

ARCHAEOLOGICAL DESK BASED ASSESSMENT

Land at Mount Avenue, Chaldon CR3 5BB

HER-01472
Land at Mount Avenue, Chaldon
CR3 5BB
June 2025

Quality Management

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EXECUTIVE SUMMARY

This archaeological desk-based assessment has been prepared by RPS for Sigma Homes in support of a planning application for development of land at Mount Avenue, Chaldon CR3 5BB (the site).

The site is located in Chaldon within the administrative area of Tandridge District Council (TDC). It is within the Metropolitan Green Belt and covers an area 1.45ha of undeveloped grazing and agricultural land. The development area is contained on three sides by residential dwellings and Birchwood Lane to the south, centred at National Grid Reference (NGR) TQ 32106 55025.

The assessment provides a review of the site's below-ground archaeological potential and addresses the information requirements of national, regional and local planning policy.

The report supports an outline planning application for the erection of up to 30 dwellings (including 50% affordable) including provision of vehicular and pedestrian access, landscaping (incorporating SUDS) and other associated infrastructure provision. All matters reserved except for access.

In accordance with relevant government planning policy and guidance, a desk-based assessment has been undertaken to clarify the archaeological potential of the site. This report relates to archaeological matters only and does not address built heritage issues.

In terms of designated archaeological heritage assets, no World Heritage sites, Scheduled Monuments, Registered Parks and Gardens, Registered Battlefields, or Protected Wreck sites lie within the site or its immediate vicinity. No Listed Buildings, locally listed buildings, or Conservation Areas lie within, or in close proximity, to the site.

The site is not located within a County Site of Archaeological Interest (CSAI) or an Area of High Archaeological Potential (AHAP), although a AHAP lies c 200m southeast of the site at Chaldon Common, known as: *'TA126, Bronze Age Occupation, earlier Prehistoric findspots and 13th century occupation evidence'*. A further AHAP *'TA136 Prehistoric field system, Willey Farm, Chaldon'* is situated c 650m to the south.

The available LiDAR and aerial photographic datasets do not record any anomalies of obvious archaeological interest on the site.

There is some archaeological 'background noise' across the wider landscape setting of the site for localised Mesolithic and Bronze Age archaeology, which if present would survive at a shallow depth. This wider landscape archaeological evidence is focussed on the Chaldon Common area and to the east generally.

Based on the balance of the available evidence, and negative fieldwork from local archaeological investigations, a low/uncertain to moderate/uncertain archaeological potential for Mesolithic to Bronze Age archaeology can be ascribed to the site, with a low potential for all other past periods of human activity.

As the site is an open green field area with uncertain archaeological significance which has not seen any historic development, Tandridge District Council, as the local planning authority advised by the archaeological officer at the Historic Environment Planning Team of Surrey County Council may apply the 'precautionary principle'. If required, the potential impact of development could be appropriately mitigated through a programme of archaeological evaluative works, which should follow a grant of planning consent and be secured by an appropriately worded archaeological planning condition.

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1 INTRODUCTION AND SCOPE OF STUDY

- 1.1 This below ground archaeological desk-based assessment has been researched by James Wisher, prepared by Gillian King, edited by Alistair Robinson, and reviewed by Duncan Hawkins of RPS Consulting Services Ltd - A Tetra Tech Company on behalf of Sigma Homes.
- 1.2 The subject of this assessment, hereafter known as the 'site', is land at Mount Avenue, Chaldon CR3 5BB (Figure 1).
- 1.3 The site occupies an approximately square-shaped plot of land, comprised of undeveloped grazing and agricultural land and covers an area of 1.45ha, centred at National Grid Reference (NGR) TQ 32106 55025 (Figure 1). The site is currently occupied by open grassland and wooded areas with grazing for horses and is screened across all its boundaries with trees and hedgerows (Figures 1, 15 to 16, and Plates 1 to 4).
- 1.4 There are level differences across the site ranging from 185m AOD at the north side on Mount Avenue up to c190m AOD in the south on Birchwood Lane (Figure 18, Plates 1 to 4). A contour drawing showing the topography of the site is shown as Figure 18.
- 1.5 The site is proposed for residential development with associated access road, car parking, open woodland space and soft landscaping (Section 5 and Figure 17).
- 1.6 The site lies within the administrative area of Tandridge District Council (TDC), archaeological advice to the Local Planning Authority and the Historic Environment Record is provided by the archaeological officer for Tandridge based in the Historic Environment Planning Team at Surrey County Council (SCC).



Plate 1: General view within the site, looking north © Sigma Homes 2025.

- 1.7 Sigma Homes has commissioned RPS Consulting Services Ltd to establish the archaeological potential of the site and provide guidance on ways to address any archaeological constraints identified.
- 1.8 This report relates to archaeological matters only and does not address built heritage issues.
- 1.9 In accordance with the relevant government policy and guidance on archaeology and planning, the '*Standard and Guidance for Historic Environment Desk-Based Assessments*' (Chartered Institute for Archaeologists, 2021) this assessment draws together the available

- archaeological, topographic and land-use information in order to clarify the archaeological potential of the site.
- 1.10 This desk-based assessment comprises an examination of evidence on the Surrey Historic Environment Record (SHER) purchased under licence dated April 2025, and other sources, including analysis of available LiDAR data as well as the results of a comprehensive map regression exercise (Figures 1 to 16).
 - 1.11 This document seeks to clarify the archaeological potential of the site, together with its significance, and to consider the need for design, civil engineering, and archaeological solutions to any constraints identified.
 - 1.12 In accordance with the relevant government policy and guidance on archaeology and planning, the '*Standard and Guidance for Historic Environment Desk-Based Assessments*' (Chartered Institute for Archaeologists, 2021) and the Principal Standard, set out in Section 2 of Surrey County Council's '*General Standards for Archaeological Projects in Surrey*' (SCC HEP, May 2022) this assessment draws together the available archaeological, topographic and land-use information in order to clarify the archaeological potential of the site.



Plate 2 General view of the interior of the site, showing light surface damage from horses on the site © Sigma Homes 2025.

Limitations

- 1.13 A degree of uncertainty is attached to any archaeological desk-based assessment where sufficient invasive archaeological fieldwork has not previously been undertaken on the study site - as the prevalent nature of the archaeological resource is that it is buried and therefore not visible. This means it can be difficult to accurately predict the presence and likely importance of below ground archaeological assets, and the likely impact (and resultant effects) of development upon such assets.
- 1.14 In such a scenario, the assessment represents a generally theoretical modelling of archaeological potential. The quality of the baseline data sources can affect the accuracy of the assessment including for the following reasons:
- The Historic Environment Record can be limited because it often depends on 'random' opportunities for research, fieldwork and discovery.
 - There is a lack of informative archaeological investigations in the vicinity of the site.
 - There is a lack of dating evidence for sites.
 - Documentary sources are rare before the medieval period and many historic documents are inherently biased.
 - Truncation caused by previous development and other subterranean impacts and landscaping works cannot be fully ascertained.

2 PLANNING BACKGROUND AND DEVELOPMENT PLAN FRAMEWORK

- 2.1 National legislation regarding archaeology, including scheduled monuments, is contained in the Ancient Monuments and Archaeological Areas Act 1979, amended by the National Heritage Act 1983 and 2002, and updated in April 2014.
- 2.2 In March 2012, the government published the National Planning Policy Framework (NPPF), and it was last updated in December 2024, with subsequent minor footnote amendments in February 2025. The NPPF is supported by the National Planning Practice Guidance (NPPG), which was published online 6th March 2014 and is regularly updated (<https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment>).
- 2.3 The NPPF and NPPG are additionally supported by three Good Practice Advice (GPA) documents published by Historic England: *GPA 1: The Historic Environment in Local Plans*; *GPA 2: Managing Significance in Decision-Taking in the Historic Environment* (both published March 2015). The second edition of *GPA3: The Setting of Heritage Assets* was published in December 2017.

National Planning Policy

- 2.4 Section 16 of the NPPF, entitled Conserving and enhancing the historic environment provides guidance for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets. Overall, the objectives of Section 16 of the NPPF can be summarised as seeking the:
- Delivery of sustainable development.
 - Understanding the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment.
 - Conservation of England's heritage assets in a manner appropriate to their significance.
 - Recognition that heritage makes to our knowledge and understanding of the past.
- 2.5 Section 16 of the NPPF recognises that intelligently managed change may sometimes be necessary if heritage assets are to be maintained for the long term. Paragraph 207 states that planning decisions should be based on the significance of the heritage asset and that level of detail supplied by an applicant should be proportionate to the importance of the asset and should be no more than sufficient to review the potential impact of the proposal upon the significance of that asset.
- 2.6 Under 'Considering potential impacts' the NPPF emphasises that 'great weight' should be given to the conservation of designated heritage assets, irrespective of whether any potential impact equates to total loss, substantial harm or less than substantial harm to the significance of the heritage assets.
- 2.7 *Heritage Assets* are defined in Annex 2 of the NPPF as: a building, monument, site, place, area or landscape positively identified as having a degree of significance meriting consideration in planning decisions. They include designated heritage assets (as defined in the NPPF) and assets identified by the local planning authority during the process of decision-making or through the plan-making process.
- 2.8 Annex 2 also defines *Archaeological Interest* as a heritage asset which holds or potentially could hold evidence of past human activity worthy of expert investigation at some point.

- 2.9 A *Designated Heritage Asset* comprises a: World Heritage site, Scheduled Monument, Listed Building, Protected Wreck site, Registered Park and Garden, Registered Battlefield or Conservation Area.
- 2.10 *Significance* (for Heritage Policy) is defined as: The value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.
- 2.11 *Setting* is defined as: The surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.
- 2.12 In short, government policy provides a framework which:
- Protects nationally important designated Heritage Assets.
 - Protects the settings of such designations.
 - In appropriate circumstances seeks adequate information (from desk-based assessment and field evaluation where necessary) to enable informed decisions.
 - Provides for the excavation and investigation of sites not significant enough to merit *in-situ* preservation.
- 2.13 The NPPG reiterates that the conservation of heritage assets in a manner appropriate to their significance is a core planning principle, requiring a flexible and thoughtful approach. Furthermore, it highlights that neglect and decay of heritage assets is best addressed through ensuring they remain in active use that is consistent with their conservation. Importantly, the guidance states that if complete, or partial loss of a heritage asset is justified, the aim should then be to capture and record the evidence of the asset's significance and make the interpretation publicly available. Key elements of the guidance relate to assessing harm. An important consideration should be whether the proposed works adversely affect a key element of the heritage asset's special architectural or historic interest. Additionally, it is the degree of harm, rather than the scale of development, which is to be assessed. The level of 'substantial harm' is considered to be a high bar that may not arise in many cases. Whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the NPPF. Importantly, harm may arise from works to the asset or from development within its setting. Setting is defined as the surroundings in which an asset is experienced and may be more extensive than the curtilage. A thorough assessment of the impact of proposals upon setting needs to take into account, and be proportionate to, the significance of the heritage asset and the degree to which proposed changes enhance or detract from that significance and the ability to appreciate it.

