

required. An evaluation should assess the impact of the development upon the preservation of any archaeological remains. Where possible, remains should be left in situ. Proposals for development should wherever possible avoid damage to or disturbance of the archaeological remains. The Council will encourage the local display of archaeological finds, where appropriate, at the Spelthorne Museum or other suitable location. Developers are advised to refer to the British Archaeologists and Developers Code of Practice, and to Supplementary Planning Guidance produced by Surrey County Council entitled "Archaeology and Historic Landscapes" which gives a fuller explanation of Areas of High Archaeological Importance.

POLICY BE25

In considering proposals for development within areas of high archaeological potential, the Borough Council will:-

- (a) require an initial assessment of the archaeological value of the site to be submitted as part of any planning application**
- (b) expect the applicant to arrange an archaeological field evaluation to be carried out prior to the determination of the planning application, where, as a result of the initial assessment, important archaeological remains are considered to exist**
- (c) have a preference for preservation in situ, and in such circumstances will impose conditions or seek a legal agreement, where appropriate, to ensure that damage to the remains is minimal or will be avoided**
- (d) require by planning condition or seek a legal agreement to secure a full archaeological investigation and recording of the site and subsequent publication of results in accordance with a scheme of work to be agreed in writing with the Council prior to the commencement of the proposed development, where important archaeological remains are known or considered likely to exist but their preservation in situ is not justified.**

- 4.76 Work in recent years has resulted in sites of major archaeological importance being discovered in the course of gravel extraction, where no previous specific evidence existed for them. In view of Spelthorne's river gravel base, it is reasonable to assume that any large scale development is likely to affect features of archaeological interest and that discoveries could be made in any size of new development site. Any new development proposal for sites larger than 0.4 hectares and smaller sites where requested should include agreed arrangements for archaeological assessment or evaluation, and where appropriate investigation, and allow for future preservation of remains as deemed appropriate.

POLICY BE26

Outside the defined areas of high archaeological potential, the Borough Council will require an agreed scheme of archaeological assessment or evaluation appropriate for the site concerned to be submitted with any new development proposal for a site larger