

To: Planning Department of Elmbridge Borough Council

From: Surrey County Council, Historic Environment Planning: Archaeology

Application Number: 2022/3525

Date Consultation Received: 02/12/2022



Address: The Molesey Venture Sundial House Orchard Lane East Molesey Surrey KT8 0BN

Proposal: Development comprising 3 detached buildings containing 74 residential units with underground and surface level car and cycle parking, mechanical plant, soft and hard landscaping and associated diversion of Thames Water pipe following demolition of existing buildings.

Comments:

Thank you for consulting Surrey County Council's Historic Environment Planning Team regarding the above planning application. Please note that my response relates solely to the buried archaeological heritage and not to the historic built environment, which is a matter for your Conservation Officer.

In line with local plan policy an archaeological desk-based assessment has been submitted in support of this development application. That document suitably summarises the archaeological potential of the site and finds that the site retains archaeological potential and that the development proposals will likely impact archaeological remains, should they exist.

It is therefore recommended that the following condition is applied should permission be granted in order to mitigate the impacts of development. This is in accordance with Paragraph 205 of the NPPF which states that local planning authorities should '*require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact, and to make this evidence (and any archive generated) publicly accessible*'.

Condition:

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

Reason:

The site lies in an area of archaeological potential, particularly for, but not limited to, Prehistoric remains. The potential impacts of the development can be mitigated through a programme of archaeological work. This is in accordance with national and local plan policy.

In view of the nature and scale of the development and the low likelihood of the potential archaeology, should it exist, meriting preservation in situ, field evaluation through trial trenching would represent an appropriate initial phase of work in order to determine the archaeological potential and levels of previous truncation and the need for any further phases of work.

I would be pleased to discuss the approach with the applicant, or their archaeological consultant should permission be granted.

Signed: Matthew Saywood, Archaeological Officer

Date: 12/12/2022

CSE: 4276

File Ref: Con/33/5/37