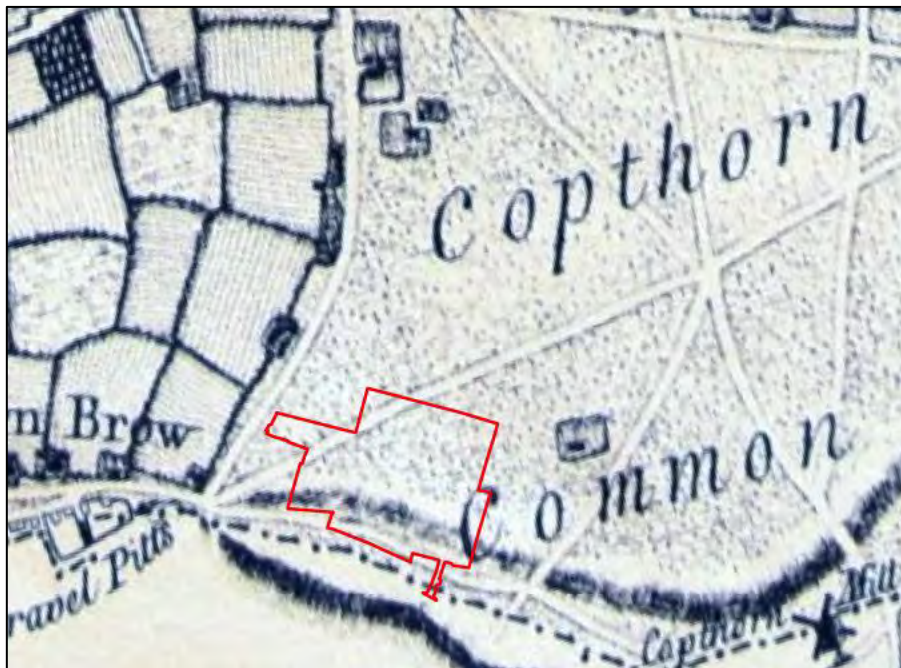


Land North of Borers Arms Road, Copthorne, Surrey

Archaeological Desk-Based Assessment

ASE Project No. 240236
ASE Report No. 2025114





November 2025



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ASE Report No. 2025114
Surrey HER Reference. 096/25
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Summary

Archaeology South-East (a division of the Institute of Archaeology UCL) has been commissioned to carry out an archaeological appraisal in relation to a residential development on Land North of Borers Arms Road, Copthorne, Surrey. The appraisal comprises a desk-based assessment (DBA) and preliminary walkover survey.

The Site consists of eight field plots, bound by Clay Hall Lane, Roundabouts Farm, other fields and residential properties. The historical research carried out as part of this desk-based assessment has shown that the Site has been situated within the landscape of the historic Copthorne Common from the late 18th-century. The western part of the Site saw some brief development during the mid-20th century when two buildings were constructed, demolished by 1970, with two further buildings that still remain. Elsewhere, the Site has seen little change throughout the period recorded by the historic mapping; the boundaries of the fields do not change. Existing records suggest that there is a low or unknown potential for archaeological deposits of all periods, apart from the post-medieval which has a moderate potential for deposits associated with former buildings. Due to its use as agricultural land it may have been subject to some degree of truncation on an unknown scale from ploughing or other activities.

The assessment has concluded that:

- No heritage assets were identified within the Site during the historic map review;*
- The HER revealed only heritage assets of post-medieval date within the study area, all of which are historic buildings of mostly 19th century or later date;*
- The Site has an unknown/low potential for as yet unknown non-designated heritage assets (archaeological remains), with a moderate potential for post-medieval deposits;*
- Where such remains are present they may be impacted on by groundwork, particularly in areas where new buildings are proposed;*
- Past development may have had some impact on the archaeological resource at the Site, with potential truncation to an unknown extent; and*
- No impacts on the setting of designated or non-designated heritage assets have been identified.*

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1.0 INTRODUCTION

- 1.1 Archaeology South-East (a division of the Institute of Archaeology UCL) has been commissioned to carry out an archaeological appraisal in relation to a proposed residential development on Land North of Borers Arms Road, Copthorne, Surrey. The appraisal comprises a desk-based assessment (DBA) and preliminary walkover survey (Fig. 1).
- 1.2 This report follows the recommendations set out by the Chartered Institute for Archaeologists in their *Standards and Guidance for historic environment desk-based assessment* (ClfA 2020¹). The aim of this assessment is to present a synthesis of readily available archaeological and historical data relating to the Site and its environs, in order to identify any known or potential heritage assets within the Site. This information has been used, where possible, to ascertain the location, extent, date, character, condition and significance of any identified heritage assets and to consider the likely impact of the proposed development upon them.
- 1.3 The Site is centred on National Grid Reference 532437 139661 (Fig. 1). For the purposes of this assessment, the extents of the Site have been taken to be those identified in the red-line plan provided by the client (Fig. 10). For the purposes of the archaeological assessment a wider Study Area of 1 km radius has been considered to place the Site within its wider context (Fig. 1). Information beyond this limit has been included where considered relevant.
- 1.4 The Site consists of a roughly trapezoid parcel of land containing seven field parcels, bound to the west by residential plots and fields. It is bound to the north by Clay Hall Lane. On its eastern side it is bound by a field boundary in the north-east, with no physical boundary in the south-east. There are more residential dwellings and an industrial estate to the south. Two modern barns/stables are located within the western part of the Site.
- 1.5 As part of this desk-based assessment, cartographic and documentary sources and archaeological data relating to the Study Area were obtained from the Historic Environment Records (HER) held by Surrey County Council and West Sussex County Council, and Surrey History Centre (Woking). Listed Building and Conservation Area data was acquired from Historic England and Tandridge District Council, and Surrey County Council. Relevant sources held within the Archaeology South-East library were utilised, and appropriate on-line databases interrogated. These included: Heritage Gateway, National Heritage List for England, and the Magic website, which holds government digital data on designated sites (Scheduled Monuments, Registered Historic Parks and Gardens and Registered Historic Battlefields) in GIS map form. It should be noted that other material may be held in other collections.
- 1.6 It should be noted that this form of non-intrusive appraisal cannot be seen to be a definitive statement on the presence or absence of archaeological remains within any area but rather as an indicator of the area's potential based on

¹ https://www.archaeologists.net/sites/default/files/ClfAS%26GDBA_4.pdf, accessed May 2025

existing information. Further non-intrusive and intrusive investigations such as geophysical surveys and machine-excavated trial trenching may be needed to conclusively define the presence/absence, character and quality of any archaeological remains.

2.0 SITE TOPOGRAPHY AND GEOLOGY

2.1 Location and Topography

2.1.1 The Site is situated just to the north of Copthorne (Fig. 1). The environs are typified by ribbons of development alongside roads, with agricultural land between. Examples of this include Copthorne Bank to the west of the area, which is a two-lane, tree-lined country road featuring mixed 19th and 20th century development on each side, and Borers Arms Road, to the south of the area. The Site is generally level (situated at c.77mOD). Principal site access is to the north via Clay Hall Lane and from the west via Copthorne Bank. A number of informal footpaths have developed across the Site.

2.2 Geology

2.2.1 According to the British Geological Survey 1:50,000 scale geological mapping available online², the natural geology of the Site comprises Upper Tunbridge Wells Sand – Sandstone and Siltstone interbedded. There is also a strip, in the northern part of the Site, of Upper Tunbridge Wells Sand – Mudstone. The Site features no superficial deposits.

2.2.2 No geotechnical data was available for the Site; however, five boreholes were dug to the south-east of the Site (BGS 2025):

- TQ33NW49 (BGS ID: 594754) was recorded as comprising a grey/brown fine sandy silt with occasional fibrous roots (Tunbridge Wells Sand) 0.35m thick, overlying a dense light yellow/grey/brown fine sandy silt with fragments of siltstone (Tunbridge Wells Sand) 0.25m thick.
- TQ33NW50 (BGS ID: 594755) was recorded as comprising a dark brown slightly clayey fine sandy silt (topsoil) 0.25m thick, overlying a grey/brown fine sandy silt with fragments of iron stained light yellow/grey/brown siltstone (Tunbridge Wells Sand) 0.20m thick, overlying in turn a weathered highly fragmented light yellow/grey/brown siltstone (Tunbridge Wells Sand) 0.10m thick.
- TQ33NW51 (BGS ID: 594756) was recorded as comprising a dark brown slightly clayey fine sandy silt (topsoil) 0.35m thick, overlying a dense light yellow/brown mottled light grey slightly clayey silt with occasional fragments of fine sandy siltstone (Tunbridge Wells Sand) 0.65m thick.
- TQ33NW52 (BGS ID: 594757) was recorded as comprising a dark brown slightly clayey fine sandy silt (topsoil) 0.35m thick, overlying a dense light brown/grey silt (Tunbridge Wells Sand) 0.20m thick.
- TQ33NW53 (BGS ID: 594758) was recorded as comprising a dark brown slightly clayey fine sandy silt (topsoil) 0.40m thick, overlying a dense light yellow/grey/brown fine sandy silt with fragments of siltstone (Tunbridge Wells Sand) 0.40m thick.