Local Planning Policy

- 2.14 Archaeological advice to the Local Planning Authority is provided by the archaeological team at Surrey County Council (SCC).
- 2.15 The Tandridge District Core Strategy was adopted by the Council in October 2008. It sets out key planning policies for the District.
- 2.16 Tandridge District Council (TDC) are in the process of preparing a new Local Plan and the most recent Local Development Scheme schedules adoption of the new Plan in July 2028.

- 2.17 TDC did submit a Local Plan for Independent Examination ('the Local Plan 2033'), however several soundness issues were raised following the Examination in Public Hearing Sessions and the Inspector ultimately found the Plan unsound. Full Council, therefore, resolved to withdraw the Plan in April 2024.
- 2.18 The site is within the administrative area of the emerging Caterham, Chaldon and Whyteleafe Neighbourhood Plan. Most recently, Regulation 14 consultation was completed between March and April 2025. Since this time, TDC have been outlying the new timeline for the local plan, which is yet to be adopted.
- 2.19 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 sites.
- 2.20 The Development Plan for Tandridge comprises the following relevant documents:
- Tandridge District Core Strategy 2008.
 - Tandridge Local Plan Part 2: Detailed Policies 2014-2029.
 - Caterham, Chaldon & Whyteleafe Neighbourhood Plan 2021.
 - Surrey Waste and Minerals Plans.
- 2.21 The adopted Tandridge District Core Strategy (October 2008) sets out key planning policies for the District. The strategy contains the following information with regard to archaeological interest:
- 16.1 The District contains a wealth of identified heritage features that contribute to the character, distinctiveness and cultural interest of the area.... The strategy seeks to preserve, manage and enhance the District's heritage; this includes specifically identified features as well as the wider historic environment.
- 16.5 Statutory protection for archaeological and historical sites is accorded to 20 Scheduled Monuments. The relevant legislation is the Ancient Monuments and Archaeological Areas Act 1979, and the relevant guidance is given in Planning Policy Guidance Note PPG15: Planning and the Historic Environment, and PPG16: Archaeology and Planning. There are also 200 identified Areas of High Archaeological Potential; these are areas where there is good evidence of archaeological deposits.
- 2.22 The Tandridge Local Plan Part 2: Detailed Policies 2014 – 2029 contains the following policy relating to the historic environment:
- Core Policy 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.

- 2.23 On Thursday 24 June 2021, the Planning Policy Committee, on behalf of the Council, made (adopted) the Caterham, Chaldon and Whyteleafe Neighbourhood Plan. The adopted version of the plan and the Adoption Statement contains Chapter 5 Design and Heritage, which sets out the council's position on heritage and character matters but does not add further specific policy detail.

Relevant National and Local Designations

- 2.24 In terms of relevant designated archaeological heritage assets, no World Heritage sites, Registered Parks and Gardens, Scheduled Monuments, Registered Battlefields, or Protected Wreck sites lie within the site or its immediate vicinity.
- 2.25 No Listed Buildings, locally listed buildings, or Conservation Areas lie on or close to the site.
- 2.26 The available LiDAR and aerial photographic data reviewed for this assessment did not record any anomalies of obvious archaeological interest (Figures 13 to 15-16).
- 2.27 In terms of relevant local designations, the study site is not located within a County Site of Archaeological Interest (CSAI) or an Area of High Archaeological Potential (AHAP), although an AHAP lies c 200m southeast of the site at Chaldon Common, known as: 'TA126, Bronze Age Occupation, earlier Prehistoric findspots and 13th century occupation evidence' (Figure 2).
- 2.28 In line with relevant planning policy and guidance, this desk-based assessment seeks to clarify the site's archaeological potential and the need or otherwise for additional mitigation measures.

Local Guidance

- 2.29 The Historic Environment Planning (HEP) team of Surrey County Council (SCC) provides strategic heritage planning advice within the County and advice and guidance on archaeological and heritage planning policy. The HEP team manages the County's Historic Environment Record (HER) (her@surreycc.gov.uk) and provides archaeological advice to the local planning authorities of the eleven Boroughs and Districts of Surrey.
- 2.30 Surrey County Council require 'significance' to be determined for sites over 0.4 ha. In line with relevant planning policy and guidance, this desk-based assessment seeks to clarify the study site's archaeological potential, together with the likely significance of that potential, and the need or otherwise for additional mitigation measures. SCC (HEP) updated their '*General Standards for Archaeological Projects in Surrey*' in May 2022. The general standards document outlines the standards and procedures required of those undertaking historic environment and archaeological projects through the development process within the County. It states:
- 'This General Standards document provides a framework for archaeological practices to prepare Written Schemes of Investigation (WSI), Project Designs (PD), Updated Project Designs (UPD) or similar. All projects are unique, and project specific strategies and approaches may be acceptable with appropriate consultation with the HEP team.'*
- 2.31 This assessment conforms to the Principal Standards, set out in Section 2 of the updated guidance (SCC HEP, 2022).
- 2.32 The site is not located within any County Site of Archaeological Importance (CSAI) and is not situated within a locally defined Area of High Archaeological Potential (AHAP), as determined by Surrey County Council HEP as shown on Figure 2. The closest CSAIs and AHAPs are shown on Figure 2.

3 GEOLOGY AND TOPOGRAPHY

Geology

- 3.1 The British Geological Survey Online (BGS Online, 2025) indicates that the underlying bedrock across the entire site is Lewes Nodular Chalk Formation, Seaford Chalk Formation and Newhaven Chalk Formation (Undifferentiated). The superficial geology is recorded as Clay-with-Flints Formation (BGS 2025)
- 3.2 Borehole records have been reviewed from the British Geological Survey, but none are located close to the site. No exploratory geotechnical boreholes or site investigation works are known to have taken place across the site.
- 3.3 There are clay pits and brick pits evidence of quarrying to the south of the site (Figures 9 to 14).

Topography

- 3.4 The site forms a roughly square shape and covers an area of nearly 1.45ha, centred at National Grid Reference (NGR) TQ 32106 55025 (Figure 1 and Plates 1 to 4).
- 3.5 The site is currently undeveloped grazing and agricultural land. The development area is contained on three sides by residential dwellings and Birchwood Lane to the south.
- 3.6 The site lies at an elevated position to the west of Caterham, on the 185m contour with the gently undulating landscape rising to the south (Figure 18).
- 3.7 There are level differences across the site from 185m AOD at the north on Mount Avenue rising to 190m to the south on Birchwood Lane. The site surface morphology slopes gently up towards the southeast with a change in elevation of approximately 3m across the site (Figure 18).
- 3.8 An historic footpath follows the southern boundary of the site along Birchwood Lane. The historic routeways known as Pilgrim's Lane and the North Downs Way lie to the south.



Plate 3: View of the site from Birchwood Lane, looking north © Google Street Map 2024



Plate 4: View of the site looking northwest from the southeast corner on Birchwood Lane © Google Street Map.

4 ARCHAEOLOGICAL AND HISTORICAL BACKGROUND WITH ASSESSMENT OF SIGNIFICANCE

Timescales used in this report

Prehistoric

Palaeolithic	900,000 - 12,000 BC
Mesolithic	12,000 - 4,000 BC
Neolithic	4,000 - 2,500 BC
Bronze Age	2,500 - 800 BC
Iron Age	800 - AD 43

Historic

Roman	AD 43 - 410
Saxon/Early Medieval	AD 410 - 1066
Medieval	AD 1066 - 1485
Post Medieval	AD 1486 - 1799
Modern	AD 1800 - Present

Introduction

- 4.1 This chapter reviews the available archaeological information for the site and the archaeological/historical background of the general area, and, in accordance with the NPPF, considers the potential for any as yet to be discovered archaeological evidence to be present within the site.
- 4.2 What follows comprises a review of known archaeological finds and past investigations within a 1km radius of the site (Figure 2), referred to as the study area, held on the Surrey Historic Environment Record (SHER), together with a historic map regression exercise charting the development of the site from the 18th century onwards until the present day (Figures 4 to 14).
- 4.3 The available Historic Landscape Characterisation (HLC) Data has been reviewed and is shown as Figure 3. The HLC describes the site as comprising '*Medium regular fields with straight boundaries (parliamentary enclosure type).*'
- 4.4 The available LiDAR (Light Detecting and Ranging) Data has been reviewed but no archaeological anomalies can be seen.
- 4.5 The aerial photographs shown as Figures 13 (1945) and 15 (1999) show no discernible parch or cropmarks. Figure 16 (2022) shows a linear feature continuing south from Mount Avenue across the site, but this does not align with any known field boundaries and is very straight in character; it probably represents a modern feature, utility or service run.

- 4.6 Chapter 5 subsequently considers the conditions of the site and whether the proposed development will impact the archaeological potential identified below.
- 4.7 In terms of relevant local designations, the study site is not located within a County Site of Archaeological Interest (CSAI) or an Area of High Archaeological Potential (AHAP).
- 4.8 The closest AHAP lies c 200m southeast of the site at Chaldon Common, known as: *'TA126, Bronze Age Occupation, earlier Prehistoric findspots and 13th century occupation evidence'*, and is described as *'High; Bronze Age finds and features. Various pottery finds, placed urns. Palaeolithic/Mesolithic/Neolithic flint findspots. Medieval finds and features. excavation revealed C13 building. Medieval domestic occupation.'*
- 4.9 A further AHAP *TA136 Prehistoric field system, Willey Farm, Chaldon* is situated c 650m to the south and is described as *'High, Prehistoric extant evidence. Some lynchets over 1m high. Bronze Age/Iron Age agricultural. Based on morphology. Medieval Industrial. Subterranean firestone quarries.'*

The Surrey Historic Environment Record (SHER)

- 4.10 The SHER entries are divided into two groups: 'Monuments' and 'Events'. These are illustrated on Figure 2, and a full gazetteer of all the entry records is given as Appendix 1.
- 4.11 Archaeological discoveries, findspots and designated and non-designated heritage assets of archaeological interest are shown as Monument Record markers on the SHER, there are twenty-five Monument records within the 1km radius study (Figure 2).
- 4.12 In addition to this there is one HER Monument Data Line, which shows the projected extent of 19th-century concrete-lined fertilisation conduits and storage tanks at the Surrey National Golf Course, Chaldon (Figure 2, MSE23900). These are a system of concrete-lined conduits or channels associated with the former Caterham Asylum, used for the movement of human sewage and later cattle slurry to fertilise farmland. The culverts were largely removed in the 1990s but elements including storage tank settings remain. They are not pertinent to this assessment and are not discussed here further.
- 4.13 The SHER also records seven Monument Polygons (Figure 2 MSE1237, MSE1237, MSE23204, MSE23231, MSE23232, MSE23913 and MSE5990). These are listed in the Gazetteer, and the last six refer to either a standing building, a recreation park or a burial ground, which are all in distinct locations away from the site and have no archaeological bearing on the site or its setting (Figure 2, Appendix 1).
- 4.14 Monument Polygon MSE1237 refers to a possible Late Bronze Age or Early Iron Age field system, White Hill, Blenchingly/Chaldon which is discussed chronologically below.
- 4.15 Of the twenty-five monument records on the SHER, eleven refer to specific buildings or places across the wider landscape that are not close to the site and have no archaeological significance for the study site or its setting and these are not discussed further (see Appendix 1, entries for Fryern Farm, Chaldon Workhouse, Caterham Windmill, the Old Rectory, Bakers' Cottage, Willey Park, 18 Roffes Lane and Caterham Asylum). The remaining fourteen entries are discussed chronologically by period below.
- 4.16 Past archaeological investigations are shown on Figure 2 as 'Event' data. There are six event entries for the SHER within a 1km radius of the site and three connected HER Event Polygons (Figure 2)
- 4.17 The Event Record markers shown on Figure 2 held by the Surrey HER relate to three desk-based assessments, two evaluations and a watching brief. These are discussed below.

