



Planning Statement

Installation of 1 No. MCC kiosk; provision of hardstanding; and
demolition of existing building

at

Tuxford Road Sewage Pumping Station

on behalf of

Severn Trent Water Ltd

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1.0 INTRODUCTION

- 1.1 Severn Trent Water Limited (STWL) is a regulated business with statutory responsibilities for the provision of water and sewerage services to over 8 million people in an area stretching from the Severn Estuary to the mouth of the Humber.
- 1.2 STWL is currently implementing its Asset Management Plan for the next five years (to April 2015) known as AMP5, the mechanism by which the regulator OFWAT defines a 5-year capital expenditure program for water companies.
- 1.3 Investment during the AMP5 period is in response to a number of key drivers. These drivers include new environmental and quality obligations and investment to ensure its existing water distribution and sewerage networks, and other assets, both above and below ground, operate efficiently and effectively.
- 1.4 STWL are looking to upgrade Tuxford Road Sewage Pumping Station (SPS) as part of their capital maintenance programme, required to ensure the SPS continues to operate efficiently and effectively. The existing SPS does not meet the necessary storage requirements and its life has expired. Therefore it is proposed to demolish the existing building which contains the pumping equipment and install new equipment.

2.0 THE PROPOSAL

2.1 The proposed works at Tuxford Road SPS consist of the following:

- Demolition of building containing existing pumping station;
- Installation of 1 No. Motor Control Centre (MCC) kiosk;
- Provision of new hardstanding;
- Provision of additional landscaping;
- Provision of new bollards;
- Relocation of power pole;
- Installation of new inlet chamber;
- Provision of new concrete slab;
- Installation of new swing jib;
- Installation of new precast valve chamber; and
- Installation of new flow meter chamber.

2.2 The existing building at the site and the equipment contained within it are 'life expired' given their age and are no longer fit for purpose. Therefore it is proposed to replace this with modern pumping equipment which will improve the efficiency and effectiveness of the SPS, as well as providing the required additional storage capacity.

2.3 The MCC kiosk will provide the controls for the pumping station, which will replace the function currently provided by the equipment contained in the building to be demolished. The additional hardstanding is required to provide better access to the structures at the site.

2.4 Details of the proposed works are provided below and are divided between the elements of the scheme which require planning permission and elements which are permitted development.

Permitted development

2.5 The following elements of the scheme constitute permitted development under Class A of Part 16 of the General Permitted Development Order by virtue of the nature and size of the elements:

- Provision of additional landscaping;
- Provision of new bollards;
- Relocation of power pole;
- Installation of new inlet chamber;
- Provision of new concrete slab;

- Installation of new swing jib;
- Installation of new precast valve chamber; and
- Installation of new flow meter chamber.

2.6 The location of the elements constituting permitted development is shown in the proposed site layout plan (ref: A5S/01233-CE-00103).

Planning permission

2.7 The following elements of the scheme require planning permission given they do not fall under the permitted development rights afforded to STWL as a sewerage undertaker:

- Demolition of building containing existing pumping station;
- Installation of 1 No. MCC kiosk; and
- Provision of hardstanding.

2.8 The elements of the scheme requiring planning permission are considered hereon after.

Planning history

2.9 There is no relevant planning history.

Location and layout

2.10 Tuxford Road SPS is located in the open countryside as identified in the Newark and Sherwood District Proposals Map, in between the residential settlement of Boughton and the Boughton Industrial Estate. The site is located within an agricultural field and benefits from an existing access off Tuxford Road to the south. The boundary of the operational area is demarcated by a 2m high hedge to the west and a 1m high fence on all other elevations. The nearest residential properties are Elm Tree House and The Willows, which are 150m to the north west.

2.11 The proposed kiosk will be wholly located within the existing operational area of Tuxford Road SPS as identified in the site location plan (ref: A5S/01233-CE-00101). The kiosk will be located to the north eastern corner of the site which currently consists of maintained grassland, to the east of the building to be demolished.

2.12 There are no proposed alterations to the existing access arrangements, including the access track during the construction period or on completion of the works.

- 2.13 Additional landscaping is proposed to enhance the appearance of the site.

