SEVERN TRENT WATER LIMITED

PROPOSED DOSING KIOSK AT MAIN ROAD SEWER PUMPING STATION (SPS), CRICK, NORTHAMPTONSHIRE

PLANNING SUPPORTING STATEMENT

NOVEMBER 2013
DATE ISSUED: November 2013
JOB NUMBER: ST13703STEM
REPORT NUMBER: RPT-01

SEVERN TRENT WATER LIMITED

PROPOSED DOSING KIOSK AT MAIN ROAD SEWER PUMPING STATION (SPS), CRICK, NORTHAMPTONSHIRE

PLANNING SUPPORTING STATEMENT

NOVEMBER 2013

PREPARED BY:

Kevin Roeton Senior Planner

APPROVED BY:

Stephen Stoney Technical Director

This report has been prepared by Wardell Armstrong LLP with all reasonable skill, care and diligence, within the terms of the Contract with the Client. The report is confidential to the Client and Wardell Armstrong LLP accepts no responsibility of whatever nature to third parties to whom this report may be made known.

No part of this document may be reproduced without the prior written approval of Wardell Armstrong LLP.
CONTENTS

INTRODUCTION 4
THE NEED FOR DEVELOPMENT 4
SITE LOCATION AND SITE DESCRIPTION 4
DEVELOPMENT PROPOSAL 5
PRE-APPLICATION ADVICE & STAKEHOLDER ENGAGEMENT 6
ENVIRONMENTAL CONSIDERATIONS 6
CONSTRUCTION PROGRAMME 8
PLANNING POLICY CONTEXT 8
CONCLUSION 12

DRAWINGS

ASS/11542-CT-50100 V. B – Site Location Plan
ASS/11542-CT-50101 V. A – Existing SPS Site Layout Plan
ASS/11542-CT-50102 V. A – Proposed Dosing Kiosk and SPS Layout
ASS/11542-CT-50103 V. A – Proposed Dosing Kiosk Elevations
ASS/11542-CT-50104 V. A – Proposed Dosing Kiosk Cross Sections
INTRODUCTION

1.1 Severn Trent Water Limited (STWL) is seeking full planning permission for the erection of a new dosing unit the Main Road Sewer Pumping Station at Crick in Northamptonshire. The proposed kiosk measures 3.7m x 4.3m x 2.315m and would be sited within the confines of the existing operational compound. Northamptonshire County Council considers such a unit constitutes a building requiring planning permission under Part 16 Class A A. (e).

THE NEED FOR DEVELOPMENT

2.1 The Crick catchment area has an on-going issue with hydrogen sulphide which is affecting the structural integrity of the network. The proposed rehabilitation works are required to prevent further Hydrogen Sulphide from affecting the network.

SITE LOCATION AND SITE DESCRIPTION

3.1 The application site has a long and established history as a Sewage Pumping Station (SPS). The site is enclosed by fencing and includes below-ground elements, plant equipment and an MCC Kiosk. The SPS is located in a relatively isolated location, suitably tucked away from the street-scene. The site is bound by agricultural hedgerow to the South, fencing around its perimeter, car parking to the North West, allotments to the East and industrial land to the North.
3.2 The new dosing kiosk would be located within the existing SPS boundary to be situated on an existing area of hard-standing (see proposed site layout drawing A5S/11542-CT-50102 V. A). The location was selected to protect the downstream assets after surveying the hydrogen sulphide levels at different locations. The dosing unit is also required to be adjacent to the existing MCC Kiosk providing the connection point to the electric supply and telemetry system. The dosing line will be installed parallel with the existing wet well.

3.3 The proposed dosing unit will appropriately sit within the context of the existing operational site, and grouped with existing plant. It would be approximately 2.3m from the site boundary. Immediately adjacent to the boundary fencing is a well established vegetation cover and tree screen. The proposed development will be sited on land within the boundary of an existing SPS and situated between existing plant and buildings. The proposal will be well-screened from countryside views looking North to the site from the South due to the dense vegetation along the boundary with the adjacent agricultural field.
3.4 In essence the proposed dosing unit will be at the heart of an established operational site containing substantial plant and machinery.

4 DEVELOPMENT PROPOSAL

4.1 The proposed development comprises the following elements:

4.2 **Dosing Kiosk:** measures 3.7m in width x 4.3m in length x 2.315m in height. The kiosk colour is still to be established, but as normal practice STW use the colour Holly Green. For more details, please see drawing ASS/11542-CT-50103 V. A. The proposed dosing unit is provided to house plant and machinery. The dosing unit is a standard minimum size for its required purpose.


