

To: Planning Department of Elmbridge Borough Council

From: Surrey County Council, Historic Environment Planning: Archaeology

Application Number: 2023/2889

Date Consultation Received: 21/12/2023



Address: Glenelm land Off Anyards Road and Copse Road Cobham Surrey KT11 2LH

Proposal: Outline Application for 26 residential dwellings following demolition of existing buildings (For layout, scale, access and appearance).

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 the Elmbridge local plan for development sites over 0.4ha this application has been submitted alongside a supporting archaeological assessment. This assessment has found that the site does retain potential for archaeological remains despite some past development impacts, and that there have been few interventions locally to be able to understand the archaeological potential of the area. The assessment recommends that suitable mitigation for those development impacts can be secured by a suitably worded condition.

This office agrees with this view and 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. 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: 21/12/23

CSE: 5032

File Ref: Con/33/5/28