

Langley Bottom Farm, Langley Vale Road, Epsom

Archaeological Desk-Based Assessment

Prepared for
Fairfax Properties

Pip Stephenson MA

Project No. 250236
Report No. 2025099

SHER Ref. No. 092/25

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Summary

This Desk-Based Assessment has been prepared for the proposed construction of a residential development on Land at Langley Bottom Farm, Epsom, Surrey. The Site comprises two fields on a gentle slope below Langley Vale, south of Epsom Race Course.

The assessment has concluded that:

- *The Site has a hypothetical moderate potential for deposits dating to the prehistoric period, a low-moderate potential for deposits dating to the Romano-British, medieval and post-medieval periods, and a low potential for prehistoric, early medieval and later post-medieval deposits based on discoveries elsewhere in the wider Study Area including nearby fields.*
- *The Site has been exposed to some truncation from arable cultivation, but archaeological deposits may be both concealed and protected by accumulated colluvial deposits on the gentle slope situated below a previously cultivated plateau presented by the Site, notably within a shallow dry valley or depression across the south of the Site.*
- *The proposed works are likely to have an impact upon surviving archaeological deposits within the Site. This can be mitigated through a programme of archaeological fieldwork under an appropriate planning condition.*

CONTENTS

1.0	Introduction
2.0	Site Topography and Geology
3.0	Planning Background
4.0	Archaeological and Historical Background
5.0	Cartographic Evidence
6.0	Aerial Photographs
7.0	Walkover Survey
8.0	Assessment of Archaeological Potential and Significance
9.0	Previous Impacts on Archaeological Potential
10.0	Impact of Proposed Development
11.0	Conclusions
12.0	Preliminary Recommendations
	Acknowledgments
	References
	Appendix 1: Summary Table of Heritage Assets
	Plates
	Figures

LIST OF ILLUSTRATIONS

- Fig. 1 Site Location and Heritage Assets
- Fig. 2 Existing Site Layout
- Fig. 3 John Rocque's Map of Surrey, 1768
- Fig. 4 Extract from the 1 inch to 1 mile OS map of 1816
- Fig. 5 Epsom Tithe Map 1838
- Fig. 6 Ordnance Survey 1868 - 1887
- Fig. 7 Ordnance Survey 1897
- Fig. 8 Ordnance Survey 1913
- Fig. 9 Ordnance Survey 1934
- Fig. 10 Ordnance Survey 1961
- Fig. 11 Ordnance Survey 1978 – 79
- Fig. 12 Lidar Imagery of the Site and surrounding area
- Fig. 13 Illustrative Masterplan

List of Plates

- Plate 6.1: Aerial image 1945 (Google Earth)
- Plate 6.2: Aerial Image 2012 (Google Earth)

- Plate 7.1: Northern field, looking north-east
- Plate 7.2: Looking north-west across the main field
- Plate 7.3: Dry valley across the south end of the Site
- Plate 7.4: Looking south-east across the Site
- Plate 7.5: Service / drainage visible towards north of main field
- Plate 7.6: The Warren wood overlooking the south of the Site

Plate 7.7: The southern limit of The Warren wood, looking north

Plate 7.8: View of a poorly preserved section of the southern wall from the field

Plate 7.9: Wall collapse

Plate 7.10: A preserved section of the southern wall

Plate 7.11: Hare trap

Plate 7.12: The state of preservation of the wall at the west end

1.0 INTRODUCTION

- 1.1 Archaeology South-East (a division of the UCL Institute of Archaeology) has been commissioned by Fairfax Properties to carry out an archaeological appraisal in relation to a proposed residential development on land at Langley Bottom Farm, Epsom, Surrey (Fig. 1). The appraisal comprises a desk-based assessment and preliminary walkover survey and considers potential impacts on heritage assets of archaeological interest (buried archaeological deposits). Impacts on built heritage assets are considered in a separate heritage statement (ASE 2025).
- 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* (CIfA 2020). 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 520765, 157559 (Fig. 1). For the purposes of this assessment, the extents of the Site have been taken to be those identified in the plans provided by the client. It covers an area of c.5.05ha. A Study Area of 1 km radius has been considered to place the Site within its wider context and ensure that all potential effects on designated and non-designated heritage assets are properly identified and assessed (Fig. 1). Information beyond this limit has been included where considered relevant.
- 1.4 The Site comprises agricultural land at Langley Bottom Farm lying south-west of existing residential development at Langley Vale and an adjacent wood. The land includes parts of a large southern field and a small field to the north. It is bounded to the north-west by Langley Vale Road, to the west by land along the southern edge of the two fields and a narrow 'trial course' (comprising practice horse jumps along a straight), and to the south by the remainder of the main field. The north-east corner abuts the south-west corner of a woodland known as The Warren.
- 1.5 In drawing up this desk-based assessment, cartographic and documentary sources and archaeological data relating to the Study Area were obtained from the Historic Environment Record (HER) held by Surrey County Council and from the Surrey History Centre in Woking. Listed Building and Conservation Area data was acquired from Historic England and Epsom and Ewell Borough 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 also 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 existing information. Further non-intrusive and intrusive investigations such as geophysical surveys, surface artefact collection surveys and machine-excavated trial trenching may be needed to conclusively define the presence/absence, character and quality of any archaeological remains in a given area.

2.0 SITE TOPOGRAPHY AND GEOLOGY

2.1 Location and Topography

- 2.1.1 The Site lies on the Epsom Downs, sloping gently and lying south of a low plateau occupied by the modern village of Langley Vale, and south of the Epsom race course. The modern village occupies former farmland of Langley Bottom Farm which appears to have extended and then gradually transferred its location southwards at some point in the 19th or early 20th century.

2.2 Geology

- 2.2.1 According to the British Geological Survey 1:50,000 scale geological mapping available online¹, the natural geology of the Site comprises chalk belonging to the Lewes Nodular Chalk Formation, Seaford Chalk Formation and Newhaven Chalk Formation (undifferentiated). No superficial deposits are recorded.

- 2.2.2 The following borehole information was obtained from the BGS website:

BGS ID: 584968 : BGS Reference: TQ25NW36 (Ground Level: 83.26m)

This borehole lies within the Site boundary, to the north of the main field. It was excavated to a total depth of 61m. Topsoil 0.61m thick sealed undifferentiated chalk and flints.

¹ <http://mapapps.bgs.ac.uk/geologyofbritain/home.html>

3.0 PLANNING BACKGROUND

National Planning Policy

3.1 National Planning Policy Framework

- 3.1.1 Government policies relating to planning are given in the National Planning Policy Framework (revised December 2024).² Section 16 (paragraphs 202 – 214) 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, paragraph 202). The NPPF is supported by historic environment Planning Practice Guidance, published in April 2014, and updated in July 2019.³ In specific relation to historic environment issues, further guidance is provided by Historic Environment Good Practice Advice notes and Historic England Advice Notes, issued by Historic England and the Historic Environment Forum.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*' (see below, Section 5).

3.2 Local Planning Policy

The Epsom and Ewell Local Plan⁵

- 3.2.1 The relevant parts of Epsom and Ewell Borough Council Local Plan currently comprise a Core Strategy adopted in 2007, and a Development Management Policies Document adopted in 2015. The Local Plan policies relating to housing are currently under review, but at present the following policies (or parts thereof) relevant to the protection of heritage assets are found in the adopted documents, Policy CS 5 in the Core Strategy and Policy DM8. A new version of the Local Plan – Epsom and Ewell Local Plan (2022-2040) – was submitted to the Secretary of State for independent examination in public by a Planning Inspector on 10 March 2025; the relevant replacement policies are also listed below.

Policy CS 5 (Core Strategy)

The Council will protect and seek to enhance the Borough's heritage assets including historic buildings, conservation areas, archaeological remains, ancient

² <https://www.gov.uk/guidance/national-planning-policy-framework>

³ <https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment>

⁴ <http://historicengland.org.uk/advice/planning/planning-system/>

⁵ <https://www.epsom-ewell.gov.uk/local-plan-2000> [accessed 25th April 2025]

monuments, parks and gardens of historic interest, and other areas of special character.

The settings of these assets will be protected and enhanced.

Development should:

- *create attractive, functional and safe public and private environments;*
- *reinforce local distinctiveness and complement the attractive characteristics of the Borough;*
- *make efficient use of land and have regard to the need to develop land in a comprehensive way.*

Policy DM8 Heritage Assets

We will resist the loss of our Heritage Assets and every opportunity to conserve and enhance them should be taken by new development.

Development proposals that involve, or have an effect upon Heritage Assets must establish the individual significance of the Asset as part of the application or consent process. As part of the assessment process the significance of the Asset will be taken into account (namely whether it is a designated Heritage Asset or a non-designated Heritage Asset) when 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.

We will from time to time review our Heritage Assets included on the Local Lists, with regard to the Historic Environment Record, in consultation with Surrey County Council.

** Designated Heritage Assets comprise the following: Scheduled Ancient Monuments; Listed Buildings; Registered Parks and Gardens and Conservation Areas. Non-designated Heritage Assets identified by the Council are those buildings and structures identified as being of local importance and veteran trees.*

Epsom and Ewell Local Plan (2022-2040)

3.2.2 Existing policy DM8 is proposed to be replaced by policy DM 13:

Policy DM13: Development Impacting Heritage Assets

- 1) Development proposals which have an impact on heritage assets will be permitted where they preserve or enhance them, their significance and/or their setting; or*
- 2) Where proposals which impact but do not preserve and/or enhance heritage assets, clear and convincing justification of that impact will need to be provided, in accordance with the decision-making approach directed by the National Planning Policy Framework, Planning Practice Guidance or relevant revision.*

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 and including additional heritage assets, where appropriate, identified from field and geophysical 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

Registered Historic Park and Garden

- 4.2.2 The Site does not lie within a Registered Historic Park or Garden. There is one registered Historic Park or Garden within the Study Area:

- Ashtead Park (**1**) – 775m west of the Site.

Listed Buildings

- 4.2.3 No Listed Buildings are recorded within the Site. Twenty Listed Buildings are recorded within the Study Area (all but three of which are at least 450m from the Site), and one which lies immediately adjacent to the Site boundary (Fig. 1):

- Entrance steps, curved colonnades and outer pavilions of Woodcote Park (old house) (Grade II*) (**2**) – 990m from the Site.
- Kitchen garden wall and cottage (Grade II) (**3**) – 978m from the Site.
- 102 Beaconsfield Road (Grade II) (**4**) – 500m from the Site.
- Old Stables, now barn at Downs House (Grade II) (**5**) – 689m from the Site.
- Wall bordering north-west and south sides of the Warren (Grade II) (**6**) – adjacent to the Site.
- Warreners Cottage, just north of the wall, including wall running a few yards to the north (Grade II) (**7**) – 519m from the Site.

