

DELEGATED

AGENDA NO
PLANNING COMMITTEE
7 February 2018
REPORT OF DIRECTOR,
ECONOMIC GROWTH AND DEVELOPMENT

17/3013/LAF
Six Fields, Hartburn, Stockton
Development of a water dependent habitat.
Expiry Date: 19th March 2017

UPDATE REPORT

Since the original report, further responses have been received which are detailed below;

The Ramblers Association

1. *An additional order should be sited at the north entrance to the A66 underpass and*
2. *An alternative route along the new cycleway between Preston Lane and Hartburn Lane, should be posted at all sites for those wishing to walk between Hartburn Village and Low Hartburn or Preston. We don't think such a route would conflict with the proposed works in any way.*

Following receipt of these comments it has been confirmed by the Highway Network and Flood Risk Management Team, (who are responsible for public right of ways), that they will post and maintain notices in the vicinity of the A66 underpass and other locations, so that walkers will be aware that no direct public access to Hartburn Village (Quebec Road and Harlsey Road) can be obtained due to proposed works. An alternative route, north and south of A66 underpass will be via tarmac path from A66 underpass to Hartburn Lane (near to West End Bowling Green).

It is considered that this temporary disturbance, taking into account the availability of alternative routes is acceptable and will not alter the recommendation in the main report

Tees Archaeology

The applicant has provided an archaeological desk-based assessment, which identifies the site as having archaeological potential, in particular for buried peat deposits which could provide palaeo-environmental information. The report makes recommendations for mitigation including an archaeological watching brief, avoidance of damage to the ridge and furrow, and reporting. I agree with these recommendations. It would be reasonable for the planning authority to ensure that the developer records any archaeological remains that will be destroyed by the development (NPPF para 141), and avoids any damage to the medieval ridge and furrow. This would take the form of archaeological monitoring during groundworks such as topsoil stripping and excavation. I recommend that the local authority attach a condition to secure this work.

The comments from Tees Archaeology are noted and to ensure that the recording works are undertaken and appropriate preservation methods are implemented the following condition is recommended as requested by Tees Archaeology. In addition, Tees Archaeology have discussed the need to preserve the medieval ridge and furrow with the applicant, and they have agreed to use excavated material for bunds.

Recording of a heritage asset through a programme of archaeological works AND Preservation of a heritage asset during construction

A) No development shall take place/commence until a programme of archaeological work including a Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions; and:

1. *The programme and methodology of site investigation and recording*
 2. *The programme for post investigation assessment*
 3. *Provision to be made for analysis of the site investigation and recording*
 4. *Provision to be made for publication and dissemination of the analysis and records of the site investigation*
 5. *Provision to be made for archive deposition of the analysis and records of the site investigation*
 6. *Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.*
- B) No development shall take place other than in accordance with the Written Scheme of Investigation approved under point (A).*
- C) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under point (A) and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.*

Reason: in the interests of ensuring the proper recording of a heritage asset through a programme of archaeological works and the preservation of a heritage asset during construction

CONCLUSION AND RECOMMENDATION

The recommendation of the main report remains unchanged, which is that the application be approved with conditions and the additional condition in relation to archaeology is applied.

Director of Economic Growth and Development
Contact Officer Mrs Elaine Atkinson Telephone No 01642 526062

WARD AND WARD COUNCILLORS

Ward	Hartburn
Ward Councillor(s)	Councillor Lynn Hall
Ward Councillor(s)	Councillor Matthew Vickers