Scale, massing, materials and appearance

- 2.14 The proposed kiosk will be constructed from glass reinforced plastic (GRP) and will be the minimum size for operational requirements. The colour of the kiosk will be holly green set to BS BS4800 14-C-39.
- 2.15 The proposed MCC kiosk will measure 3m in length, 0.6m in width and 1.75m in height, with a total area of 1.8m². The building to be demolished measures 3.5m in length, 4.8m in width, 2.5m to the eaves and 2.8m to the ridge of the roof, with a total area of 7m². The kiosk will be located on a 0.15m high concrete plinth.
- 2.16 The additional hardstanding will consist of porous concrete to match the existing hardstanding at the site.

Construction, access and operation

- 2.17 Access to the site is off Tuxford Road. Vehicle movements associated with the construction works will include STWL vehicles, contractor's vehicles, contract deliveries and materials deliveries. Vehicle types are likely to include a flat bed lorry to deliver the kiosk and general building supplies, and small vans and cars for personnel.

Flood risk and drainage

- 2.18 The entire site lies within Flood Zone 1 (low probability of flooding). The total area of the proposal is less than 1 hectare. As such, the proposed kiosk will not be at risk from flooding, nor will it increase the flood risk of the site. The hardstanding will consist of porous concrete to allow water runoff to soak through.
- 2.19 A small amount of surface water runoff will be generated from the proposed kiosk, which will drain off into the surrounding ground. The proposed kiosk represents a 5.2m² reduction in area covered by buildings at the site when compared to the building to be demolished. As such the proposed development will provide betterment in terms of flood risk and drainage.

Ecology and landscaping

- 2.20 An extended phase 1 habitat survey has been completed of the site, assessing the proposed construction footprints of all elements of the proposal and the building to be demolished. The survey was undertaken on the 15th August 2012.

- 2.21 The survey establishes that the proposed development will not adversely impact any other protected species or their habitat; however it recommends that further bat surveys are undertaken to confirm the demolition of the existing building at the site would not adversely impact bats. It also advises that best practice is followed during the demolition and construction period.
- 2.22 A bat survey was undertaken on the 22nd May 2013 and a further bat survey is scheduled for the 19th June 2013. An update from the ecologist confirms that no bats were recorded emerging from the building and no bats were recorded foraging or commuting within the vicinity of the building during the first survey. The findings of the second survey will be reported during the planning application process once it is complete.
- 2.23 Additional landscaping is proposed to reduce the visual impact of the SPS, which will consist of continuing the existing hawthorn hedge so that it surrounds the entire boundary of the site. Details of the proposed landscaping are provided in plan A5S/01233-CE-00104.

3.0 PLANNING POLICY

3.1 This chapter identifies the most relevant policy and guidance.

National planning policy

- National Planning Policy Framework (NPPF)

3.2 The National Planning Policy Framework (NPPF) was published in March 2012 and outlines the Government's planning policies for England. It identifies sustainable development as the key principle underpinning planning and highlights that there are three dimensions to sustainable development – economic, social and environmental. The document also outlines 12 'core planning principles' including securing high quality design; supporting a low carbon future, including the consideration of flood risk; taking account of the different roles and characters of different areas; and encouraging the effective use of land.

- Planning Policy Statement 10 (PPS10): Planning for Sustainable Waste Management

3.3 The waste planning policy statement will remain in place until it is replaced by the National Waste Management Plan for England which will contain waste planning policies. The overall objective of Government policy on waste, as set out in the strategy for sustainable development, is to protect human health and the environment by producing less waste and by using it as a resource wherever possible. By more sustainable waste management, moving the management of waste up the 'waste hierarchy' of prevention, preparing for reuse, recycling, other recovery, and disposing only as a last resort, the Government aims to break the link between economic growth and the environmental impact of waste. This means a step-change in the way waste is handled and significant new investment in waste management facilities. The planning system is pivotal to the adequate and timely provision of the new facilities that will be needed.

Development Plan Policy

- Nottinghamshire and Nottingham Waste Local Plan (January 2002)

3.4 The plan sets out the policy framework for dealing with future waste management proposals and identifies a range of possible future sites.