- Wall along east part of north side of the Warren Recreation Ground (Grade II) **(8)** – 509m from the Site.
- The Well (Grade II) **(9)** – 484m from the Site.
- Boundary walls to greenside and flanking sections of boundary wall to Woodcote Park, Langley Vale Road (Grade II) **(10)** – 850m from the Site.
- Boundary wall to Woodcote Park to north-east of land occupied by Spindles (Grade II) **(11)** – 466m from the Site.
- Boundary wall to Woodcote Park extending from opposite pumping station to corner with Chalk Pit Road, Langley Vale Road **(12)** – 20m from the Site.
- Coal Tax Post at TQ 200 579 (Grade II) **(13)** – 595m from the Site.
- Coal Tax Post to south-east end (Grade II) **(14)** – 555m from the Site.
- Coal Tax Post near junction with Headley Road, Pleasure Pit Road, Epsom (Grade II) **(15)** – 890m from the Site.
- Coal Tax Post to south-east of Langley Bottom Farm (Grade II) **(16)** – 280m from the Site.
- Coal Tax Post at junction with Langley Vale Road (Grade II) **(17)** – 555m from the Site (Grade II) – 641m from the Site.
- Coal Tax Post to south of Racecourse (Grade II) **(18)** – 900m from the Site.
- Wellhouse at Woodcote Park (Grade II) **(19)** – 735m from the Site.
- Wall to Woodcote Park, from the bend in Headley Road round the corner into Wilmerhatch Lane (Grade II) **(20)** – 925m from the Site.

4.2.4 There are no examples of the following designated heritage assets within the Study Area: World Heritage Sites, Conservation Areas, Scheduled Monuments, Registered Historic Battlefields or Protected Wrecks.

Non-Designated Heritage Assets

4.2.5 An area of Ancient and Semi-Natural woodland, The Warren, lies immediately adjacent to the Site. While the designation itself is ecological rather than heritage, its title commemorates a former function as a hare warren, indicated on a mid-18th century map (Fig. 4).

4.2.6 An Area of High Archaeological Potential (AHAP) has been recently designated (2023) to the south-east of the Site **(23)**. This covers an area of potential Bronze and Iron Age field systems which have been identified from LiDAR imagery.

4.2.7 A number of other non-designated heritage assets are recorded on the SHER database. These are discussed in the chronological sections below.

4.3 Historic Landscape Character

4.3.1 According to the Surrey Historic Landscape Characterisation (HLC) database curated by SHER, the Site lies in an area of medium sized regular fields with straight boundaries of parliamentary enclosure type and post-medieval date.

4.4 Previous Archaeological Investigations

4.4.1 No recorded archaeological work has previously taken place within the boundaries of the Site. There has been limited archaeological investigation within the Study Area, none of which has produced significant archaeological results (summarised below with further details of specific discoveries in Appendix 1):

- A geophysical survey to the west of the proposed route of the Roman Road was undertaken by English Heritage Ancient Monuments Laboratory (56). No results are recorded.
- Geophysical Survey, field-walking, metal-detector survey and an archaeological evaluation have been undertaken prior to the development of a car park and visitor centre at Langley Vale Woodland Project (2018) (57). Geophysical survey identified two sub-circular possible small enclosures and possible pits. Finds recovered mostly represented periods from the 19th to 20th centuries and were probably introduced through agricultural activities. Significant finds included a probable 16th century jetton (34), a very worn silver coin, possibly a short cross penny of 13th century date (35), and four Roman coins (28). Evaluation identified an undated cut feature.
- Archaeological Evaluation at Woodcote Park, Epsom (58). Several features, including drainage ditches and a brick wall, were revealed, all of modern date and associated with the First World War 'Ridge Camp' located in the vicinity.
- Archaeological trial trench evaluation of proposed site of a racehorse training facility, Downs House, Epsom (59). The only features and deposits identified derived from the recent use of Downs House. Five unstratified struck flints of possible Neolithic date were recovered.
- Langley Vale Woodland Project, Epsom: Archaeological watching brief (61). Two undated ditches that probably represent historic field boundaries and an undated pit were identified.
- Four remaining archaeological investigations include evaluation and watching briefs conducted at four locations (53, 54, 55, 60). These produced no archaeological results; (53, 54, 55) are recorded in the HER data as negative evidence (ie: that no archaeology is preserved at these locations).

4.5 Archaeological Periods

4.5.1 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)

4.6 Early Prehistoric

- 4.6.1 The Palaeolithic covers an extended period from the evolution of the earliest hominins up to the end of the last ice age. The Palaeolithic environment would have been harsh, which may explain the limited evidence for activity during this period. Palaeolithic material has been found at various sites in Surrey, particularly in the Thames Valley. Wymer in *The Archaeology of Surrey to AD 1540* (Bird 1987) remarks that sites of this period are not numerous in Surrey. However isolated finds have been found mainly in the river gravels within Tertiary basins, especially the Thames Gravels. There are no Palaeolithic findspots within the Site or Study Area, and no suitable superficial geological deposits around the Site.

Mesolithic

- 4.6.2 The improving climate at the end of the Ice Age encouraged the growth of forests and wild wooded areas. Few settlement sites are known as activity in this period is usually represented by flint scatters redeposited in ploughsoil. Evidence for this period from much of Surrey, particularly *in situ* material, is rare. There are however, scattered finds across the whole county especially along the Lower Greensand, Gault and Chalk. It is generally thought that the wider region around the Site may have been exploited by transient groups of people rather than by sedentary groups settling in the area and this would be reflected by chance finds of artefacts (Lewis 2000).
- 4.6.3 A single Mesolithic microlith has been found within the Study Area. This is a broken microlithic point which was found in a soil heap about 500m south-south-west of the grandstand at Epsom Downs (24).

4.7 Later Prehistoric

Neolithic

- 4.7.1 The Neolithic period corresponds to the earliest appearance of agriculture in Britain. This was a period of rising temperatures and more settled human occupation. It is characterised by the emergence of earthwork monuments, and the development of more permanent farming systems, although much evidence is limited to flint scatters and occasional pits. Sites of this period are rare within Surrey partly due to the large coverage of the region by London Clay, which is thought to have been unsuitable for Neolithic farming practices. A Neolithic leaf-shaped arrowhead has been recovered from Woodcote Park (25). Five

unstratified struck flints of possible Neolithic date were recovered from a trial trench evaluation on the proposed site of a racehorse training facility (59).

Bronze and Iron Age

- 4.7.2 The Bronze Age saw the introduction of metalworking to Britain and the influences from continental Europe reflected in the Beaker culture. As the use of metal became more widespread there was an increase in forest clearance and competition for resources which precipitated the construction of the earliest defended settlements such as hill forts which became prevalent in the Iron Age. Sites of this period are concentrated close to the Thames. The first field systems are now generally attributed to the Mid-Late Bronze Age.
- 4.7.3 The Iron Age provides increasing evidence of settlement, agricultural field systems and defended enclosures, often characterised as hill forts, a site type that may have been important in the Late Iron Age – Roman transition period. It represents a developing period of social and political changes in Britain before the invasion of Claudius's army in AD 43.
- 4.7.4 A pattern of possible Bronze – Iron Age field systems has recently been identified from LiDAR data in the landscape to the south-east of the Site, an area now covered by an AHAP (23). These currently undated linear earthworks continue into The Warren woodland (52).

4.8 Romano-British

- 4.8.1 Located in the south-east of England, Surrey was probably in early contact with Rome, first through trade and then conquest. The earliest invasion attempts by Caesar in 55 and 54 BC, although unsuccessful, may have influenced events in the Late Iron Age – Early Roman period in the south-east of the country. It was only in AD 43 that southern Britain was brought into the Empire by Claudius. Roman rule resulted in significant social, cultural and economic change and imposed centralised administrative control from planned urban centres and the construction of roads providing arteries of communication throughout the country. Settlement tended to cluster along these roads, although can be found away from these major itineraries.
- 4.8.2 The route of a major Roman military road, Stane Street, connecting London and the South Coast at Chichester, is thought to traverse land now occupied by a golf course to the west of the Site (29). A second route lying perpendicular to the main road is proposed to lead towards Ashted. Roman pottery is reported from ploughing on land near the racecourse (26) and a Roman coin near the modern road junction to the south-west of the Site (27). This area also has possible nearby evidence of Saxon occupation (30 – 32, below). Four further Roman coins have been recovered to the west of the Site (28).

4.9 Medieval

- 4.9.1 The decline of Roman authority saw a return to older ways of life, and an influx of settlers from Germanic lands across the North Sea. Early Saxon settlements

are frequently found near later medieval churches, which may have had Saxon precursors. St Giles Church at nearby Ashted is dated to the 12th century. A manor of *Ashted* is mentioned in Domesday: it had been held by Turgis from Earl Harold and after the Conquest it became the property of Odo, Bishop of Bayeux and half-brother to William the Conqueror. It was held by the earls of Surrey in the late 13th – 14th century.

- 4.9.2 The HER data indicates two possible locations of significance in the early medieval era, a possible Saxon burial (**30** – located in a characteristically marginal landscape location) and the proposed site(s) of a meeting place for Copthorn Hundred, Nutshambles Moot (**31**, **32**). A nearby linear earthwork has been proposed as an early medieval feature (**33**). Investigated further to the north in 1964, it is also recorded as a more recent feature corresponding to the parish boundary (**37**). 13th century pottery and a possible 13th century coin have been recorded from a field to the west of the Site (**34** and **35**). A 16th century gaming piece has also been recovered (**36**).

4.10 Post-medieval

- 4.10.1 Langley Bottom Farm lies within Epsom parish but is thought to have belonged to the nearby Ashted Estate at some point. According to tradition, Charles II had a hunting lodge built at what became The Warren on a bluff overlooking Langley Bottom, and this was a starting point for the original straight course used to race horses on Epsom Downs, the modern course lying directly north of Langley Vale. There are mentions of racing at Epsom since at least 1625 (Bouchard 2010).

- 4.10.2 Langley Bottom Farm is not shown at its current location on the 18th century map consulted (Fig. 3), but by 1816 (Fig. 4), buildings are shown at their current location. According to previous research (Bouchard 2010), the farmland belonging to Langley Bottom was limited to that now occupied by Langley Vale as shown in a map of 1802 (not reproduced) commissioned by Richard Bagot of Ashted (Doc Ref: SHC 239S/4/1) entitled 'a farm in the parish of Epsom the property of Richard Howard'. On this map the area occupied by the Site is indicated as belonging to Sir Joseph Mawbey who bequeathed it with the 'Manor of Ebbisham alias Epsom' (Doc Ref: SHC 4441/5) to John Ivatt Briscoe, an important figure in the history of the racecourse (Hunn 1973, 13). On later maps (Figs. 6 and 7) the place name Langley Bottom crept southwards until it referred to the north field of the Site by 1961 (Fig. 10) and is now fossilised as the name of a wood opposite Langley Vale village.

- 4.10.3 Ashted Park (**1**), located c. 760m west of the Site, is thought to be 17th century in origin. On Rocque's map of 1768 (Fig. 3) a hare warren with rectilinear boundaries and internal organisation is shown on the land now occupied by The Warren (**43**).

- 4.10.4 In addition to the listed buildings, other post-medieval heritage assets include:

- A linear earthwork bank, 4ft high with a western ditch 5ft deep, was excavated in 1964. A parish boundary (**37**).

