

Archaeological Desk-Based Assessment

On Behalf of
Haslemere Homes

Concerning
**The Allt
Pilgrims Lane
Chaldon
Caterham, Surrey
CR3 5BH**

August 2025

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1 Executive Summary

Border Archaeology was instructed to carry out an Archaeological Desk-Based Assessment in connection with a retrospective planning application for groundworks to create a terraced garden at The Allt Pilgrims Lane Chaldon Caterham Surrey CR3 5BH.

The archaeological potential of the site has been assessed, in overall terms, as **Moderate**, with particular reference to encountering features or deposits of a prehistoric date. This assessment reflects the fact that the site lies within an Area of High Archaeological Potential relating to a late prehistoric field system, remains of which were recently identified and surveyed within fields to the W and SW of Willey Park Farm and may have extended further westwards, possibly within the site although this remains uncertain.

Additionally, the site is located to the S of Pilgrims Lane, an ancient ridgeway route of probable prehistoric origin running along the top of the scarp of the North Downs, while the presence of superficial clay-with-flints deposits suggests potential to encounter evidence of early prehistoric activity (in terms of lithic finds).

The potential for evidence of Romano-British activity has been assessed as **Low**, while the potential for medieval and post-medieval remains is considered to be **Low to Moderate**. Historically, the site appears to have remained under arable cultivation during the medieval and post-medieval periods, at some distance from any significant foci of settlement. A chalk quarry and limekiln of 18th century date are recorded on historic mapping to the NW of the site. The present two storey house at The Allt was built c.1920-30, with further additions made during the 1970s.

Overall Conclusion: The archaeological potential of the site, in overall terms, has been assessed as **Moderate**, with particular reference to encountering archaeological remains of prehistoric date. However, it should be noted that there has been considerable recent landscaping activity within the western portion of the site, with the re-grading of the site to create two terraces, both raised by 3m above the level of the existing slope.

The soil for these terraces was imported from outside the site and on that basis, it is considered that the impact on sub-surface remains would be minimal. However, should groundworks be subsequently proposed within the eastern portion of the site, there would appear to be potential to impact on sub-surface remains in this area.

Recommendations: It is Border Archaeology's considered opinion that, *prima facie*, the archaeological potential of the site does not present an impediment to the proposed development. Within the western portion of the site, in view of the fact that the soil for the two terraces has been imported from outside the site boundary, there would appear to be minimal potential for archaeological deposits and features to be disturbed in this area.

However, within the eastern portion of the site, it is respectfully suggested that, should any groundworks be required, that an appropriate programme of archaeological work, the details of which to be agreed with the relevant planning archaeologist, will be necessary to determine the extent, depth, and significance of potential buried archaeological features and deposits in this area.

2 Introduction

Border Archaeology (BA) was instructed by Haslemere Homes to produce an Archaeological Desk-Based Assessment (ADBA) in connection with a retrospective planning application for groundworks to create a terraced garden at The Allt, Pilgrims Lane, Chaldon, Caterham, Surrey CR3 5BH (*Fig. 1*).

This ADBA assesses the impact of the proposed development on archaeological (buried) remains and forms an initial stage of investigation of the proposed development site and may be required in relation to the planning process, so that the local planning authority can formulate an appropriate response in the light of the impact upon any known or potential archaeological assets, defined as parts of the historic environment considered significant because of their historic, evidential or aesthetic and/or communal interest.

3 Site Description

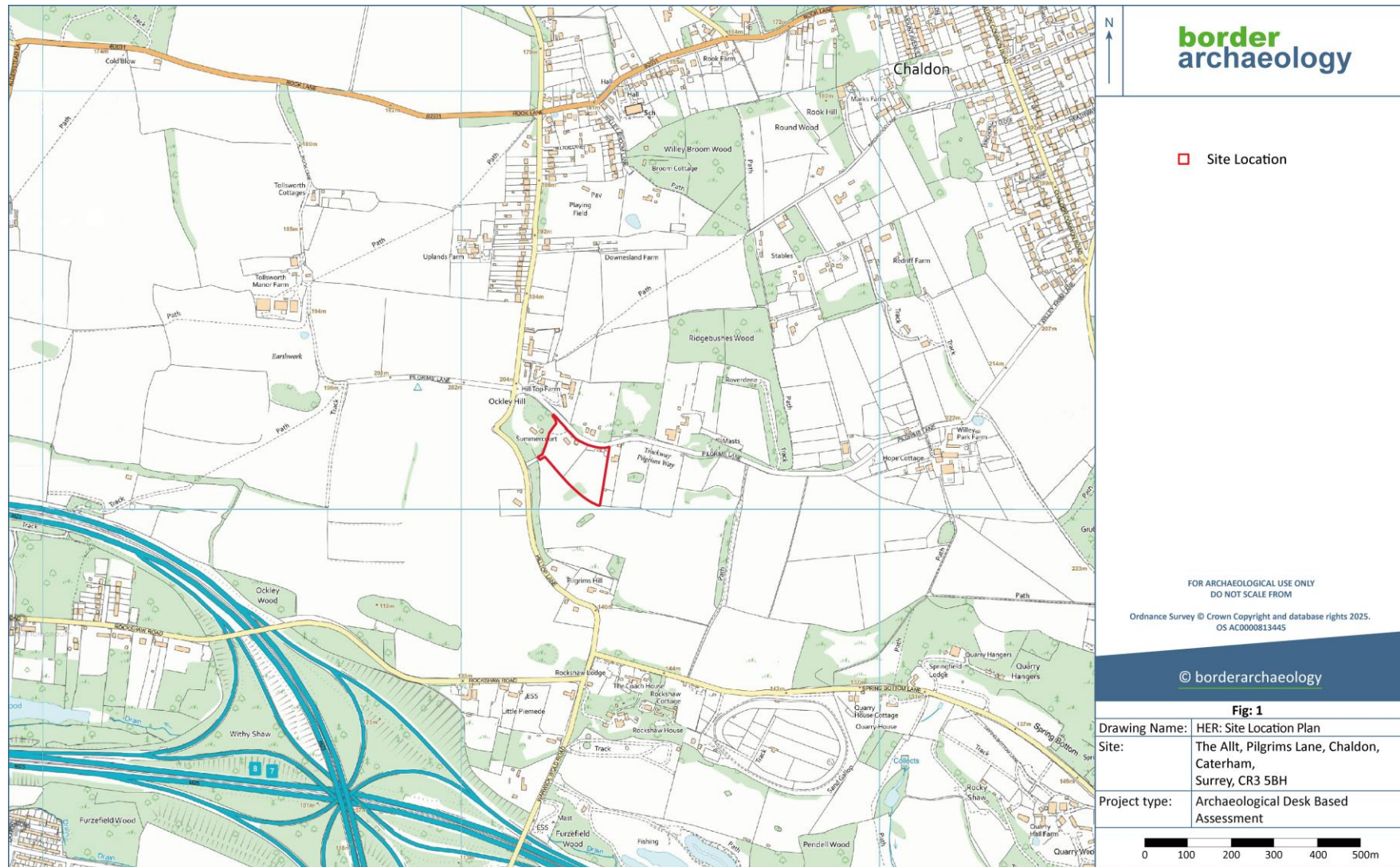
The proposal site (centred on NGR TQ 31242 54153) covers an approximate area of 17,287m² and is located to the S of Pilgrims Way, a roughly metalled track running E from Hilltop Lane, about 1km to the S of the village of Chaldon (Surrey). The site comprises the curtilage surrounding The Allt, a two-storey detached property, built c.1920-30 with a modern single-storey garage building to the NE, fronting onto Pilgrims Lane, with a grassy paddock to the E, separated from the garden of The Allt by a post-and-rail fence.

The Allt occupies a sloping site extending from 206m AOD at the N end of the site (adjacent to the entrance to Pilgrims Way) to 192m AOD at its southern extremity. Retrospective planning permission was obtained in 2022 to regrade the upper portion of what was formerly a gentle sloping garden to the S of the house to create a raised terraced area, with soil imported from outside the site (Tandridge DC Planning Ref. 2022/790). Subsequently planning permission was obtained in 2023 for the construction of a rear extension to the house and a detached outbuilding was also constructed to the SW of the property (Tandridge DC Planning Refs. 2023/600; 2023/675). Since then, further groundworks have recently been undertaken to create a second terrace below the upper terrace consented in 2022.

The site is not located within a Conservation Area but is located within an area of High Archaeological Potential relating to a prehistoric field system at Willey Farm and is also situated within the Surrey Hills Area of Outstanding Natural Beauty (AONB).

3.1 Soils & Geology

British Geological Survey (BGS) records indicate that the solid geology in the vicinity of the site consists of Chalk bedrock of the Holywell Nodular Chalk Formation and New Pit Chalk Formation, formed between 100.5 and 89.8 million years ago during the Cretaceous period, overlain by superficial deposits of clay, silt, sand and gravel (Clay with Flints), formed between 23.03 million and 11.8 thousand years ago during the Neogene and Quaternary periods. (BGS 2025). No geotechnical investigations are recorded in the vicinity of the proposal site.



4 Methodology

4.1 Aims & Objectives

This ADBA seeks to identify any known or potential archaeological and built-heritage assets (both designated and undesignated) in the vicinity of the specific study area and to establish the importance of these archaeological and built heritage assets (including an assessment of their character, extent and quality) within a local, regional and national context.

