



**DELEGATED DECISION REPORT**

<b>Application Reference Number</b>	19NP0109
<b>Description / Site Address</b>	Approval of details reserved by Condition no. 9 (archaeological) of planning permission 18NP0029 - Demolition of the existing Water Treatment Works and erection of replacement and associated development at Rochester Water Treatment Works Rochester Northumberland NE19 1RA
<b>Expiry date of consultations</b>	3 December 2019
<b>Last date for decision</b>	14 January 2020

**Details of Proposal**

This application provides information required by condition 9 of planning approval 18NP0029 under which planning permission was granted for the demolition of the existing Water Treatment Works and erection of replacement and associated development at NWL Rochester Water Treatment Works, A68, Rochester, Northumberland, NE19 1RA

Details have been submitted in order to discharge the following condition of the permission:

- Condition 9 (Archaeological)

No publicity has been undertaken as the application is for the discharge of a condition.

**Planning Policy & Guidance**

**National Policies**

National Planning Policy Framework (NPPF) (2019)

National Planning Practice Guidance

**Local Policies**

**Northumberland National Park Authority Core Strategy and Development Policies Document (Core Strategy) (2009)**

Policy 18      *Cultural Heritage*



### Relevant Planning History

- 19NP0083** Temporary widening of access. *Planning permission conditionally granted 16<sup>th</sup> October 2019;*
- 19NP0082** Approval of details reserved by condition nos. 5 (lighting) and 8 (landscaping scheme) of planning permission 18NP0029 - Demolition of the existing Water Treatment Works and erection of replacement and associated development. *Approved 17<sup>th</sup> October 2019;*
- 18NP0029** Demolition of the existing Water Treatment Works and erection of replacement and associated development. *Planning permission conditionally granted 5<sup>th</sup> December 2018;*

### Consultation/Representations

**NNPA Historic Environment Officer:** Trench 1 has revealed a homogenous clay layer of glacial till and supports the conclusion that no archaeological deposits or features have been observed. As the condition is relevant to trench 1, the condition can be discharged. It is disappointing that trenches 2 and 3, having been excavated, do not show homogenous deposits and although they are unlikely to reveal archaeological features or deposits, it would have been helpful had the natural deposits been more clearly illustrated in the report.

### Assessment

The principle of the development has already been established as acceptable under application 18NP0029. The subject for assessment here is therefore the acceptability of the archaeological evaluation, as required by condition 9 of planning approval 18NP0029.

The full text of condition 9 reads as follows:

The development shall be undertaken in accordance with the *Rochester Waste Water Treatment Works, Rochester, Northumberland - Archaeological evaluation written scheme of investigation DS18.391*, received 25th October 2018 in respect of the excavation and evaluation of Trench 1 only. A copy of the report compiling the assessment and findings of the excavation shall be submitted to the Local Planning Authority within two months of the fieldwork being completed by the archaeologist.

**Reason:** In order to ensure that provision is made for the recording of any archaeological features or finds during the development, in accordance with Core Strategy policy 18 and Chapter 16 of the NPPF.

In order to discharge the condition, the applicant has provided a report documenting the results of an archaeological evaluation undertaken in advance of the commencement of development on site. No archaeological deposits were identified during the course of the evaluation. The NNPA Historic



Environment Officer has been consulted on the archaeological evaluation report. The Officer is satisfied with the excavation works to trench 1 and notes that no archaeological deposits or features were observed. The Officer is therefore satisfied that condition 9 can be discharged.

The Officer has however expressed disappointment that while trenches 2 and 3 have been excavated, they do not show homogenous deposits. While the Officer acknowledges that they would be unlikely to reveal archaeological features or deposits, he considers that it would have been helpful had the natural deposits been more clearly illustrated in the report.

While noting the concerns raised by the Historic Environment Officer, as the excavation of trench 1 has been satisfactorily undertaken in accordance with condition 9, the works are considered to accord with Core Strategy policy 18 and the NNPF and condition 9 can be discharged.

### **Recommendation**

The details submitted in respect of condition 9 of 18NP0029 are **approved**, subject to implementation of the scheme in accordance with the documents and specifications listed below:

- Application form received 19<sup>th</sup> November 2019;
- Archaeological Services Durham University, Rochester Water Treatment Works, Archaeological Evaluation, Report 5187, October 2019, on behalf of Northumbrian Water, received 19<sup>th</sup> November 2019.

### **Background Papers**

Application files: 19NP0109 & 18NP0029

	Signature	Date
<b>Planning Officer</b>	C Godfrey	10/01/2019
<b>Head of Development Management</b>	S Buyla	10/01/2019