- Two unlisted Coal Tax posts (**38, 39**).
- Woodcote Park (**40**).
- Probable 19th to 20th century water cistern, south of Epsom Downs Racecourse, Epsom (**41**).
- Epsom Downs Racecourse (**42**).
- Post-medieval finds (**44**).

4.11 Modern and undated

4.11.1 Modern heritage assets within the Study Area include two World War II aircraft crash sites (**45, 46**)⁶. A war memorial at Pauls Pace Ashted and Woodcote Park military hospital date from WWI (**47, 48**). A tin tabernacle-type church was built to the north side of Rosebury Road c 1907 (**49**). Modern drainage ditches and a brick wall, were identified during archaeological evaluation at Woodcote Park; these were associated with the First World War 'Ridge Camp' located in the vicinity (**58**).

4.11.2 Undated assets include a flint trackway (**50**) and a possible post-hole or pit (**51**). An archaeological watching brief investigated two ditches and a pit within the prehistoric field system south-east of the Site, all of which were undated (**61**).

⁶ As well as being classified as of archaeological interest in the Ancient Monuments and Archaeological Areas Act 1979, all military aircraft crash sites are automatically protected under the Protection of Military Remains Act 1986 (<https://www.gov.uk/guidance/aviation-archaeology>). Disturbance without a licence from the Ministry of Defence is a criminal offence. This can apply to a 100m radial exclusion zone around a quoted grid reference (*Pers. Comm.* Deborah Morgan, Ministry of Defence). In this case, the Site lies 890m and 170m from the two crash sites so this does not apply.

5.0 CARTOGRAPHIC EVIDENCE

- 5.1 The earliest map consulted which shows the location in sufficient detail is the 1768 map of Surrey by John Roque (Fig. 3). This map suggests the Site (located approximately) to have been under pasture at this date. It also shows the cultivated fields now occupied by Langley Vale village to the north-east of the Site, the northern boundary of which has remained clearly defined in the modern landscape. The 1 inch to 1 mile OS map of 1816 (Fig. 4) shows the relief of the landscape, the Site lying on the gently sloping land south of the plateau to the north. Buildings are indicated at the new location of Langley Bottom Farm on this map.
- 5.2 A map entitled 'Survey of the Parish and Manor of Ashted in the County of Surrey Taken by Order of Richard Howard Esq 1802' has, in inset, a plan of 'A Farm in the Parish of Epsom the Property of Richard Howard Esqr'. The layout of the farm property shown by this map (Bouchard 2010, map reproduced as a sketch plan) is shown substantially unchanged in the 1838 Tithe map for Epsom (Fig. 5). The farm boundaries at this date correspond to the land now occupied by the modern village with Warren Wood to the south, the farm located at the site occupied today by Warren Lodge.
- 5.3 The Epsom tithe map of 1838 (Ref: SHC 864/1/55) (Fig. 5) shows the land lying within a single plot (plot 1596) which belonged to John Ivatt Briscoe (owner of Ebbisham or Epsom Manor) and was occupied by John Bowyer who also occupied Langley Bottom Farm at that time. The field was called Lower Wood Field and its use was not given.
- 5.4 The First Edition OS map of 1868 – 1887 (Fig. 6) shows the modern site of Langley Bottom Farm in detail. The area occupied by the Site is part of a large irregular field lying to the south of the land shown on the map of 1802. The place-name Langley Bottom is shown to the north of the Site. The north-west limit of this field extends along Langley Bottom Road, two small rectangular enclosures lying adjacent to the south-west of the farm buildings. The south-western and eastern boundaries do not correspond to landscape markers. A large straight track runs north-west to south-east across the Site and beyond (not visible on the reproduced version of the map).
- 5.5 The land south of the Site remained largely unchanged towards the end of the century (1897: Fig. 7), although the linear track traversing the Site is no longer shown. A draft road layout for the modern Langley Vale village is shown on this map.
- 5.6 By 1913 (Fig 8), the slightly curvilinear Trial Course running immediately south of the Site had been established, the north-east extent of which appears to extend slightly inside the Site area. The north-western and northern limits of the Trial Course are bounded by a solid line, and presumably were delimited by some sort of fenceline. The remaining boundaries are shown dashed. Building had begun to the north of the Site but remained very low density. There had been no significant change by 1934 (Fig. 9), with the exception of more concentrated development in the modern village.

- 5.7 By 1961 (Fig. 10), a second Trial Course had been established along the southern edge of The Warren Wood. This extended into the north-east corner of the Site. This had disappeared to be replaced by a narrow path alongside the southern limit of the wood by the late 1970s (Fig. 11).

6.0 AERIAL PHOTOGRAPHS

- 6.1 A search was made of the air photograph imagery available online. No photographs were located which clearly showed the Site.
- 6.2 A grainy black and white image from 1945 (Google Earth) shows the Site apparently under grass. The two trial course areas are clearly visible in this image; the second course south of Warren Wood was hence established between 1934 and 1945.



Plate 6.1: Aerial image 1945 (Google Earth)



Plate 6.2: Aerial Image 2012 (Google Earth)

- 6.3 A colour image of 2012 (Google Earth) (Plate 6.2) shows the Site under plough. Light conditions were particularly apt to show relief when this image was taken, although it is difficult to recognize the direction of slope of the Site. A dark east-west band across the south end of the Site probably corresponds to a shallow dry-valley running down to the west. Wide-spaced parallel darker linear features are visible, extending in two different directions across fields lying outside the Site and across the southern half of the Site, running north-east – south-west. Lidar imagery also reveals the presence of more narrowly spaced furrows following a similar orientation and apparently extending across the Site (Fig. 12). Together these are likely to correspond to remains of historical farming practice: the more widely spaced features revealed by aerial photography may be remnants of medieval ridge and furrow, the narrower features revealed by Lidar, remnant post-medieval plough furrows. These trace a north-east – south-west downslope pattern apparently replaced in the modern era by ploughing closer aligned to the field's length.
- 6.4 Lidar imagery (Fig. 12) also reveals the presence of a north-west – south-east linear anomaly running across the north-west of the main field parallel to the western boundary of the Site. This does not figure on Ordnance Survey historical mapping (Figs. 6–11), whilst earlier cartographic sources are insufficiently detailed to pinpoint this. A linear depression at this location does however appear to be indicated on an aerial image dating to 1999 (Google Earth, not reproduced), and this anomaly may be relatively modern in origin. The Lidar imagery does not indicate the presence of any archaeological features across the main area of the Site (Fig. 12). The Lidar imagery does reveal fossilized early field system boundaries on land to the south-east and south-west of the Site (Fig. 12), for which there is no evidence within the Site boundaries. This would seem to suggest a different history of land exploitation between the Site and some of the surrounding area which might in part reflect possible use of the land south-west of the Hare Warren for coursing in the 18th century (see section 8.9). It is possible that ploughing within the Site has removed earlier earthworks.

7.0 WALKOVER SURVEY

- 7.1 A walkover survey was undertaken by the author on 29th November 2023. The objective of the walkover survey is generally to identify historic landscape features not plotted on existing maps, together with other archaeological surface anomalies or artefact scatters, and 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. The Site at the time of the visit was under young crop, and with local exceptions the Site was observed from the perimeter only. The coverage of the Site by the survey was not sufficient to establish the presence or absence of artefact scatters.
- 7.2 The Site comprises two main character areas (Fig. 2), a small field under grass to the north (Plate 7.1), and a large field under crop to the south (Plates 7.2-7.4). Generally, the terrain slopes gently down towards the north and westward towards the valley occupied by the farm. The shallow depression of a probable dry valley runs east-west across the southern part of the Site (Plate 7.3). This can be made out on an aerial image where it shows as a dark band (Plate 6.2 - above). A service manhole, presumed to be associated with drainage was visible towards the north end of the main field (Plate 7.5), and another ground disturbance likely also to be the site of a drainage manhole could be made out towards the top of the dry valley.
- 7.3 The Warren wood, the site of the 18th century Hare Warren, the enclosure wall of which is designated as a Grade II Listed Building, is clearly visible at the top of the hill, lying immediately to the south-east of the Site (Plate 7.6). Approached from the south, the wall is concealed behind c 2-3m of dense wood and undergrowth (Plates 7.7 and 7.8). The wall is in a variable state of preservation along its southern length (Plates 7.9 and 7.10). At intervals, small rectangular openings are visible at the base of the wall (Plate 7.11) consistent with a description provided by local history society research of traps for the release of hares for coursing (EEHAS 2000 onward, Newsletter⁷).
- 7.4 The Site abuts the western limit of the wood which tapers almost to a point at this end. The wall here is also concealed by the fringe of woodland and is in a very poor state of preservation (Plate 7.12).
- 7.5 The field boundaries bounding the north/north-east of the Site present on the 1838 Tithe Map (Fig. 5) are still largely extant and today are comprised of mixed trees and mature hedgerows. These hedges do not constitute 'Important' historic hedgerows as defined by 'The Hedgerows Regulations 1997' as they form the curtilage of dwellings in Langley Vale.

⁷ <https://www.epsomewellhistory.org.uk/Newletterexcerpts2000> accessed 13/12/2023.

8.0 ASSESSMENT OF ARCHAEOLOGICAL POTENTIAL AND SIGNIFICANCE

- 8.1 A preliminary review of the cultural heritage evidence detailed earlier indicates that there are no known heritage assets within the Site. However, walls forming the boundary to The Warren wood abut the south-east corner of the Site and are designated heritage assets (Listed Buildings) (Fig. 1: 4).
- 8.2 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 Site. This comprises:
- A moderate potential for deposits dating to the later prehistoric period, based on the presence of field system boundaries identified by LiDAR in the adjacent landscape;
 - A low-moderate potential for deposits dating to the Romano-British, medieval and post-medieval periods, the former based on the proximity of the Roman Road (16) and possible Romano-British pottery identified east of the Site (19), and the latter based on the presence of 12th-13th century pottery and a Tudor artefact from the same findspot (19) (although these finds may be the results of manuring);
 - A low potential for early medieval and later post-medieval deposits, based on a probable clustering of any Saxon settlement closer to the nearby St Giles Church, and known agricultural landuse in the later period.
- 8.3 A desk-based assessment can generally only consider the potential of a site in principle. Its conclusions usually 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.
- 8.4 The significance of any heritage assets that may exist on the Site cannot be determined in advance of confirmatory fieldwork, but the available evidence from the wider Study Area would suggest that any buried deposits present are most likely to be of local or regional significance.

9.0 PREVIOUS IMPACTS ON ARCHAEOLOGICAL POTENTIAL

- 9.1 The land proposed for development appears to have been downland prior to agricultural development possibly as late as 19th century parliamentary enclosure, although earlier agricultural land use cannot be excluded. Impacts on the preservation of potential archaeological deposits might include prehistoric or later tree clearance.
- 9.2 The entire Site has been ploughed at various times since at least the 19th century, and probably earlier. This will also have truncated archaeological deposits. The Site lies on a gentle slope below a plateau on which sits Langley Vale village and there is a possibility that an accumulated depth of colluvium may have protected and concealed potential archaeological features within the Site.