Negative Archaeological Investigation and Survey

- 4.18 The HER has no record of previous invasive archaeological fieldwork taking place on the study site. All event records on the SHER refer to negative archaeological investigations (see Gazetteer Appendix 1 and Figure 2).
- 4.19 These past archaeological investigations are shown on Figure 2 as 'Event' data. There are six event entries for the SHER within a 1km radius of the site and three connected HER Event Polygons (Figure 2)
- 4.20 The Event Record markers shown on Figure 2 held by the Surrey HER relate to three desk-based assessments, two evaluations and a watching brief.
- 4.21 Three event markers refer to archaeological desk-based assessments, which are not physical interventions and therefore contribute little evidence on the survival of archaeological heritage assets. The three desk-based assessments are recorded on the SHER as:
- ESE16126 181 Chaldon Road, Caterham, c 700m to the east of the site TQ 32711 55465.
 - ESE2959 Oaklands Hospital, Caterham, c 600m to the northeast of the site TQ 3268 5565.
 - ESE1728 Land at the St Lawrence's Hospital site, Caterham TQ 3253 5587
- 4.22 All three sites were followed by evaluations, which revealed no archaeological finds or features, as shown on Figure 2:
- ESE16284 181 Chaldon Road (Negative Evidence MSE23491.
 - ESE2965 Oaklands Hospital (MSE23204, MSE23231, MSE23232,)
 - ESE1716 and ESE1716 St Lawrence's Hospital (ESE2959, Negative Evidence 5238).
- 4.23 An archaeological watching brief took place at 41A Chaldon Common Road, Chaldon, Surrey CR3 5DH by Sutton Archaeological Services in 2008, (Figure 2 MSE22188, ESE3294, Negative Evidence 22188, TQ 3243 5486). These works were broadly negative revealing a 'possible' struck flint and modern brick and tile within the subsoil but no features of archaeological interest.
- 4.24 The relevant Surrey HER monument entries are discussed chronologically below.

Prehistoric

Prehistoric

- 4.25 The Surrey HER has one monument record for the findspot of a Lower Palaeolithic Acheulian handaxe, found circa 1960 at 'The Heath' Chaldon (Figure 2 MSE1282, FSE2089 TQ 325552). The provenance is not very closely defined, and this is the only find for the Palaeolithic period within a 1km radius of the study site.
- 4.26 No other Palaeolithic activity has been recorded in the study area and the site is considered to have a correspondingly low potential for archaeological evidence of Palaeolithic origin to be present.
- 4.27 The Surrey HER has two entries for the discoveries of general prehistoric lithic artefacts and the waste flakes from lithic industries, these are recorded as MSE13902 (Chaldon Common)

- and MSE21154 (single flint flake recovered during an archaeological evaluation ASE at Oaklands Hospital). These entries are most probably 'background noise' in the wider prehistoric landscape and are not evidence of prehistoric settlement or activity (Figure 2).
- 4.28 Mesolithic flintwork was recorded at 41 Chaldon Common Road, Caterham (Figure 2 MSE3086, circa 200m southeast of the site). Approximately 50 flint tools of probable Mesolithic origin, including a transverse arrowhead and a fine hammer stone, plus over 100 waste flakes were found during excavations in the gardens by the Bourne Society in 1977-1982.
- 4.29 Neolithic flint implements were also discovered at the same site and are recorded as MSE3087 on Figure 2.
- 4.30 Subsequent excavation at site is reported to have found Early Bronze Age occupation evidence (Figure 2 MSE2612, TQ 3240 5490). Part of a Middle Bronze Age urn was also found in the garden excavations at 41 Chaldon Road in 1977.
- 4.31 A possibly Bronze Age green, whetstone hone is recorded from 'Chaldon Common' (Figure 2 MSE1181, FSE1914, ESE5648, TQ 3250 5500).
- 4.32 The HER reports that fragments of an undecorated Middle Bronze Age urn were found '*on more than one occasion circa 1979*' on a site being dug close to the Badgers Wood development site at Chaldon. Initially only two pieces were found. The subsequent recovery of further fragments, apparently during a watching brief conducted under the auspices of the Bourne Society, permitted its reconstruction and identification as an undecorated Middle Bronze Age urn, slightly burnished and with ledge lugs (Figure 2 MSE4617, TQ 3240 5480).
- 4.33 In terms of relevant local designations, an Area of High Archaeological Potential (AHAP), although a AHAP lies c 200m southeast of the site at Chaldon Common, known as: '*TA126, Bronze Age Occupation, earlier Prehistoric findspots and 13th century occupation evidence*'.
- 4.34 A further AHAP '*TA136 Prehistoric field system, Willey Farm, Chaldon*' is situated c 650m to the south (DSE7996, ESE5721, ESE3149). These areas are highly important for the wider landscape but there is a lack of clearly associated evidence close to the site.
- 4.35 This AHAP relates to the possible Late Bronze Age or Early Iron Age field system, at White Hill, Blechingley/Chaldon. Field system earthworks on the slopes of White Hill are recorded as representing adjacent complexes of 'looped' enclosures and contour lynchets. The findings were the subject of an analytical survey by members of the Surrey Archaeological Society Prehistoric Group in 2013-15. The former are morphologically similar to field systems of Late Bronze Age or Early Iron Age origin, whereas the latter may be of either Bronze Age or Medieval origin, see Figure 2 MSE1237, TQ 318 538 (617m by 542m).
- 4.36 The HER discusses these further:
- Earthworks have been noted across several fields on the slopes of White Hill south-west of Willey Park Farm [to the south of the study site], representing at least one earlier field system. It has also been suggested that some of the earthworks represent the remnants of a farmstead and road. They were first recognised by B Hope-Taylor, possibly from aerial photographs, in the mid-20th century, and cropmarks along this portion of the North Downs escarpment were transcribed at a date prior to the publication of the result in 2002. The earthworks were the subject of an analytical survey by members of the Surrey Archaeological Society Prehistoric Group between 2013 and 2015. Several of the fields have been extensively ploughed and the remains are slight but in one field, believed to have been used for grazing for a long time, some of the lynchets within it stand over 1 metre in height. In that field, the survey results demonstrated the existence of two phases of lynched enclosures with "playing card" corners that had the appearance of having been 'looped' onto each other. To the east, a number of less substantial linear earthworks appeared to be continuations of*

some of the lynchets, indicating the enclosures of the earlier series were once larger. Some of these features appear on maps of 1761 and 1825 but this does not rule out earlier origins for them. To the south, on the lower, steeper slopes of White Hill, are a series of contour lynchets extending across two adjoining fields.

- 4.37 *There is no known dating evidence for these enclosures; morphologically, they are most similar to examples in Sussex and Hampshire of Late Bronze Age or Early Iron Age origin. A Middle or Late Bronze Age date has been tentatively suggested for the 'looped' enclosures. It has also been suggested that the contour lynchets could be of high Medieval origin, but do bear a resemblance to lynchet series further west in Surrey flanking the Mole Gap, which may be of Late Bronze Age or earlier date (e.g. Surrey HER Monuments 17751-55).*
- 4.38 The HER records a significant number of entirely negative archaeological investigations and no certain, in-situ prehistoric evidence is recorded in the immediate area of the site – except for the records from 41 Chaldon Common Road and the Common generally, and as such a low/uncertain to moderate/uncertain potential for Mesolithic to Bronze Age discoveries can be ascribed to the site. A low potential is assessed for all other periods.
- 4.39 It is possible that some evidence of Mesolithic flintwork or Bronze Age activity could be present but there is no strong indication of this and the nearest findspots are a significant distance away from the site.
- 4.40 On the balance of the evidence a low/uncertain to moderate/uncertain potential for remains from the prehistoric periods is assigned to the site.

Roman

- 4.41 A Roman coin of Constantine is recorded as being found in June 1981 in 'Chaldon Way', but little further evidence is given (Figure 2 MSE1953, TQ323549).
- 4.42 There are no Roman finds or roads recorded in the 1km study area (Margary 1955). The historic trackways of the North Downs Way, Tandridge Border Path and Pilgrims Lane are obviously noteworthy, these lie to the south of the site.
- 4.43 The available evidence suggests any focus of Roman activity was a substantial distance from the study site. Roman material often appears in HERs because of the large volume of Roman cultural material relative to most other periods and because much of that material is readily identifiable. The lack of Roman material recorded in the vicinity of the site suggests that the absence of evidence may be genuine.
- 4.44 A low archaeological potential for the Romano-British/Roman period is concluded for the site.

Saxon/Early Medieval & Medieval

- 4.45 The HER has only one record for a medieval building at 41 Chaldon Common Road (Figure 2 MSE1967, ESE7009-11, TQ 3240 5490). The site has a low potential for Saxon or Medieval archaeology.
- 4.46 Chaldon was a settlement in Domesday Book, in the hundred of Wallington and the county of Surrey. It had no recorded population and was held by Ralph Fitz Turoid of Odo Bishop of Bayeux.
- 4.47 Chaldon is a small parish lying on the chalk downs, bounded to the north by Coulsdon, to the east by Caterham, to the south by Blechingley, and to the west by Merstham. Although the chalk geology is overlain by clay with flints, the soil is recognised as being poor which may have preclude it from being favoured in the prehistoric periods and is a factor in the late development of this part of Surrey.
- 4.48 At White Hill, on the borders of Chaldon and Caterham, the chalk rises with extensive views over the Weald. At the foot of the chalk, in the Upper Green Sand, are quarries of Merstham

stone, formerly of sufficient importance to have led to the appointment of a bailiff of the works by the Crown in 1359.

- 4.49 A lane in the west part of the parish, and its continuation near Willey Farm, seems to have borne the name Pilgrims' Lane before the mapping by the Ordnance survey, and it continues along the downland in a circuitous route, following a generally west and east direction near the southern face of the hill in a way which allows it to be recognised as part of the great west and east road along the chalk. Some OS mark it as 'Pilgrims' Way'.
- 4.50 The evidence for the post-medieval development of the site is shown in the map regression study below (Figures 7 to 14). There are no post-medieval remains recorded on the study site. The site may retain evidence of agricultural archaeology dating from the medieval/post-medieval periods, but this would most likely be unremarkable and of only local interest.