4.2 Criteria for Assessment of Potential & Importance of Heritage Assets

- Potential

This assessment contains a record of the known and potential archaeological and built-heritage assets in the vicinity of the proposed development. The potential for encountering a particular resource in the vicinity of the site has been assessed according to the following scale:

Low – Very unlikely to be encountered.

Moderate – Possibility that features may be encountered in the vicinity of the site.

High – Remains highly likely to survive in the vicinity of the site.

- Importance (Value)

The criteria used to determine the importance of archaeological and built heritage assets in the vicinity of the proposed development (*Table 1*) has been informed by guidelines for assessing cultural heritage assets contained in *Design Manual for Roads and Bridges (DMRB) Sustainability and Environment Appraisal LA 106: Cultural Heritage Assessment* (revised January 2020) and informed by relevant Historic England guidance regarding the assessment of archaeological assets, including: *The Setting of Heritage Assets Historic Environment Good Practice Advice in Planning Note 3 2nd Edition* (Historic England 2017), *Statements of Heritage Significance: Analysing Significance in Heritage Assets Historic England Advice Note 12* (Historic England 2019) and *Preserving Archaeological Remains* (Historic England 2016).

BA is also cognisant of general guidelines on the assessment of heritage assets within the *National Policy Planning Framework* Chapter 16, in particular paragraph 207 stating that *...In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation* (MHCLG 2024).

This ADBA has also been informed by relevant local policy guidance on archaeological and historic environment assets contained in the *Tandridge District Core Strategy* (adopted October 2008) and the *Caterham, Chaldon and Whyteleafe Neighbourhood Plan 2018-2033* (adopted June 2021).

Policy CSP 20 (Areas of Outstanding Natural Beauty) states that:

'The conservation and enhancement of the natural beauty of the landscape is of primary importance within the two Areas of Outstanding Natural Beauty, reflecting their national status. The principles to be followed in the area are to:

- a) conserve and enhance the special landscape character, heritage, distinctiveness and sense of place of the locality;*
- b) conserve and enhance important viewpoints, protect the setting and safeguard views out of and into the AONB;*
- c) protect prominent locations on skylines and slopes and for development to take advantage of existing landscape features and tree screening;*
- d) support suitable located sustainable development necessary to facilitate the environmental, economic and social well-being of the AONBs and their communities;*
- e) promote access to, particularly by means other than the car, recreation within and enjoyment of the area;*
- f) apply the highest environmental design standards to development.*

The same principles will be applied in the associated Area of Great Landscape Value which will be retained for its own sake; as a buffer to the Surrey Hills AONB and to protect views from and into the AONB. The AGLV will be retained until such time as there has been a review of the AONB boundary.'

Policy CCW4 (Character of Development) within the *Caterham, Chaldon and Whyteleafe Neighbourhood Plan 2018-2033* states that:

'Development is expected to preserve and enhance the character area in which it is located.

Development proposals in the defined character areas will be supported which:

- i) exhibit design reflecting local context, character and vernacular of the area;*
- ii) demonstrably enhance the quality of the built form through innovation in design;*
- iii) make a positive contribution to the character area when viewed from the main highway approaches into the settlements;*
- iv) do not have a significantly detrimental impact on local views as set out in Policy CCW10; and*
- v) contribute to the conservation and enhancement of designated and non-designated heritage assets and respect their significance and context'.*

Table 1: Factors for assessing the importance of archaeological and built heritage assets

Very High	World Heritage Sites (including nominated sites).
	Assets of acknowledged international importance.
	Assets that can contribute significantly to acknowledged international research objectives.
High	Scheduled Monuments (including proposed sites).
	Undesignated assets of schedulable quality and importance.
	Assets that can contribute significantly to acknowledged national research objectives.
Medium	Designated or undesignated assets that contribute to regional research objectives.
Low	Designated and undesignated assets of local importance.
	Assets compromised by poor preservation and/or poor survival of contextual associations.
	Assets of limited value, but with potential to contribute to local research objectives.
Negligible	Assets with very little or no surviving archaeological interest.
Unknown	The importance of the resource has not been ascertained.

4.3 Consultation of Archaeological Records

In order to understand the full archaeological and historical context of the Site, information was collected on the known cultural heritage features within a 1km radius, the results of which are shown on a series of maps and accompanying gazetteers (*Figs. 2-5; Tables 2-4*). These maps show the location of known archaeological and built heritage features (including archaeological events and monuments) and previous archaeological interventions within the study area, which are listed in the gazetteer and referenced in the text.

The research carried out for this ADBA consists of the following elements:

- Surrey Historic Environment Record (HER) - the HER includes information from past investigations, find spots and documentary and cartographic sources (HER Search Ref. 215/25). A total of 20 archaeological monuments, four events and seven listed buildings were identified within a 1km radius of the site.
- Historic England – information on statutory designations including SAMs, registered parks and gardens and listed buildings along with identified Heritage at Risk.
- British Geological Survey (BGS) – solid and drift geology digital map; BGS geological borehole record data.
- The Surrey History Centre and the National Archives – historic maps and published histories.
- Internet sources, including LPA local plan and information on conservation areas, archaeological priority areas and locally listed buildings.
- Historic England Archive, Swindon and the Surrey History Centre – vertical and specialist (oblique) aerial photographs dating back to the 1940s.
- A site visit was undertaken on 26th August 2025 and photographs of the site and its setting were obtained to determine the presence of archaeological remains in the vicinity.

5 Archaeological Assessment

This section analyses the information available from historical sources and records of archaeological work carried out in the vicinity of the specific study area and discusses its implications with regard to the nature and significance of the archaeological resource within the site and potential impact on archaeological features and deposits (*Figs. 2-4; Tables 2-4*).

5.1 Previous Archaeological Investigations

No intrusive site investigations have been carried out in the immediate vicinity of the proposal site, based on consultation of the Surrey Historic Environment Record (HER), although it should be noted that relatively little fieldwork has been carried in this area as a whole, with only four archaeological events recorded within a 1km radius of the site.

The only intrusive intervention recorded on the Surrey HER within a 1km radius of the site consists of a programme of archaeological monitoring undertaken by RPS Clouston/The Environmental Consultancy of geotechnical trial pit investigations alongside sections of the M25 between Junctions 7 and 8 (approximately 990m S of the site) in conjunction with proposals to widen the motorway to four-lane carriageways in 1992-93 (ESE16674).

A total of 58 out of 137 trial pits were subject to monitoring, revealing a uniform stratigraphy consisting of a recently redeposited topsoil, probably formed during the motorway construction, overlying a subsoil layer that was well structured, beneath which was a graded horizon with the Gault Clay natural. No significant archaeological deposits or finds were identified, with anthropogenic evidence limited to Modern material included in made ground deposits.

However, an analytical field survey undertaken in 2013-15 by members of the Surrey Archaeological Society Prehistoric Group of earthworks on land at Willey Park Farm (centred on NGR TQ 3200 5390) following initial identification from aerial reconnaissance by B. Hope-Taylor in the mid-20th century, identified evidence of an extensive field system extending westwards along the steep ridge of White Hill to the SW of the farm, consisting of a series of “looped” enclosures with rounded corners plus a number of contour lynchets.

The enclosures have been tentatively ascribed on morphological grounds to the Late Bronze Age/Early Iron Age, while the lynchets have been dated to either the Late Bronze Age or medieval period (English 2013; English 2020). Although the area surveyed in 2013-15 is located about 350m ESE of the site (at its closest point) the transcription of the field system as identified from aerial photographs suggests that it extended west of Willey Farm and continued along the ridge beyond Hilltop Lane, probably to the S of the proposal site (Fookes 2002; English 2020).

5.2 Prehistoric

The Allt lies to the immediate S of the Pilgrims Way, a long-established ridgeway route extending along the top of the scarp of the North Downs which may well be of prehistoric origin. Limited evidence of early prehistoric activity has been identified in the vicinity of the study area, represented by the finds of a single punch or fabricator of Palaeolithic date at Chaldon, approximately 850m NNW of the site (HER 1194) and a well-preserved flint arrowhead of probable Neolithic date recovered in the 1960s as a surface find on the Pilgrims Way in a location somewhere between Merstham and Warwick Wold (HER 3085).

The exact location of the latter findspot is not known as the trackway itself is lost at this point, although the HER places it on Pilgrims Lane to the S of Tollsworth Manor Farm, about 550m W of the site. The arrowhead is triangular in shape with a tang and measures 20mm long × 18mm wide × 4mm thick.

The fact that the proposal site lies within an area of superficial 'clay-with-flints' deposits as recorded on the British Geological Survey suggests that there is potential for lithic finds of early prehistoric date to be encountered within the site, although these are likely to be residual in context.

Evidence of later prehistoric activity is better attested in the archaeological record, represented by the remains of an extensive field system of possible Late Bronze Age/Early Iron Age date, extending within several fields to the W and SW of Willey Park Farm (HER 1237), which were surveyed in 2013-15. The majority of the survey area revealed only slight traces of earthworks and significant evidence of disturbance by ploughing. However, the earthworks within the western field surveyed, now lying within a nature reserve, appeared to have been less heavily disturbed and comprised a series of looped field enclosures and contour lynchet features, some up to 1m in height.