10.0 IMPACT OF PROPOSED DEVELOPMENT

- 10.1 In considering the potential impact of the proposed development on any heritage assets that are present, it is necessary to understand both the significance of the asset and the likely degree/magnitude of impact. This DBA has been prepared in support of an outline planning application for up to 110 dwellings (including affordable homes) with all matters reserved apart from access from Langley Vale Road. The illustrative masterplan (Fig. 13) indicates proposed areas of residential housing and associated access. The housing is divided into two main blocks divided by a landscaped area of public open space with attenuation features and with further open space areas around the north and eastern perimeter. A c.15m woodland buffer is situated against the woodland at the north-east end of the Site. The public open space bordering this buffer will be landscaped and include a play area. The entire perimeter is bounded by landscape buffering. The Site will be accessed from the main road to the west via a gateway located north of the existing farm access.
- 10.2 No details of the construction methodology, such as foundation designs etc, were available at the time of reporting. Based on this information the following impacts are expected, all of which may damage or destroy any buried archaeological deposits present on the Site:
- Excavation of foundation trenches and excavations for ground reduction, including any possible sub-surface facilities;
 - Excavation of service trenches;
 - Construction of access roads and car parking areas;
 - Landscaping;
 - Excavation for surface water attenuation features, informal footpaths and play area; and
 - Tree/shrub planting for landscape buffering.

11.0 CONCLUSIONS

- The Site has a hypothetical moderate potential for deposits dating to the prehistoric period, a low-moderate potential for deposits dating to the Romano-British, medieval and post-medieval periods, and a low potential for prehistoric, early medieval and later post-medieval deposits based on discoveries elsewhere in the wider Study Area including nearby fields.
- The Site has been exposed to some truncation from arable cultivation, but archaeological deposits may be both concealed and protected by accumulated colluvial deposits on the gentle slope situated below a previously cultivated plateau presented by the Site, notably within a shallow dry valley or depression across the south of the Site.
- The proposed works are likely to have an impact upon surviving archaeological deposits within the Site.

12.0 PRELIMINARY RECOMMENDATIONS FOR FURTHER WORK

- 12.1 The assessment has outlined the archaeological potential of the Site and examined the effects of existing impacts, and as far as possible, the effects of the proposed impacts upon that potential. This assessment is based on a desk-based survey of existing information and cannot therefore be considered to be a definitive statement on the presence or absence of archaeological deposits in any given area. This section offers a suggested programme of further fieldwork which will confirm the presence or absence of archaeological deposits. It should be stressed that these recommendations are for information only and represent the professional opinion of Archaeology South-East. The requirement for and scope of any further archaeological work, will be determined by the Local Planning Authority (Epsom and Ewell Borough Council) and their archaeological advisors (Surrey County Council).
- 12.2 This study has shown that the Site has a moderate/low-moderate potential for below-ground archaeological remains to be present based on evidence from elsewhere in the Study Area. Geophysical survey across the Site area may be an efficient means of establishing the presence or absence of archaeological remains within the Site perimeter. Should geophysical survey indicate the presence of archaeological remains, trial trench evaluation to an agreed sample size of the Site would help to establish with a greater degree of certainty the presence or absence of any sub-surface archaeological deposits. This information would then be invaluable in formulating an appropriate further mitigation strategy for the Site should significant archaeological deposits be present. This phase of works can be carried out under condition attached to any planning consent.
- 12.3 Should archaeological remains be present and assuming that they are of low (local) to moderate (regional) significance and a design solution cannot be implemented to ensure their preservation in situ, further mitigation works such as a programme of archaeological excavation and recording may be required to ensure the preservation by record of any threatened remains.

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Document References

Doc Ref: SHC 239S/4/1: Epsom Tithe Map 1838

Doc Ref: SHC 4441/5 : 'Survey of the Parish and Manor of Ashstead in the County of Surrey Taken by Order of Richard Howard Esq. 1802' with, inset, a plan (9in x 21in in same scale as main map) of "A Farm in the Parish of Epsom the Property of Richard Howard Esq.)

Appendix 1 - Summary Table of Heritage Assets (designated and non-designated) within the Study Area (refer to Fig. 1)
(Designated heritage assets are in **bold**)

No	HER/LBS No.	Easting	Northing	Description	Date
Registered Park and Garden					
1	DSE6566	519724	157838	ASHTHEAD PARK. A C17 park, developed during the C18 and C19 by successive owners. The manor of Ashtead was held by the earls of Surrey in the late C13 - C14. The old manor house was standing in the 17th century. The park and new house (later redeveloped) is mentioned in 1684. Grade II Registered Park or Garden	Post-medieval
Listed Buildings					
2	7796 - MSE7796 DSE3763	520289	158768	ENTRANCE STEPS, CURVED COLONNADES AND OUTER PAVILIONS OF WOODCOTE PARK (OLD HOUSE), Wilmerhatch Lane, Epsom. Grade II* Listed Building	Post-medieval
3	DSE5479 DSE5479	520110	158680	KITCHEN GARDEN WALL AND COTTAGE. Grade II Listed Building	Post-medieval
4	7569 - MSE7569 DSE2528	521490	157520	102, BEACONSFIELD ROAD. Late 19th century. Grade II Listed Building	Post-medieval
5	7580 - MSE7580 DSE5918	521480	158000	OLD STABLES, NOW BARN AT DOWNS HOUSE, 18th century. Grade II Listed Building	Post-medieval
6	7616 - MSE7616 DSE2567	520980	157500	WALL BORDERING NORTH WEST AND SOUTH SIDES OF THE WARREN, Walton Downs, Epsom. 1720, repaired since. Grade II Listed Building	Post-medieval
7	7617 - MSE7617 DSE2568	521500	157520	WARRENERS COTTAGE, JUST NORTH OF THE, WALL, INCLUDING WALL RUNNING A FEW YARDS TO NORTH, Walton Downs, Epsom. 18th century Cottage. Grade II Listed Building	Post-medieval
8	7618 - MSE7618 DSE2569	521490	157500	WALL ALONG EAST PART OF NORTH SIDE OF THE WARREN RECREATION GROUND, Walton Downs, Epsom. 18th century brick wall with buttresses. Grade II Listed Building	Post-medieval
9	7619 - MSE7619 924 - MSE924 DSE2570	521450	157360	THE WELL, Walton Downs, Epsom. Ruinous mid 17th century (?) well house. Grade II Listed Building	Post-medieval

No	HER/LBS No.	Easting	Northing	Description	Date
10	7717 - MSE7717 DSE2746	521255	158375	BOUNDARY WALLS TO GREENSIDE AND FLANKING SECTIONS OF BOUNDARY WALL TO WOODCOTE PARK, Langley Vale Road, Epsom. Grade II Listed Building	Post-medieval
11	7718 - MSE7718 DSE5477	520740	158030	BOUNDARY WALL TO WOODCOTE PARK TO NORTH EAST OF LAND OCCUPIED BY SPINDLES, Langley vale. 18th century to 19th century. Grade II Listed Building	Post-medieval
12	7719 - MSE7719 DSE5478	520490	157669	BOUNDARY WALL TO WOODCOTE PARK EXTENDING FROM OPPOSITE PUMPING STATION TO CORNER WITH CHALK PIT ROAD, Langley Vale Road, Epsom. Grade II Listed Building	Post-medieval
13	7736 - MSE7736 3596 - MSE3596 DSE2758	520000	157900	COAL TAX POST AT TQ 200 579, Epsom. 19th century cast iron post on square plinth with chamfered sides, panel with chamfered sides, panel with City of London Coat of Arms and moulded cap. Grade II Listed Building	Post-medieval
14	7737 - MSE7737 3595 - MSE3595 DSE2759	521540	157510	COAL TAX POST TO SOUTH EAST END, Beaconsfield Road, Epsom. Grade II Listed Building	Post-medieval
15	7746 - MSE7746 DSE3579	519860	158310	COAL TAX POST NEAR JUNCTION WITH HEADLEY ROAD, Pleasure Pit Road, Epsom. Grade II Listed Building	
16	7747 - MSE7747 3591 - MSE3591 DSE3580	520900	157170	COAL TAX POST TO SOUTH EAST OF LANGLEY BOTTOM FARM, Walton Downs, Epsom. Grade II Listed Building	Post-medieval
17	7748 - MSE7748 DSE3581	520110	157420	COAL TAX POST AT JUNCTION WITH LANGLEY VALE ROAD, Headley Road, Epsom. Grade II Listed Building	Post-medieval
18	7749 - MSE7749 DSE3582	521860	157690	COAL TAX POST TO SOUTH OF RACECOURSE. Grade II Listed Building	Post-medieval
19	7793 - MSE7793 DSE3762	520240	158460	WELLHOUSE AT WOODCOTE PARK, Wilmerhatch Lane, Epsom. Grade II Listed Building	Post-medieval
20	7821 - MSE7821 DSE3782	519878	158388	WALL TO WOODCOTE PARK, FROM THE BEND IN HEADLEY ROAD ROUND THE CORNER INTO WILMERHATCH LANE, Headley Road, Epsom. Grade II Listed Building	Post-medieval

No	HER/LBS No.	Easting	Northing	Description	Date
Locally Listed Buildings					
21	DSE8912	520090	157773	Chalk Pit Cottage	Post-medieval
22	DSE8551 MSE23954	521494	158014	Downs House, Tattenham Corner Road.	Post-medieval
AHAP					
23	MSE24340	521616	157133	Bronze or Iron Age Field system. Earthworks of a coaxial field system or systems visible on 2015 Lidar imagery and aerial photographs.	Bronze Age
Non-Designated Assets					
24	923 - MSE923	521500	158100	Mesolithic microlith, Epsom Downs. Broken point found in a soil heap about 500 yards south-south-west of the grandstand at Epsom Downs.	Mesolithic
25	2521 - MSE2521	520400	158800	Neolithic leaf-shaped arrowhead, Woodcote Park, Epsom.	Neolithic
26	912 - MSE912	521600	158000	Roman pottery, Epsom Downs. From wartime ploughing. No details.	Roman
27	918 - MSE918	520050	157170	Roman Coin. No further information, the site is within a field under permanent pasture.	Roman
28	MSE23667	520128	157267	Four Roman coins, Langley Vale, Epsom.	Roman
29	3726 - MSE3726	520189	158071	Stane Street: London-Chichester Roman Road. A plan of Woodcote Park dating to 1726 shows the route from Worlds End along the 300ft contour to Langley Bottom. The road can then be followed easily to Burford Bridge and substantial remains of the agger, metalled with flint and pebbles, can be seen.	Roman
30	141 - MSE141	519920	157270	Saxon Burial, Ashted Park. A burial, assumed by Lowther to be Saxon, was found in 1910 in a triangular piece of ground planted with larch trees, just south of Stane Street in Ashted Park.	Early medieval
31	3313 - MSE3313	519716	157323	Nutshambles, Moot. Possible meeting place of the Copthorne hundred, at the centre of the hundred, near fields called Copthorn and a linear earthwork and hedge formerly known as Nutshambles.	Early medieval
32	3313 - MSE3313	520386	157237	Alternative locaton, Moot.	Early medieval

