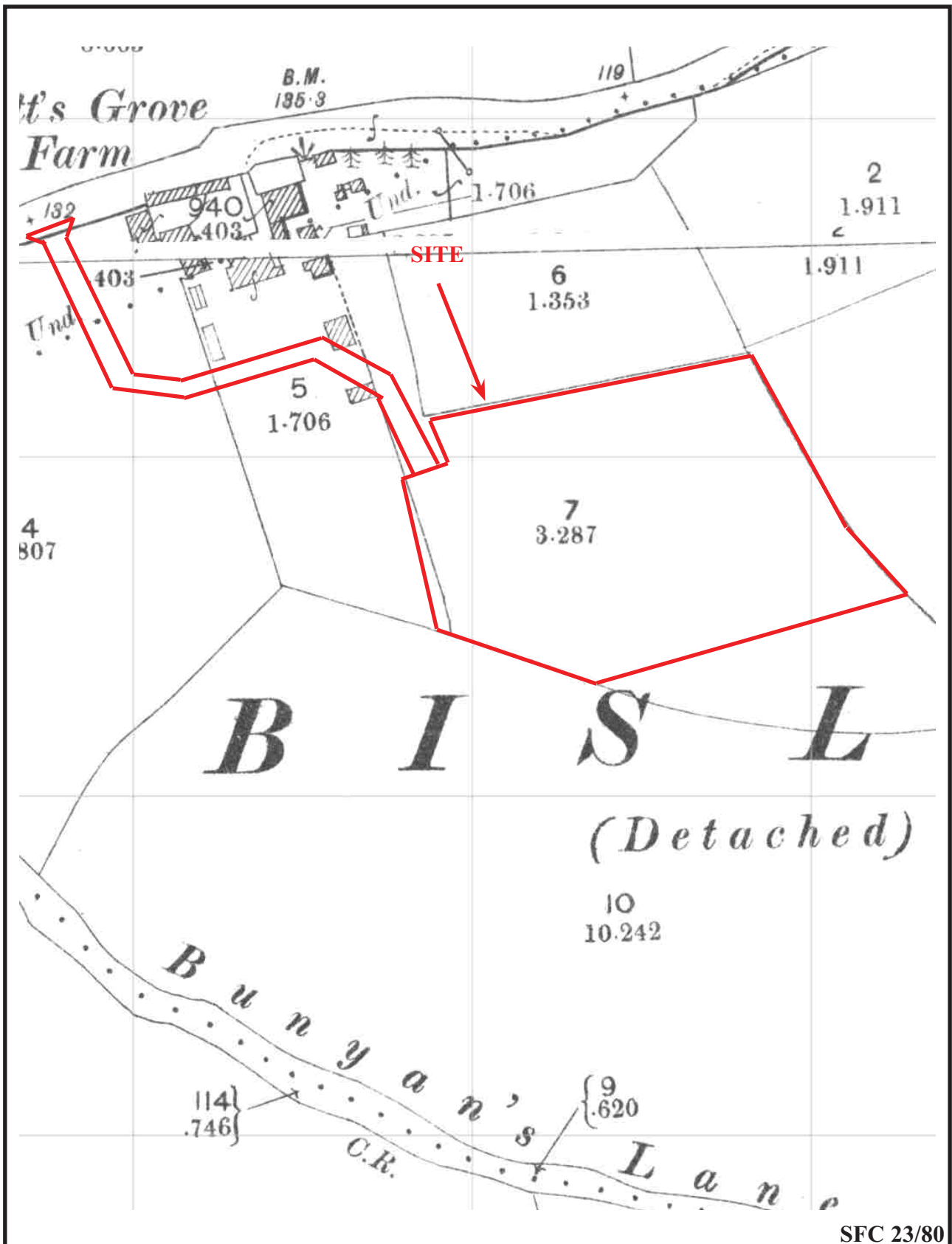


SFC 23/80



Scotts Farm, Scotts Grove Road,  
Chobham, Surrey  
Archaeological Desk-based Assessment  
Figure 10. First Edition Ordnance Survey, 1868-70.