² <http://mapapps.bgs.ac.uk/geologyofbritain/home.html>, accessed May 2025

3.0 PLANNING BACKGROUND

National Planning Policy

3.1 National Planning Policy Framework (NPPF) (December 2024)

- 3.1.1 Government policies relating to planning are given in the National Planning Policy Framework. Section 16 (paragraphs 202 – 221)³ of the Framework (*Conserving and enhancing the historic environment*) outlines policies relating to the historic environment and the key role it plays in the Government's definition of sustainable development, the principle which underpins the document.
- 3.1.2 The Framework requires that local planning authorities *should set out in their Local Plan 'a positive strategy for the conservation and enjoyment of the historic environment'*, recognising that *'heritage assets are an irreplaceable resource'* and should be conserved *'in a manner appropriate to their significance'* (Section 16, paragraphs 202 and 203)⁴.
- 3.1.3 The Framework requires that planning applicants should *'describe the significance of any heritage assets affected'* by their application, *'including any contribution made by their setting'* (Section 16, paragraph 207)⁵.
- 3.1.4 The NPPF is supported by Planning Practice Guidance. In specific relation to historic environment issues, further guidance is provided by Historic Environment Good Practice Advice in Planning Notes 1 to 3, issued by Historic England and the Historic Environment Forum⁶.

Local Planning Policy

3.2 Tandridge District Local Plan

- 3.2.1 The Development Plan for Tandridge comprises all the documents prepared by Tandridge District Council, Surrey County Council and Neighbourhood Plan groups, which control development proposals of land, buildings, minerals deposits and waste sites⁷. Following the withdrawal of Our Local Plan 2033, it was agreed at Full Council on 18 April 2024, that the Council will start work on a new Local Plan⁸. The Local Plan Part 2 (2014-2029) and the Core Strategy (2008) for the district dictate present policy. The following Local Plan Part 2 policies are relevant to the Appraisal Site:

³https://assets.publishing.service.gov.uk/media/67aafe8f3b41f783cca46251/NPPF_December_2024.pdf, accessed May 2025

⁴ ibid

⁵ ibid

⁶ <http://historicengland.org.uk/advice/planning/planning-system/>, accessed May 2025

⁷ <https://www.tandridge.gov.uk/Planning-and-building/Planning-strategies-and-policies/Adopted-development-plan>, accessed May 2025

⁸ <https://www.tandridge.gov.uk/Planning-and-building/Planning-strategies-and-policies/New-Local-Plan>, accessed May 2025

DP20: Heritage Assets

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

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

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

- 1. All reasonable efforts have been made to either sustain the existing use, find viable alternative uses, or mitigate the extent of the harm to the asset; and*
- 2. Where relevant the works are the minimum necessary to meet other legislative requirements.*

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

- 1. The works are sympathetic to the heritage asset and/or its setting in terms of quality of design and layout (scale, form, bulk, height, character and features) and materials (colour and texture); and*
- 2. In the case of a Conservation Area, the development conserves or enhances the character of the area and its setting, including protecting any existing views into or out of the area where appropriate.*

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

4.0 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND

4.1 Introduction

4.1.1 The following section summarises the known information relating to designated and non-designated heritage assets in the Study Area derived from the sources set out in 1.5 (Surrey HER Search Reference 096/25 and WSCC HER Reference Number 202526-005) and including additional heritage assets, where appropriate, identified from field survey. The identified heritage assets have been assigned an identifying number shown in bold in the text and are tabulated in Appendix 1 and shown plotted on Fig. 1.

4.2 Heritage Assets

4.2.1 Heritage assets comprise a site, building, place, area or landscape of heritage interest and thus include buildings, archaeological sites and landscape features such as ancient woodland and hedgerows. Designated heritage assets are designated by statute, while non-designated heritage assets can be locally listed by the local planning authority and/or listed on county historic environment record databases, although this is not a definitive record of potential heritage assets – further examples may exist in an unrecognised or unrecorded form and absence from the HER database does not reduce or negate the significance of any potential heritage asset.

Designated Heritage Assets

Listed Buildings

4.2.2 The Site does not contain or lie close to any Listed Buildings. Three listed buildings are situated within the 1km radial study area around the Site:

- Allingham Farm House, Copthorne Bank, Burstow (Grade II Listed Building) **(1)** – 430m north from the Site;
- Stonelands Farm House, Copthorne Bank, Copthorne (Grade II Listed Building) **(2)** – 360m west from the Site; and
- Tye Cottage, Copthorne Common Road, Worth (Grade II Listed Building) **(3)** – 230m south from the Site.

4.2.3 There are no examples of the following designated heritage assets within the Study Area: Conservation Areas, Registered Parks and Gardens, Historic Battlefields, Historic Wrecks, or Scheduled Monuments.

Non-Designated Heritage Assets

Locally Listed Buildings

4.2.4 These are local designations with no statutory protection identified in Tandridge District Council Buildings of Character List (2013) and the HER as guidance for planning decisions. The Site does not contain or lie close to any Locally Listed

Buildings. The following four Locally Listed Buildings are situated within the wider Study Area:

- The Lodge, Copthorne School, Effingham Lane (4) – 580m from the Site;
- Anns Villa, Copthorne Bank, Copthorne (5) – 270m from the Site;
- Cherry Tree Inn, Copthorne Bank, Copthorne (6) – 160m from the Site;
- Barn north of Allingham Farm, Copthorne Bank, Copthorne (7) – 450m from the Site; and
- Hedgehog Inn, Effingham Road, Copthorne - 19th century public house (8) – 800m from the Site.

4.3 Archaeological Periods

4.3.1 The timescale of the archaeological periods referred to in this report is shown below. The periods are given their usual titles. It should be noted that for most cultural heritage assessment purposes the boundaries between them are not sharply distinguished, even where definite dates based on historical events are used. All site numbers refer to Fig. 1.

Prehistoric: Palaeolithic (c. 950,000 BC - c. 10,000 BC)

Prehistoric: Mesolithic (c. 10,000 BC - c. 5,000 BC)

Prehistoric: Neolithic (c. 5,000 BC - c.2,300 BC)

Prehistoric: Bronze Age (c. 2,300 BC - c. 600 BC)

Prehistoric: Iron Age (c. 600 BC - AD 43)

Romano-British (AD 43 - c. AD 410)

Early Medieval (c. AD 410 - AD 1066)

Medieval (AD 1066 - AD 1540)

Post-medieval (AD 1540 to date)

4.4 Historic Landscape Character

4.4.1 According to the Surrey Historic Landscape Characterisation (HLC) database curated by SHER, the Site forms part of the former Copthorne Common, enclosed between 1839 and 1875 and characterised with later development and sub-divisions. The land historically belonged to the parish and manor of Horne.

4.5 Previous Archaeological Investigations

4.5.1 No previous archaeological investigations have been undertaken within the Site or its immediate vicinity.

4.6 Prehistoric

4.6.1 Prehistoric material within the Weald tends to be sparse. The region was covered in dense forest throughout this period, and much of the known settlement pattern concentrates around the rim of the Weald, exploiting the better soils of the Chalk and Greensand. The small amount of prehistoric material that is known from the area tends to be of Mesolithic date and reflects activities associated with resource exploitation, often on a seasonal basis, and

mainly comprises evidence for hunter gathering activity. Some small-scale agricultural exploitation of the more tractable soils is suggested by pollen evidence from the Neolithic onwards, and the presence of Bronze Age barrows (burial mounds) within the High Weald points to some level of settlement at this period. The Iron Age saw the exploitation of iron ore deposits, and the presence of fortified hilltop enclosures suggesting some level of control of this industry.

4.6.2 There are no recorded prehistoric sites or findspots within the Study Area.

4.7 Romano-British

4.7.1 Evidence for Roman activity in the Weald is sparse and is confined mainly to roads and ironworking sites. Few settlement sites have been found in the Weald (Rudling 1999), although some sites such as villas at Chiddingfold in Surrey and Wiggonholt in West Sussex are known from the less bleak periphery (Gardiner 1990).

4.7.2 There are no recorded Romano-British sites or findspots within the Study Area.

4.8 Early Medieval

4.8.1 During the Anglo-Saxon period, the Weald was largely covered by the great forest of *Andredeswald*, within which the Site was located. The heavily forested nature of the region limited settlement at this period, and the iron-working industry seems to have shrunk in scale in comparison with the Roman period. Many settlements in the area originated as outlying forest pasture of manors situated on the more fertile soils. Many of the north-south aligned roads, tracks and footpaths in the region originated at this time as droveways.

4.8.2 There are no recorded Early Medieval sites or findspots within the Study Area.

4.9 Medieval

4.9.1 The name Copthorne derives from 'coppiced thorn'. The settlement of Copthorne is not to be confused with the royal hundred of Copthorne (or *Copdedorne*) recorded in Domesday Book in 1086 and located some 18.5km or so to the north-west of the Site. The nearest listed settlement to the Site in the Domesday Book is Worth, approximately 2.5km to its south-west. Worth is listed as a small settlement of 1 villager and land for 0.5 plough teams, worth £1 to its lord in 1086. By such a time the land was under the lordship of Siward, with Richard son of Count Gilbert as tenant-in-chief. The Site would have been mainly manorial waste within Burstow, with a small area to the south within Worth.

4.9.2 There are no recorded medieval sites or findspots within the Study Area.

4.10 Post-Medieval

4.10.1 The post-medieval period has seen a gradual modification of the medieval and earlier landscape.

4.10.2 Copthorne was one of three new parishes formed out of the medieval parish of Worth. The new parish was established in 1881 following the introduction of the railway, and the opening up of the Wealden area west of East Grinstead. Copthorne has a history of clandestine activity during the 19th century, being a major stop-off for smugglers along the Surrey-Sussex border. The cover provided by the Ashdown Forest in the area facilitated border crossings. Copthorne villagers were traditionally known as ‘Yellow-bellies’ – thought to pertain to skin staining due to the historic local industry of charcoal burning, and a signifier of the marginal, wooded local landscape.