No	HER/LBS No.	Easting	Northing	Description	Date
33	3594 - MSE3594	520310	157050	"Nutshambles" linear earthwork, Epsom-Ashtead boundary.	Early medieval
34	15051 - MSE15051	521300	157200	Medieval Finds, Langley Bottom Farm: A Tudor clothes fastener and an orange sandy ware handle with stabbed decoration (12th-13th century), brick and tile, butchered and unbutchered bone, bottle, window glass and other pottery, including possible Romano-British finds.	Medieval
35	MSE23669	520128	157267	Possible 13th-century coin, Langley Vale, Epsom.	Medieval?
36	MSE23666	520128	157267	16th-century jetton, Langley Vale, Epsom.	Medieval/Post-medieval
37	939 - MSE939	520100	157700	Parish Boundary Bank (not an antiquity), Epsom. Bank, 4ft high with a western ditch 5ft deep, excavated by Coward in 1964.	Post-medieval
38	3597 - MSE3597	521870	157700	Corporation Of London Tax Post.	Post-medieval
39	3601 - MSE3601	519900	158300	Corporation Of London Tax Post, Pleasure Pit Road, Epsom.	Post-medieval
40	15099 - MSE15099	520340	158790	Woodcote Park, Epsom.	Post-medieval
41	22747 - MSE22747	521460	156800	Probable 19th to 20th century water cistern, south of Epsom Downs Racecourse, Epsom.	Post-medieval
42	MSE23581	521700	158160	Epsom Downs Racecourse, Epsom.	Post-medieval
43	MSE24343	521242	157401	18th-century hare warren, The Warren, Langley Vale, Epsom.	Post-medieval
44	MSE23668	520128	157267	Post-Medieval finds, Langley Vale, Epsom.	Post-medieval
45	16966 - MSE16966	520300	158700	World War Two Aircraft Crash: Epsom.	Modern
46	17301 - MSE17301	520900	157800	World War Two Aircraft Crash: Kenley.	Modern
47	20193 - MSE20193	519790	157960	War Memorial, Paul's Place, Ashtead.	Modern
48	22548 - MSE22548	520280	158760	Woodcote Park Convalescent Hospital. Military auxiliary hospital. WWI.	Modern
49	22779 - MSE22779	521065	157866	Iron church, Rosebury Road, Langley Vale, Epsom. A tin tabernacle-type church was built on a plot on the north side of Rosebury Road circa 1907 and	Modern

No	HER/LBS No.	Easting	Northing	Description	Date
				used until 1961 before being demolished.	
50	4795 - MSE4795 ESE366	521864	157326	Undated flint trackway, Walton Road, Walton Downs, Epsom.	Undated
51	MSE23027 ESE16040	519660	158000	A Possible Post Hole or Pit, City Of London Freeman's School, Ashted.	Undated
52	MSE24342	521233	157408	Undated linear earthworks, The Warren, Langley Vale, Epsom. Consistent with former field boundaries apparent on 2015 Environment Agency Lidar imagery. Possible Bronze / Iron Age field systems.	Undated
53	4783 - MSE4783 ESE321	520390	157640	Negative evidence: watching brief at Golf Course at Woodcote Park, Ewell. No features or finds of archaeological interest were noted.	Watching Brief
54	4784 - MSE4784 ESE322	521400	157500	Negative evidence: evaluation at Beaconsfield Road, Langley Vale. No features or finds of archaeological interest were noted.	Evaluation
55	18228 - MSE18228	520180	158210	Negative evidence: Deodar, The Ridge, Epsom. Watching brief by EEHAS in an area where the precise location of Stane Street was not known did not reveal any finds or features of archaeological interest.	Watching Brief
Selected Events					
56	ESE223	520000	158000	Geophysical survey carried out by English Heritage, Ancient Monuments Lab at Headley Road, Epsom. No results recorded.	Geophysical Survey
57	ESE16383 ESE16384 ESE16544	520100	157250	Langley Vale Woodland Project, Epsom: Geophysics Survey, Fieldwalking and Metal Detecting Survey, Evaluation. The main features identified were two sub-circular possible small enclosures and some possible pits. Finds mostly represented periods from the 19th to 20th century, and were thought to have possibly been introduced through agricultural activities. Significant finds included a probable 16th-century jetton, a very worn silver coin, possibly a short cross penny of 13th-century date and four Roman coins. Archaeological trial trench evaluation identified an undated pit.	Survey and Evaluation

No	HER/LBS No.	Easting	Northing	Description	Date
58	ESE16665	520140	157870	Archaeological Evaluation at Woodcote Park, Epsom. Several features, including drainage ditches and a brick wall, were revealed, all of modern date and associated with the First World War 'Ridge Camp' located in the vicinity.	Evaluation
59	ESE16659	521440	157950	Archaeological trial trench evaluation of proposed site of a racehorse training facility, Downs House, Epsom. The only features and deposits identified derived from the recent use of Downs House. Five unstratified struck flints of possible Neolithic date were recovered.	Evaluation
60	ESE17107	520300	157200	Langley Vale Memorial Garden, Headley Road, Epsom: trench evaluation. No finds or features of archaeological interest.	Evaluation
61	ESE17067	521129	157201	Langley Vale Woodland Project, Epsom: Archaeological watching brief. Two undated ditches that probably represent historic field boundaries and an undated pit were identified.	Watching Brief

PLATES



Plate 7.1 Northern field, looking north-east



Plate 7.2: Looking north-west across the main field



Plate 7.3: Dry valley across the south end of the Site



Plate 7.4: Looking south-east across the Site



Plate 7.5: Service / drainage visible towards north of main field



Plate 7.6: The Warren wood overlooking the south of the Site



Plate 7.7: the southern limit of The Warren wood, looking north



Plate 7.8: View of a poorly preserved section of wall from the field



Plate 7.9: Wall collapse

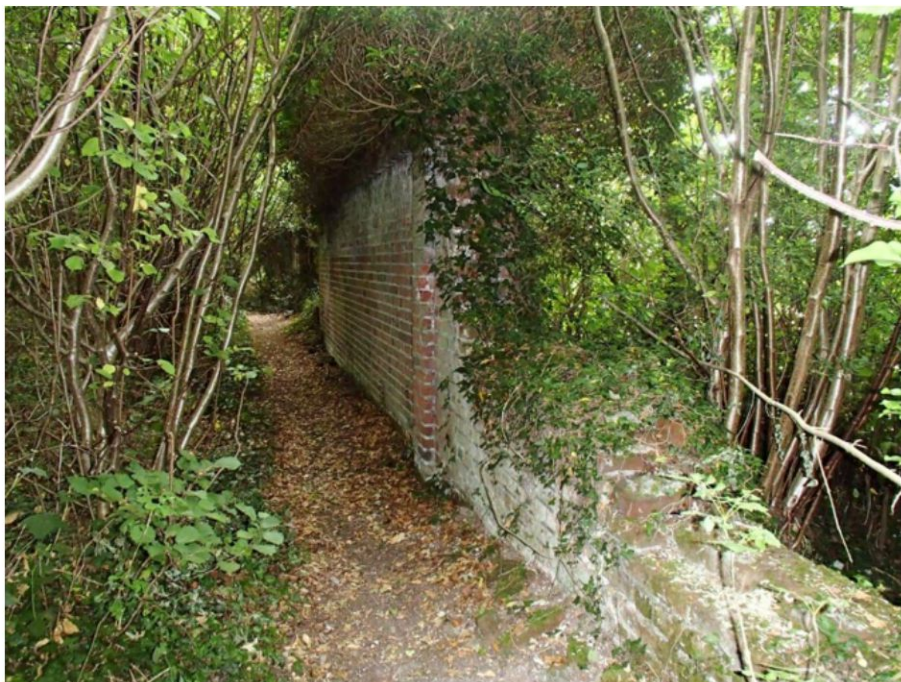


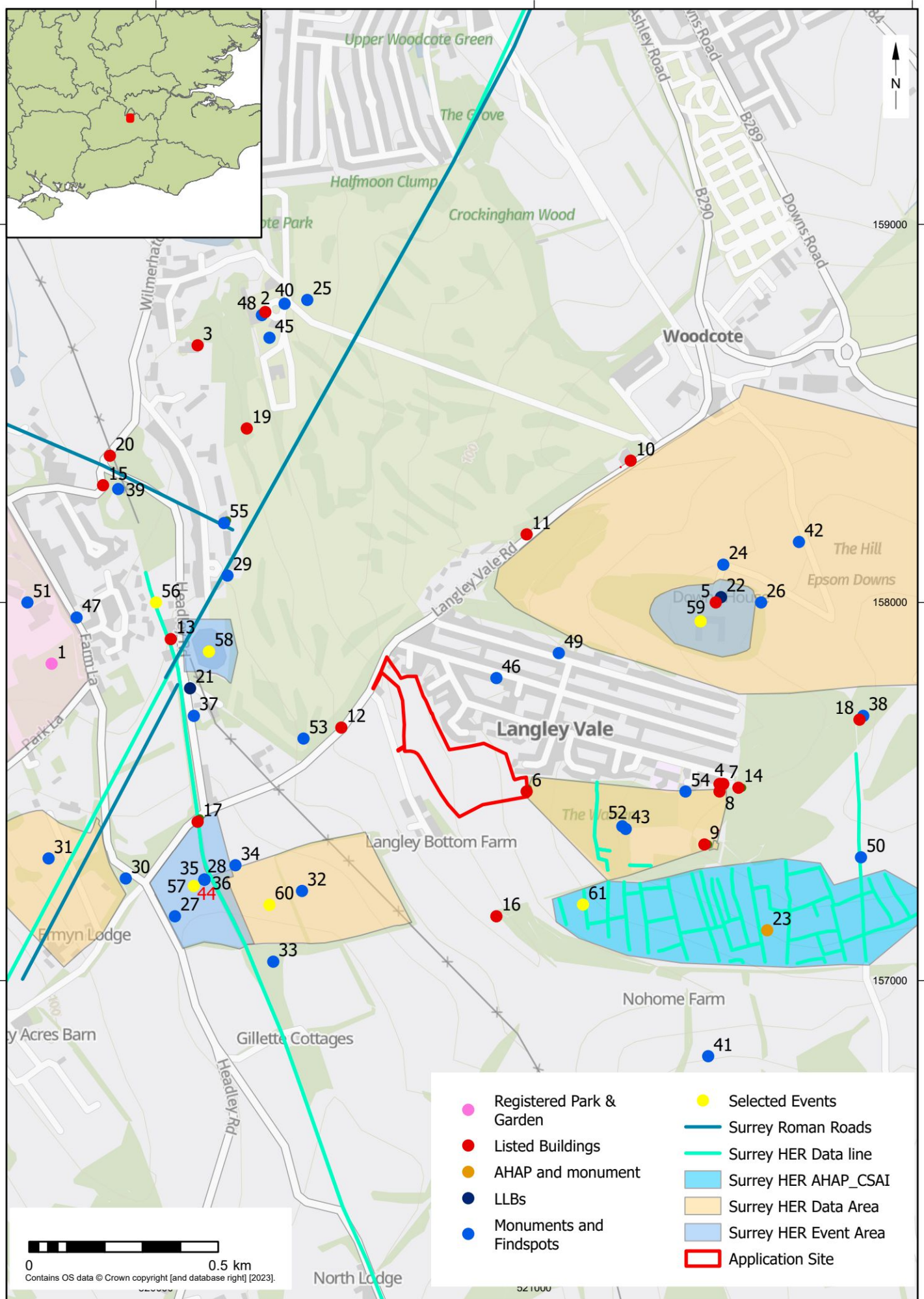
Plate 7.10: A preserved section of the southern wall