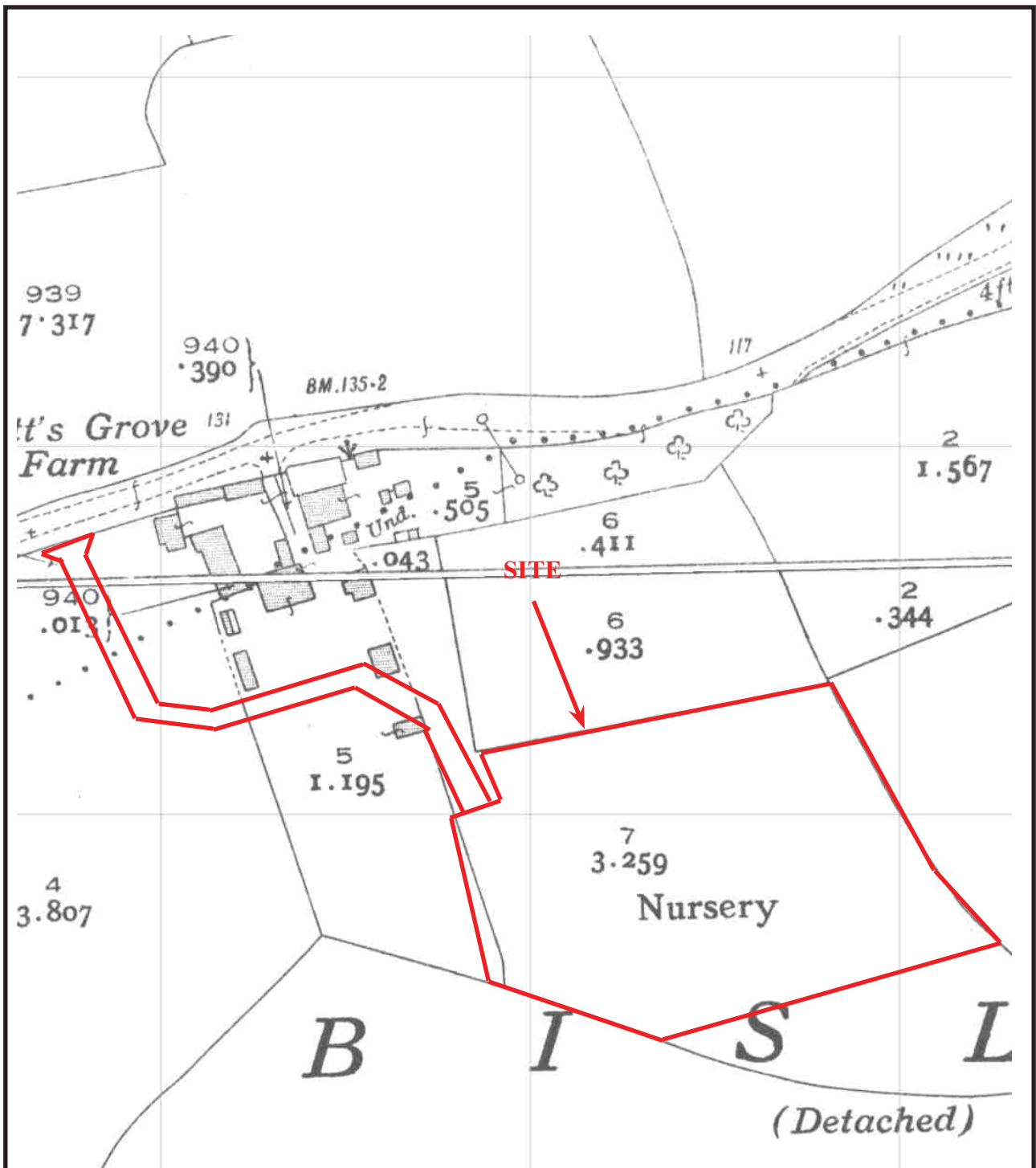


SFC 23/80



Scotts Farm, Scotts Grove Road,  
 Chobham, Surrey  
 Archaeological Desk-based Assessment  
 Figure 11. Ordnance Survey, 1896.