The looped enclosures appeared to represent two distinctive phases of activity and were tentatively assigned a Middle-Late Bronze Age or Early Iron Age date on morphological grounds and comparison to similar features which have been previously surveyed at Lullington and Thunderbarrow Hill, Shoreham by Sea (West Sussex), and at Stockbridge Down (Hampshire). It was suggested that they may represent the remains of a farmstead and associated field system and may represent evidence of outlying rural settlement activity associated with the substantial Iron Age multivallate hillfort at War Coppice Camp, about 1.5km to the SE (English 2020).

To the east of these enclosures a number of less substantial linear earthworks were identified, perhaps indicating that the looped enclosures may originally have been larger in extent. To the S, on the lower, steeper slopes of White Hill, a series of contour lynchets extending across two adjoining fields were also identified. The lynchets were provisionally assigned a Late Bronze Age date although a medieval date cannot be discounted.

It remains unclear whether these features extended within the proposal site, although the Surrey HER places the site within the Area of High Archaeological Potential associated with this later prehistoric field system. Examination of aerial photographs dated 1946 and 1975, the aerial transcription produced prior to 2002 and current LiDAR imagery of the site suggests that at least one linear lynchet feature running E-W extended just to the SE of the site, with a roughly linear feature or depression running NW-SE within the site which appears to

represent a field boundary of medieval or early post-medieval origin which is visible on an estate map of 1761 although an earlier origin cannot be altogether discounted.

Conclusion: The potential for evidence of prehistoric activity to be encountered during the works associated with the proposed development has been assessed as **Moderate**. This assessment reflects the location of the site close to the Pilgrims Way, an ancient ridgeway route of prehistoric origin and within an Area of High Archaeological Potential associated with a later prehistoric field system, the remains of which were partially surveyed to the SW of Willey Park Farm.

It is possible that this field system may once have extended within the proposal site, although it is likely that any sub-surface remains will have been impacted by medieval/post-medieval arable cultivation and quarrying activity and by the subsequent construction of The Allt and associated landscaping activity within the western portion of the site during the 20th century. However, within the eastern portion of the site (currently occupied by a grassy paddock) which has been less heavily disturbed by post-medieval ploughing and modern construction activity, there is greater potential for evidence of sub-surface remains of prehistoric date to have survived.

The presence of superficial clay-with-flints deposits in the vicinity of the site also suggests some potential for the recovery of early prehistoric lithic finds, although it is likely that any finds will be residual in context.

Evidence of prehistoric activity identified during works associated with the proposed development would be of **High** significance in archaeological terms, as it could contribute to the existing body of knowledge regarding the extent, purpose and date of the enclosures and lynchet features which have been identified to the E and SE of the proposal site and which may represent a Bronze Age or Iron Age farmstead and associated field system.

5.3 Romano-British

Little evidence for Romano-British activity has been identified in the vicinity of the site, based on consultation of the Surrey HER. A single silver-plated denarius of the Emperor Trajan dated to AD 115 was recovered during metal detecting within a field on the slopes of White Hill, about 630m SE of the proposal site (HER 3761) although no other finds or occupation sites of Roman date are recorded within the 1km search area defined for this study.

Conclusion: The potential for archaeological evidence of Romano-British activity to be encountered during the proposed development has been assessed as **Low**. This assessment reflects the marked paucity of evidence for activity of this date recorded in the immediate and wider locality of the study area, based on consultation of the Surrey HER.

Evidence of Romano-British remains identified during works associated with the proposed development would be of **High** significance in archaeological terms, particularly as very little archaeological evidence of activity from this period has been recorded in the vicinity of the site.

5.4 Medieval

Archaeological evidence for medieval activity in the immediate vicinity of the site is limited to the findspot of a 14th-15th century copper alloy buckle of 'double oval' type, found by metal detecting in the White Hill area between Bletchingley and Chaldon, approximately 150m E of the proposal site (HER 3762). The location of the site to the S of the Pilgrims Way, an ancient ridgeway track which reputedly represented the route taken by medieval pilgrims from Winchester to the shrine of St Thomas Becket at Canterbury, may account for this chance find.

The proposal site lies within the southern extent of the parish of Chaldon, about 1km SSW of Chaldon village which appears to be a settlement of Anglo-Saxon origin. Chaldon was reputedly a landholding of Chertsey Abbey before the Norman Conquest and a number of charters survive recording grants of land there to the Abbey by Frithwald, sub-regulus of Surrey, and Bishop Erkenwald of London in AD 675 and a subsequent confirmation by King Edgar in AD 967; however these charters are generally regarded as forgeries and the evidence of Domesday Book (1086) indicates that the monks of Chertsey had ceased to hold lands there by 1066 (Malden 1912, 188-89).

By the late 13th/early 14th century, it appears that the proposal site lay within the western extent of the manor of Willey, a landholding first documented in 1316 as 'Willye' or 'Willwyke', when it was held by the Warbledon family as a tenancy of Battle Abbey (Manning & Bray 1809, 442). The place name is of Old English origin, denoting 'Willa's clearing at the edge of a wood' or 'willow clearing' suggesting that this land lay on the edge of woodland which had been assarted or cleared for agricultural purposes, either during the Anglo-Saxon period or (more likely) at a later date during the medieval period (Gover et al., 1934, 43; English 2020). It appears that the manor house of Willey was located well to the E of the site, at Willey Park Farm (about 800m to the E), where the existing Grade II listed farmhouse is of 17th century date.

The roadway of Hilltop Lane, running roughly N-S to the west of the proposal site, appears to have denoted the boundary between the manors of Willey to the E and Tollsworth to the W, the latter being another estate of medieval origin first documented in the early 13th century as a grange estate of Merton Priory. Lands adjacent to the Prior's grange at Tollsworth were granted by William Hansard and his wife Avelina to the canons of Merton in 1201-2 (Malden 1912, 189). The heavily denuded earthworks of a sub-rectangular enclosure to the S of Tollsworth Manor Farm (about 570m WNW of the site) may represent the site of the grange manor of Merton Priory (HER 1232); while the existing Grade II* listed Tollsworth Manor House appears to date to the 14th-15th centuries, with later 17th and 19th century additions (HER 11164). Dendrochronological dating of the timbers in the three-bay hall range yielded a date of 1433 while the three bay cross wing solar was assigned a date of 1326 – 1358 (ESE 576)

Conclusion: The potential for archaeological evidence of medieval activity to be encountered during the proposed development has been assessed as **Low to Moderate**. It appears that the site lay at some distance from the nearest foci of medieval manorial settlement, at Willey and Tollsworth and consequently the likelihood of encountering significant evidence of medieval settlement appears to be limited, although there is some potential for evidence of field boundaries of medieval origin to be encountered, most likely within the eastern portion of the site which has not been impacted by landscaping activity associated with the modern residence of The Allt.

Evidence of medieval activity identified during works associated with the proposed development would be of **Medium to High** significance in archaeological terms, having potential to shed light on the pattern of medieval settlement and associated field systems in the local area, which are well-documented in written records although archaeological evidence for activity from this period is slight.

5.5 Post-medieval

Historic mapping dating back to the mid-18th century provides evidence for changing patterns of land use, ownership and field boundaries in the vicinity of the proposal site.

The earliest map to show the site in appreciable detail is a map of the Willey Farm estate dated 1761, then in the possession of Sir Kenrick Clayton of Marden Park, whose father William had acquired the landholding in 1734 (*fig. 7*). This shows the proposal site as lying to the E of Hilltop Lane and S of Pilgrims Lane within two unequal-sized arable fields, namely Kiln Field to the W (Plot 34) and Ridge Hill (Plot 35) to the E, separated by a field boundary running NW-SE.

To the N of the site is a thin belt of woodland (known as a 'shaw') separating the two fields from Pilgrims Lane, while to the immediate NW, a roughly oval chalk quarry and a circular structure to the S (probably a limekiln) are indicated within an area marked as 'Kiln Pit'. It is likely that the kiln and quarry can be dated to the 18th century, when the burning of chalk to produce lime/marl for the purposes of agricultural improvement was increasingly common.

Rocque's county map of 1762 (*fig. 8*) and the OS surveyor's drawing of Reigate and district dated 1808 (*fig. 9*) provide little useful information regarding the pattern of land use and field boundaries, and consequently the next maps to show the site in appreciable detail are a parish map of Chaldon dated 1825 and the tithe map of 1837 (*figs. 10-11*), which show that the boundary between the two plots as depicted on the 1761 estate map had been removed to create a single large, roughly quadrilateral shaped arable field (Plot 215 – Ridge Hill and Kiln Field). The woodland to the N and NW of the site (including the approximate extent of the quarry) is shown but the limekiln is not indicated, perhaps suggesting that it had been removed by that date.

The OS 1st edition map of 1872 (*fig. 12*) shows that further field boundaries had been removed to the S and E to create a single large arable field extending eastwards towards Willey Park Farm. The site of the quarry appears to be indicated by an area of hachuring on the W edge of the woodland to the NW of the site; it would appear to have been disused by that date. Little change to the site is indicated on the OS 2nd edition map of 1896 (*fig. 13*), although the quarry is specifically marked for the first time as an 'Old Chalk Pit', while the OS 3rd edition map of 1912 (*fig. 14*) shows a similar picture.

