

RICHMOND (Yorks) AREA PLANNING COMMITTEE
SUPPLEMENTARY TO COMMITTEE REPORTS
14th November 2024

Agenda Item	Application number and Division	Respondent	
4	Ref: ZD24/00397/FULL Division: North Richmondshire	Historic England Comments Archaeology Comments	<p>Consultee Comments</p> <p>Historic England has raised concerns in regard to the application on heritage grounds. The retrospective works took place outside the boundary of the Scheduled Monument, and therefore did not require Scheduled Monument Consent.</p> <p>If the works were not retrospective, Historic England would have expected to see a statement of archaeological potential and an archaeological mitigation strategy agreed with the Local Planning Authority. Such work might have indicated the presence or absence of archaeological material relating to the evolution and development of the planned village. Therefore, without these measures taken place it is considered that the requirements of paragraph 200 of the NPPF have not been met.</p> <p>The site lays in close proximity to the Scheduled Monument at Dalton on Tees. The Scheduled Monument represents the remains of the medieval settlement, its moated site and fish ponds. There is also growing evidence that the village occupies the site of a former Roman fort or marching camp.</p> <p>The application is retrospective, for the replacement of a plastic pipe, with a much larger concrete pipe. The proposal is completely outside of the Scheduled area and also outside of the projected line of the Roman fort. Given that this was a near like for like replacement, and the distance from the known archaeology, it is unlikely that I would have made an archaeological recommendation. However, if further drainage is planned, closer to the core of the village, then archaeological monitoring would be an appropriate response.</p>

			<p><u>Officer Commentary</u></p> <p>Paragraph 200 of the NPPF states in determining applications, local planning authorities should require an applicant to describe the significance of any heritage asset affected, including any contribution made by their setting. 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.</p> <p>The application site is outside but immediately adject to the nationally important scheduled monument. Dating to a period following the Harrying of the North (1069 - 1070), the monument includes the extensive earthwork and buried remains of the medieval village of Dalton upon Tees, including a moated site, a set of fishponds and parts of the surrounding medieval field system. It is located on elevated ground on the south bank of the River Tees, in fields around the present village. The earthwork and aerial photographic evidence indicates that the settlement was a 'planned village', replacing an earlier settlement which is now lost.</p> <p>The replacement of the five inch cast iron pipe took place in the fields to the immediate north of the northern part of the scheduled area, but outside the boundary of the scheduled monument. However, because the works have taken place it is not possible to establish if any evidence of the medieval settlement and its land use extended beyond the village further towards the River Tees. Therefore, the potential impact of the works on the significance of the Scheduled Monument was not established in advanced of the works.</p> <p>Therefore, it is considered without the required information and no assessment of the archaeological potential of the application, and no suggested archaeological mitigation, and no suggested public benefit. It is considered that the works to replace the pipe has failed to demonstrate any archaeological potential of the site and is considered to be contrary to Paragraph 200 of the NPPF. Therefore reason three refusal of the report should be amended to as follows:</p>
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			inch, and when scaling off the plan it also measures 12 inches. It is considered that this is an error by the applicant on the plans.
5	Ref: 21/00791/FULL Division: North Richmondshire	Consultee Comments Corrections	Consultee Comments Historic England - Comments awaited. Principal Archaeologist – The site lays in close proximity to the Scheduled Monument at Dalton on Tees. The Scheduled Monument represents the remains of the medieval settlement, its moated site and fish ponds. There is also growing evidence that the village occupies the site of a former Roman fort or marching camp. Given the scale of the works proposed and the likely damage that introduction and compaction of large rocks would cause my recommendation is that the area should be subject to archaeological assessment to identify any extant archaeological features associated with the Roman and medieval remains and their connection to the River Tees. This survey should take the form of an archaeological desk-based assessment and walkover to identify any extant features that might be impacted by the works. In accordance with the historic environment policies within Section 16 of the NPPF, Section 16, this evaluation should be undertaken prior to determination of the planning application. This will enable an informed and reasonable planning decision to be taken as to whether the development should be permitted in its proposed form (paragraph 209). So, the above information will assist in identifying mitigation options for minimising, avoiding damage to, and/or recording any archaeological remains (paragraph 211). Corrections The Committee Report states that the tracks are for motocross. This is incorrect and the tracks are used for motorcycle trails riding and practice. Of the three tracks only one, number '1' is within the ancient woodland designation. Tracks 2 and 3 are outside but very close to the ancient woodland designation. Assessment