SFC 23/80

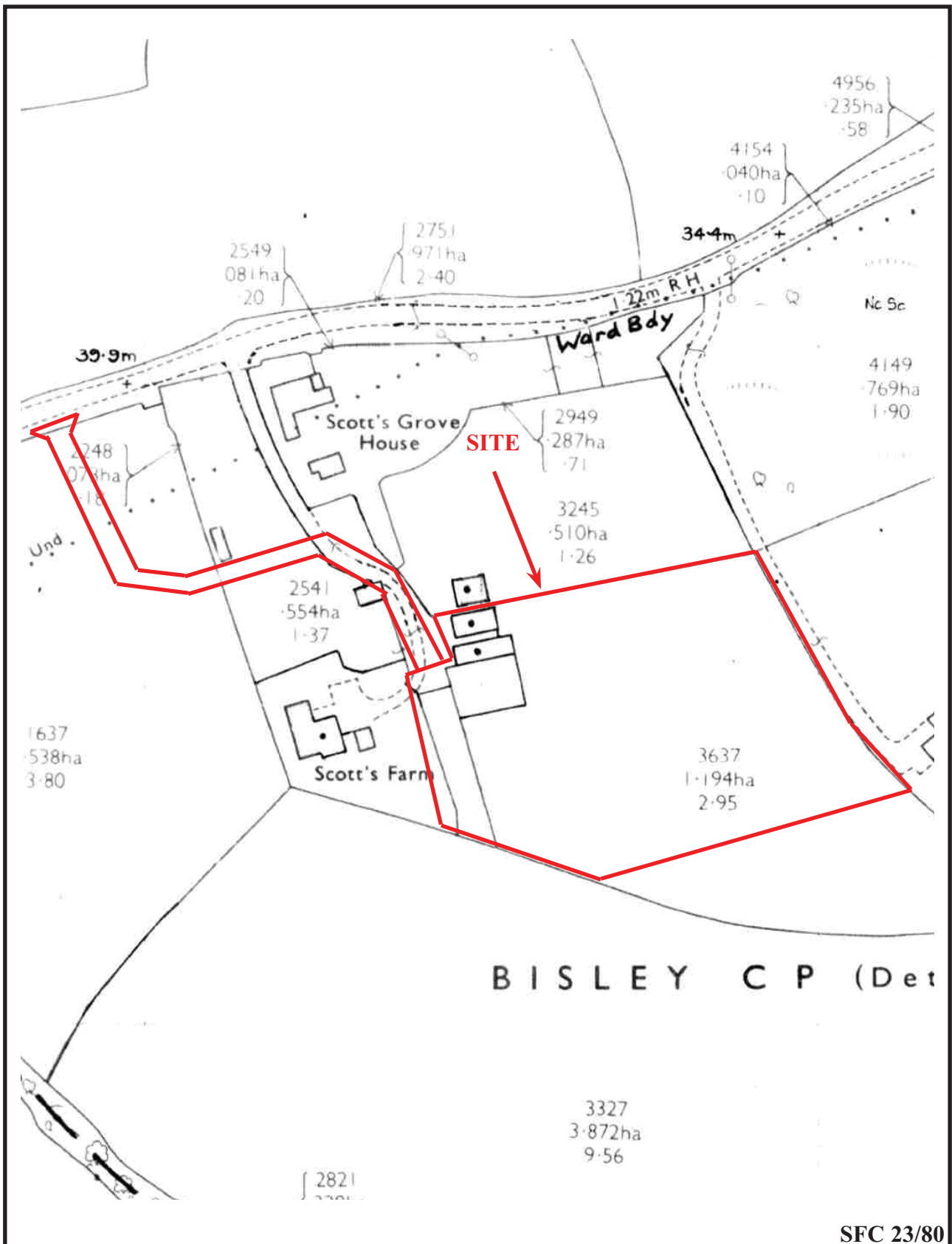


Scotts Farm, Scotts Grove Road,  
Chobham, Surrey  
Archaeological Desk-based Assessment  
Figure 12. Ordnance Survey, 1934.

