

To: Planning Department of Elmbridge Borough Council

From: Surrey County Council, Historic Environment Planning: Archaeology

Application Number: 25/00846/OUT

Date Consultation Received: 12/08/2025

Address: Farm View, Langley Vale Road, Epsom, Surrey, KT18 6AP

Proposal: Outline application for up to 110 dwellings including affordable homes (all matters reserved except access from Langley Vale Road)



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 a good quality archaeological assessment that finds that the site retains archaeological potential, primarily for the Romano-British, Medieval and Post Medieval periods. The supporting assessment advises that the proposed works are likely to impact on potential archaeological remains and that this impact should be mitigated through a programme of archaeological works. This office agrees with those findings and therefore it is recommended that the following condition is applied should permission be granted to mitigate the impacts of development. This is in accordance with Paragraph 218 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.

Informative

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: 12/08/25
HEPT Ref: CSE6169