Plate 7.11: Hare trap



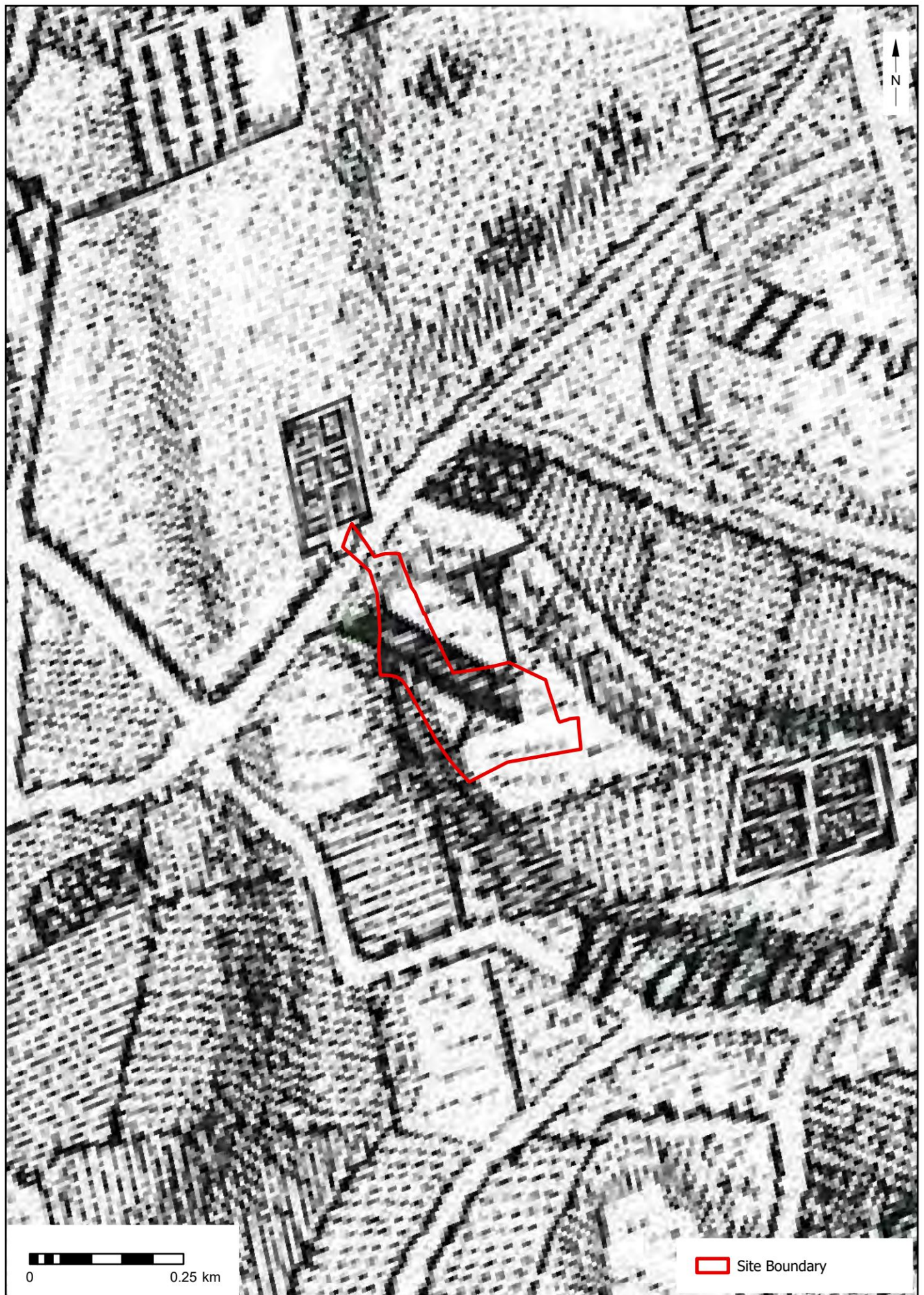
Plate 7.12: The state of preservation of the wall at the west end



© Archaeology South-East		Langley Bottom Farm, Langley Vale Road, Epsom	Fig. 1
Project Ref: 250236	July 2025	Site Location and Heritage Assets	
Report Ref: 2025099	Drawn by: APS		



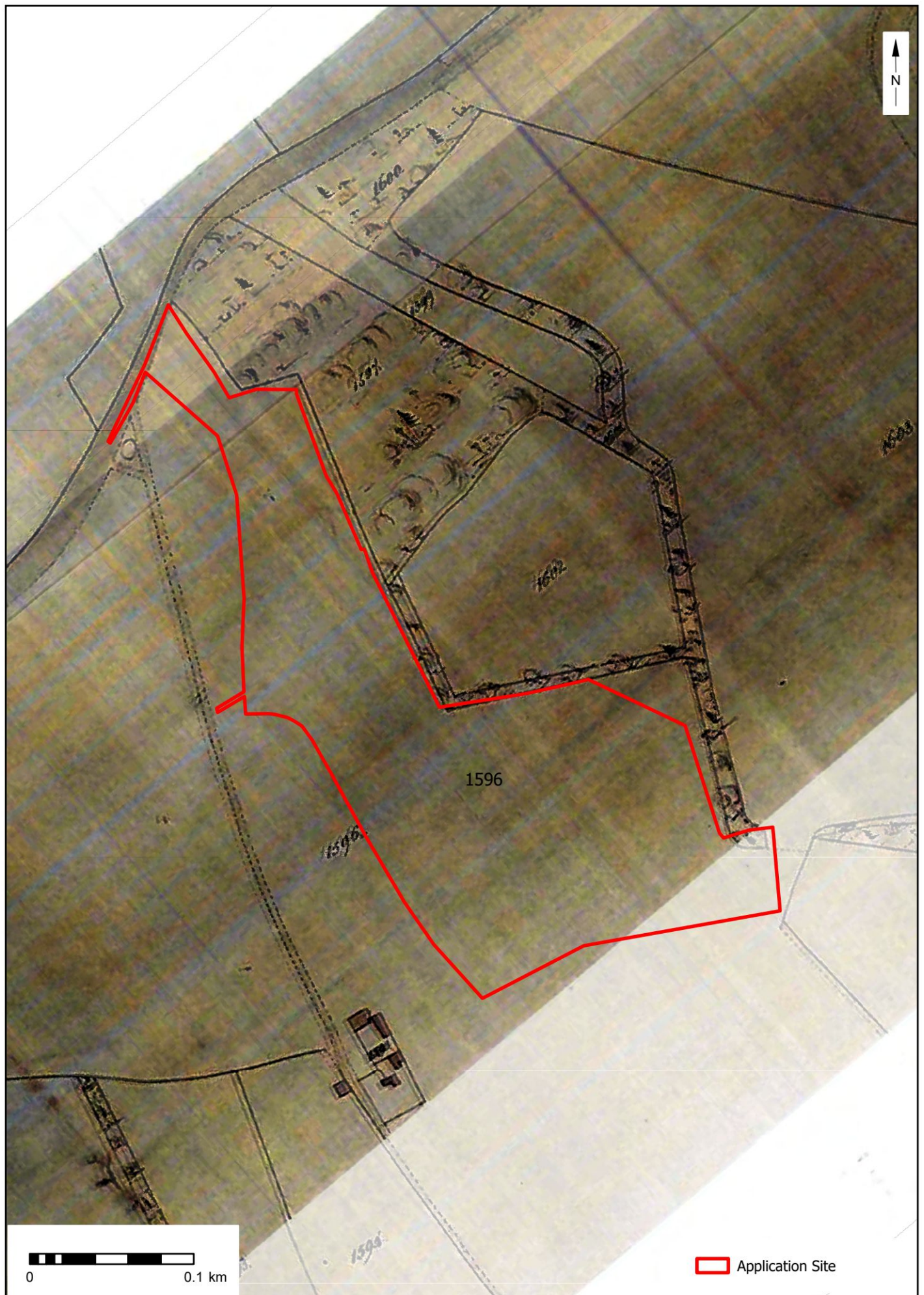
© Archaeology South-East		Langley Bottom Farm, Langley Vale Road, Epsom	Fig. 2
Project Ref: 250236	July 2025	Existing Site Layout	
Report Ref: 2025099	Drawn by: APS		



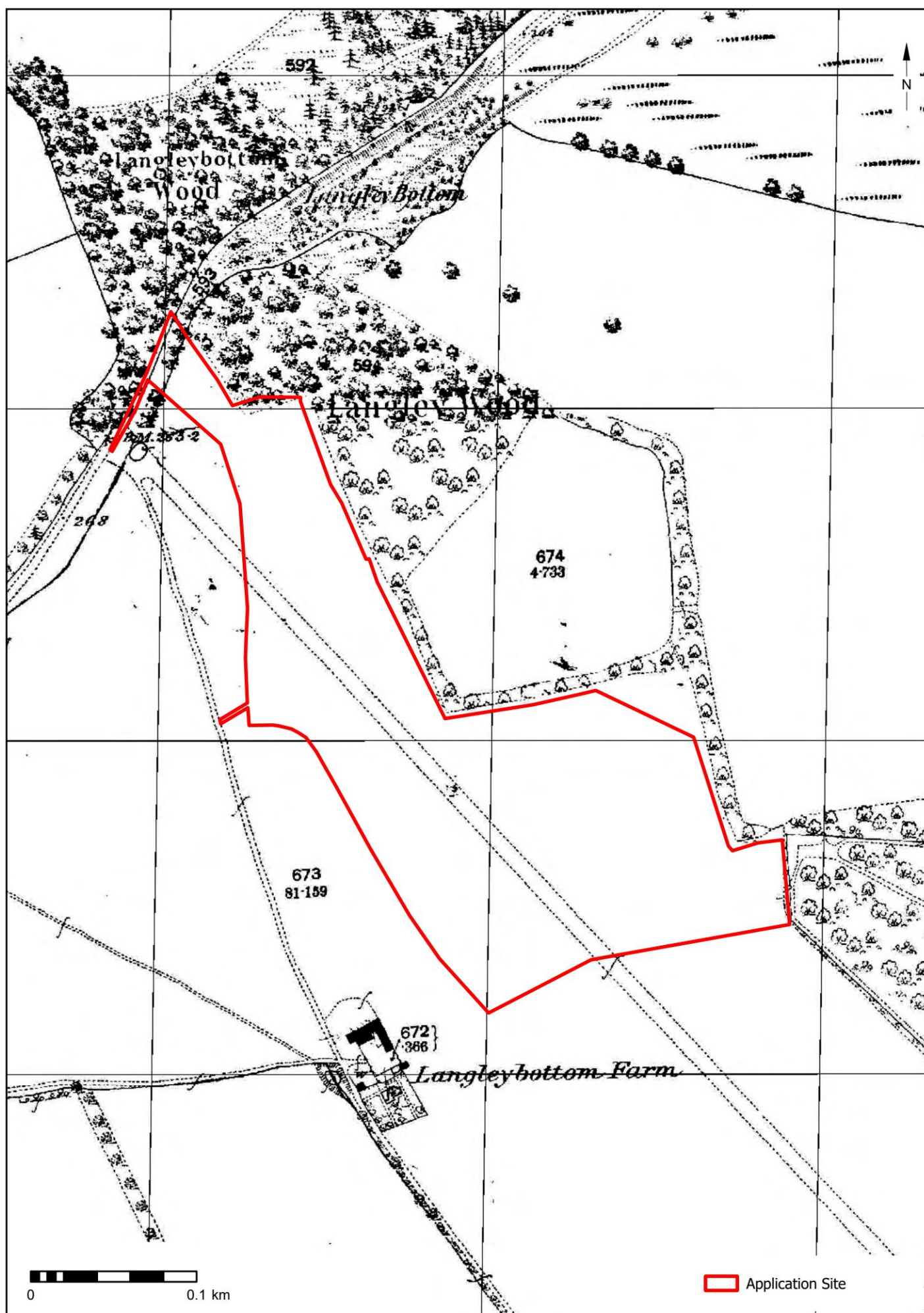
© Archaeology South-East		Langley Bottom Farm, Langley Vale Road, Epsom	Fig. 3
Project Ref: 250236	May 2025	John Rocque's Map of Surrey 1768 - approximate site location	
Report Ref: 2025099	Drawn by: APS		