THAMES VALLEY  
ARCHAEOLOGICAL  
SERVICES



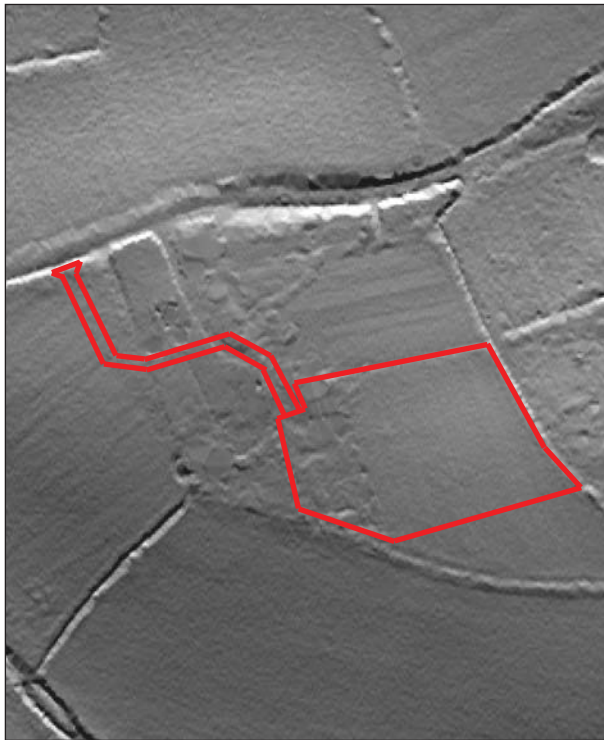




SFC 23/80



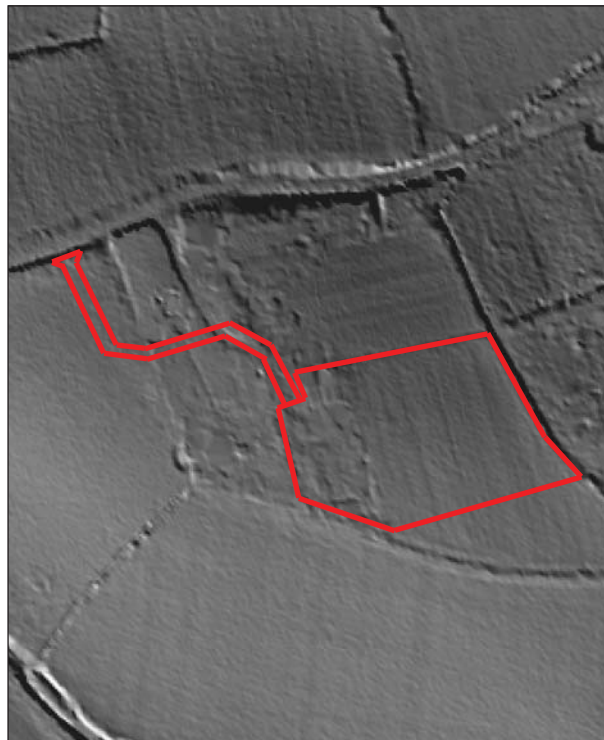
Scotts Farm, Scotts Grove Road,  
Chobham, Surrey  
Archaeological Desk-based Assessment  
Figure 14. Ordnance Survey, 1990.



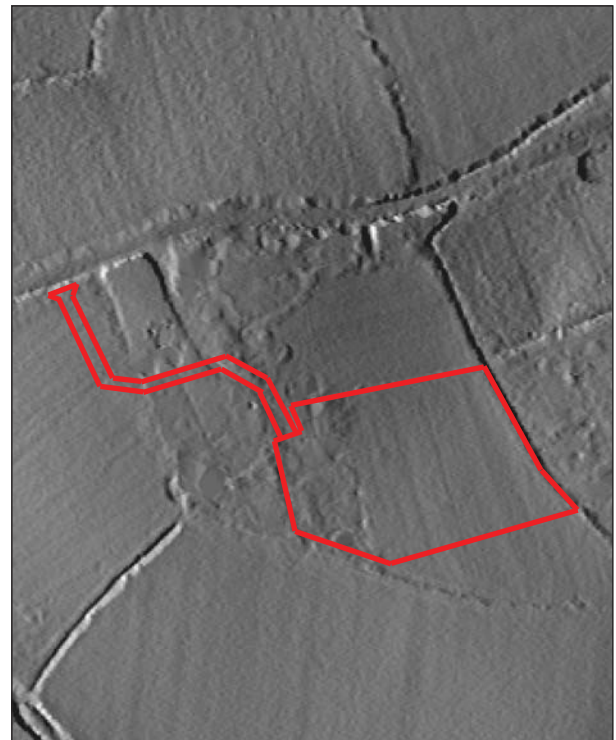
a. Azimuth 0°, vertical angle 15°.



b. Azimuth 135°, vertical angle 15°.



c. Azimuth 225°, vertical angle 15°.



d. Azimuth 270°, vertical angle 15°.