4.10.3 In addition to the locally listed buildings summarised in section 4.2.4, there are 20 further recorded post-medieval sites recorded on the SHER and WSHER within the Study Area as follows:

- Roundabouts Farm (9);
- Bridgelands (10);
- The Barn (11);
- Clay Hall (12);
- Moorland Farm (13);
- Allingham Farm - Stable, Copthorne (14);
- Stonelands Farm Barn, Burstow (15);
- Haynes Farm Historic Farmstead, Worth (16);
- Berry Cottage Historic Farmstead, Worth (17);
- Courthouse Farm Historic Farmstead, Worth (18);
- The Church of St John the Evangelist (19);
- Banks Farm Historic Farmstead, Worth (20);
- Sand pit, Copthorne Common - with associated building and small pond as recorded in historic OS maps from 1870 up until 1913 (21);
- Copthorne C of E Primary School, Worth (22);
- Two Cottages, Copthorne Common, Copthorne - recorded on historic OS mapping and were demolished between 1948 and 1961 (23);
- Windmill - Copthorne Common (24);
- The King's Head Inn, 72 The Street, Capel - 19th century public house (25);
- The Cottage, Effingham Lane, Copthorne (26);
- Gresham House, Effingham Road, Copthorne (27); and
- World War II Anti-Tank Buoys, Worth (28).

5.0 CARTOGRAPHIC EVIDENCE

- 5.1 The earliest mapping consulted was John Rocque's 2" Map of Surrey 1768 (Fig. 2). The map shows that the Site was situated within 'Copthorn Common' alongside a historic thoroughfare (Copthorne Bank). It also shows another trackway, possibly going through the Site although the map is at an insufficient scale to show any great details. The 1839 Burstow Tithe Map (Fig. 3) shows the Site as being situated within 'Copthorn Common' still, within the Parish of Burstow. The trackway visible on John Rocque's map that went across the Site is however no longer visible.
- 5.2 The common was largely enclosed in the 1850s, and this process is recorded on the 1875-83 OS mapping (Fig. 4), which shows that the Site comprised of nine small fields adjacent to Roundabouts Farm and Clay Hall, the latter of late 19th century date. The area around the Site appears to be slowly developing at this time, with residential homes interspersed in the field-scape
- 5.3 After the 1875-83 mapping there is little change to the Site area; the field boundaries remain in the same layout. In the wider area around the Site, more development appears, such as a Mission hall to the south of the Site, off Borers Arms Road, in the 1913 mapping which leads to further full development along this route.
- 5.4 On the 1875-83 mapping "Job's Stone" is marked to the east of the Site. It is not clear what this stone may be, though it may be a possible marker stone for the route way that borders the Site (now part of the Sussex Border Path) or boundary markers between the counties of Sussex and Surrey. A second stone is also marked nearby. The stones are not shown on any further mapping or any of the heritage asset data.
- 5.5 The 1959-74 OS mapping (Fig. 8) shows two buildings in the western part of the Site (these buildings most likely date back to the 1950's). They are quite large but it is unclear what their fabric or function were (possibly barns?). The 1991 OS mapping (Fig. 9) suggests that these two buildings were demolished while another two were built a little further to the east (consisting of concrete posts, breeze-block and/or corrugated sheet iron walls and roofs of corrugated iron). A track running west-east from Copthorne Bank leads to these buildings.

6.0 AERIAL PHOTOGRAPHS

- 6.1 A series of aerial photographs were reviewed at the Surrey History Centre (Woking); however, the detail was at too small a scale to be useful for the purposes of archaeological interpretation.
- 6.2 A review of the available satellite imagery (via Google Earth Pro) shows no significant changes to the Site in recent years: it was mostly used as open pasture. The imagery demonstrates that the margins of the Site and internal boundaries are wooded or hedgerows. The current arrangement of the Site is presented as Figure 10 at the back of this report. Further satellite imagery is used below to support modern changes to the Site as indicated within the LiDAR assessment.
- 6.3 A search of imagery on the Britain from Above⁹ returned no suitable aerial imagery covering the Site.

LiDAR Imagery

- 6.4 Available open-source Light Detection and Ranging (LiDAR) airborne mapping covering the Site was assessed. Due to the large size of the Site, this was a rapid assessment of the entire area. An overview image broadly shows the Site across available LiDAR imagery (Figs. 11) with the presence of field boundaries and evidence of arable farming in some fields.

⁹ <https://www.britainfromabove.org.uk/>, accessed May 2025

7.0 WALKOVER SURVEY

- 7.1 Walkover surveys were undertaken of the Site by ASE in January and November 2017 during the early stages of the application. The objective of the walkover survey was to identify historic landscape features not plotted on existing maps, together with other archaeological surface anomalies or artefact scatters, and also to assess the existence of constraints or areas of disturbance that may have impacted upon the predicted archaeological resource. The walkover survey was rapid and was not intended as a detailed survey. Conditions during the visit were sunny and visibility was good. The Site was accessed via public footpaths (Plate 1).
- 7.2 The western part of the Site consists of an inverted L-shaped parcel of land, separated from the road of Copthorne Bank to the west by a hedge (Plate 1). There are new residential dwellings and some allotment gardens outside the south-western corner of the Site. It is also bound to the north by residential dwellings but separated by a margin of mature trees (Plate 2). Fields (pasture) are present to the east, here again separated by a mature tree belt and there are some more residential dwellings to the south. There is a track/dirt road crossing the Site from west to east (Plate 3) and dividing it in two: it links the road of Copthorne Bank to the sheds/stables' buildings (Plate 4 & 5). Another trackway runs north-south (branching off the main one), providing access to the southern field (Plate 6).
- 7.3 Although the historic mapping shows two buildings present in the western part of the Site (that probably date back to the 1950's), no traces of these buildings were visible apart from a few topographical irregularities on the ground, where the remains of the buildings should have been (Plate 7). This suggests that these buildings might have been of a temporary nature, possibly sheds or barns with no deep foundations. There is also evidence for a possible concrete flooring and piles of rubble towards the north-eastern corner of the field containing the existing buildings (Plate 8).
- 7.4 The western part of the Site is currently used as open pasture for horses but there are also several vehicles parked in the different fields (especially towards the south-east corner) and some areas are occupied by piles of rubble (Plate 9).
- 7.5 The remainder of the Site is located in former pasture land. A number of informal footpaths have developed crossing the area (Plate 10). There was little to indicate any previous activity on Site, though a number of abandoned agricultural machines were located in the boundary of one field. It does not appear that the Site has been ploughed or disturbed to any great extent in the past (Plate 11).
- 7.6 This part of the Site is divided into five fields. The boundaries of these are mature hedgerows with a number of tree species such as Oak, Holly, Beech and Silver Birch (Plate 12). The boundaries are banked, with a ditch on one side and remains of wire fencing in places. As the fields have fallen out of use, these boundaries have spread with bramble and small trees encroaching on

the field areas. The main bodies of the fields are now rough or overgrown grass (Plate 13) and other plants. In general no earthworks were noted during the walkover, though they may have been obscured by the vegetation. Disturbance by rabbits or other animals was present in some areas.

- 7.7 Clay Hall is a Victorian house likely built in the mid to late 19th century (Plate 14) to the north of the Site. It is not listed or locally listed. It is largely set in its own grounds, comprising a triangular plot to the north of Clay Hall Lane in an area which includes gardens and outbuildings. Bridgelands and The Barn may be in part former outbuildings for Clay Hall, though they appear to have been thoroughly modernised.
- 7.8 Roundabouts Farm (Plate 15) is set to the east of the Site, on the eastern side of the footpath bounding the area. It is screened by mature tree growth. The house is likely late 19th century, with 20th century modification. It appears that the heart of the farm has moved away from the original location: the building seen on the historic mapping all now seem to be residential. Satellite imagery (Google Earth Pro) show some barns located further to the east. The assorted abandoned farm machinery is likely to have been part of the farm.
- 7.9 A rapid assessment of the potential impact on the settings of designated heritage assets in the vicinity of the Site was undertaken. No listed or locally listed buildings are situated within the vicinity of the Site, and those within the wider study area are well-screened by existing residential developments and vegetation. There will be no impacts on their setting.



Plate 1: Site entrance and access via Copthorne Bank in the west (looking W)



Plate 2: Mature tree belt along northern edge of the Site at the western end (looking NE)



Plate 3: Track running west-east and wooden fence separating the Site from a row of cottages in the western part of the Site (looking SW).



Plate 4: First shed/barn in the west of Site at the eastern end of the trackway (looking E).



Plate 5: Second shed/barn in western part of the Site at eastern end of trackway (looking E).



Plate 6: Trackway running north-south (looking SW).



Plate 7: Slight irregularities on the ground (looking E).



Plate 8: Concrete flooring and rubble located to the north of the barns in the western part of the Site (looking N).



Plate 9: Vehicles parked in the western part of the Site and piles of rubble (looking S).