			<p>The assessment continues to be correct in relation to impact from motorcycle trails riding and practice.</p> <p>The impact to the Ancient Woodland continues to be unknown due to insufficient information and detailed, informed and secured compensation proposals. The harm is reduced due to only one of three tracks being located within the Ancient Woodland area, however, the adjoining woodland in which they are located still has a beneficial supporting relationship to the Ancient Woodland.</p> <p>Updated Recommendation That the recommendation is updated to:</p> <p>Minded to Refuse subject to the reasons detailed in the committee report, with reason for refusal 1 updated as per the below text and additional reason (5) listed below, with delegated powers to the Head of Development Management to update the below reason for refusal if Historic England comments are received by 4th December 2024.</p> <p>1. The development is partially located and adjacent to an Ancient Woodland which is a type of irreplaceable habitat and has caused deterioration to this asset both through the construction phase and current operational phase. This harm arises from; destruction of soils, compacting soils damaging functional habitat connections and change to natural drainage. Further harm may also have arisen, but insufficient information has been provided to make an informed professional judgment (due to being retrospective nature) on the extent. This includes an updated Ecology Report taking into account the Ancient Woodland designation, Arboriculture Report, Soil Erosion/Stability Report or drainage/flooding report.</p> <p>The development has public benefits by improving a sports and recreation facility, however, these are not to a wholly exceptional level.</p> <p>The Preliminary Ecological Appraisal dated November 2022 proposed some mitigation and compensation measures, however, these recommendations do not account for the Ancient Woodland designation nor is a legal agreement submitted to secure these off-site measures.</p>
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6	<p>Ref: ZD24/00252/FULL</p> <p>Division: Catterick Village & Brompton-on-Swale</p>	<p>Consultation Updates</p>	<p><u>Drainage</u> Since the report was published, it has come to light that the latest Yorkshire Water (YW) response on file does not reflect recent discussions and a subsequent informal agreement between the agent and YW as technical consultees. Specifically, the recommended condition relates to a discharge rate of 3l/s instead of 8.4l/s, which is considered to be the “practical minimum to avoid over deepening the pumping chamber and exposing the pump to undue maintenance risk”. Correspondence has been received to indicate that YW are satisfied with this approach, but no formal response has been received further to additional consultation.</p>

		<p>Corrections</p> <p>Case Officer Updates</p>	<p>Yorkshire Water have confirmed that they are seeking to revise their recommendation imminently in order to reflect the latest revisions and discussions.</p> <p>In revising drainage proposals, the scheme no longer includes the installation of a sub-station, as referred to in paragraph 5.7 of the report.</p> <p><u>Additional Local Representations</u> None received.</p> <p><u>Sport England</u> The report summarises consultation responses received on behalf of Sport England, confirming that this was subject to conditions being attached to any permission granted. These conditions were inadvertently missed during the drafting process and are to be added as follows:</p> <p>Additional Condition # (Ground Conditions) Withing three months of the demolition of the existing school buildings, the following documents shall be submitted to and approved in writing by the Local Planning Authority:</p> <p>a. A detailed assessment of ground conditions (including drainage and topography) of the land proposed for the new playing field as shown on plan drawing number SRP1069-ONE-ZZ-XX-D-L-0002, Revision P17 dated 31.07.24, which identifies constraints which could affect playing field quality; and</p> <p>b. Based on the results of the assessment to be carried out pursuant to a above, a detailed scheme which ensures that the playing field will be provided to an acceptable quality. The scheme shall include a written specification of soils structure, proposed drainage, cultivation and other operations associated with grass and sports turf establishment and a programme of implementation.</p>
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NOT PROTECTIVELY MARKED