Post Medieval & Modern (including map regression exercise)

- 4.51 A number of the HER records within the study area refer to post-medieval and modern standing buildings and burial sites but are not discussed in detail here unless relevant to the study site (see Gazetteer, Appendix 1).
- 4.52 During the later post-medieval and modern periods, our understanding of settlement, land-use and the utilisation of the landscape is enhanced by cartographic and documentary sources, which can give additional detail to data contained within the SHER.
- 4.53 Local areas are defined on the early map series, such as Fryern Farm - a farm which used to be within the Manor of Caterham. The area surrounding has a wood called Fryern Wood and Fryan Field, so called (apparently) as they belonged to Friars. The garden belonging to the farm may have been extensive, but no details of its features are known (Figure 2 MSE15146, MSE1706).
- 4.54 The manor of Willey is first recorded in the 14th century, held by Battle Abbey. Willey Park Farm is the site of an Historic Farmstead. Research information on this site is currently being compiled as part of a project researching important historic farmsteads and associated buildings within the current administrative county of Surrey. The HER has several entries for the historic built heritage elements of the farm site (Figure 2 MSE22070, TQ 3216 5409, Appendix 1).
- 4.55 The 1729 John Senex Map of Surrey shows the site north of the historic farmstead of Willey Farm (Figure 4).
- 4.56 John Rocque's map of 1768 shows a similar layout, with the principal roads and routeways more clearly defined (Figure 5).
- 4.57 The 1793 Lindley and Crosley Map of Surrey (Figure 6), shows the site as open agricultural or pastoral land to the west of what is to become Chaldon Common Road.
- 4.58 The 1808 Ordnance Survey Drawing (Figure 7) provides more detail of the field formations, and topography, the site is shown as an enclosed field, south of Fryern Farm and north of Willey Farm.
- 4.59 The 1837 Chaldon Tithe Map (Figure 8) records the site as part of one large field, denoted **126**. The trackway is marked to the south.
- 4.60 The apportionment shows these field in the following ownership, see below:

1837 Tithe Apportionments, Chaldon - Surrey

Land Parcel	Landowner	Occupant	Description	Land Use/Cultivation
126	Sir William Robert Clayton Baronet	Mrs Jane Brown	Great Sarmons	Arable

- 4.61 The 1869 Ordnance Survey series (Figure 9) shows the continuance of the main fields shown on the Tithe map.
- 4.62 The site is unchanged on the 1896 OS series (Figure 10)
- 4.63 Figure 13 is an aerial photograph from 1945, which shows the site and its setting unaffected by wartime activity.
- 4.64 The 1958-1967 Ordnance Survey maps show the site generally unchanged from the 1869 map, although development is expanding around the site, with Birchwood Lane and Mount Avenue fully set out (Figure 14).
- 4.65 Overall, cartographic evidence shows the site was open land with woodland in the northwest corner during these periods. Place name evidence does not suggest any further archaeological associations (Figures 15 and 16).
- 4.66 The aerial photographic series is represented by Figures 15 and 16 and shows the site as open land.
- 4.67 A low archaeological potential is identified for the post-medieval periods.

Assessment of Significance (designated assets)

- 4.68 Existing national policy guidance for archaeology (the NPPF as referenced in section 2) enshrines the concept of the 'significance' of heritage assets. Significance as defined in the NPPF centres on the value of an archaeological or historic asset for its 'heritage interest' to this or future generations.
- 4.69 No relevant nationally significant designated heritage assets as defined in the NPPF are recorded on, or within the vicinity of, the site.
- 4.70 In terms of relevant local designations, the study site is not located within a County Site of Archaeological Interest (CSAI) or an Area of High Archaeological Potential (AHAP), although a AHAP lies c 200m southeast of the site at Chaldon Common, known as: 'TA126, Bronze Age Occupation, earlier Prehistoric findspots and 13th century occupation evidence'.
- 4.71 Based on the balance of the available evidence, and negative fieldwork from local archaeological investigations, a low/uncertain to moderate/uncertain archaeological potential for Mesolithic to Bronze Age archaeology can be ascribed to the site, with a low potential for all other past periods of human activity.
- 4.72 Whilst it is possible that previously unknown archaeological remains could be present within the site, on the basis of the above, any remains, should they occur on the study site, would in the context of the Secretary of State's non-statutory criteria for Scheduled Monuments (DCMS 2013) most likely be of local significance.
- 4.73 As identified by desk-based work, archaeological potential by period and the likely significance of any archaeological remains which may be present within the study site is summarised as generally low.

Assessment of Significance (non-designated assets)

- 4.74 Existing national policy guidance for archaeology (the NPPF as referenced in section 2) enshrines the concept of the 'significance' of heritage assets. Significance as defined in the NPPF centres on the value of an archaeological or historic asset for its 'heritage interest' to this or future generations.
- 4.75 As identified by desk-based work, archaeological potential by period and the likely significance of any archaeological remains which may be present is summarised in table form below:

Period:	Identified Potential	Archaeological Significance (if present)
Palaeolithic	Low/negligible	Low (Local) Significance
Mesolithic	Low/Moderate (uncertain)	Low (Local) Significance
Neolithic & Bronze Age	Low/Moderate (uncertain) potential	Low (Local) Significance
Iron Age	Low potential	Low (Local) Significance
Roman	Low potential	Low (Local) Significance
Saxon & Medieval	Low potential	Low (Local) Significance
Medieval	Low potential	Low (Local) Significance
Post Medieval and Modern	Low	Low (Local) Significance

5 SITE CONDITIONS, THE PROPOSED DEVELOPMENT AND REVIEW OF POTENTIAL DEVELOPMENT IMPACTS ON ARCHAEOLOGICAL HERITAGE ASSETS

Site Conditions

- 5.1 The site is located in Chaldon within Tandridge District Council's administrative area.
- 5.2 It is within the Metropolitan Green Belt and covers an area 1.45ha of undeveloped grazing and agricultural land.
- 5.3 The development area is contained on three sides by residential dwellings and Birchwood Lane to the south, centred at National Grid Reference (NGR) TQ 32106 55025.
- 5.4 It is considered that past post depositional impacts on the study site are likely to have been mainly a result of agricultural activity and some surface puddling from livestock activity (Plates 1 to 4), such activities would not have caused a significant archaeological impact on any as yet undiscovered archaeological deposits. Should archaeology survive on the site it is likely to be encountered at shallow depth.
- 5.5 The study site is considered to retain its archaeological potential.

Proposed Development

- 5.6 A planning application will be submitted for the development of the site.
- 5.7 The report supports an outline planning application for the erection of up to 30 dwellings (including 50% affordable) including provision of vehicular and pedestrian access, landscaping (incorporating SUDS) and other associated infrastructure provision. All matters reserved except for access.
- 5.8 The description of development is:
Outline planning application for the erection of up to 30 dwellings (including 50% affordable) including provision of vehicular and pedestrian access, landscaping (incorporating SUDS) and other associated infrastructure provision. All matters reserved except access.
- 5.9 An illustrative early design layout is suggested at Figure 17.

Review of Potential Development Impacts on Archaeological Assets

- 5.10 The site has been assessed as having a generally low/uncertain potential for the survival of archaeological evidence from a range of periods.
- 5.11 The proposed development will not impact on any designated archaeological assets directly through below ground impacts or as a result of the alteration of their setting.
- 5.12 It must be noted that large-scale significant investigations and surveys close to the site have been broadly negative for archaeological finds or features.
- 5.13 On the basis of the available evidence, the proposed development is unlikely to have a significant or widespread archaeological impact. However, unknown non-designated archaeological assets of local significance could potentially be encountered.

6 SUMMARY AND CONCLUSIONS

- 6.1 The site is located in Chaldon, in Tandridge District Council's administrative area. It covers an area 1.45ha of undeveloped grazing and agricultural land (Figure 1, Plates 1 to 4).
- 6.2 The assessment provides a review of the site's below-ground archaeological potential and addresses the information requirements of national, regional and local planning policy.
- 6.3 The report supports an outline planning application for the erection of up to 30 dwellings (including 50% affordable) including provision of vehicular and pedestrian access, landscaping (incorporating SUDS) and other associated infrastructure provision. All matters reserved except for access (Figure 17)
- 6.4 In accordance with relevant government planning policy and guidance, a desk-based assessment has been undertaken to clarify the archaeological potential of the site. This report relates to archaeological matters only and does not address built heritage issues.
- 6.5 In terms of designated archaeological heritage assets, no World Heritage sites, Scheduled Monuments, Registered Parks and Gardens, Registered Battlefields, or Protected Wreck sites lie within the site or its immediate vicinity. No Listed Buildings, locally listed buildings, or Conservation Areas lie within, or in close proximity, to the site (Figure 2).
- 6.6 The site is not located within a County Site of Archaeological Interest (CSAI) or an Area of High Archaeological Potential (AHAP), although a AHAP lies c 200m southeast of the site at Chaldon Common, known as: *'TA126, Bronze Age Occupation, earlier Prehistoric findspots and 13th century occupation evidence'*. A further AHAP *'TA136 Prehistoric field system, Willey Farm, Chaldon'* is situated c 650m to the south.
- 6.7 The available LiDAR and aerial photographic datasets do not record any anomalies of obvious archaeological interest on the site.
- 6.8 There is some archaeological 'background noise' across the wider landscape setting of the site for localised Mesolithic and Bronze Age archaeology, which if present would survive at a shallow depth. This wider landscape archaeological evidence is focussed on the Chaldon Common area and to the east generally (Figure 2).
- 6.9 Based on the balance of the available evidence, and negative fieldwork from local archaeological investigations, a low/uncertain to moderate/uncertain archaeological potential for Mesolithic to Bronze Age archaeology can be ascribed to the site, with a low potential for all other past periods of human activity
- 6.10 As the site is an open green field area with uncertain archaeological significance which has not seen any historic development, Tandridge District Council, as the local planning authority advised by the Archaeological Officer at the Historic Environment Planning Team of Surrey County Council may apply the 'precautionary principle'. If required, the potential impact of development could be appropriately mitigated through a programme of archaeological evaluative works, which should follow a grant of planning consent and be secured by an appropriately worded archaeological planning condition.
- 6.11 It is considered that targeted archaeological evaluation (trial trenching) may represent an appropriate and proportionate response to the uncertain archaeological potential identified.