The existing two-storey detached house at The Allt appears to have been built at some time between c.1920 and 1930; it is first depicted on the OS 4th edition map of 1935 (*fig. 15*), which shows it as lying within a sub-rectangular garden enclosure extending to the S with a separate field to the E. To the NW of The Allt, another detached property, 'Summercourt', had been built, situated to the immediate S of the old chalk quarry, which is shown as covered by woodland.

An aerial photograph of 1946 (fig. 16) and OS maps dated 1965 and 1970 (figs. 17-18) show that the pattern of land use and field boundaries in the immediate vicinity of the site remained largely unchanged since the 1930s. Examination of historic planning applications show that alterations to the house were made in 1972 while the existing modern single-storey garage to the NE of The Allt was built in 1975.

Conclusion: The potential for archaeological evidence of post-medieval activity to be identified during the proposed development has been assessed as **Low to Moderate**. Historic mapping shows that the site remained as arable fields to the S of Pilgrims Lane from the mid-18th century until the early 20th century, when the present two-storey detached house of The Allt was built (at some time between c.1920-1930). The site of a limekiln and chalk quarry are indicated on 18th-19th century maps to the NW (but probably lying outside the site boundary). It is possible that evidence of a relict field boundary running NW-SE which is shown on an estate map of 1761 may be encountered within the eastern portion of the site.

6 Historic Environment Record Gazetteers & Maps

Table 2: Gazetteer of archaeological monuments recorded within a 1km radius of the Site based on consultation of the Surrey Historic Environment Record (HER)

#	MonUID	Name	Date	NGR
1	MSE1194	Palaeolithic punch or fabricator, Chaldon	Prehistoric	TQ 3100 5500
2	MSE3085	Neolithic arrowhead, Merstham	Prehistoric	TQ 3070 5430
3	MSE1237	Possible Late Bronze Age or Early Iron Age field system, White Hill, Bletchingley/Chaldon	Prehistoric	TQ 318 538
4	MSE3761	Roman denarius coin of Trajan, Blechingley	Roman	TQ 3180 5370
5	MSE1232	Quadrangular earthworks, south of Tollsworth Farm, Chaldon	Medieval	TQ 3058 5435
6	MSE3762	Late Medieval buckle, south of Pilgrims Lane, Chaldon	Medieval	TQ 3150 5410
7	MSE6016	Earthwork, possibly 10th century site of Tollsworth, Merstham	Medieval	TQ 3060 5440
8	MSE3998	Chaldon Firestone Quarries: Chaldon Bottom Workings, Bedlams Bank Entrance Pits	Medieval/ Post-Medieval	TQ 3085 5375
9	MSE3999	Chaldon Firestone Quarries: Chaldon Bottom Entrance Pits	Medieval/ Post-Medieval	TQ 3125 5350
10	MSE4000	Chaldon Firestone Quarries: Chaldon Bottom Working, Rockshaw Entrance Pits	Medieval/ Post-Medieval	TQ 3140 5355
11	MSE1263	Chaldon Firestone Quarries: Chaldon Bottom Workings, Ockley Wood entrance pit	Medieval/ Post-Medieval	TQ 30530 53780
12	MSE19637	Water Pump House, Chaldon	Post-Medieval	TQ 3130 5370
13	MSE21335	Hilltop Lodge, Pilgrims Lane, Chaldon.	Post-Medieval	TQ 3121 5430
14	MSE22454	Willey Park Farm Forge, Caterham	Post-Medieval	TQ 3210 5420
15	MSE22455	Willey Park Farm Water Tower, Caterham	Post-Medieval	TQ 3220 5430
16	MSE19644	Pipe Line Under The Ocean (PLUTO), Chaldon to Limpsfield	Post-Medieval	TQ 3732 5148

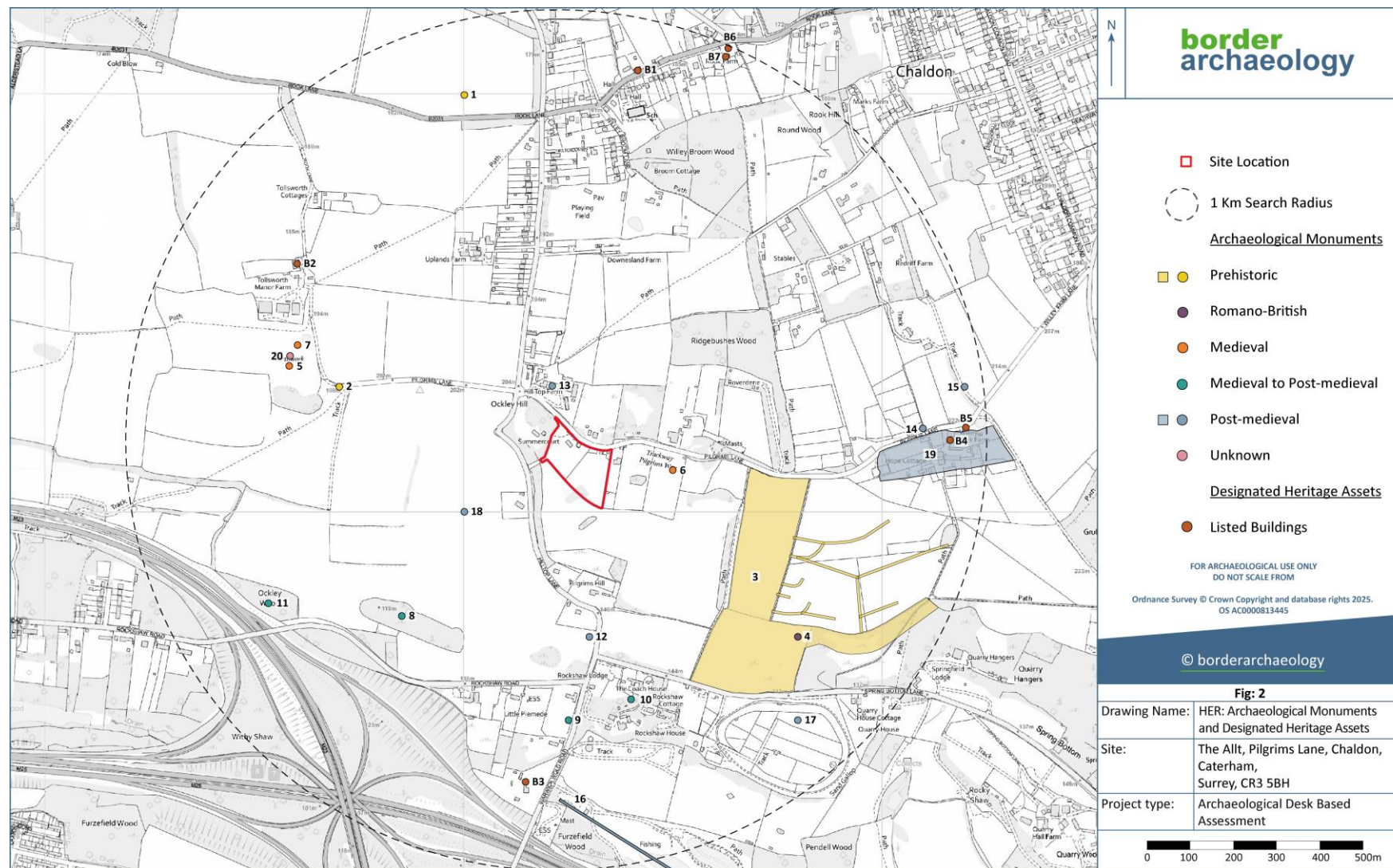
17	MSE3993	Chaldon Firestone Quarries: Spring Bottom Lane Entrance Pit	Post-Medieval	TQ 3180 5350
18	MSE4043	Two fragments of a handle from a Post Medieval pewter spoon, Hilltop Farm, Chaldon	Post-Medieval	TQ 3100 5400
19	MSE22070	Willey Park Farm, Pilgrims Lane, Chaldon	Post-Medieval	TQ 3215 5414
20	MSE15372	Tunel's worth: Tollsworth Farm	Unknown	TQ 3058 5437