5 PRE-APPLICATION ADVICE & STAKEHOLDER ENGAGEMENT

5.1 A PD enquiry was submitted to Northamptonshire County Council on 11/11/2013 to establish whether the proposed dosing unit requires planning permission given that no full access doors are proposed on the elevations. Mark Laurenson (Principal Development Control Officer) responded by making the statement that the Council considers kiosk’s such as the unit proposed are buildings and therefore requires planning permission. Informal pre-application comments were then sought. No significant concerns or issues were raised.

5.2 It is understood that the key stakeholders and the relevant consultees will be consulted as part of the statutory consultation process when the planning application is submitted.

6 ENVIRONMENTAL CONSIDERATIONS

6.1 Introduction
6.2 The development of the proposed works has been informed by the need to rehabilitate the network. However, consideration has also been given to the need to address a range of other issues.

Flood Risk and Drainage
6.3 The proposed dosing kiosk will be situated on land outside a flood risk area. The existing area where the kiosk is to be sited is concrete hard-standing with existing drainage. Therefore, the proposed development does not increase the amount of development on permeable land. Roof drainage from the kiosk would be connected to the local site drainage system.

Archaeology
6.4 The proposed development will not have any significant impact on any known archaeological considerations.

Ecology
6.5 The proposed development will not have any adverse impacts on ecology. The proposal will be sited on the existing hard-standing area and off-set approximately 2.3 metres from the site boundary edge. All underground works, by or on behalf of sewage undertakers, are permitted development under Part 16 Class A, A. (a) of the GPDO 1995 (as amended).

Notwithstanding this point, the proposed excavation works would fall within the ‘permitted zone’ of the National Joint Utilities Group Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees – Issue 2. During excavation works the contractors will follow the working practice set out in this guidance.

Landscaping
6.6 The proposal will be adequately screened by the existing fencing and hedgerow abutting the southern boundary edge of the site.
**Noise & Odour**

6.7 Any existing odour issues will improve after the installation of the proposed dosing unit. The dosing unit will not generate any significant noise.

**Operational Traffic**

6.8 The deposit of the dosing unit has been sized in order to minimise the need for refills; a refill will be needed every 90 days therefore the increase in operational traffic will be minimal. Access to the SPS will be maintained with the existing site access track.

7 **CONSTRUCTION PROGRAMME**

7.1 The dosing kiosk will be assembled and transported to site on a Hiab vehicle. It will be installed on top of the foundations slab previously constructed on site. Construction is scheduled to start the 10/04/2014 and finish the 30/04/2014.

8 **PLANNING POLICY CONTEXT**

8.1 The proposal has been assessed against both national and local planning policy. The following section sets the proposals within a policy context.

**National Policy**

8.2 The National Planning Policy Framework (NPPF) came into force on 27\textsuperscript{th} March 2012, replacing all Planning Policy Statements (PPS) and Planning Policy Guidance notes (PPG) with the exception of PPS 10 - Planning for Sustainable Waste Management.

8.3 The NPPF sets out the Government’s planning policies for England and how these are expected to be applied. Local Planning Authorities (LPAs) are required to take this guidance into account when formulating planning policy and when determining planning applications.

8.4 The NPPF emphasises the need for sustainable development and explains under paragraph 14 that at the heart of the NPPF is a *presumption in favour of sustainable development*. There are three dimensions to sustainable development; economic, social and environmental with each dimension performing the following roles: an
economic role; social role and an environmental role. The proposed development strongly promotes the environmental role. The proposal is for an essential operational requirement to rehabilitating the sewage network in which there is a clear need in terms of delivering essential infrastructural needs to the local population. The proposal will deliver the social role of benefiting the local community with regard to the sewage network and provides a long term economic solution. The proposal is therefore considered to deliver sustainable development.

8.5 In terms of decision making the NPPF highlights that:

Development proposals that accord with the development plan should be approved without delay; and

- Where local development plans are absent, silent or relevant policies are out-of-date the permission should be granted unless:
  - Any adverse impacts of doing so would significantly or demonstrably outweigh the benefits, when assessed against the policies of NPPF as a whole; or
  - Specific policies in the NPPF indicate development should be restricted.

8.6 The following policies are considered to be relevant for the proposed development:

- **Requiring good design** - The NPPF emphasises the importance that the Government places on good design of the built environment. It acknowledges that good design is a key aspect of sustainable development; is indivisible from good planning and should contribute positively to making places better for people. In this instance, Severn Trent Water Limited has opted for a standard functional design typical of dosing unit structures of this type across the water industry. The colour has yet to be chosen however it is likely to be Holly Green, the preferred colour for STW works.

8.7 **East Midlands Regional Strategy**
8.8 The Regional Strategy for the East Midlands was revoked by Government Order in April 2013.