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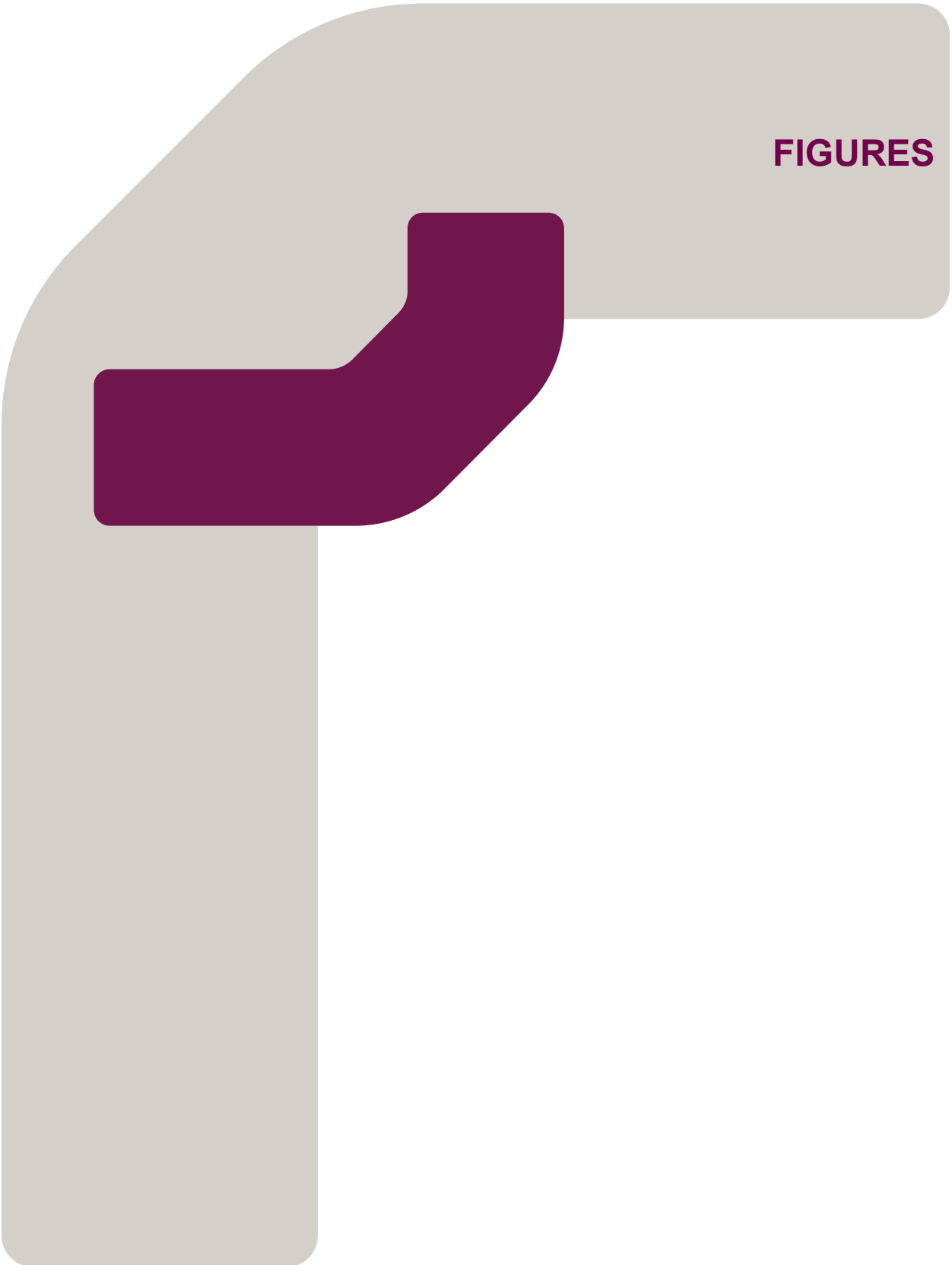
Appendix 1 Gazetteer of Surrey HER entries

HER Data Points			
MonUID	Record Type	Name	Summary
MSE1181	FS	Probable Bronze Age hone, Chaldon Common, Chaldon	A green whetstone hone, probably Bronze Age.
MSE1282	FS	Palaeolithic handaxe, The Heath, Chaldon	Palaeolithic Acheulian handaxe found circa 1960.
MSE13905	FS	Possible struck flint: Chaldon Common Road, Chaldon	
MSE15146	PRK	FRYERN FARM gardens, Caterham	
MSE15891	MON	Chaldon Workhouse, Chaldon Common Lane, Chaldon	Five cottages built around 1740 for use as a poorhouse. Later used as a workhouse and recorded as having 12 inmates in 1777.
MSE17906	BLD	FRYERN FARM, Rook Lane, Chaldon	
MSE19462	MON	CATERHAM WINDMILL (demolished), Caterham	
MSE1953	FS	Coin Of Constantine, Chaldon	
MSE19562	MON	Icehouse, near the Old Rectory, Brewer Street, Bletchingley	
MSE1967	MON	Medieval building, 41 Chaldon Common Road, Chaldon	Remains of a Medieval building with flint foundations found during excavations in a garden in 1977. Associated with 13th- and 14th-century pottery, which suggests the building was abandoned some time in 14th century.
MSE21154	FS	Prehistoric flint flake, Oaklands Hospital site, Caterham	Single flint flake recovered during an archaeological evaluation by Archaeology South East.
MSE21334	BLD	Bakers Cottage and Beggars Lodge, Chaldon.	
MSE22070	MON	Willey Park Farm	
MSE22188	NEG	Negative Evidence, 41A Chaldon Common Road, Chaldon	
MSE22453	BLD	Willey Park Farmhouse, Caterham	
MSE22454	BLD	Willey Park Farm Forge, Caterham	
MSE22455	BLD	Willey Park Farm Water Tower, Caterham	
MSE22730	BLD	18 Roffes Lane, Chaldon	Unusual house designed by Ernest George Trobridge, displays weatherboarding in elm, unconverted applied timber framing and wayward placement of windows.

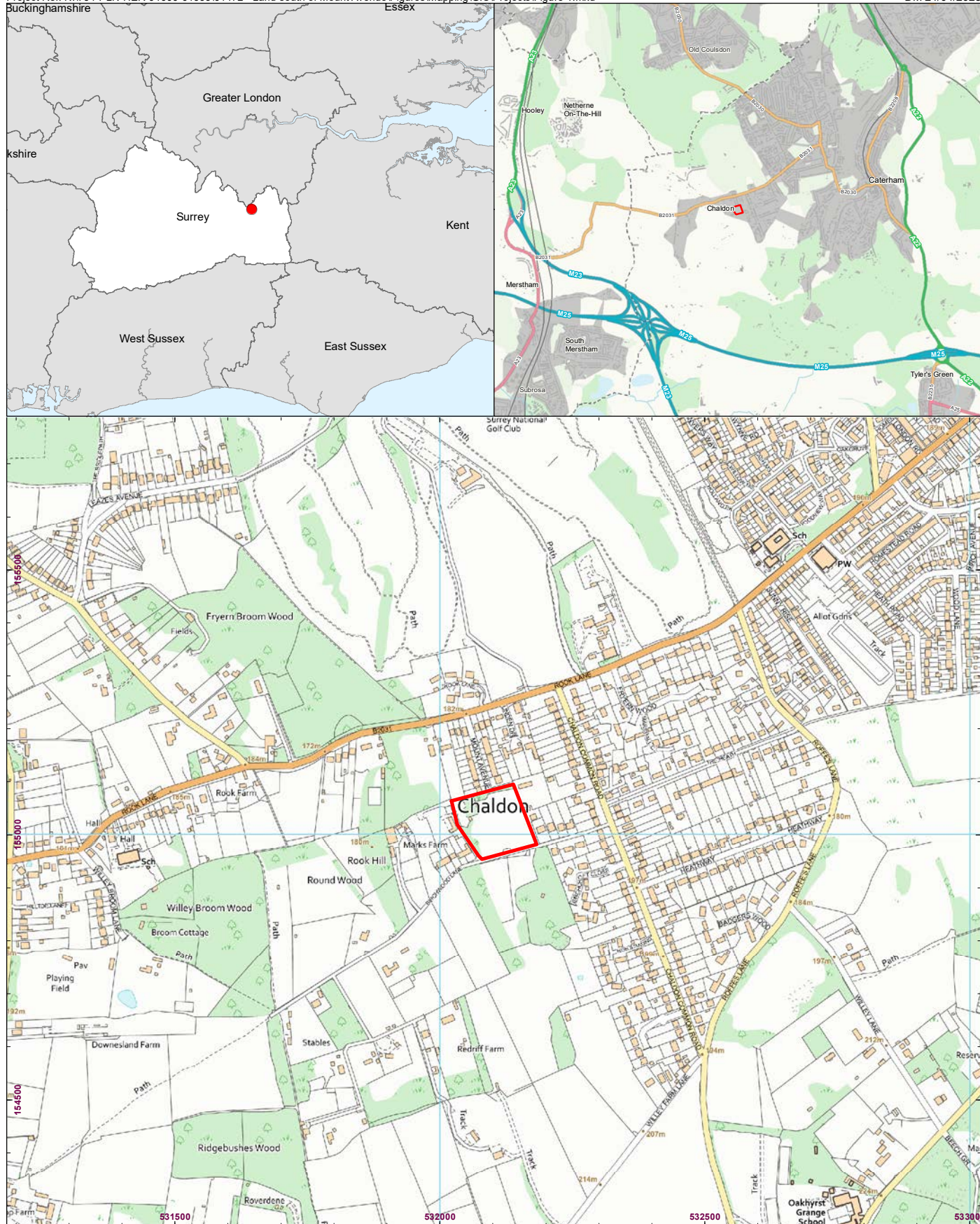
MSE23 491	NEG	Negative Evidence: 181 Chaldon Road, Caterham	A trial trench evaluation at 181 Chaldon Road, Caterham carried out by Surrey County Archaeological Unit in February and June 2017 recorded no archaeological finds or features.
MSE23 900	MON	19th-century concrete-lined fertilisation conduits and storage tanks, Surrey National Golf Course, Chaldon	System of concrete-lined conduits or channels associated with former Caterham Asylum, used for the movement of human sewage and later cattle slurry to fertilise farmland. Largely removed in the 1990s but elements including storage tank settings remain.
MSE26 12	MON	Early Bronze Age occupation and Middle Bronze Age urn, 41 Chaldon Common Road, Chaldon	Part of a Middle Bronze Age urn found in a garden in 1977. Subsequent excavation at site is reported to have found Early Bronze Age occupation evidence.
MSE30 86	FS	Mesolithic flint implements, 41 Chaldon Common Road, Caterham	Approximately 50 flint tools of probable Mesolithic origin, including a transverse arrowhead and a fine hammer stone, plus over 100 waste flakes found during excavation by the Bourne Society 1977-1982.
MSE30 87	FS	Neolithic flint implements, 41 Chaldon Common Road, Caterham	
MSE46 17	FS	Middle Bronze Age pottery urn, near Badgers Wood, Chaldon	Fragments of an undecorated Middle Bronze Age urn found on more than one occasion circa 1979.
MSE52 38	NEG	Negative evidence, St Lawrence's Hospital, Caterham	Archaeological evaluation produced no features or finds of archaeological interest
HER Data Lines			
MonUID	Record Type	Name	Summary
MSE23 900	MON	19th-century concrete-lined fertilisation conduits and storage tanks, Surrey National Golf Course, Chaldon	System of concrete-lined conduits or channels associated with former Caterham Asylum, used for the movement of human sewage and later cattle slurry to fertilise farmland. Largely removed in the 1990s but elements including storage tank settings remain.
HER Data Polygons			
MonUID	Record Type	Name	Summary
MSE12 37	MON	Possible Late Bronze Age or Early Iron Age field system, White Hill, Bletchingley/Chaldon	Field system earthworks on the slopes of White Hill representing adjacent complexes of 'looped' enclosures and contour lynchets. Subject of an analytical survey by members of the Surrey Archaeological Society Prehistoric Group in 2013-15. The former are