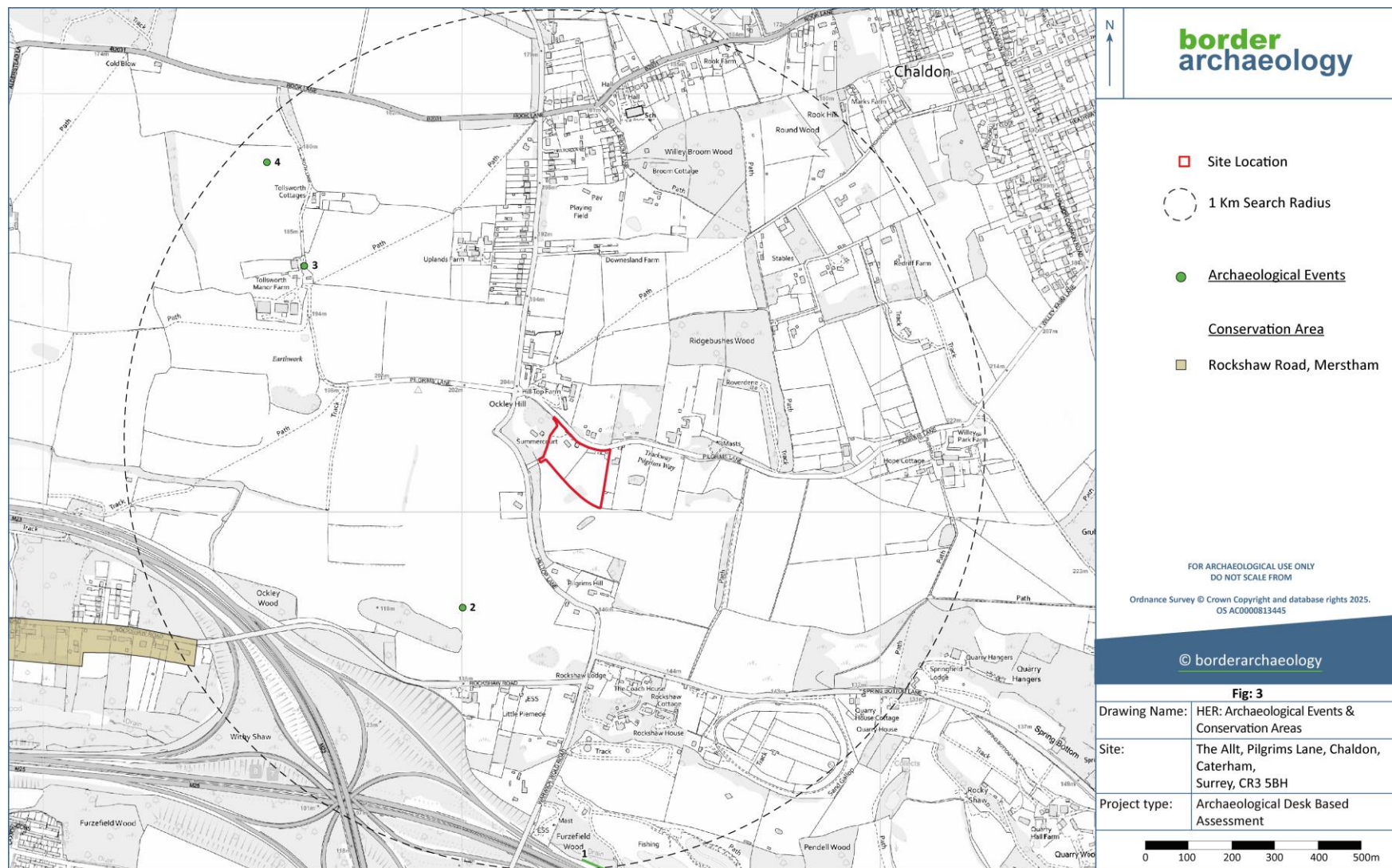
Table 3: Gazetteer of Archaeological Events recorded within a 1km radius of the Site based on consultation of the Surrey Historic Environment Record (HER)

#	EvUID	Name	Date	Date
1	ESE16674	M25 Junctions 7 to 8: Archaeological Monitoring of Trial Pit Investigations	1993	TQ 2883 5312
2	ESE1578	Rapid Widening of M25 Junctions 5- 7: A Cultural Heritage Desk Based Assessment.	2006	TQ 3100 5377
3	ESE576	Dendrochronological analysis of oak timbers from Tollsworth Manor House, Chaldon, Surrey, England	2004-5	TQ 3062 5459
4	ESE16301	Site Assessment of Land at Chaldon, Alderstead and Tollsworth Manor	2017	TQ 30 54

Table 4: Gazetteer of Listed Buildings recorded within a 1km radius of the Site

#	NationalRef	DesigUID	Name	NGR
B1	1029821	MSE11163	Rook Cottage, 82 Rook Lane, Chaldon	TQ 31416 55059
B2	1029822	MSE11164	Tollesworth Manor House, Rook Lane, Chaldon	TQ 31410 55050
B3	1029951	MSE11253	Weavers, Warwick Wold Road, Merstham	TQ 31140 53350
B4	1188079	MSE11299	Willey Park Farmhouse, Willey Farm Lane, Chaldon	TQ 32160 54170
B5	1377610	MSE11576	Water Tower 25 Yards North of Willey Farmhouse, Pilgrims Lane, Chaldon	TQ 32200 54200
B6	1188096	N/A	Barn 15 Yards North of Rook Farm House	TQ 31633 55112
B7	1188101	N/A	Rook Farm House, 73, Rook Lane	TQ 31627 55092





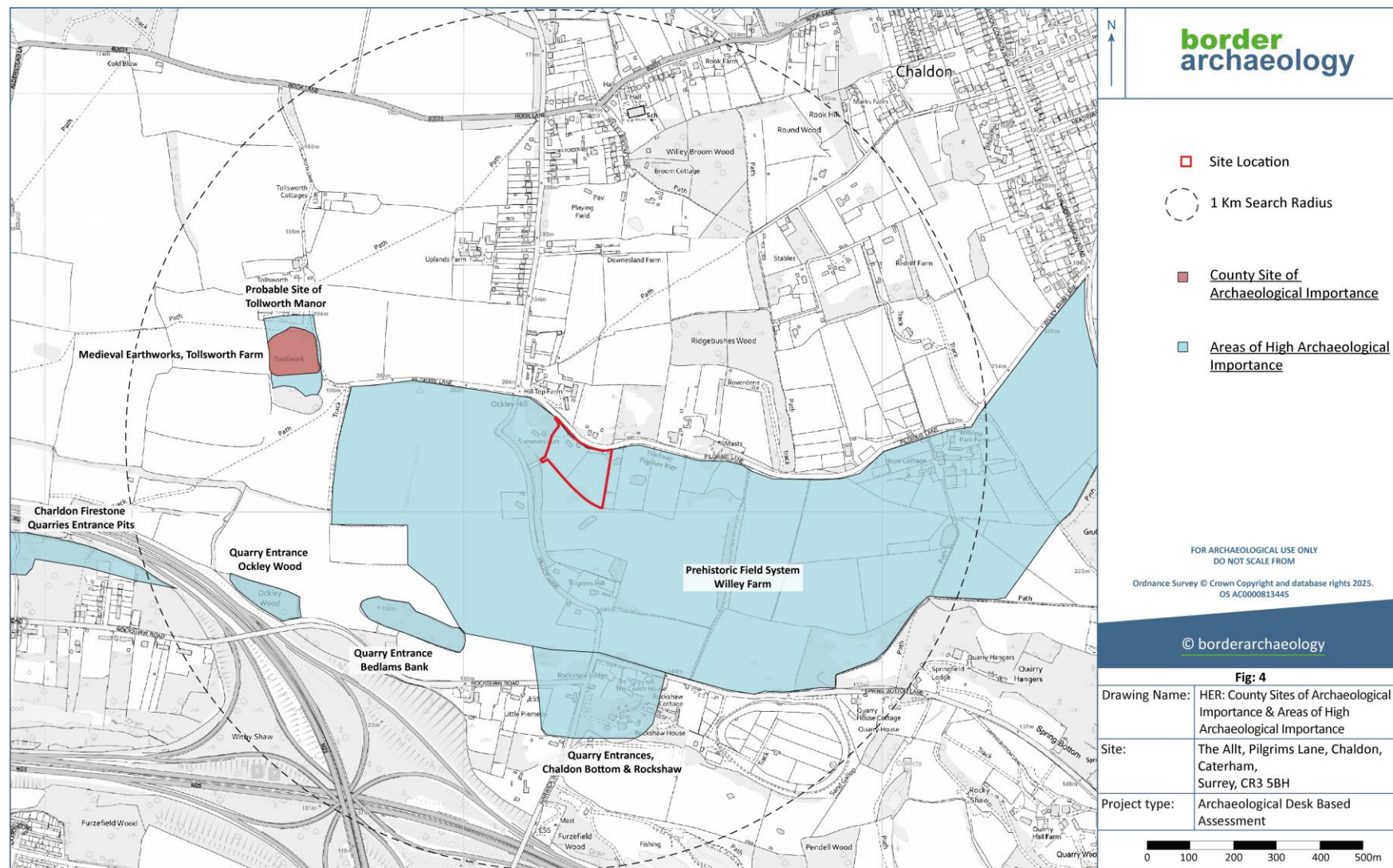




Fig. 5: Plan and section of site prior to construction of the upper and lower terraces
(Reproduced by courtesy of the client)