Plate 10: An example of the informal footpaths on Site used for access



Plate 11: Abandoned farm machinery on site



Plate 12: (Silted) Ditch and bank boundary typical of those dividing the site



Plate 13: Rough grasses/ general site condition



Plate 14: Clay Hall as viewed from the site



Plate 15: Roundabouts Farm as viewed from the footpath

8.0 ASSESSMENT OF HERITAGE POTENTIAL AND SIGNIFICANCE

8.1 Introduction

- 8.1.1 A preliminary review of the evidence previously described indicates that there are no heritage assets within the proposed Site. Within the wider landscape there are 14 known heritage assets, all unlisted buildings of generally 19th century or later date.
- 8.1.2 It is considered that there is the potential for as yet unknown heritage assets of archaeological interest (i.e. below-ground archaeological remains) to be present within the proposed development area.

8.2 Assessment of potential

- 8.2.1 For most of its history, the site has been open common land, located on sandy heath. Typically, these areas of marginal heathland were used for common pasture by tenants of the manor, who used them to supplement their incomes by pasturing stock under defined conditions. They often exercised other rights, some of which left an archaeological footprint, such as digging for stone or clay/sand, but mostly did not as they involved the collection of wood for fuel, cutting of bracken etc. The history of the heathlands in the Weald often follows a similar pattern across the region, with early manipulation of the ecosystem by hunter-gatherer communities in the Mesolithic resulting in a fall in soil fertility which encouraged the development of infertile marginal heath suitable only for rough pasture. Typically, therefore, the archaeological record comprises occasional finds of Mesolithic/early Neolithic flint tools and the waste from their manufacture, and then a series of undated, but usually medieval or post-medieval features such as trackways, quarry pits and occasional boundary banks/ditches. Bronze Age barrows (burial mounds) can also be found on heathland, although these are usually recorded on historic mapping as the marginal location prevented them being destroyed by ploughing so that they survived as upstanding monuments.
- 8.2.2 In the case of the Site, there is no evidence for any prehistoric activity on or around it, but this is likely to be as much the result of a lack of archaeological fieldwork as a true reflection of the presence of ancient communities. However, while the presence of Mesolithic assemblages is theoretically possible, the presence of former barrows can probably be ruled out. In terms of later features, historic mapping indicates the presence of two buildings (possible barns) dating back to the 1950's (now demolished) and two modern buildings in the western part of the Site but no other features or structures are visible. The existing hedgerows date from the enclosure of the common from the late 1850s onwards; consequently, they do not conform to any of the archaeological criteria within the Hedgerows Regulations 1997 (which have a cut-off date of 1845, corresponding to the General Inclosure Act) and are not 'Important' under those criteria.

8.2.3 Preservation on Site should be fairly good: apart from possible truncation occasioned by agricultural/pastoral activities there is a fair chance archaeological sub-surface deposits will survive.

8.2.4 Consequently, given the land-use history as common land, the archaeological potential for the Site is considered to be unknown but probably low for all periods apart from the post-medieval/modern periods which has a moderate potential due to the presence of earlier buildings. Traces of the former buildings may survive as buried deposits, but these are of no heritage significance.

8.3 Summary of Potential

8.3.1 A desk-based assessment can generally only consider the potential of a site in principle. Its conclusions often require testing by fieldwork in order to confirm whether remains are actually present and, if this is the case, to establish their character, condition and extent and thus indicate the weight that ought to be attached to their preservation. It must always be acknowledged that remains of a type for which there is no prior evidence may be found on a site by fieldwork.

8.3.2 The potential for discovery of new heritage assets has been revealed by a review of the known cultural heritage baseline in the immediate vicinity. Preservation on site should be fairly good, as the fields were mostly used first as common land and at a later stage as pasture to graze horses.

8.3.3 To conclude, the Site is considered to lie within an area of generally unknown/low potential.

8.4 Preliminary Assessment of Significance

8.4.1 The significance of a heritage asset is ‘the value of a heritage asset to this and future generations because of its heritage interest.’ (NPPF 2024, Glossary). Given that this desk-based assessment has only been able to establish the potential for heritage assets to be present within the Site in principle the significance of such assets cannot be conclusively determined at the present time. The available evidence from the wider Study Area would suggest that any assets present are most likely to be of local to perhaps regional significance.

9.0 PREVIOUS IMPACTS ON HERITAGE POTENTIAL

- 9.1 The historic map review has demonstrated that the Site has remained relatively unchanged throughout the available mapping period (1768 to now). The main change is the enclosure of the Site from common land to fields, which occurs between the 1839 and 1875 mapping. This is likely to have had minimal impact on any previous activity on site. The Roque map of 1768 shows a track in the north – west corner of the site; some evidence of this may remain below ground.
- 9.2 The use of the land for agricultural purposes may have had an impact on the site; it is not known if the Site has been previously used for crop growing though it is likely to have occurred at some point (such as during the second world war).
- 9.3 The known extant and former modern buildings on the western side of the Site are likely to have had a small impact from construction, though this is likely to be localised to the building footprints only.

10.0 IMPACT OF PROPOSED DEVELOPMENT

- 10.1 In considering the significance of the impact of the development on any heritage assets that are present it is necessary to understand both the significance of the asset and the likely degree of impact (e.g. how much of the asset will be destroyed). Although presence/absence and significance of any heritage assets on the Site is undetermined there is potential for such assets to be present. As heritage assets are a fragile and non-renewable resource such impacts on them are considered to be adverse.
- 10.2 The proposed scheme comprises a residential development with related circulation, drainage, landscaping and planting. The proposed site layout is shown in Figure 13.
- 10.3 The likely impacts of the proposed construction phase are relatively straightforward to identify. The high level of ground disturbance from groundwork activities such as excavations for foundations, service runs and ground reduction will destroy or seriously damage any sub-surface deposits. Demolition of the existing buildings is also likely to cause significant damage to sub-surface deposits.
- 10.4 To summarise, wherever development is envisaged, substantial below ground impacts can be expected. Should new plantings and landscaping be instigated, a below ground impact is also predicted.

11.0 CONCLUSIONS

11.1 The historical research carried out as part of this desk-based assessment has shown that the Site has been situated within the landscape of the historic Copthorne Common from the late-18th century. The western part of the Site saw some brief development during the mid-20th century when two buildings were constructed, demolished by 1970, with two further buildings that still remain. Elsewhere, the Site has seen little change throughout the period recorded by the historic mapping; the boundaries of the fields do not change. Existing records suggest that there is a low or unknown potential for archaeological deposits of all periods, apart from the post-medieval which has a moderate potential for deposits associated with former buildings. Due to its use as agricultural land it may have been subject to some degree of truncation on an unknown scale from ploughing or other activities.

11.2 The assessment has concluded that:

- No heritage assets were identified within the Site during the historic map review;
- The HER revealed only heritage assets of post-medieval date within the study area, all of which are historic buildings of mostly 19th century or later date;
- The Site has an unknown/low potential for as yet unknown non-designated heritage assets (archaeological remains), with a moderate potential for post-medieval deposits;
- Where such remains are present they may be impacted on by groundwork, particularly in areas where new buildings are proposed;
- Past development may have had some impact on the archaeological resource at the Site, with potential truncation to an unknown extent; and
- No impacts on the setting of designated or non-designated heritage assets have been identified.

12.0 ACKNOWLEDGMENTS

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Accessed online November 2025

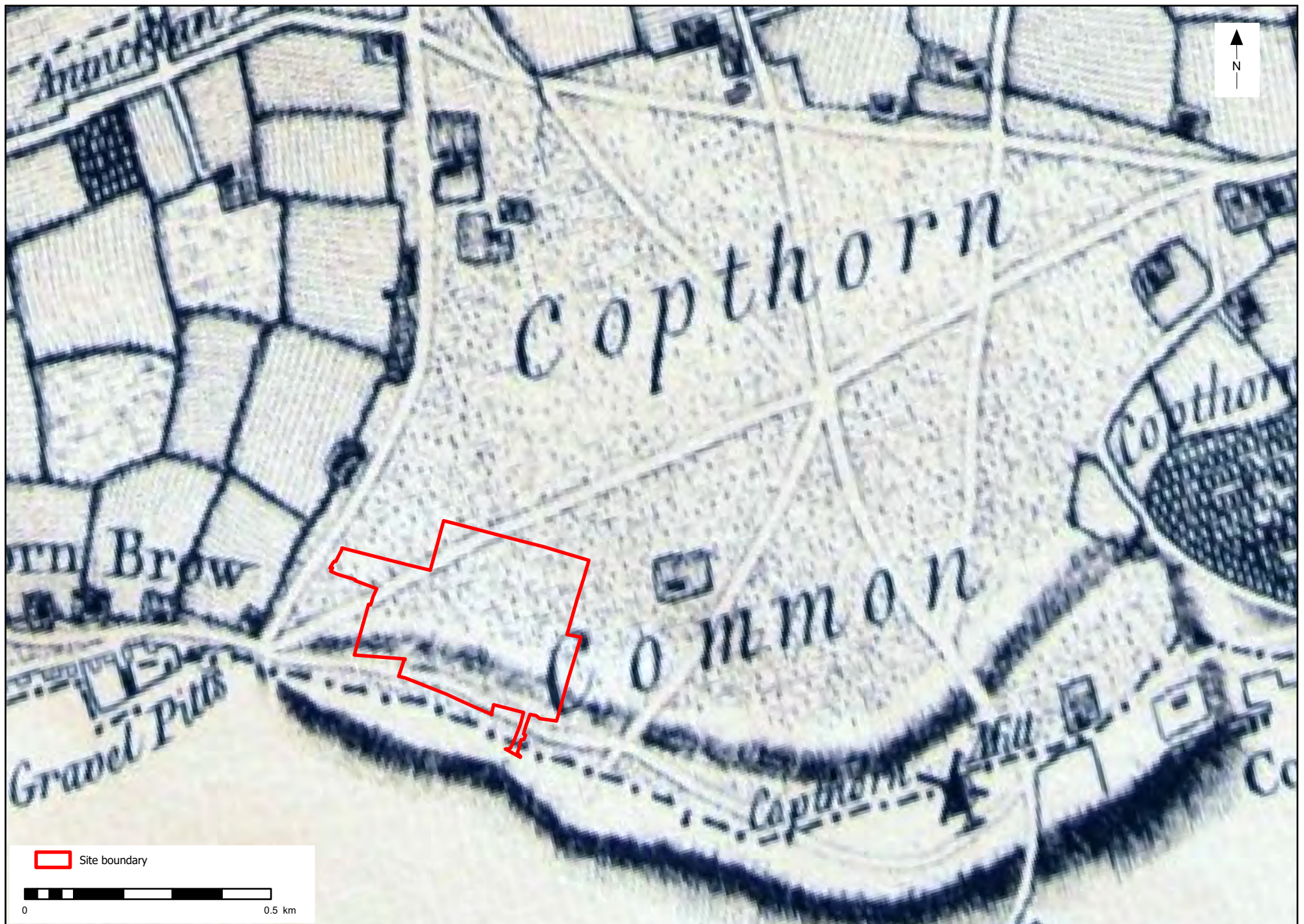
Gardiner, M., 1990. *The Archaeology of the Weald – A Survey and a Review*, Sussex Archaeological Collections 128.