MSE23 204	MON	Metropolitan District Asylum - later Caterham Mental Hospital and St Lawrence's Hospital, Caterham	Site of the Metropolitan District Asylum, opened in 1870 and extended intermittently over the following four decades. Later renamed Caterham Mental Hospital and St Lawrence's Hospital. Mostly closed in 1994 and subsequently redeveloped.
MSE23 231	BLD	Coulsdon Lodge - former asylum/hospital chaplain's house, Chaldon Road, Caterham	Detached house built circa 1870 for the chaplain of the Metropolitan District Asylum, later Caterham Mental Hospital and St Lawrence's Hospital.
MSE23 232	MON	Late 19th- to early 20th-century burial ground, Chaldon Road, Caterham	Disused burial ground, originally the cemetery for the nearby Metropolitan District Asylum, later Caterham Mental Hospital and St Lawrence's Hospital. A cemetery chapel formerly stood within the site.
MSE23 913	MON	Early to mid-20th-century hospital burial ground, Surrey National Golf Club, Chaldon	Burial ground associated with Caterham Mental Hospital, later St Lawrence's Hospital, in use between 1914 and 1965.
MSE59 90	PRK	QUEEN'S PARK, Church Road, Caterham	A recreation ground was created to celebrate Queen Victoria's Diamond Jubilee and was opened on 23rd May 1900.
Areas of High Archaeological Potential			
Ref No	Area Type	Area Name	Significance
TA126	AHAP	Bronze Age Occupation, earlier Prehistoric findspots and 13th century occupation evidence, Chaldon Common	High; Bronze Age finds and features. Various pottery finds, placed urns. Palaeolithic/Mesolithic/Neolithic flint findspots. Medieval finds and features. excavation revealed C13 building. Medieval domestic occupation.
TA136	AHAP	Prehistoric field system, Willey Farm, Chaldon	High; Prehistoric extant evidence. Some lynchets over 1m high. Bronze Age/Iron Age agricultural. Based on morphology. Medieval Industrial. Subterranean firestone quarries.
HER Event Points			
EvUID	Record Type	Name	Location
ESE161 26	EVP	Archaeological Desk Based Assessment at 181 Chaldon Road, Caterham	181 Chaldon Road, Caterham
ESE171 6	EVT	An Archaeological Evaluation of Land at the St Lawrence's Hospital site, Caterham	Land west of Coulsdon Road, Caterham
ESE172 8	EVP	A preliminary Archaeological Assessment of Land At St Lawrence's Hospital, Caterham	Land north of Chaldon Road, Caterham

ESE2958	EVP	Oaklands Hospital, Caterham: Archaeological Desk-based Assessment	North of Chaldon Road, Caterham
ESE2959	EVP	Land at Oaklands Hospital, Chaldon Road, Caterham, Surrey CR3 5YA	Land north of Chaldon Road, Caterham
ESE3294	EVT	Archaeological Monitoring Exercise Report on 41A Chaldon Common Road, Chaldon, Surrey CR3 5DH	
HER Event Polygons			
EvUID	Record Type	Name	Location
ESE16284	EVT	Archaeological Evaluation of land at 181 Chaldon Road, Caterham	181 Chaldon Road, Caterham
ESE1716	EVT	An Archaeological Evaluation of Land at the St Lawrence's Hospital site, Caterham	Land west of Coulsdon Road, Caterham
ESE2965	EVT	Archaeological Evaluation, Land at Oaklands Hospital, Chaldon Road, Caterham	Oakgrove, Caterham



FIGURES



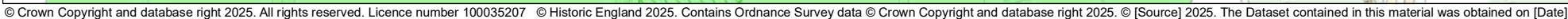
 Site Boundary



0 100 200m
Scale at A4: 1:10,000

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Figure 1
Site Location



 Site Boundary

 1km Search Radius

HER Data Lines

- Monument
- Building
- + Findspot
- ✕ Negative Evidence
- ▲ Parks and Gardens

 Monument
 Building
 Parks and Gardens

TA126, Bronze Age Occupation, earlier Prehistoric findspots and 13th century occupation evidence, Chaldon Common

TA136, Prehistoric field system, Willey Farm, Chaldon

- HER Event Points
- HER Event Polygons

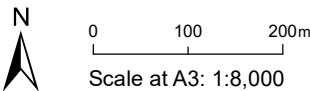
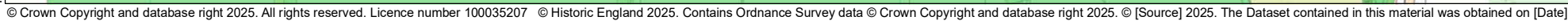
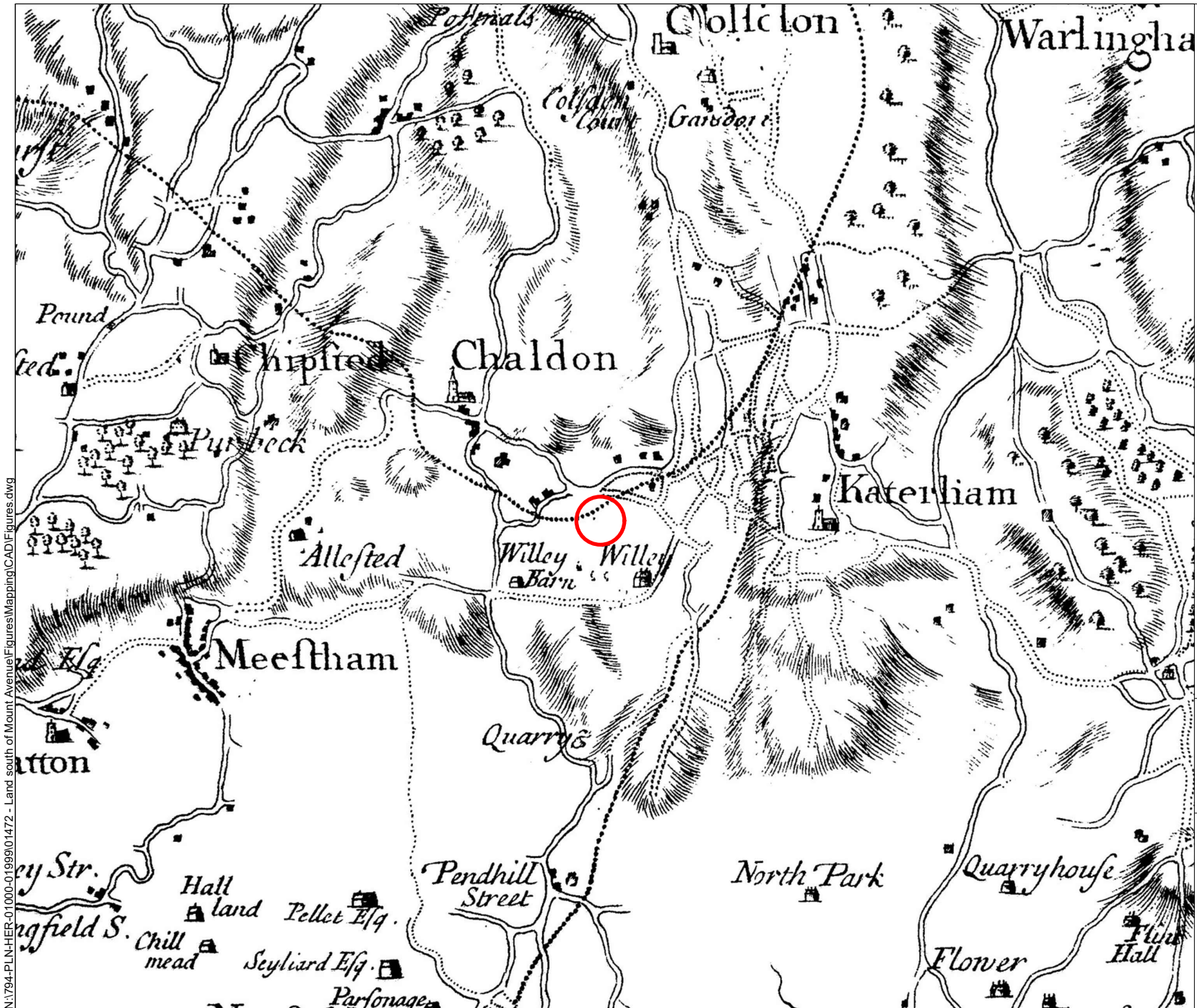


Figure 2

HER Plot (Data received from Surrey CC)





○ Site Location



Not to Scale
Illustrative Only



Figure 4

1729 John Senex's Map of
Surrey



○ Site Location



Not to Scale
Illustrative Only



Figure 5
1768 John Rocque's Map of
Surrey

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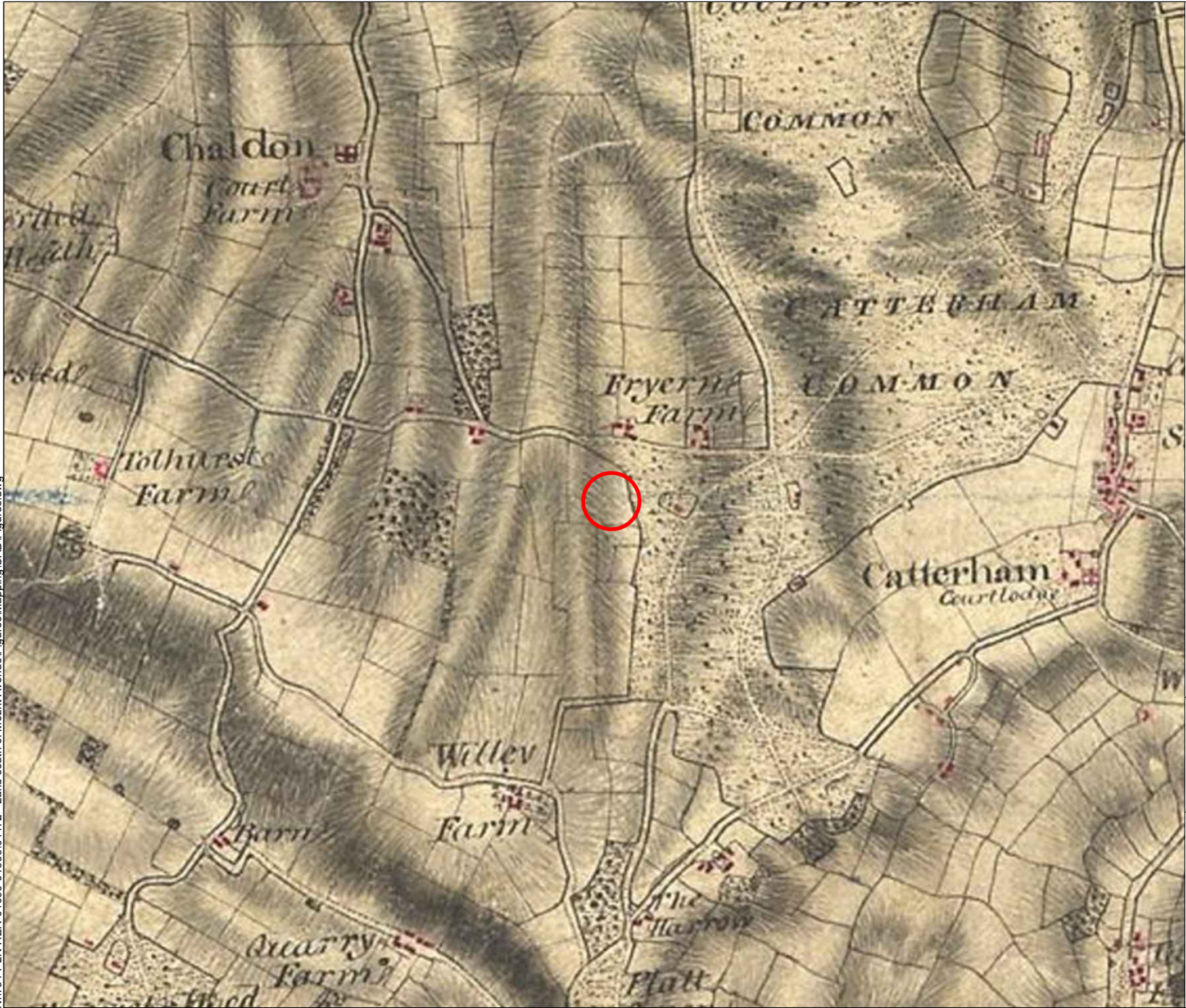
○ Site Location