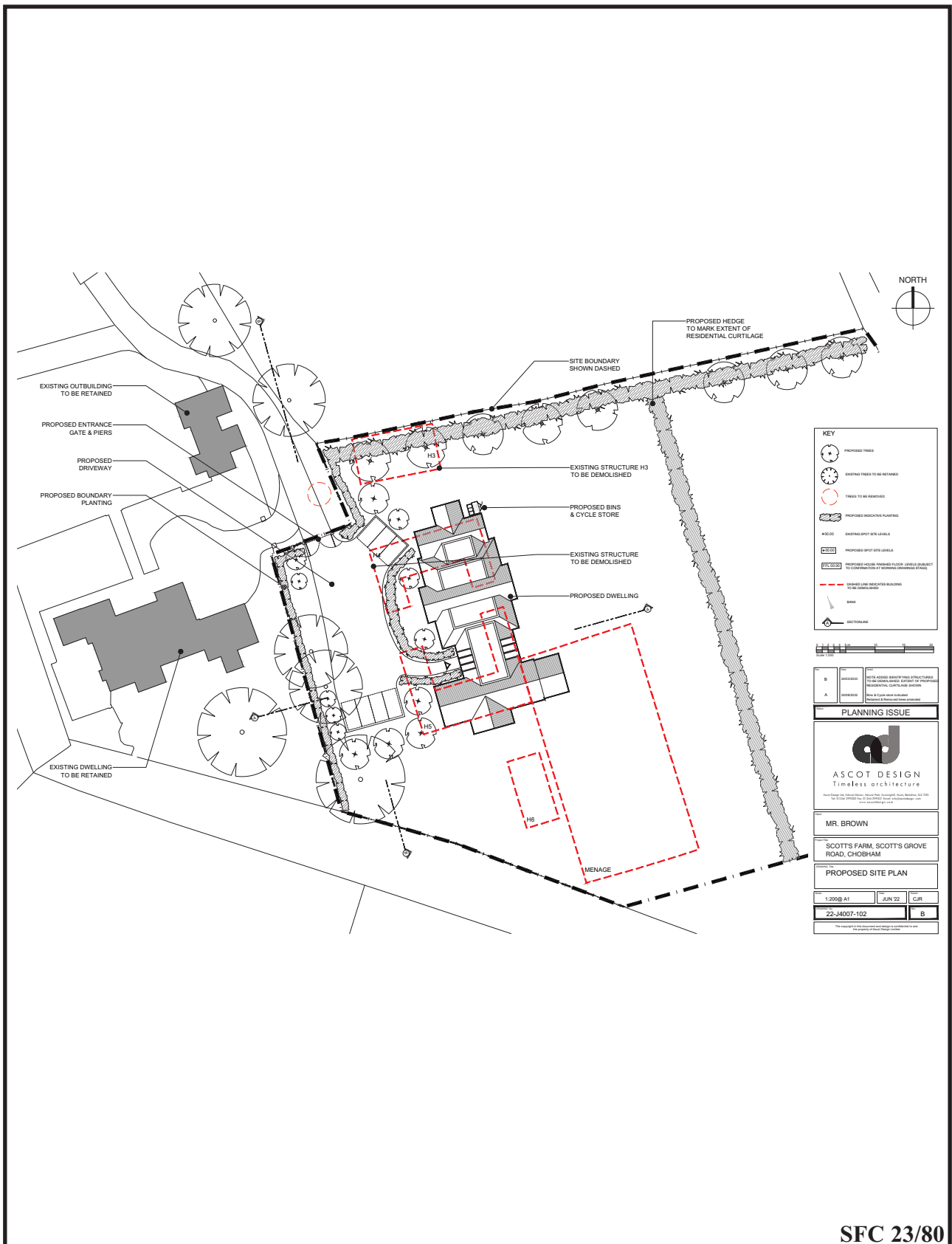
SFC 23/80

N



**Scotts Farm, Scotts Grove Road,  
Chobham, Surrey**  
Archaeological Desk-based Assessment  
Figure 15. Lidar 'hillshade' grey-scale plots.  
Not to scale.

