

To: Planning Department of Surrey Heath Borough Council

From: Surrey County Council Heritage Conservation Team: Archaeology

Application Number: 18/1089

Date Consultation Received: 24/01/2019

Address: Land west of 35 Mincing Lane, Chobham GU24 8RS

Proposal: Erection of 30 dwelling houses at former nursery to comprise 22 affordable custom-build homes and 8 custom-build market homes with associated gardens, landscaping, woodland, parking and access.



Comments:

Recommend Archaeological Condition

The Heritage Conservation Team, Surrey County Council provides archaeological advice to borough and district councils within Surrey in accordance with Local Plans and the National Planning Policy Framework.

The National Planning Policy Framework (Revised 2018 - Section 16) places the conservation of archaeological interest as a material consideration in the planning process. Paragraph 189 of the NPPF says that: '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.' This information should be supplied to inform the planning decision.

The application site is not located within an Area of High Archaeological Potential, however the proposed development does exceed 0.4ha in area. An archaeological desk-based assessment was provided in support of the current planning application (CgMs 2018) and has concluded that the site exhibits a low archaeological potential. It is however noted that the site is largely comprised of previous undeveloped ground and an absence of evidence for archaeological activity should not be taken as evidence of an absence of archaeological activity.

Appraisal of this application using the Surrey Historic Environment Record and information submitted with the application indicates the need for field evaluation to determine appropriate mitigation, in line with the NPPF and local plan. Although the NPPF envisages evaluation being undertaken prior to determination, in this instance it is considered a condition could provide an acceptable safeguard. The archaeological interest should therefore be conserved by attaching a condition as follows:

No development shall take place until the applicant has secured the implementation of a programme of archaeological work in accordance with a Written Scheme of Investigation which has been submitted by the applicant and approved by the Planning Authority.

If planning permission is granted, a Written Scheme of Investigation for the programme of archaeological works should be produced and approved in advance of the commencement of any work commencing. It is envisaged that the first stage of archaeological work would comprise of a trial trench evaluation, focused above areas to be impacted by the proposed development. Further mitigation measures may be required dependant on the results of this first stage of archaeological work.

Please note that these comments are from the perspective of below ground archaeological remains

only.

Please do not hesitate to contact the Heritage Conservation Team, Surrey County Council should you require further information.

This response relates solely to archaeological issues.

Signed: Joanna Taylor, Archaeological Officer

Date: 07/02/2019

File Ref: Con/33/3/21