Not to Scale
Illustrative Only



Figure 6
1793 J. Lindley and W. Crosley's
Map of Surrey



○ Site Location

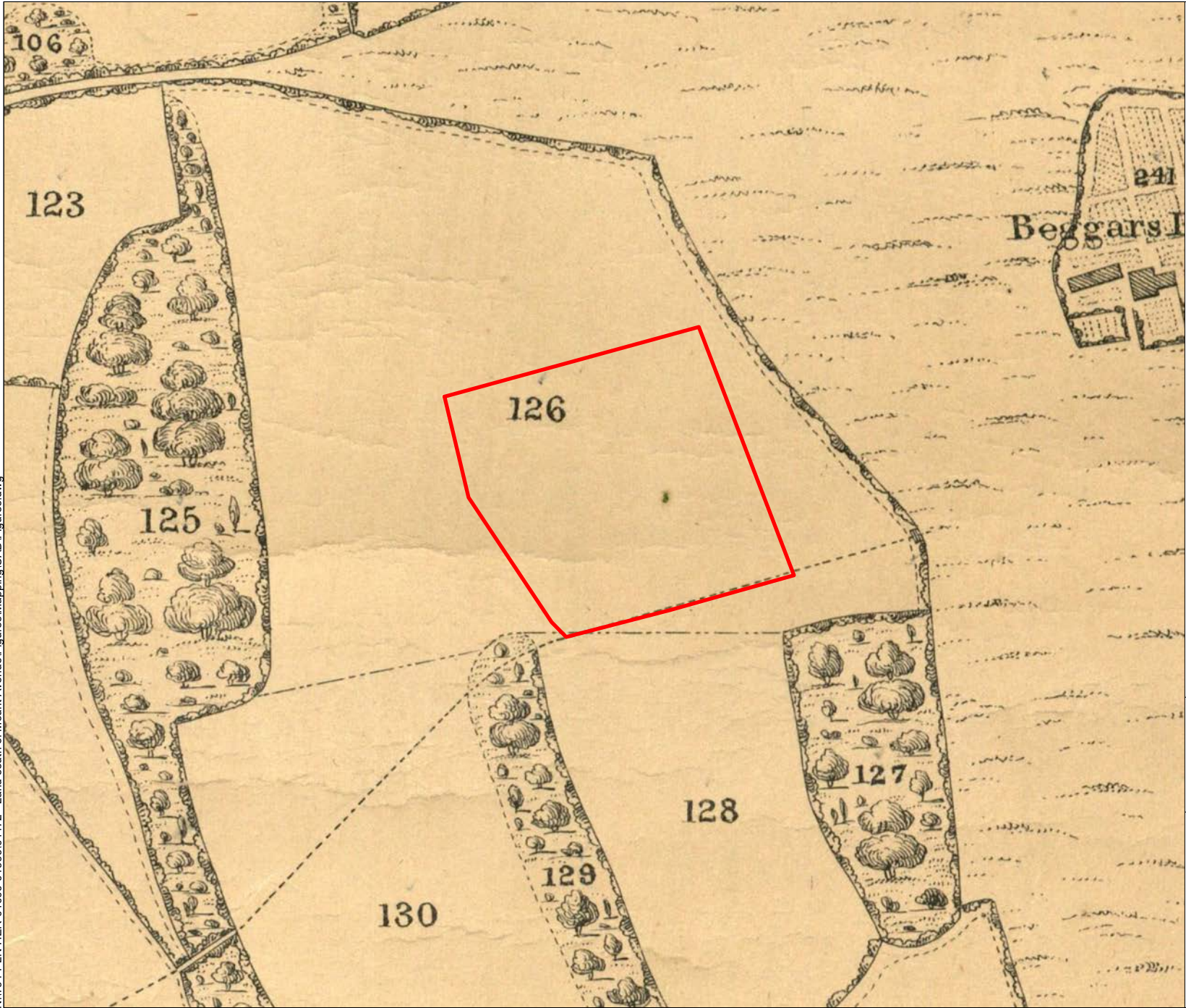


Not to Scale
Illustrative Only



Figure 7
1808 Ordnance Survey Drawing

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Site Boundary

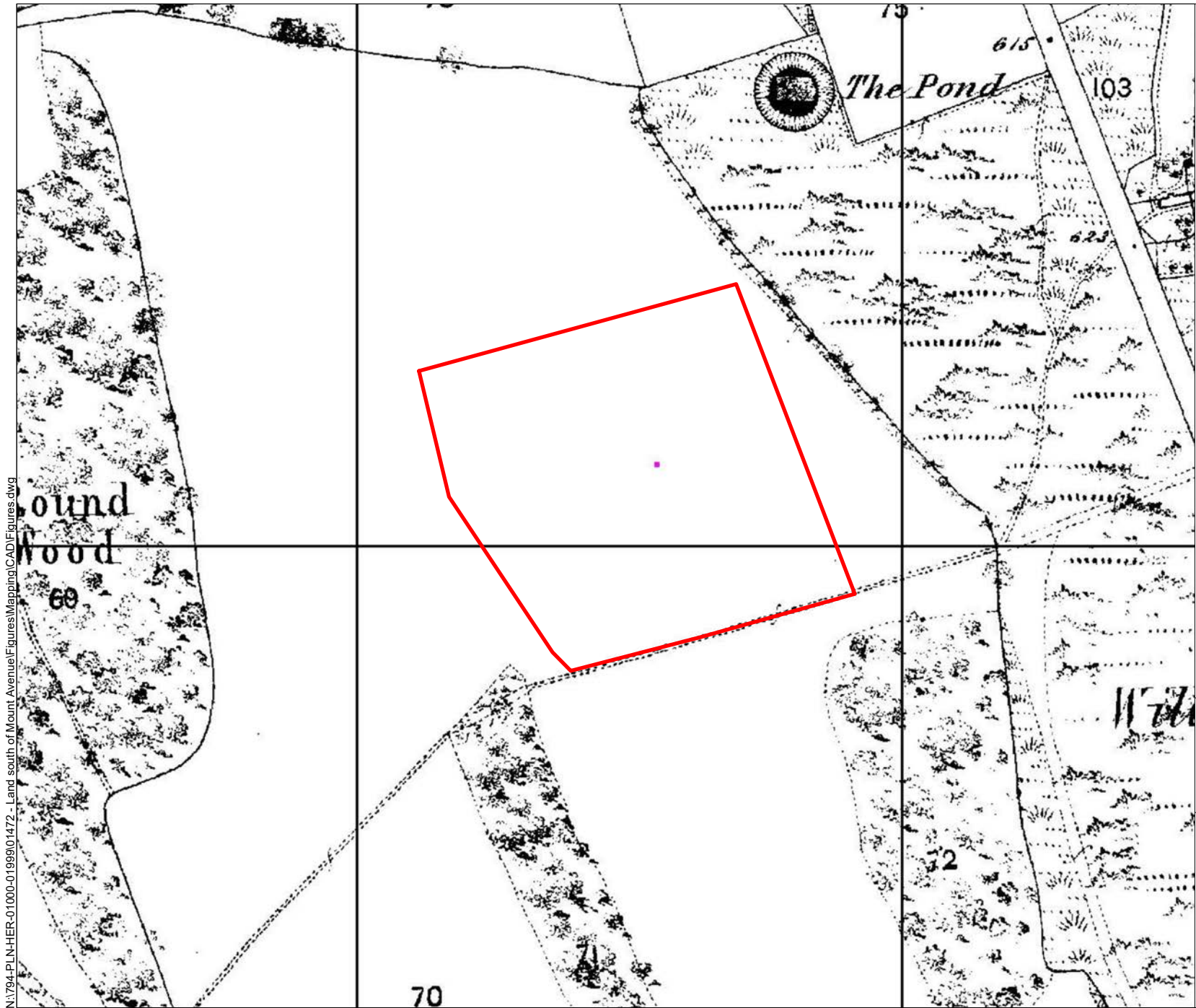


Not to Scale
Illustrative Only



Figure 8
1837 Chaldon - Surrey Tithe Map

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 Site Boundary

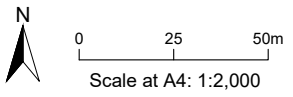
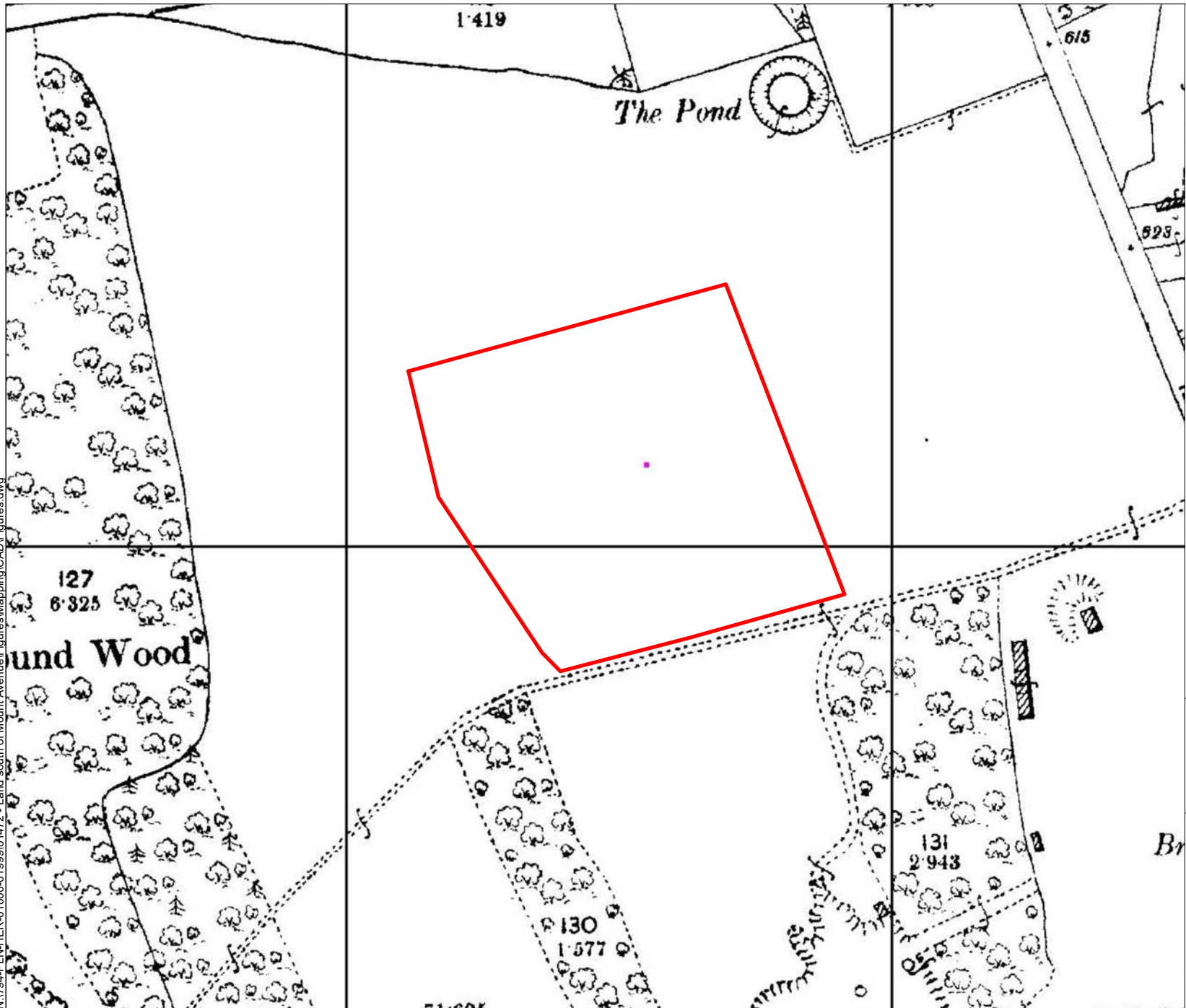


