

To: Planning Department of Spelthorne Borough Council

From: Surrey County Council, Historic Environment Planning: Archaeology

Application Number: 22/01615/OUT

Date Consultation Received: 05/12/2022



Address: Bugle Nurseries Upper Halliford Road Shepperton TW17 8SN

Proposal: Outline application with approval sought for scale, access and siting, with details of appearance and landscaping reserved, for the demolition of existing buildings and structures, removal of waste transfer facility and the redevelopment of the site for up to 80 residential units and the provision of open space and a play area, plus associated works for landscaping, parking areas, pedestrian, cycle and vehicular routes.

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 applicant has submitted an archaeological desk-based assessment (DBA) dated January 2020 (Revision (PR/24209)). The DBA includes a review of the geotechnical data, first submitted in support of application 18/00591 and subsequent applications 19/01022 & 20/00123. The geotechnical data indicates that the eastern area of the site, presently occupied by a vehicle holding yard/compound, has been previously truncated and that any archaeological assets that may have been present there will have been destroyed or severely truncated.

The geotechnical survey also shows that any Heritage Assets of archaeological significance that may have been present across the former waste material reprocessing site, in the far southwest corner, are likely to have been severely truncated or destroyed by those operations.

However, there is a significant band across the centre and north of the site, where it has not been demonstrated to have been previously impacted by development, and therefore archaeological potential survives. Much of the southern half of that area will be impacted by these development proposals and there is potential that machinery movements across the northern greenspace could cause compaction equivalent to significant development impacts

It is recommended that an informative is added to any application that may be granted requiring the Material Management Plan, required in support of any full application, to include a definitive restriction on the movement of machinery across any areas of previously undisturbed land. Further, the following condition should be 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 for all periods. 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 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: 12/12/22

CSE: 4278

File Ref: Con/33/2/26