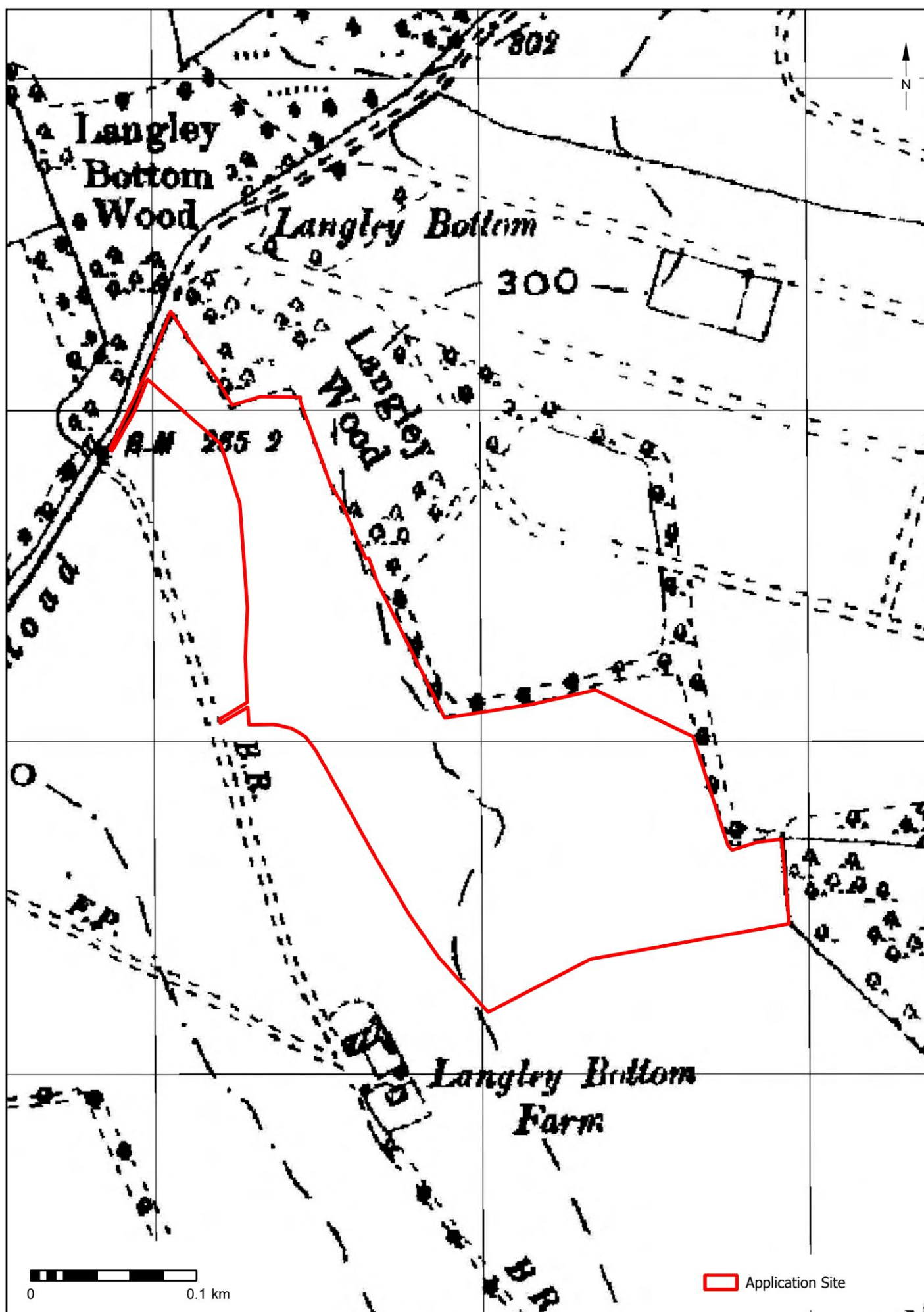
© Archaeology South-East		Langley Bottom Farm, Langley Vale Road, Epsom	Fig. 4
Project Ref: 250236	May 2025	Extract from the 1" to 1mile OS map of 1816 - approximate site location	
Report Ref: 2025099	Drawn by: APS		



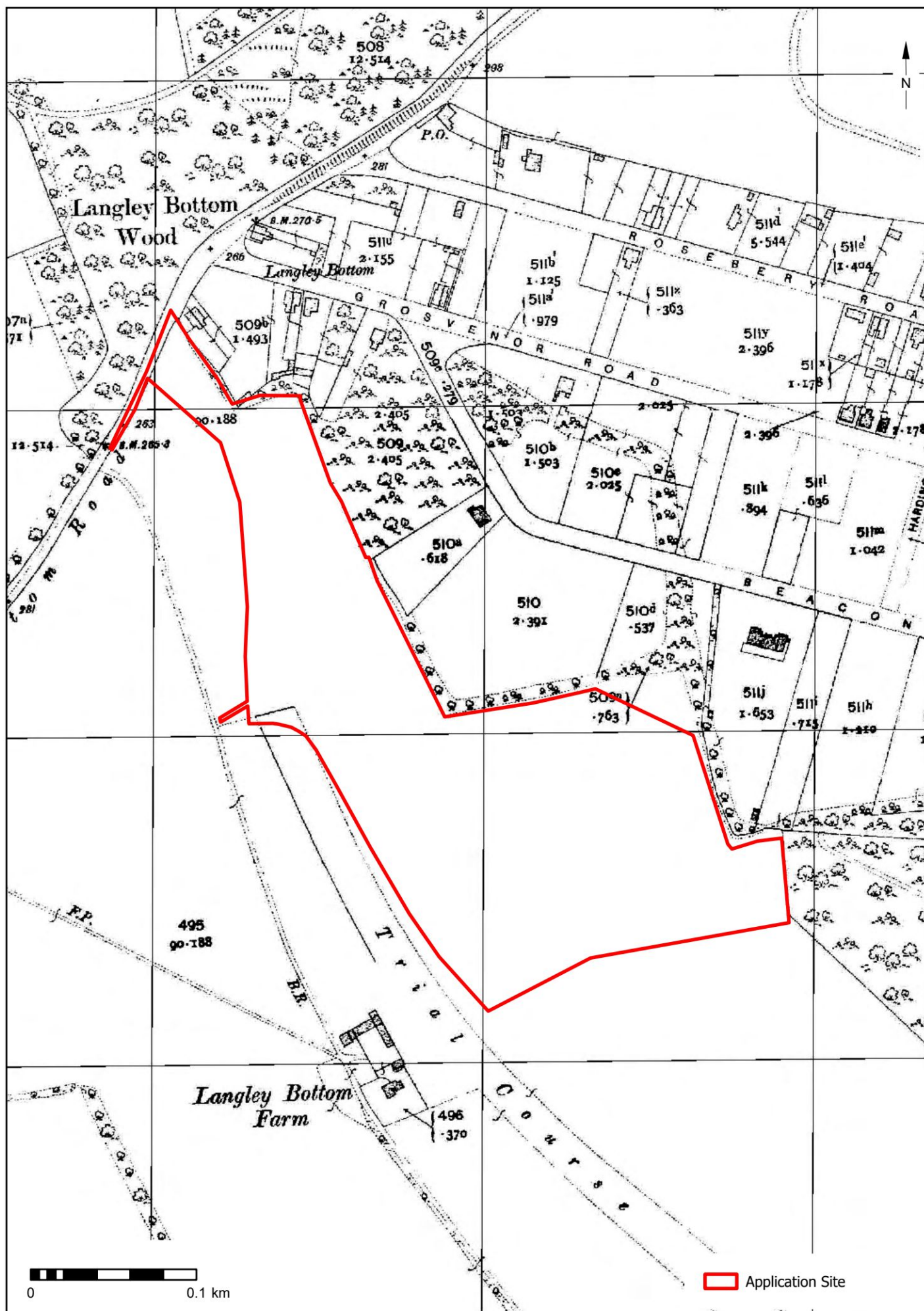
© Archaeology South-East		Langley Bottom Farm, Langley Vale Road, Epsom	Fig. 5
Project Ref: 250236	July 2025	Extract from the 1" to 1mile OS map of 1816 - approximate site location	
Report Ref: 2025099	Drawn by: APS		