Figure 9
1869 Ordnance Survey

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 Site Boundary

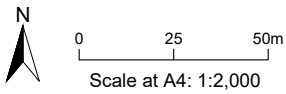
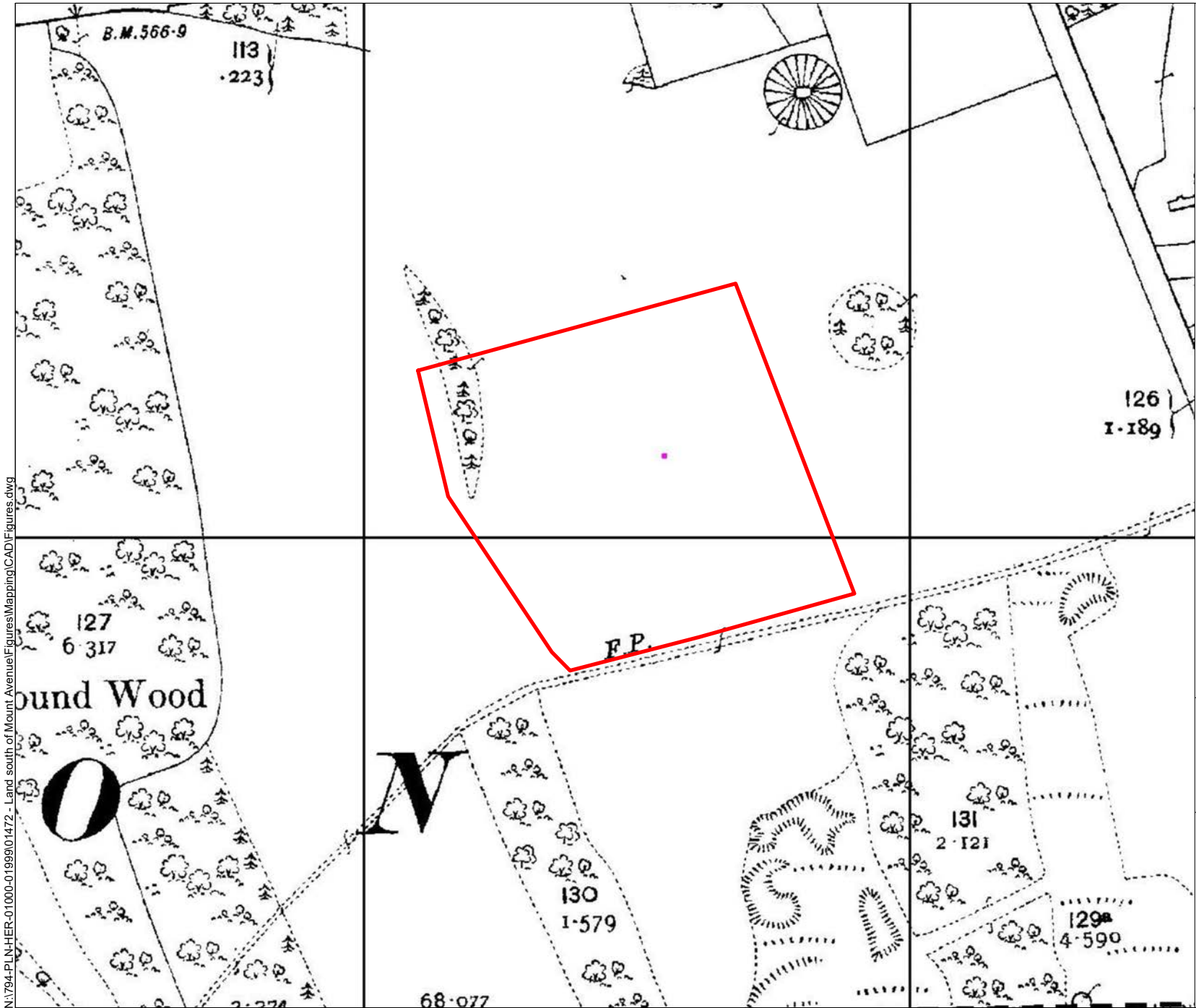


Figure 10

1896 Ordnance Survey



Site Boundary

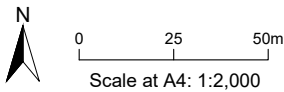
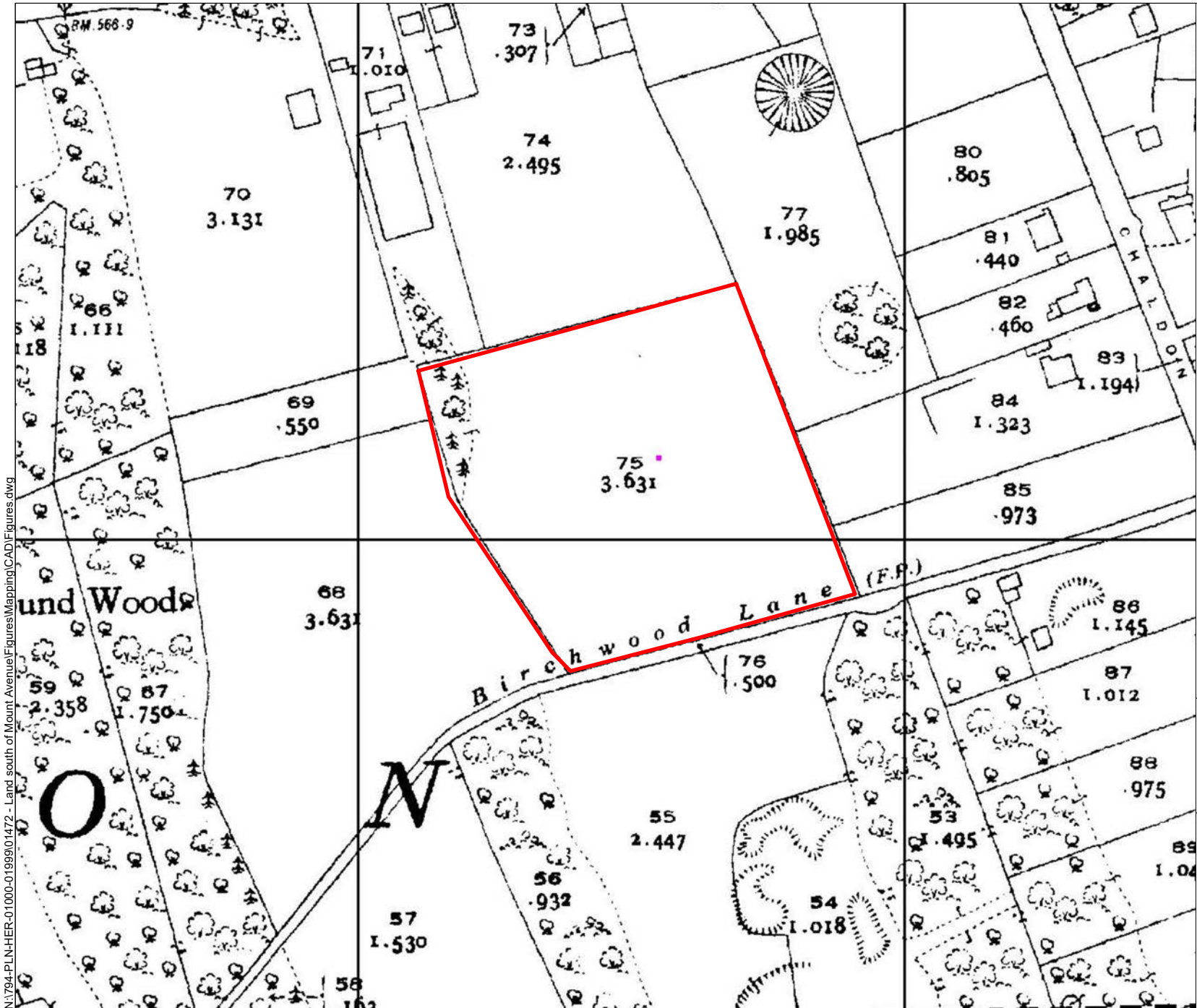


Figure 11

1912 Ordnance Survey



 Site Boundary


0 25 50m
Scale at A4: 1:2,000

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Figure 12
1935 Ordnance Survey

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 Site Boundary

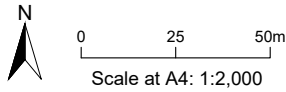


Figure 13

1945 Aerial Photograph
(Google Earth)



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 Site Boundary

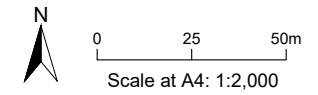


Figure 15

1999 Aerial Photograph
(Google Earth)

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 Site Boundary

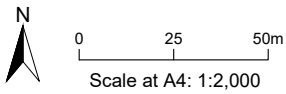


Figure 16

2022 Aerial Photograph
(Google Earth)

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Figure 17
Proposed Development Plan

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Site Boundary

Tree trunks and crowns

Root protection areas (RPA)

Tree shadow patterns

BS 5837 tree category colours

- A - highly desirable for retention
- B - desirable for retention
- C - of no merit, could be retained
- U - unviable beyond 10 years

North is up the page



0 10 20m
Scale at A4: 1:1,250

rps
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Figure 18

Topography Plan