Rudling, D., 1999. *Roman Sussex*. In an Historical Atlas of Sussex. Ed Kim Leslie and Brian Short. Phillimore, Chichester pp.24-25.

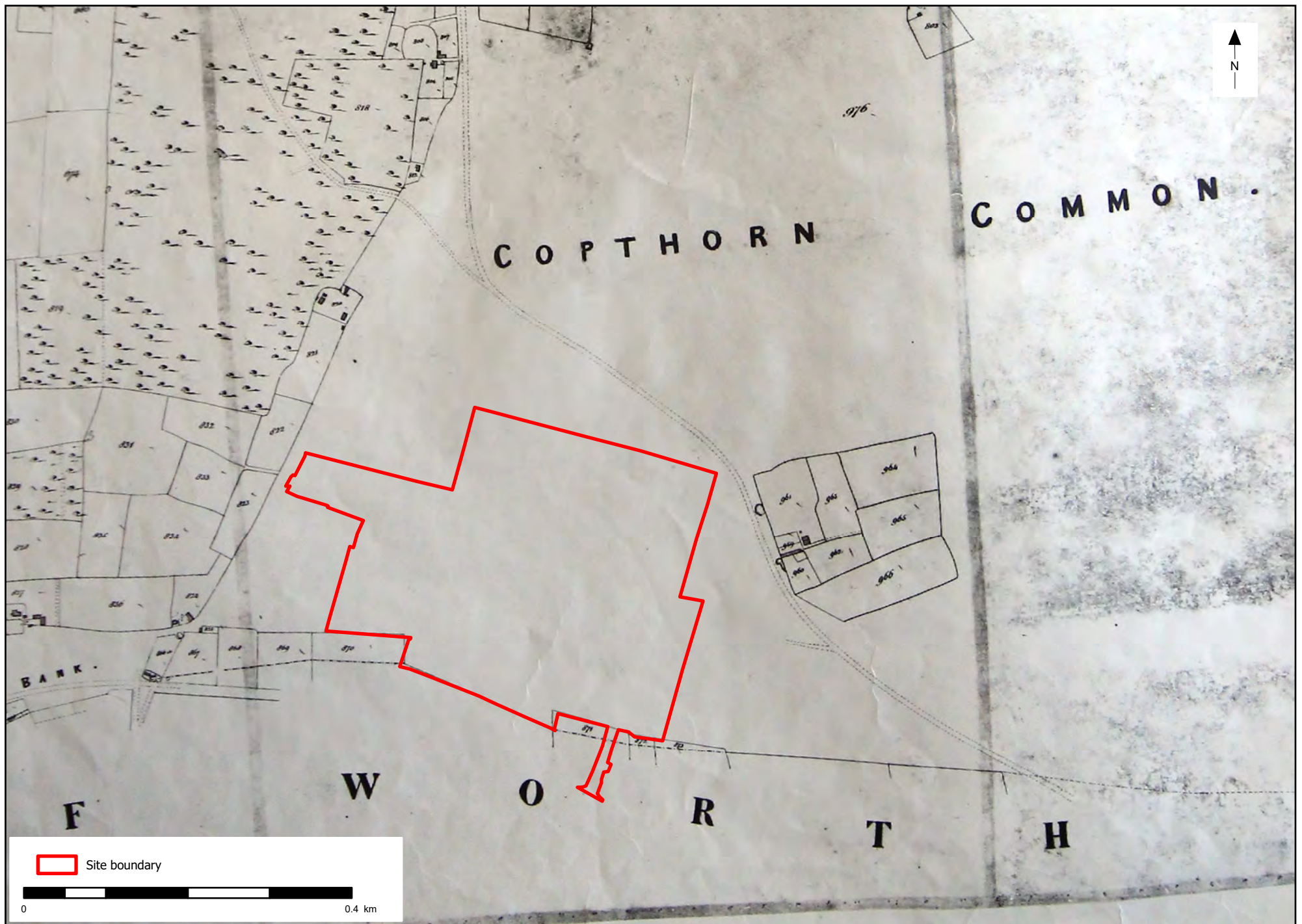
Appendix 1 - Summary Table of Heritage Assets (refer to Fig. 1)

No	Date	HER ref.	Name	NGR	
LISTED BUILDINGS					
1	Post-Medieval	MSE11262	ALLINGHAM FARM HOUSE, Copthorne Bank, Burstow (Grade II Listed Building)	532239	140294
2	Post-Medieval	MSE11392	STONELANDS FARM HOUSE, Copthorne Bank, Copthorne (Grade II Listed Building)	531729	139636
3	Post-Medieval	DWS6801	TYE COTTAGE (Grade II Listed Building)	532448	139243
LOCALLY LISTED BUILDINGS					
4	Post-Medieval	MSE17847	The Lodge, Copthorne School, Effingham Lane, Copthorne (<i>Locally Listed Building</i>)	533151	139601
5	Post-Medieval	MSE17885	Anns Villa, Copthorne Bank, Copthorne (<i>Locally Listed Building</i>)	532254	140141
6	Post-Medieval	MSE17888	Cherry Tree Inn, Copthorne Bank, Copthorne (<i>Locally Listed Building</i>)	532131	139990
7	Post-Medieval	MSE17897	Barn north of Allingham Farm, Copthorne Bank, Copthorne (<i>Locally Listed Building</i>)	532246	140317
8	Post-medieval	MSE17891	Hedgehog Inn, Effingham Road, Copthorne - 19 th century public house (<i>Locally Listed Building</i>)	533023	140488
NON-DESIGNATED HERITAGE ASSETS					
9	Post-Medieval	MSE22041	Roundabouts Farm (Historic Building)	532601	139699
10	Post-Medieval	MSE22042	Bridgelands (Historic Building)	532493	139850
11	Post-Medieval	MSE22043	The Barn (Historic Building)	532493	139850
12	Post-Medieval	MSE22044	Clay Hall (Historic Building)	532493	139850
13	Post-Medieval	MSE22049	Moorland Farm (Historic Building)	532676	140292
14	Post-Medieval	MSE22317	Allingham Farm- Stable, Copthorne (Historic Building)	532246	140317
15	Post-Medieval	MSE22327	Stonelands Farm Barn, Burstow (Historic Building)	531802	139601
16	Post-Medieval	MWS11209	Haynes Farm Historic Farmstead, Worth (Historic Building)	532600	138900
17	Post-Medieval	MWS9396	Berry Cottage Historic Farmstead, Worth (Historic Building)	531813	138965
18	Post-Medieval	MWS9926	Courthouse Farm Historic Farmstead, Worth (Historic Building)	532495	138976
19	Post-Medieval	MWS991	The Church of St John the Evangelist (Historic Building)	531778	139486
20	Post-Medieval	MWS9326	Bank Farm Historic Farmstead, Worth (Historic Building)	531964	139606
21	Post-Medieval	MSE23090	Sand pit, Copthorne Common - with associated building and small pond as recorded in historic OS maps from 1870 up until 1913.	532167	139993
22	Post-Medieval	MWS14386	Copthorne C of E Primary School, Worth	531654	139416