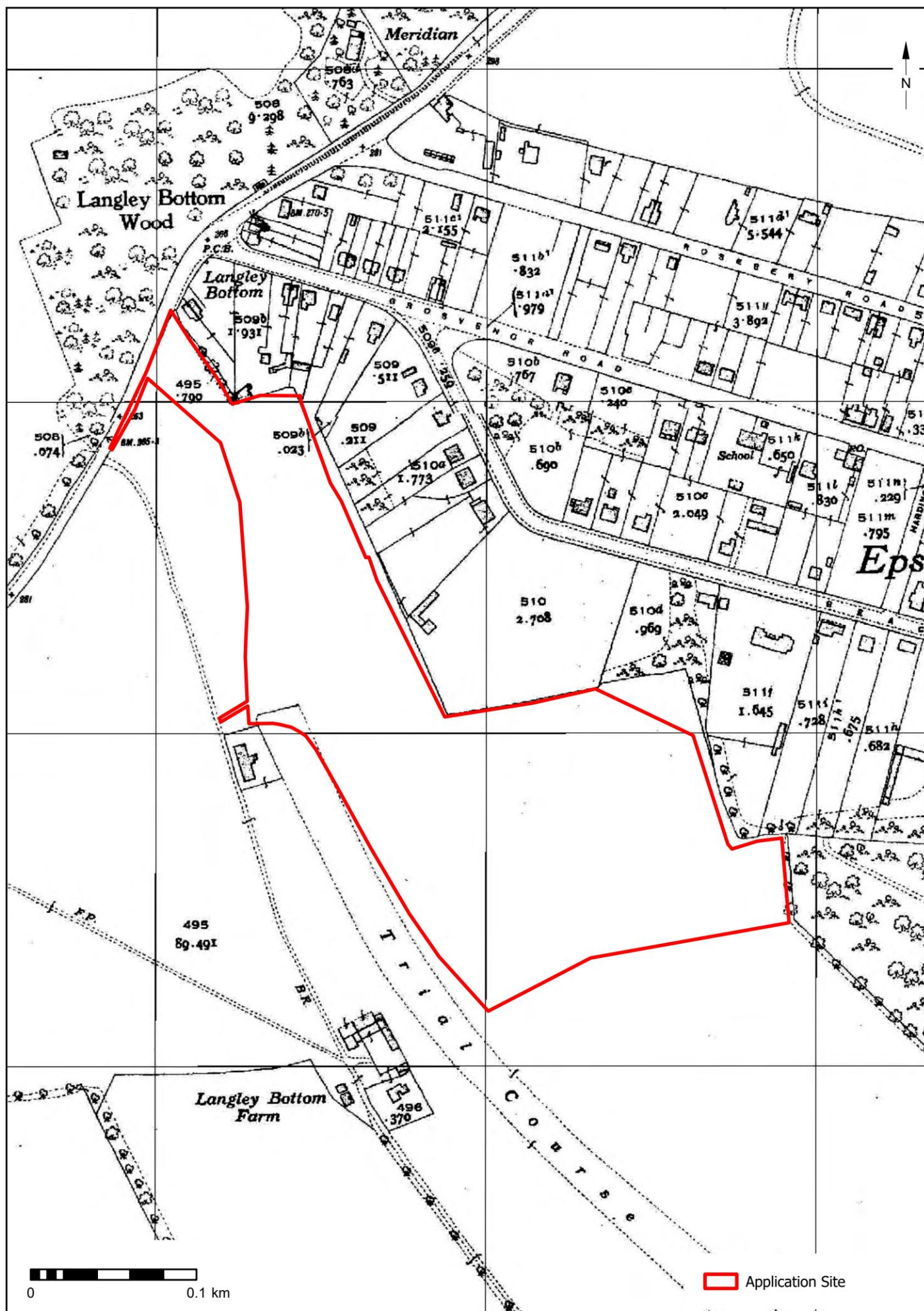


© Archaeology South-East		Langley Bottom Farm, Langley Vale Road, Epsom	Fig. 6
Project Ref: 250236	July 2025	Ordnance Survey 1868-1887	
Report Ref: 2025099	Drawn by: APS		

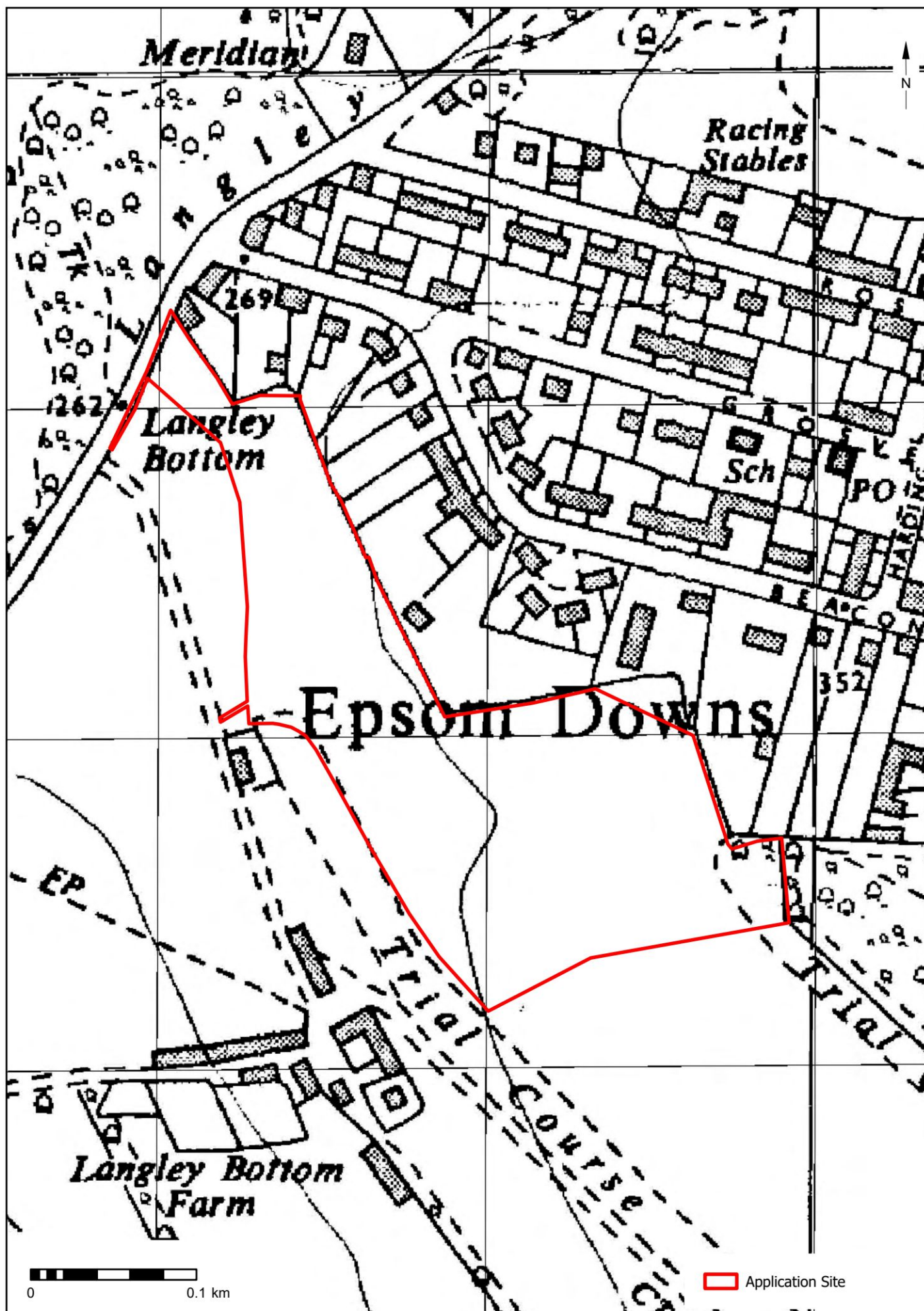


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Project Ref: 250236	July 2025	Ordnance Survey 1897	
Report Ref: 2025099	Drawn by: APS		

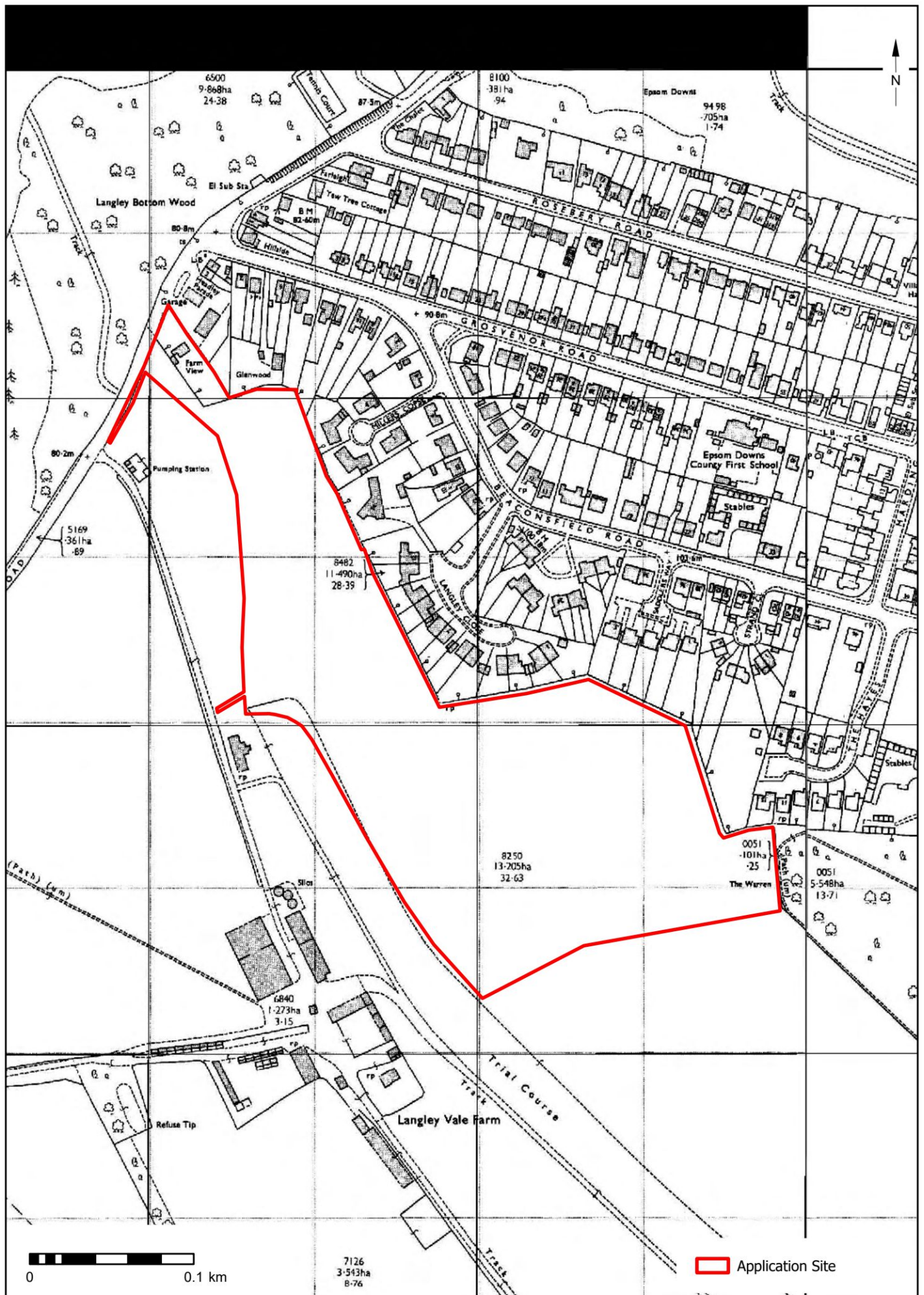




© Archaeology South-East		Langley Bottom Farm, Langley Vale Road, Epsom	Fig. 9
Project Ref: 250236	July 2025	Ordnance Survey 1934	
Report Ref: 2025099	Drawn by: APS		



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Project Ref: 250236	July 2025	
Report Ref: 2025099	Drawn by: APS	
Ordnance Survey 1961		



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Project Ref: 250236	July 2025	Ordnance Survey 1978-79	
Report Ref: 2025099	Drawn by: APS		



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Project Ref: 250236	July 2025	Lidar Imagery of the Site and surrounding area	
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© Archaeology South-East Project Ref: 250236 Report Ref: 2025099 July 2025 Drawn by: APS	Langley Bottom Farm, Langley Vale Road, Epsom Illustrative Masterplan	Fig. 13
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