8.9 **Northamptonshire County Council**

**The Northamptonshire Minerals and Waste Development Framework**

8.10 The Northamptonshire Minerals and Waste Development Framework, or MWDF, is the land use planning strategy for minerals and waste related development in the county. It provides the basis for investment in new waste and minerals development in Northamptonshire, and where in the county it should go to.

8.11 The MWDF identifies what minerals and waste related development should go where, why it should go there, and how by doing so, it can make other land use and infrastructure systems function better. It considers the impact and design of new minerals and waste development, but also focuses on how this development can best relate to the surrounding land use and link with the wider community.

**Core Strategy Adopted May 2010 (MWDF)**

8.12 The Core Strategy is the lead element of our Minerals and Waste Development Framework (MWDF) and all other parts of the MWDF will be guided by it.

8.13 **Policy CS14** (*Addressing the impact of proposed minerals and waste development*) - The location of the proposed dosing kiosk in the existing SPS minimises environmental impact if it was located on non-operational land elsewhere. The proposed kiosk is of a design and scale that appropriately fits in with its context and layout of site. The visual appearance of the kiosk will not adversely impact on the character of the surrounding area. The use of the existing access is sustainable and safe. Given the proposed dosing kiosk will be restricted to the confines of the existing SPS there will be no impact on local amenities. Based on the above the proposed development is therefore considered to be in compliance with Policy CS14.

**Daventry District Council Local Plan June, 1997**
8.14 The existing Daventry District Local Plan (1997) sets out the Council's policies and proposals for guiding the development and use of land in the District. This will gradually be replaced by documents to be produced as part of the Local Development Framework.

8.15 **Policy GN1 (General)** – Proposed development is confined to the existing Sewage Pumping Station and will safeguard the natural environment. The proposed development is therefore considered to comply with all criterions (A-G) set out under this policy.

8.16 **Policy GN2 (General)** - The type of kiosk proposed, its design and scale would be in keeping with the locality it is sited in, it does not detract from its amenities and respects the character of the immediate surrounding area. The proposal has an existing means of access which is considered to be satisfactory. In its entirety, the proposal is considered to comply with the criterions (A-H) under this policy.

8.17 **Policy EN42 (Design)** – In relation to this policy, the scale, density, massing, height, landscape, layout and access of the proposal combines to ensure that the development blends well within the site and with its surroundings. The design of the kiosk is considered to meet all the criterions (A-E) as set out under this policy and is therefore in conformity with Policy EN42.

8.18 **Other relevant documents that have been considered for this proposed development**

**West Northamptonshire Joint Core Strategy**

8.19 The West Northamptonshire Joint Core Strategy is a key part of the Local Framework. The Core Strategy sets out the long-term vision and objectives for the whole of the area covered by Daventry District, Northampton Borough and South Northamptonshire Councils for the plan period up to 2026, including strategic policies for steering and shaping development.
8.20 It identifies specific locations for strategic new housing and employment and changes to transport infrastructure and other supporting community facilities, as well as defining areas where development will be limited. It also helps to ensure the co-ordination and delivery of other services and related strategies. The Joint Core Strategy, as amended by the Proposed Changes, has now been submitted to the Secretary of State for Examination. He has appointed a Planning Inspector who will shortly conduct an Public Examination of the Plan.

**Daventry Settlements & Countryside Local Plan**

8.21 Daventry District Council has started work on preparing the above Local Plan. This Local Plan will eventually supplement the policies and proposals in the West Northamptonshire Joint Core Strategy and will also cover the period up to 2026. The Plan will cover the entire District with the exception of land on the periphery of Northampton that has been identified in the West Northamptonshire Joint Core Strategy to meet the housing needs of the town.

**Proposals Map**

8.22 The proposals map illustrates the policies and allocations set out in the Daventry District Council Local Plan 1997. The proposal map has been used to visually establish what Local Plan policies are relevant to the proposed scheme.

**Policy conclusions**

8.23 There are no specific policies relating to sewage infrastructure within existing operational sites. However, it is a material consideration that this proposal will protect and enhance the environment by rehabilitating and maintaining the structural integrity of the existing sewage network. The proposed dosing kiosk is considered to be in compliance with both National and Local Plan Policy.
9 CONCLUSION

9.1 The proposed dosing kiosk is seen to be in accordance with both National and Local Planning Policy. The kiosk will be sited in the most appropriate location within operational constraints; it will not have a detrimental impact upon the environment or character of the surrounding area.

9.2 The proposed kiosk is necessary for rehabilitation works to prevent the effects of hydrogen sulphide from impacting on the integrity of the network. Proposed development will be sited on land within the boundary of an existing and well-established Sewage Pumping Station situated between existing plant and off-set from the boundary.

9.3 Overall, the proposal is within an established Sewage Pumping Station with operational surroundings and no adverse impact whatsoever on the character of the surrounding area or local amenities.