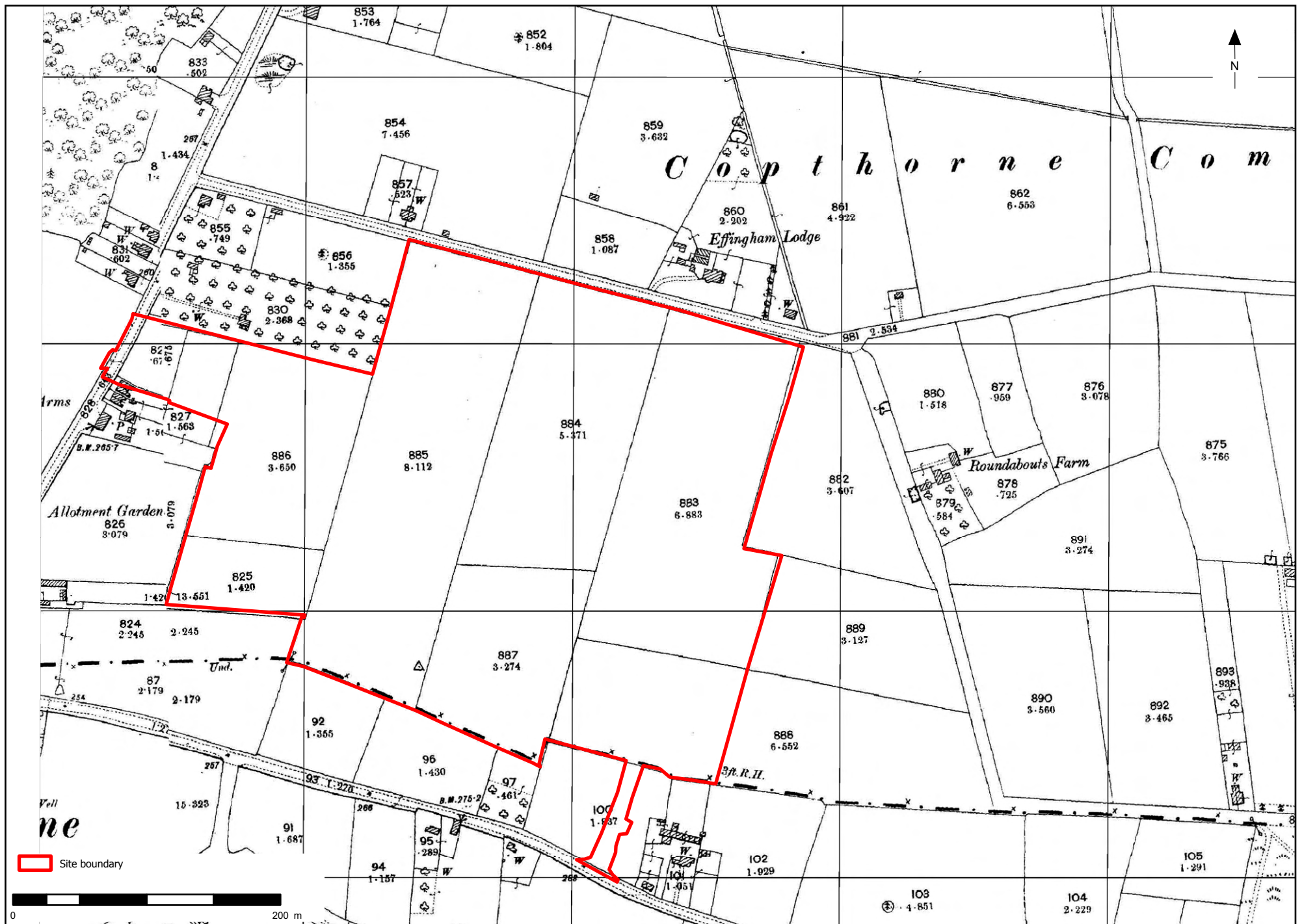
23	Post-Medieval	MSE23091	Two Cottages, Copthorne Common, Copthorne - recorded on historic OS mapping and were demolished between 1948 and 1961.	532275	139896
24	Post-Medieval	MWS7966	Windmill - Copthorne Common	533456	139418
25	Post-Medieval	MSE21542	The King's Head Inn, 72 The Street, Capel - 19th century public house	532971	140411
26	Post-Medieval	MSE17889	The Cottage, Effingham Lane, Copthorne	533042	140405
27	Post-Medieval	MSE17890	Gresham House, Effingham Road, Copthorne	533049	140481
28	Post-Medieval	MWS15037	World War II Anti-Tank Buoys, Worth	533184	139438