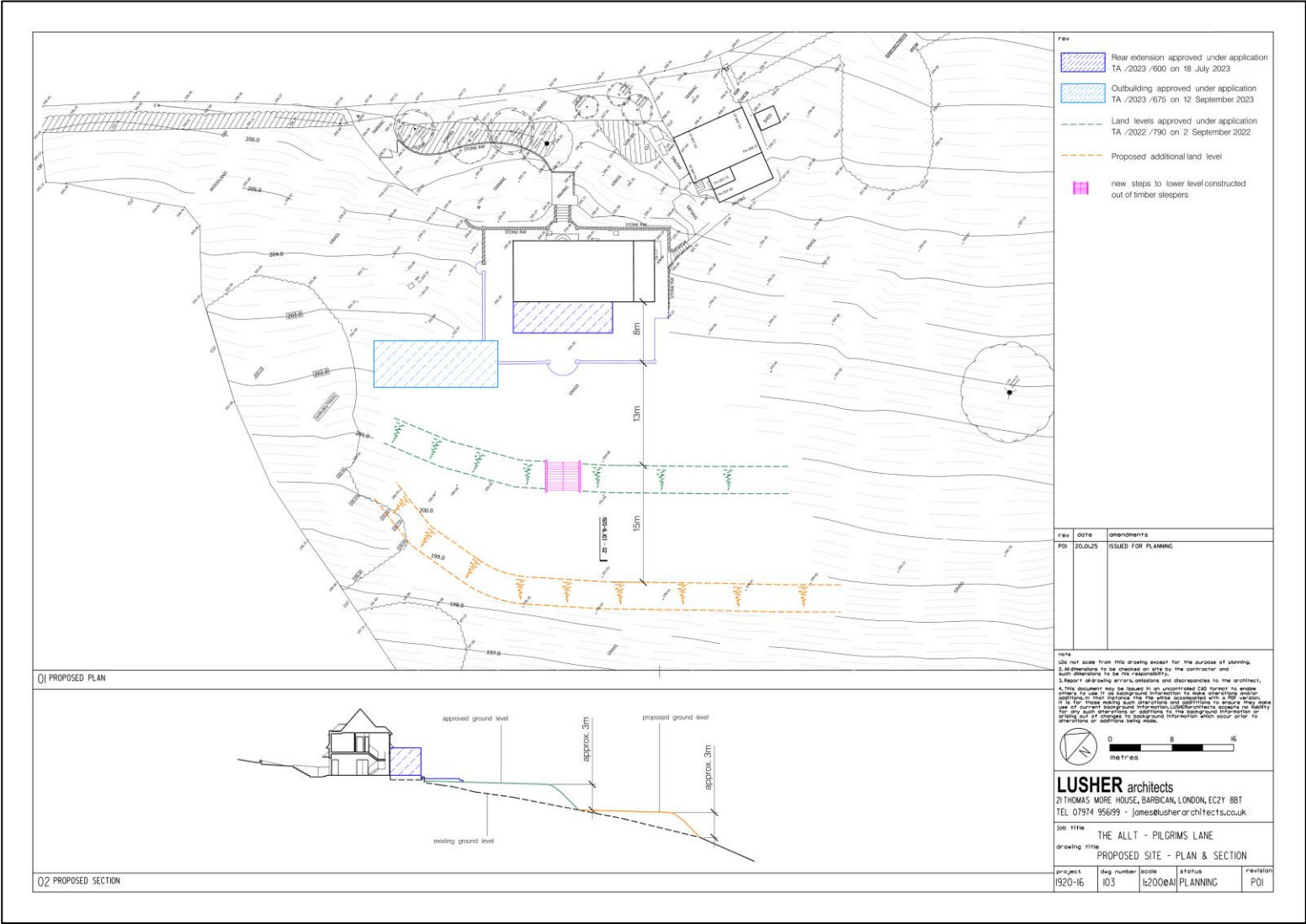


Fig. 6: Plan and section of site showing the upper and lower terraces (Reproduced by courtesy of the client)

7 Site Assessment

The site slopes roughly from N-S and comprises two distinct portions, namely the curtilage surrounding The Allt, a two-storey detached property, built c.1920-30 with later extensions and a modern single-storey garage building to the NE, fronting onto Pilgrims Lane, while to the E is a large grassy paddock, separated from the garden of The Allt by a post-and-rail fence running roughly NNW-SSE. To the W and NW is a belt of mature woodland, separating the site from the adjacent property at Summercourt (*Plates 1-2*)

The western portion of the site has been subject to significant recent landscaping activity, the ground level has been noticeably built up and re-graded, compared to the gentle slope of the eastern paddock, with the upper terrace having been created in 2022 while the lower, steeply sloping terrace has been created more recently (*Plates 2-3*). In both cases, the ground level was raised by 3m above the level of the existing slope and it appears that the soil used for the creation of these terraces was imported from outside the site, as no visible evidence for soil extraction within the site was noted.

No features of archaeological interest were noted in the western portion of the site; however a number of shallow terraces were noted within the eastern portion of the site, along with a shallow depression, partially tree-lined, was noted as running NNW-SSE adjacent to the post-and-rail fence (*Plates 4-5*).



Plate 1: View looking NW across the site towards The Allt



Plate 2: View looking SW across the site showing the upper and lower terraces within the western portion of the site



Plate 3: View looking SE showing the upper and lower terraces within the upper portion of the site



Plate 4: View looking E towards the eastern portion of the site, currently occupied by a grassy paddock and noticeably below the level of the western portion



Plate 5: View looking ENE showing tree-lined boundary between the western and eastern portions of the site

8 Conclusions

8.1 Potential Impacts

The following brief description of the proposed development is based on details provided by the client in August 2025 (figs. 5-6). Subsequent publication of more detailed, revised proposals and specifications relating to the proposed development, together with any updated plans and elevation drawings, may necessitate revisions to this report and the conclusions reached.

In brief, it is proposed to submit a retrospective planning application for the creation of the lower flat terrace within the western portion of the site, the upper terrace having been consented in 2022. The lower terrace was created by the raising of the ground level by 3m above the level of the existing slope within soil imported from outside the excavation site (based on information provided by the client). Based on the current information provided, there are no proposals for groundworks within the grassy paddock with the eastern portion of the site.

8.2 Overall Conclusions

The archaeological potential of the site has been assessed, in overall terms, as **Moderate**, with particular reference to encountering features or deposits of a prehistoric date. This assessment reflects the fact that the site lies within an Area of High Archaeological Potential relating to a late prehistoric field system, remains of which were previously identified within fields to the W and SW of Willey Park Farm and may have extended further westwards, possibly within the site although this remains uncertain. Additionally, the site is located to the S of Pilgrims Lane, an ancient ridgeway route of probable prehistoric origin and the presence of superficial clay-with-flints deposits suggests potential to encounter evidence of early prehistoric activity.

The potential for evidence of Romano-British activity has been assessed as **Low**, while the potential for medieval and post-medieval remains is considered to be **Low to Moderate**.

Overall Conclusion: The archaeological potential of the site, in overall terms, has been assessed as **Moderate**, with particular reference to encountering archaeological remains of prehistoric date. However, it is evident that there has been considerable recent landscaping activity within the western portion of the site, with the re-grading of the site to create two terraces, both raised by 3m above the level of the existing slope. The soil for these terraces was imported from outside the site and on that basis, it is considered that the impact on sub-surface remains would be minimal. However, should groundworks be subsequently proposed within the eastern portion of the site, there would appear to be potential to impact on sub-surface remains in this area.

Recommendations: It is Border Archaeology's considered opinion that, *prima facie*, the archaeological potential of the site does not present an impediment to the proposed development. Within the western portion of the site, in view of the fact that the soil for the two terraces has been imported from outside the site boundary, there would appear to be minimal potential for archaeological deposits and features to be disturbed in this area.

However, within the eastern portion of the site, it is respectfully suggested that, should any groundworks be required, that an appropriate programme of archaeological work, the details of which to be agreed with the relevant planning archaeologist, would be necessary to determine the extent, depth, and significance of potential buried archaeological features and deposits in this area.

9 Copyright

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10 References

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10.1 Cartography

(All maps were obtained from the National Archives unless otherwise stated):

1761: A Survey of the Estates of Sir Kenrick Clayton, Bart, lying in the County of Surrey' (SHC Ref. 8948/1/21)

1762: John Rocque's Map of the County of Surrey

1811: OS Surveyor's Drawing of Reigate and district (British Library)

1825: Map of the parish of Chaldon (SHC Ref. 2874/1)

1837: Chaldon tithe map and apportionment

1872: Ordnance Survey 1st edition 6-Inch Map

1896: Ordnance Survey 2nd edition 25-Inch Map

1912: Ordnance Survey 3rd edition 25-Inch Map

1935: Ordnance Survey 3rd edition 25-Inch Map

1965: Ordnance Survey 1:2500 National Survey

1970: Ordnance Survey 1:2,500 National Survey

(Aerial photographs dating back to 1946 were consulted using sources held at the Surrey History Centre and the Historic England Archive).