THAMES VALLEY  
ARCHAEOLOGICAL  
SERVICES



SFC 23/80

**Scotts Farm, Scotts Grove Road,  
Chobham, Surrey**  
**Archaeological Desk-based Assessment**  
 Figure 16. Plan of the development proposal.

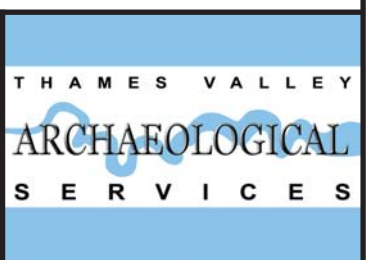




Plate 1. Site entrance off Scotts Grove Road, looking north-west.



Plate 2. Small building north-west of development site, looking south-east.



Plate 3. Trackway into site showing farm buildings opposite stables, looking south-east.



Plate 4. Stable block from trackway, looking south-east.



Plate 5. Entrance to stable block, looking east.



Plate 6. Southernmost stable block, looking south-west.

SFC 23/80

**Scotts Farm, Scotts Grove Road,  
Chobham, Surrey**  
Archaeological Desk-based Assessment  
Plates 1 to 6.

THAMES VALLEY  
ARCHAEOLOGICAL  
SERVICES



Plate 7. Northernmost stable block, looking north-west.



Plate 8. Field beyond the stable block, within the site, looking north-east.



Plate 9. Manege, looking south-east.



Plate 10. Manege and adjoining field, looking north-east



Plate 11. Site, looking north-west towards stable block.



Plate 12. Field beyond the stable block, within the site, looking north-west.

SFC 23/80

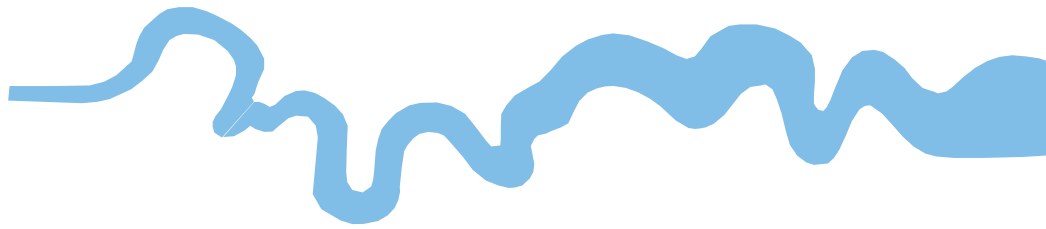
**Scotts Farm, Scotts Grove Road,  
Chobham, Surrey**  
Archaeological Desk-based Assessment  
Plates 7 to 12.

THAMES VALLEY  
ARCHAEOLOGICAL  
SERVICES

## TIME CHART

	Calendar Years
Modern _____	AD 1901
Victorian _____	AD 1837
Post Medieval _____	AD 1500
Medieval _____	AD 1066
Saxon _____	AD 410
Roman _____	AD 43 AD 0 BC
Iron Age _____	750 BC
Bronze Age: Late _____	1300 BC
Bronze Age: Middle _____	1700 BC
Bronze Age: Early _____	2100 BC
Neolithic: Late .....	3300 BC
Neolithic: Early .....	4300 BC
Mesolithic: Late .....	6000 BC
Mesolithic: Early .....	10000 BC
Palaeolithic: Upper .....	30000 BC
Palaeolithic: Middle .....	70000 BC
Palaeolithic: Lower .....	2,000,000 BC





**Thames Valley Archaeological Services Ltd,  
47-49 De Beauvoir Road,  
Reading RG1 5NR**

**Tel: 0118 9260552  
Email: [tvas@tvas.co.uk](mailto:tvas@tvas.co.uk)  
Web: [www.tvas.co.uk](http://www.tvas.co.uk)**

***Offices in:  
Brighton, Taunton, Stoke-on-Trent, Wellingborough  
and Ennis (Ireland)***