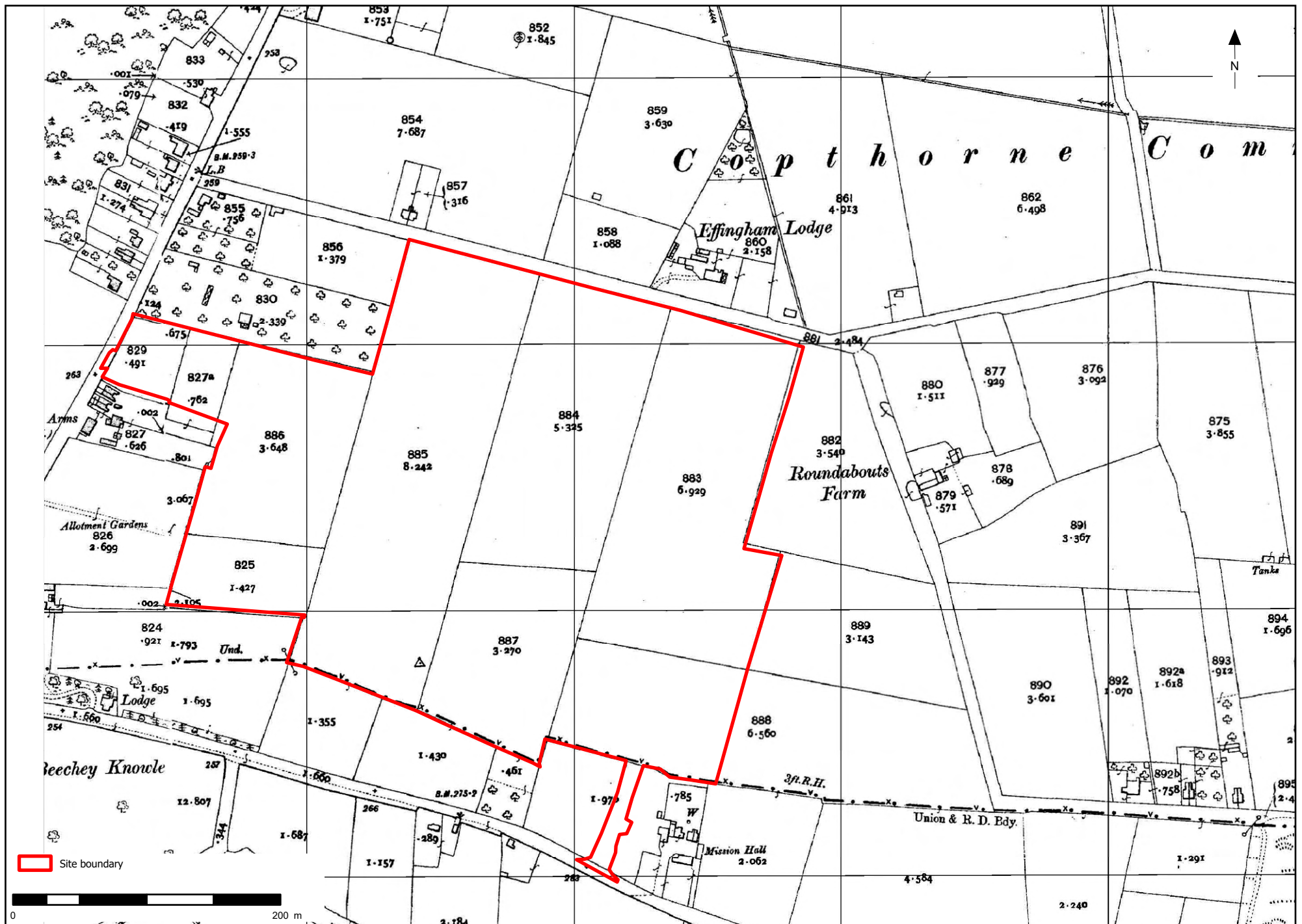


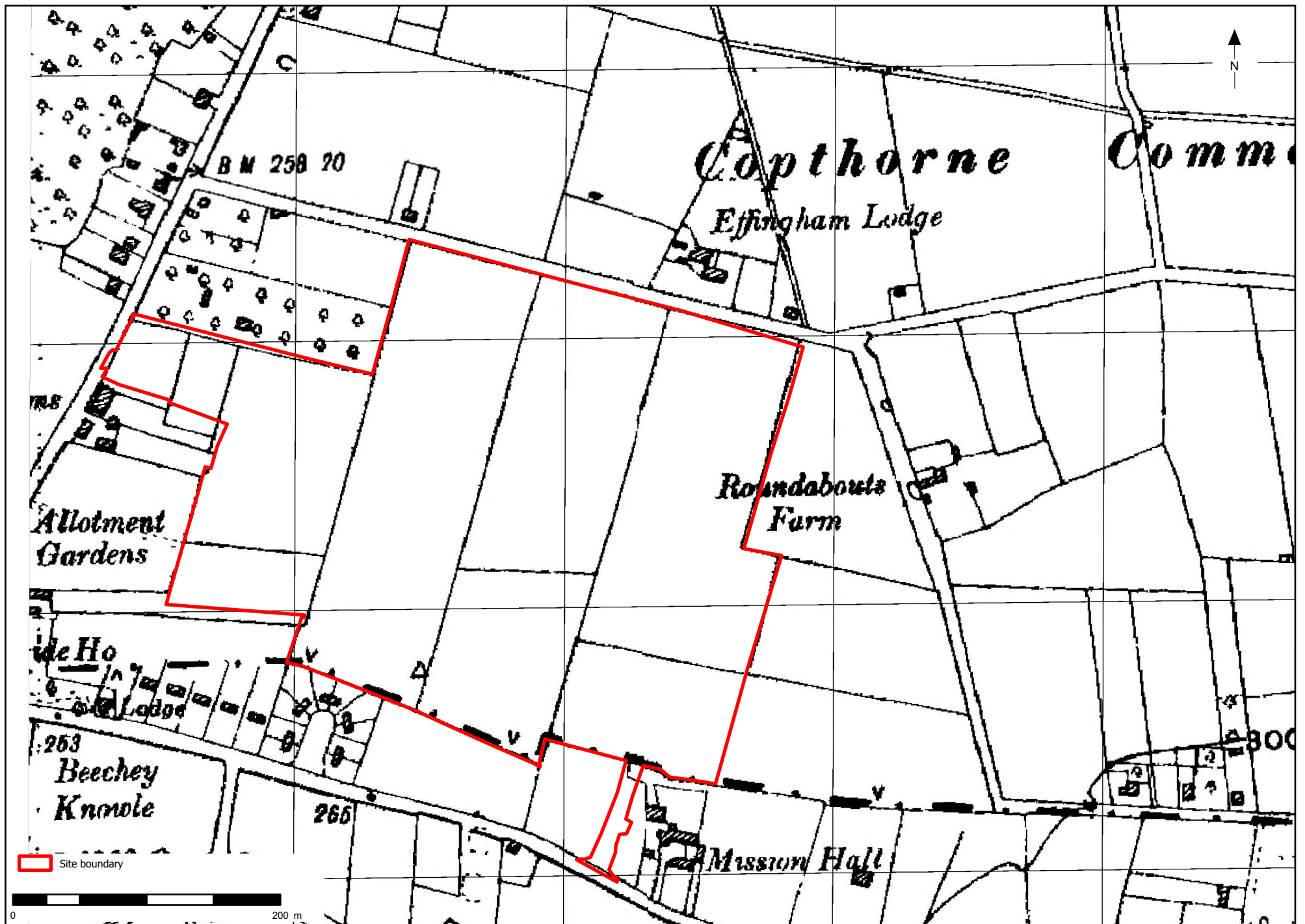
© Archaeology South-East		Land North of Borers Arms Road, Copthorne, Surrey	Fig. 2
Project Ref: 240236	Nov 2025	John Rocque's 2" map of Surrey, 1768	
Report Ref: 2025114	Drawn by: KLGR		

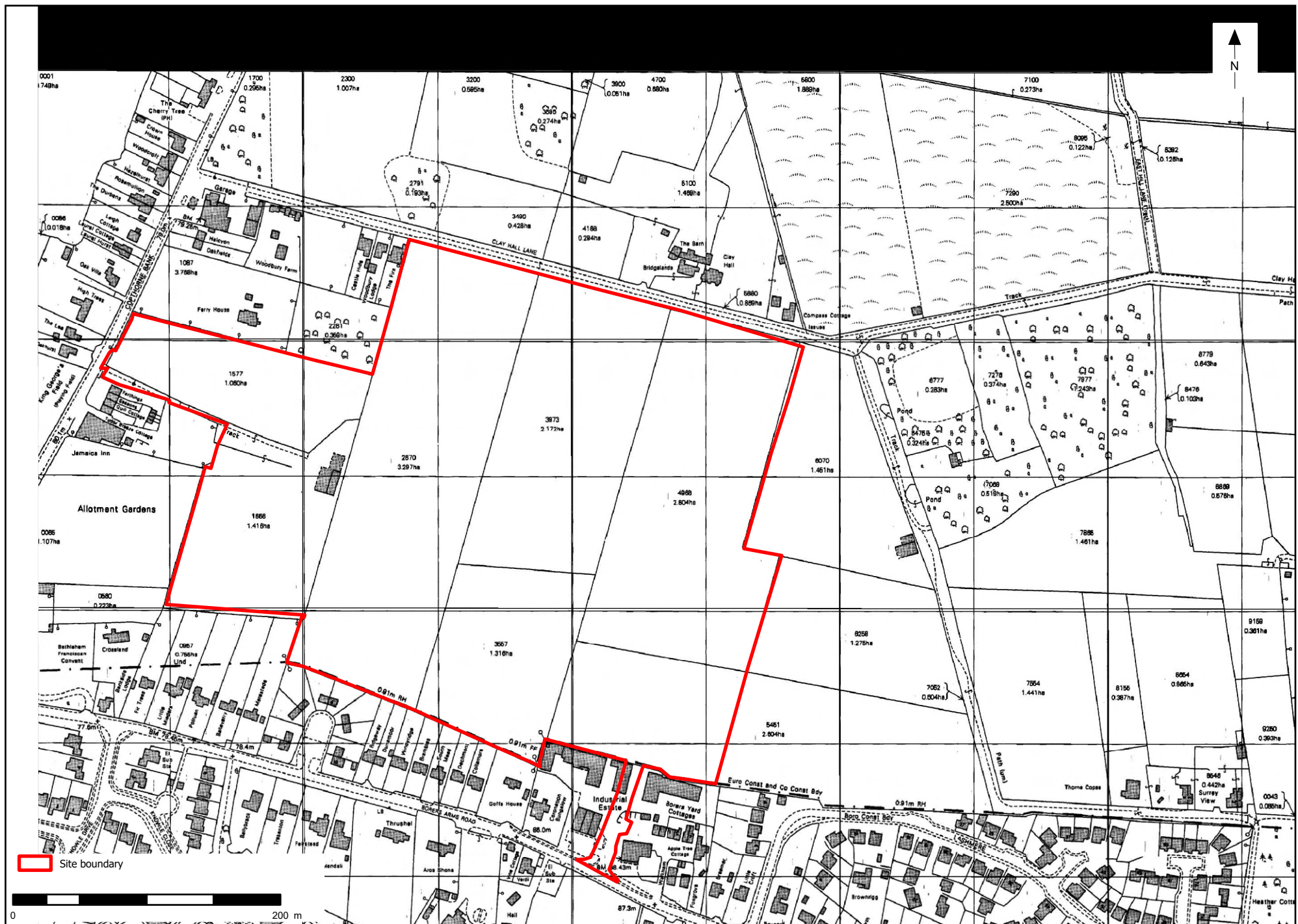


© Archaeology South-East		Land North of Borers Arms Road, Cophthorne, Surrey		Fig. 3
Project Ref: 240236	Nov 2025	Burstow Tithe map. 1839		
Report Ref: 2025114	Drawn by: KLGR			



