

To: Planning Department of Elmbridge Borough Council

From: Surrey County Council, Historic Environment Planning: Archaeology

Application Number: 2022/3796

Date Consultation Received: 24/01/2023



Address: 16-18 Oatlands Drive Weybridge Surrey KT13 9JL

Proposal: Development of 2 detached blocks comprising 33 flats with new vehicular access, associated parking, cycle storage, refuse storage and amenity areas with hard and soft landscaping, and associated engineering and infrastructure works, following demolition of existing house

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.

The site lies partially within an 'Area of High Archaeological Potential' due to potential for Possible Saxon cemetery, and Neolithic finds within the area. In line with the Elmbridge Local Plan, the application has been submitted alongside a supporting archaeological assessment. The assessment submitted is of good quality and therefore suitable to support the proposals.

The assessment demonstrates that whilst the site has seen some limited past development impacts, the site retains significant archaeological potential and that the proposed development has the potential to negatively impact as-yet unknown heritage assets.

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 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 and Medieval 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 line with the recommendations of the supporting document, field evaluation through trial trenching would represent an appropriate initial phase of work 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: 27/01/23

CSE: 4382

File Ref: Con/33/5/28