11 Appendix 1: Historic Maps



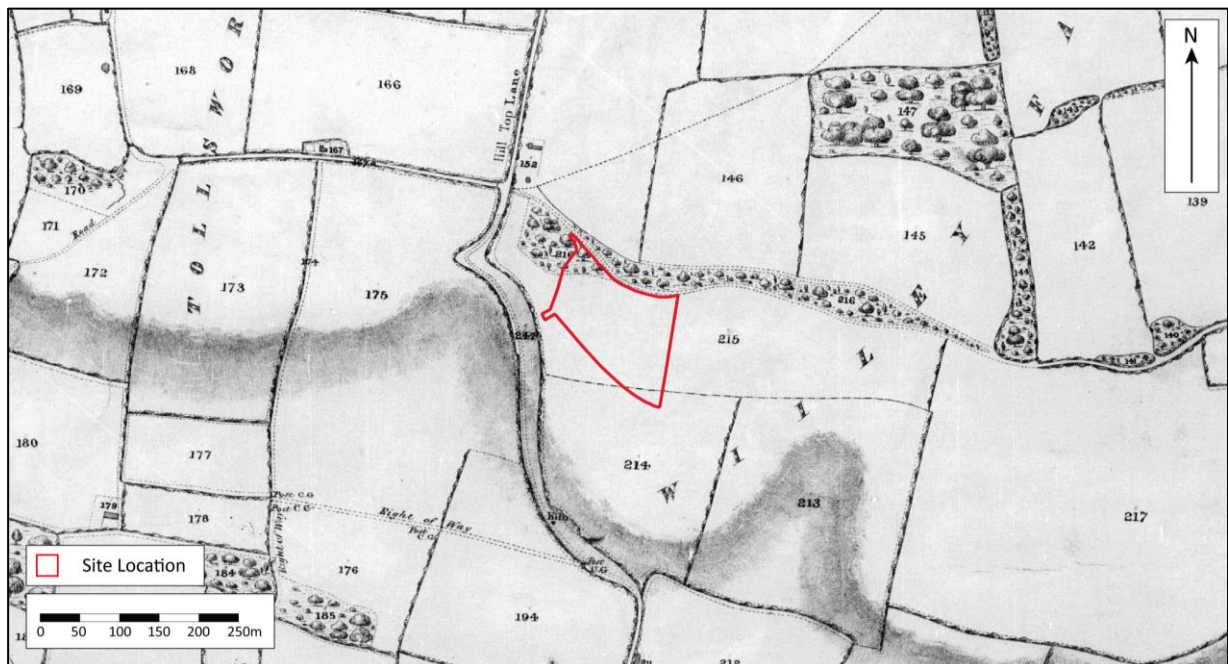
Fig. 7: Extract from the 1761 plan of the Willey Farm estate, in the ownership of Sir Kenrick Clayton
(Reproduced by courtesy of the Surrey History Centre)



Fig. 8: Extract from Rocque's Map of the County of Surrey (1762)
(Reproduced by courtesy of the National Archives)



*Fig. 9: Extract from the 1825 parish map for Chaldon
(Reproduced by courtesy of the Surrey History Centre)*



*Fig. 10: Extract from the 1837 tithe map for Chaldon
(Reproduced by courtesy of the National Archives)*

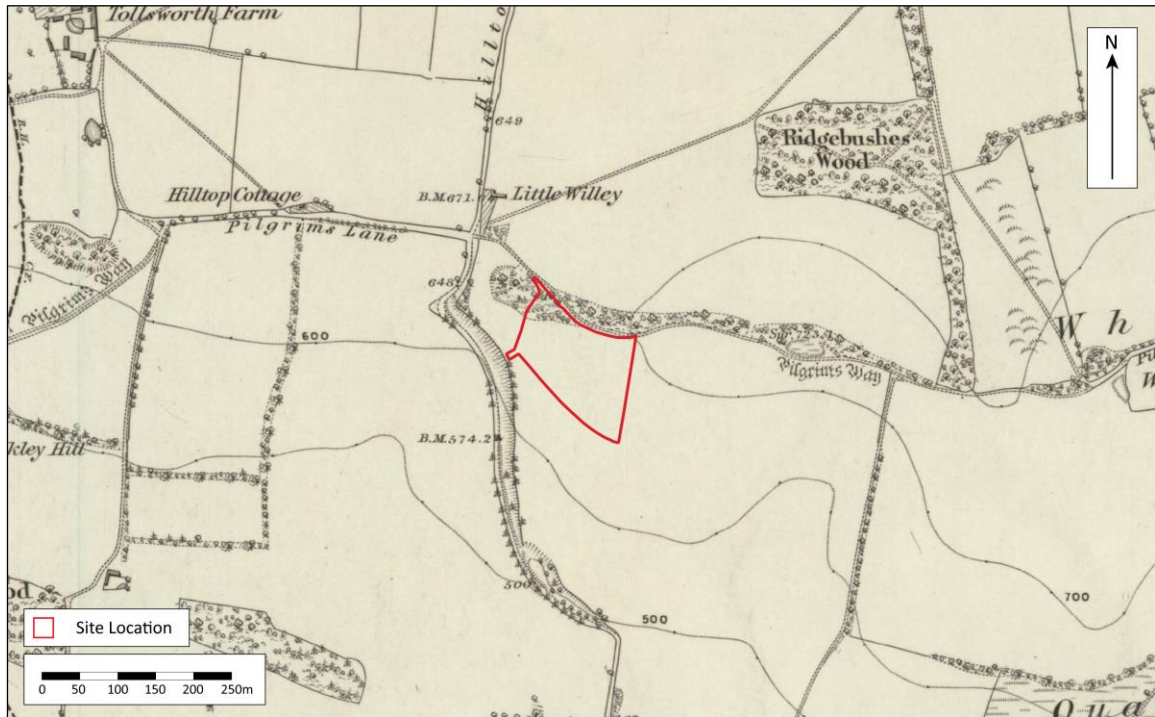


Fig. 11 Extract from the 1872 Ordnance Survey 1st edition 6-Inch Map
(Reproduced by courtesy of the National Archives)



Fig. 12: Extract from the 1896 Ordnance Survey 2nd edition 25-Inch Map
(Reproduced by courtesy of the National Archives)

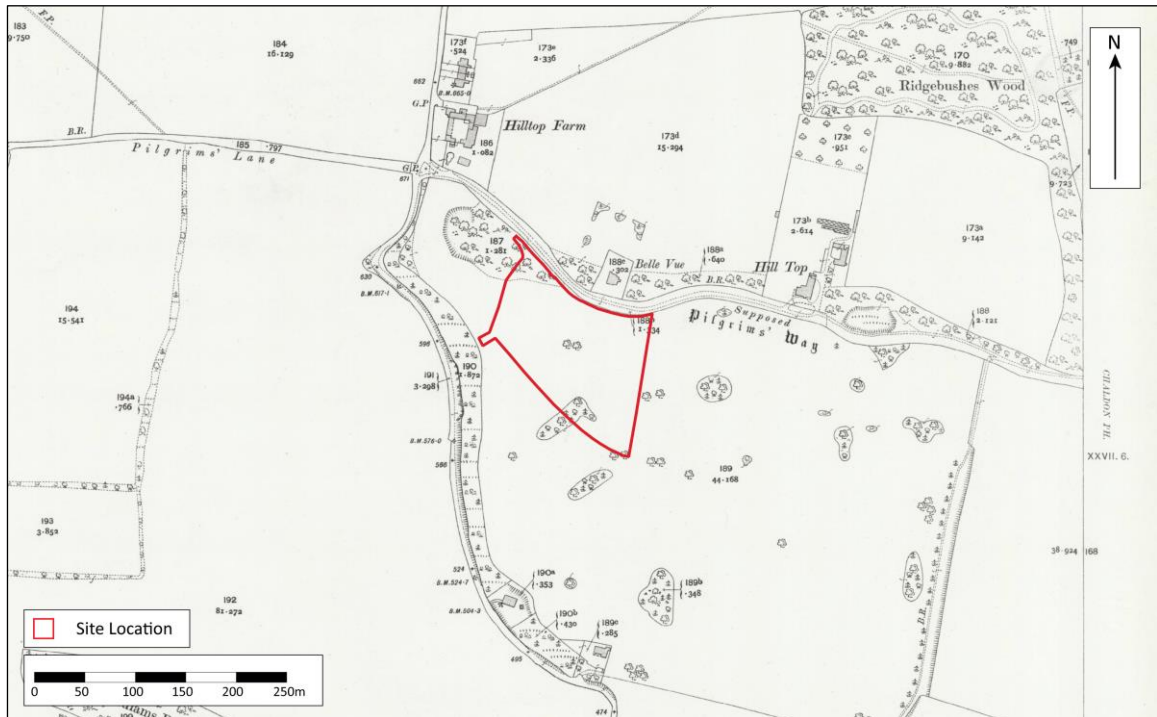


Fig. 13: Extract from the 1912 Ordnance Survey 3rd edition 25-Inch Map
(Reproduced by courtesy of the National Archives)

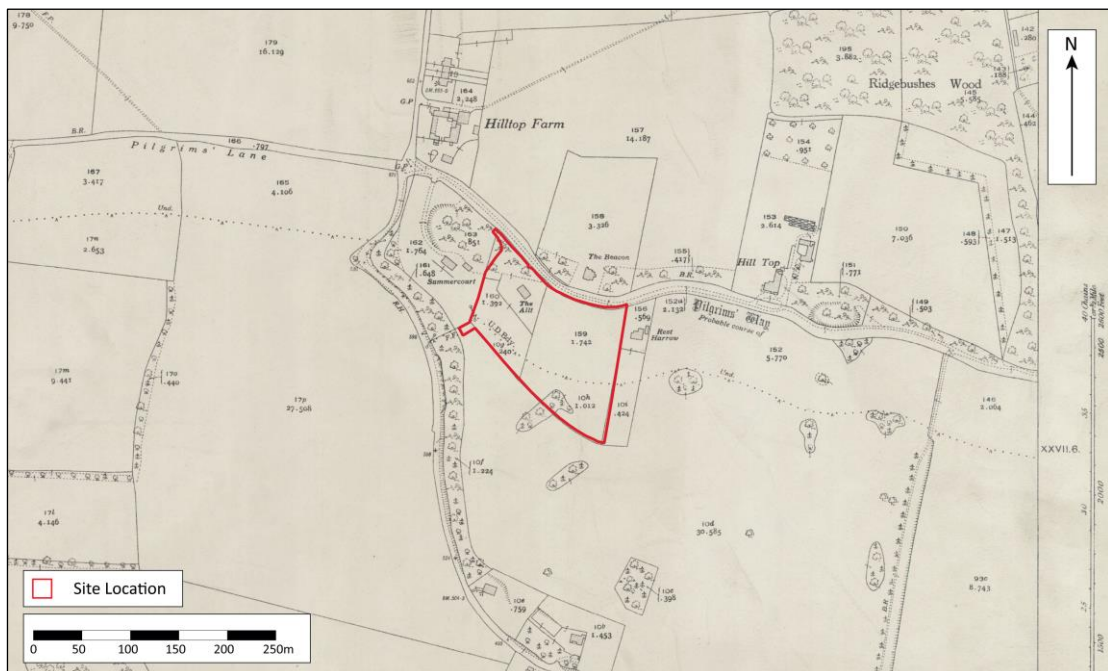


Fig. 14: Extract from the 1935 Ordnance Survey 4th edition 25-Inch Map
(Reproduced by courtesy of the National Archives)