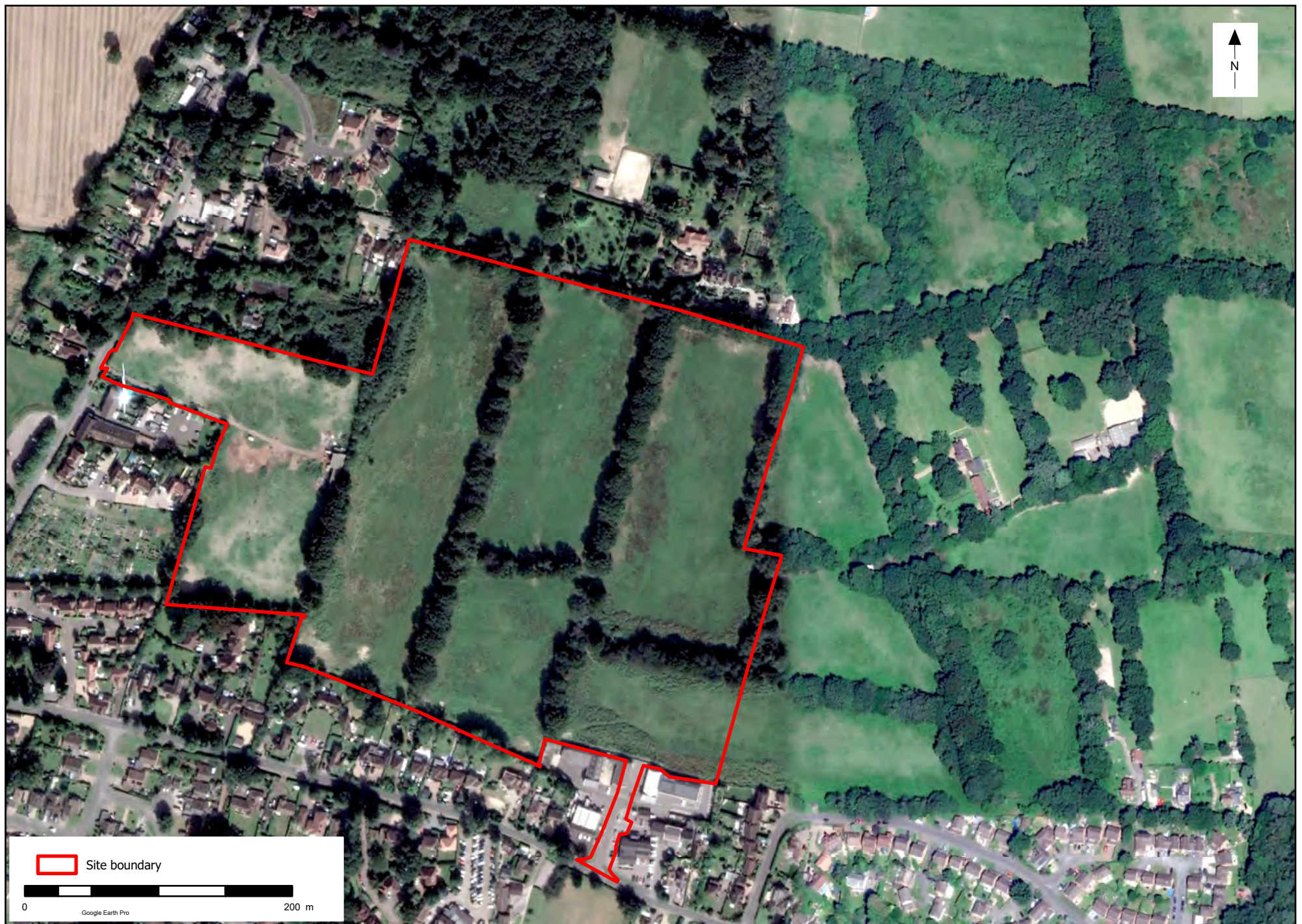




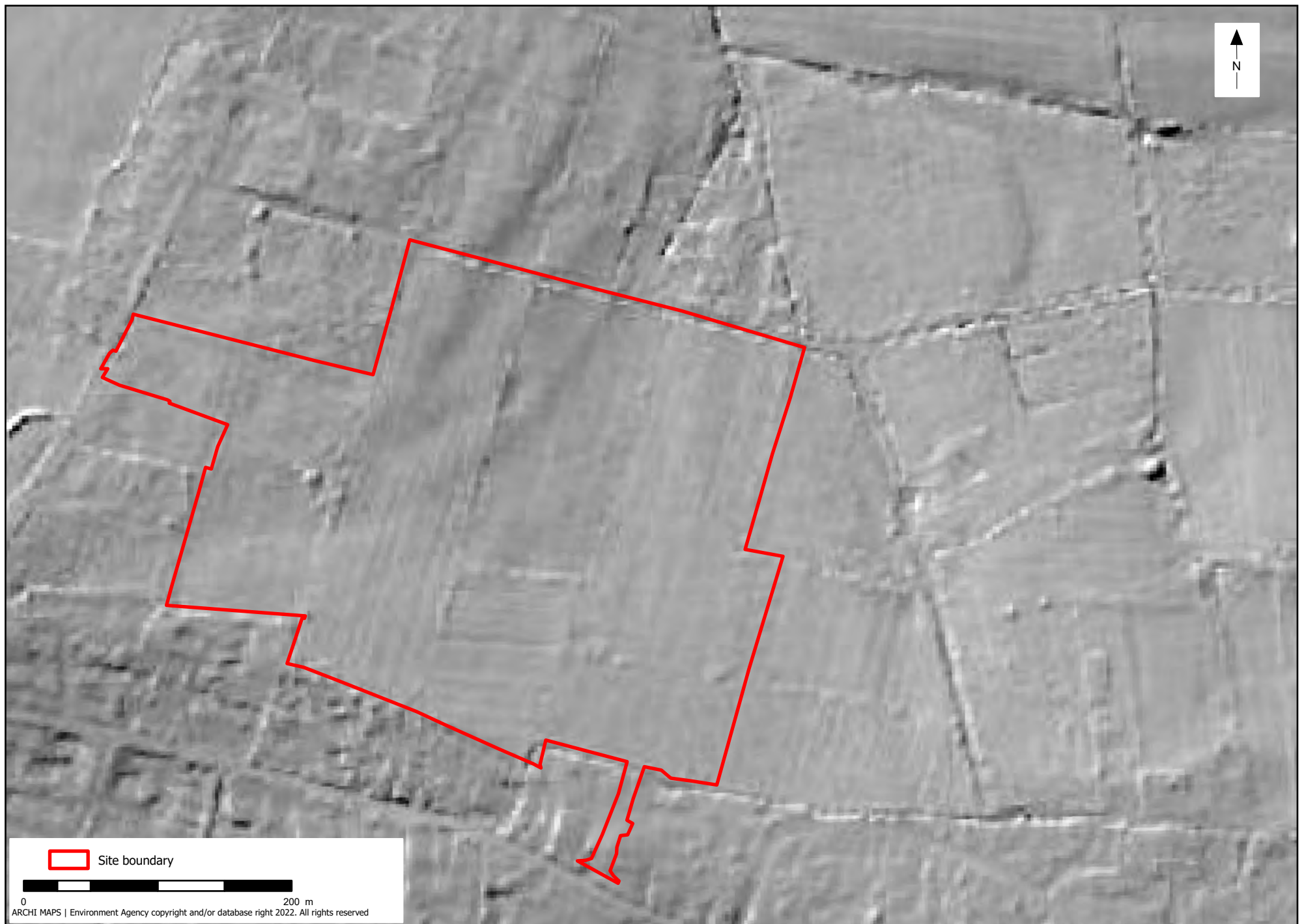


Site boundary





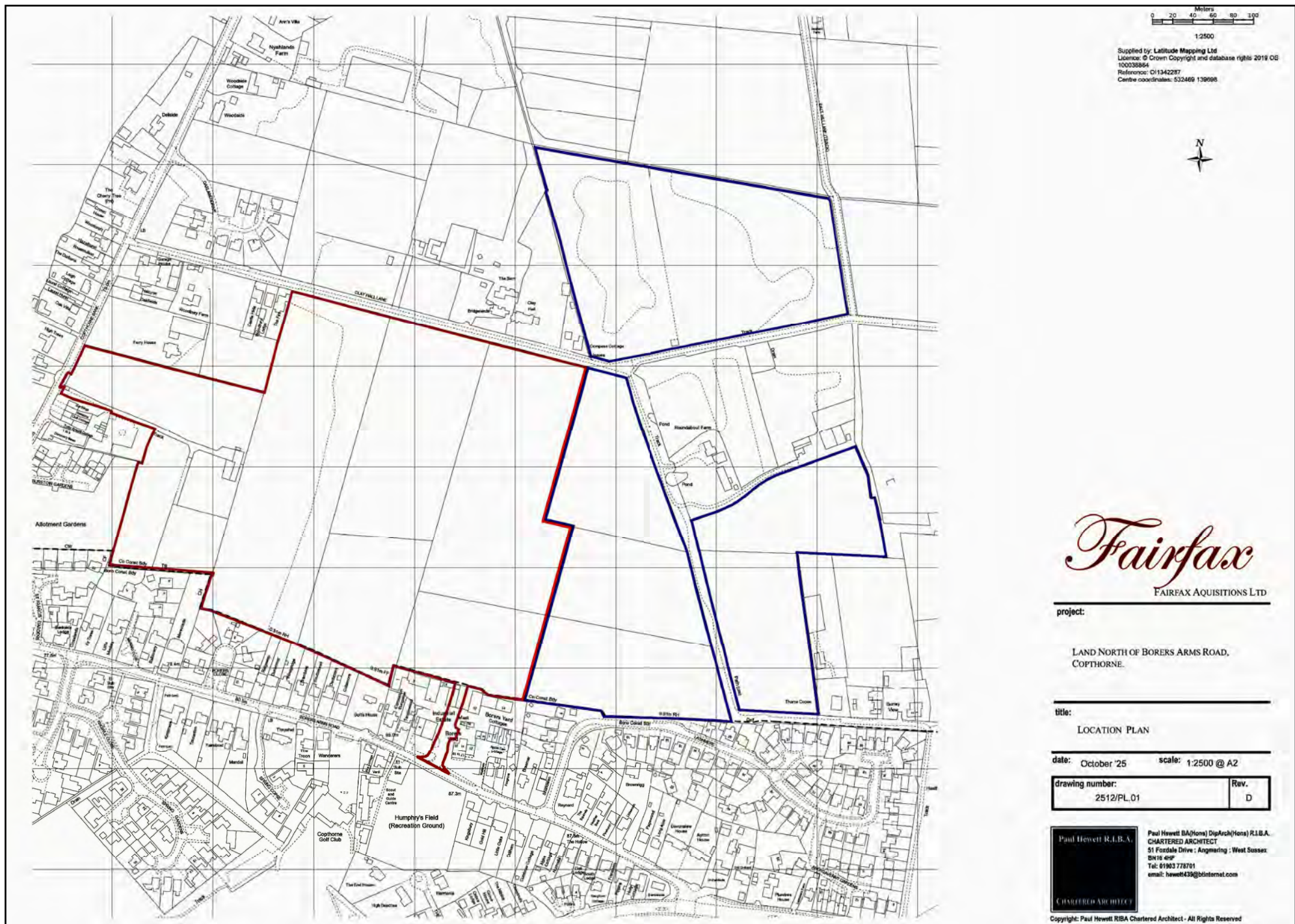
© Archaeology South-East		Land North of Borers Arms Road, Cophorne, Surrey	Fig. 10
Project Ref: 240236	Nov 2025	The Site shown over Google Earth satellite image, captured August 2024	
Report Ref: 2025114	Drawn by: KLGR		



Site boundary

0 200 m
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© Archaeology South-East		Land North of Borers Arms Road, Copthorne, Surrey	Fig. 11
Project Ref: 240236	Nov 2025	LiDAR image (composite 1m DTM from multiple directions) across the Site	
Report Ref: 2025114	Drawn by: KLGR		



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project:

LAND NORTH OF BORERS ARMS ROAD,
 COPHORNE.

title:
 LOCATION PLAN

date: October '25 scale: 1:2500 @ A2

drawing number: 2512/PL_01	Rev. D
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Project Ref: 240236	Nov 2025	Existing Site Layout		
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© Archaeology South-East		Land North of Borers Arms Road, Copthorne, Surrey	Fig. 13
Project Ref: 240236	Nov 2025	Proposed Site Layout	
Report Ref: 2025114	Drawn by: KLGR		



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