

From: Nigel Randall <nigel.randall@surreycc.gov.uk>
Sent: 19 August 2025 17:09
To: Statutory
Cc: James Kidger
Subject: FAO James Kidger - Chaldon, Mount Avenue, Land at
Attachments: Chaldon, Mount Avenue, Land at; 25-771 - DbA Approved - Eval.pdf

Dear James,

Thank you for your consultation. My comments are attached. I hope they are clear but please come back to me if you have any queries.

Kind regards,

Nigel



Nigel Randall
Archaeological Officer

Historic Environment Planning, Surrey County Council, Victoria Gate, Chobham Road, Woking,
GU21 6JD

Mob: [REDACTED]

Please note that I work part-time; my usual office days are Tuesdays and Wednesdays. If your enquiry is urgent, please contact Tony Howe at: heritageconsultations@surreycc.gov.uk

General enquiries should be directed via email to heritageconsultations@surreycc.gov.uk (archaeology and landscapes) or buildingconsultations@surreycc.gov.uk (buildings, conservation areas and historic parks and gardens), and to the Historic Environment Record at HER@surreycc.gov.uk.

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To: Planning Department of Tandridge District Council

From: Surrey County Council, Historic Environment Planning: Archaeology

Application Number: 2025/771

Date Consultation Received: 14/08/2025

Address: Land at Mount Avenue, Chaldon, CR3 5BB

Proposal: Erection of 30 dwellings (50% affordable) with associated works including provision of vehicular and pedestrian access, landscaping, drainage, and other associated infrastructure (Outline application with all matters reserved except access, layout and scale).



Comments:

In line with the requirements of the National Planning Policy Framework (para 207), and Local Plan policy DP20, for developments above 0.4ha, the applicant has considered the archaeological implications of the proposed development and has submitted an Archaeological Desk-Based Assessment dated June 2025, as produced by their archaeological consultants RPS.

The Assessment considers the proposed development site to have a low/uncertain to moderate/uncertain potential for archaeological deposits of Mesolithic and Bronze Age date and a low potential for all other periods.

The groundworks associated with the proposed development will result in the destruction of any Heritage Assets of archaeological significance that may be present and given the size and archaeological potential of the site, in accordance with Local Plan policy DP20 and the National Planning Policy Framework (paras 207 & 208), further archaeological work is required to better clarify the presence or absence of any Heritage Assets of archaeological significance.

The initial phase of work should comprise a programme of trial trench evaluation. The evaluation will aim to determine the location, date, condition and significance of any Heritage Assets of archaeological significance that may be present, enabling suitable mitigation measures to be determined.

The evaluation should be conducted at the earliest opportunity to provide the applicant with a clearer understanding of the potential costs and programme implications should further archaeological mitigation measures be required. Further mitigation measures may involve the more detailed excavation of any archaeological assets found to be present and/or the monitoring of the development groundworks as they proceed to allow for their identification and recording prior to their destruction. In the event the evaluation reveals finds of national significance there then exists the opportunity to influence the design and logistics of the development to allow for their preservation *in situ*.

If Outline permission is granted, the required evaluation will need to be conducted and its results submitted with any Reserved Matters application. This is to ensure that the applicant is aware of the archaeological implications of the proposed development prior to the completion of the development designs, allowing for the preservation of archaeological assets within the development design, as necessary.

In this instance, given the assessed potential of the site and the potential for some degree of previous ground disturbance, it is acceptable and proportionate for the evaluation to be secured by a condition attached to any application that may be granted.

To ensure the required archaeological work is secured satisfactorily, the following condition is appropriate and should be attached to any planning permission that may be granted:

No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work, to be conducted in accordance with a written scheme of investigation which has been submitted to and approved, in writing, by the Local Planning Authority.

Signed: Nigel Randall, Archaeological Officer

Date: 19/08/2025
HEPT Ref: 6221