Fig. 15: Extract from RAF vertical aerial photograph dated 1 May 1946 (RAF 106G/UK/1451/3008)
(Reproduced by courtesy of the Historic England Archive)

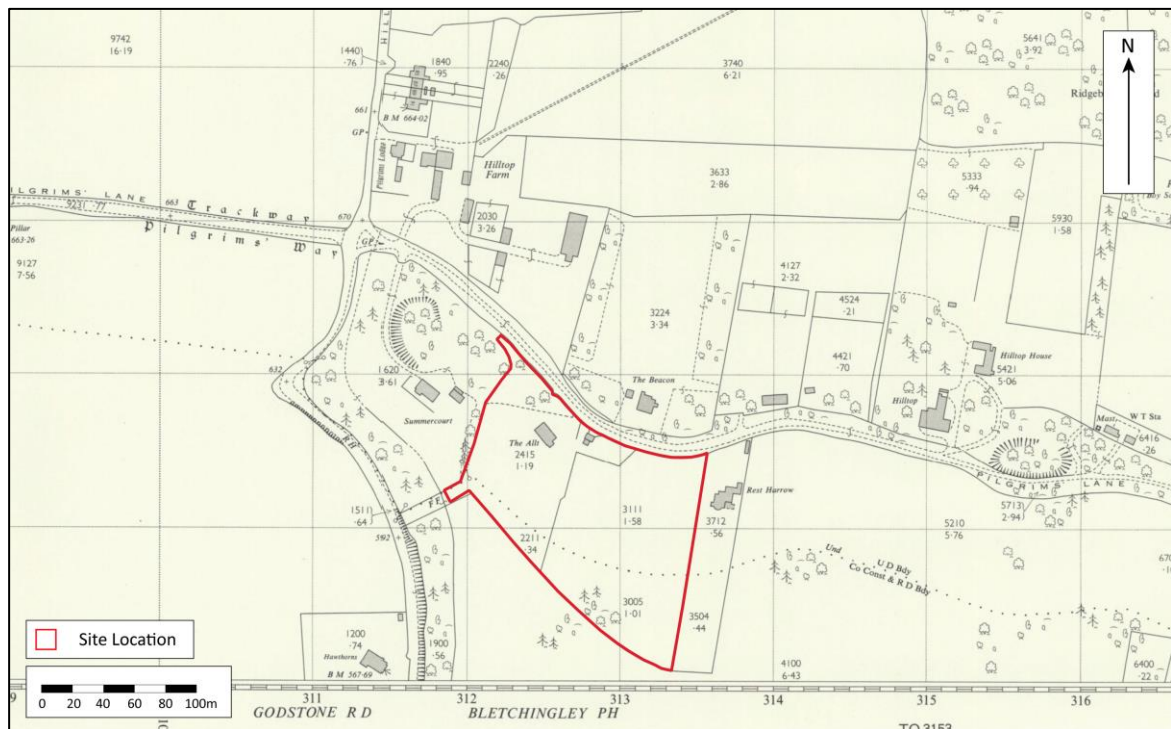


Fig. 16: Extract from the 1965 Ordnance Survey 1:2500 Map
(Reproduced by courtesy of the National Archives)

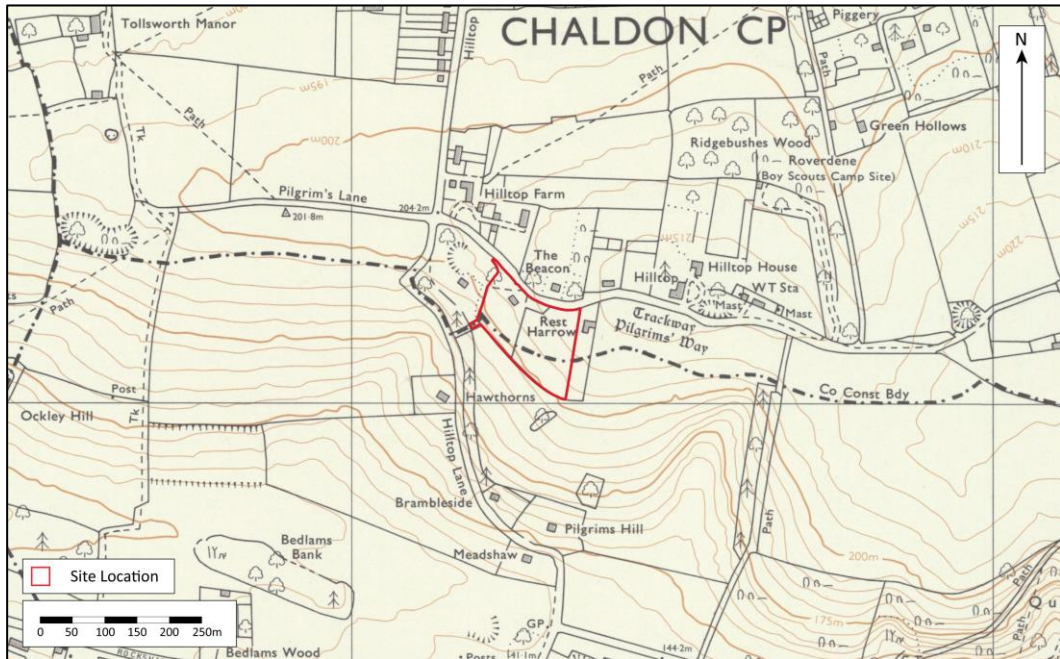


Fig. 17: Extract from the 1970 OS National Survey 1:10000 Map
(Reproduced by courtesy of the National Archives)

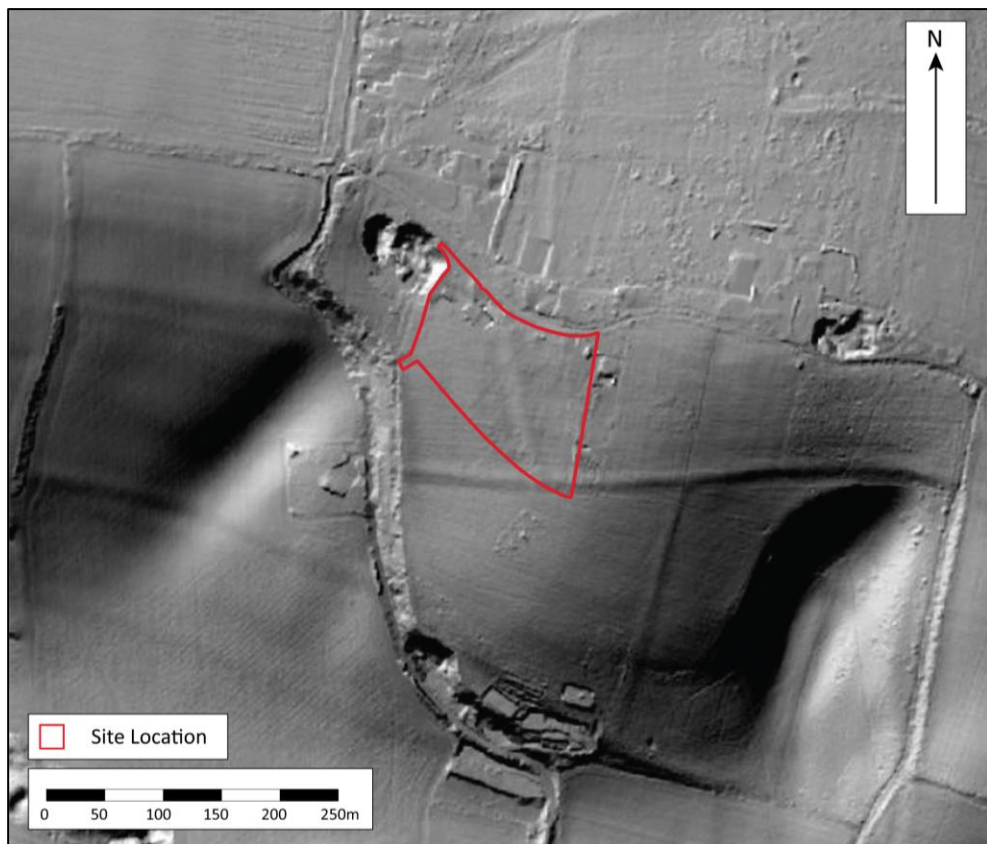


Fig. 18: Extract from 1m DTM LiDAR data covering the site
(Reproduced by courtesy of the Environment Agency)

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