3.5 The policies contained in the Waste Plan are considered to be relevant to larger waste management development; however the following policies are considered to have some significance to the redevelopment of the sewage pumping station at Tuxford Road:

- 3.6 *Policy W3.3* states that when planning permission for a waste management facility is granted, conditions will be imposed to ensure all plant, buildings and storage areas are located in such a position as to minimise impact on adjacent land; grouped together to prevent the creation of an unsightly sprawl of development and to aid their screening; kept as low as practicable to minimise visual intrusion; of appropriate appearance to reduce their visual impact.
- 3.7 *Policy W3.4* specifies that screening and landscaping will be required to reduce the visual impact of a proposal.
- 3.8 *Policies W3.7, W3.8, W3.9 and W3.10* seek to ensure that proposals for waste management development do not have any adverse impact on the amenities of nearby residential properties by virtue of noise, litter, odour and dust.
- 3.9 *Policy W3.14* establishes that planning permission will not be granted for waste management development where the vehicle movements likely to be generated cannot be satisfactorily accommodated by the highway network.
- 3.10 *Policy W3.22* states that planning permission will not be granted for waste management development if it would harm or destroy a species or habitat of county importance.
- 3.11 *Policy W8.1* identifies that proposals for new, extensions or renewal of existing facilities at sewage or waste water treatment works will be permitted unless there are any unacceptable environmental impacts.

- Newark and Sherwood Core Strategy (February 2011)

- 3.12 The Core Strategy sets out the big issues that Newark and Sherwood District Council and their public and private partners need to address over the next twenty years within the district. The strategy sets out a vision, a series of objectives and a number of policies to deliver them. The following policies are considered to be relevant to the proposed development:
- 3.13 *Core Policy 9: Sustainable Design* stipulates that new development will need to demonstrate a high standard of sustainable design that protects and enhances the natural environment. New development should achieve a high standard of sustainable design and layout, include adequate drainage, and demonstrate an effective and efficient use of land.

- 3.14 Core Policy 12A: Biodiversity and Green Infrastructure identifies that the Council will seek to conserve and enhance the biodiversity and geological diversity of the district.
- Newark and Sherwood District Local Plan (March 1999)
- 3.15 *Policy NE1: Development in the Countryside* establishes that planning permission will not be granted for development in the countryside unless it is for the purpose of agriculture or forestry, is an appropriate recreation or tourist use, is a utility installation, is a change of use of a rural building, is roadside services or is a agricultural workers dwelling.
- 3.16 *Policy NE17: Species Protection* identifies that planning permission will not be granted for a scheme which would adversely affect species protected under the Wildlife and Countryside Act, unless provision is made to protect the species and their habitats.
- 3.17 *Policy PU8: New Public Utilities* specifies that permission will be granted for new utility facilities provided that they are not located in highly visible locations, they are sited, designed and landscaped to minimise their possible impact on the countryside and neighbouring properties, and they would not adversely affect features of ecological or archaeological importance.

POLICY ASSESSMENT

4.0

- 4.1 The proposed development comprises the installation of 1 No. MCC kiosk, the provision of hardstanding and the demolition of an existing building at Tuxford Road Sewage Pumping Station (SPS). The kiosk and hardstanding will be located within the operational area of the SPS. The proposal is required as part of Severn Trent Water Ltd's (STWL) capital maintenance programme to ensure the SPS continues to operate efficiently and effectively.
- 4.2 The existing pumping station equipment is contained in the building to be demolished. It is now 'life expired' and no longer fit for purpose, therefore it is to be removed and replaced with modern pumping equipment. The proposed MCC kiosk will provide the controls for the new pumping station equipment, which falls under the permitted development rights afforded to STWL as sewerage undertakers. The additional hardstanding is required to provide better access to the equipment at the site and turning facilities for tankers which service the site.
- 4.3 Policy NE1 of the Newark and Sherwood District Local Plan identifies that planning permission will be granted for development which constitutes a utility installation in the open countryside. The principle of the proposed development is therefore considered to be acceptable at Tuxford Road SPS given the proposed development will be located within the existing operational area of a utility installation.
- 4.4 The surrounding landscape is heavily influenced by urban development, including the residential development to the west and the industrial estate to the east. Notwithstanding the urban context, there is a desire to reduce the visual impact of the site. The proposed kiosk will be of a much reduced height and area than that of the building to be demolished. It will also be holly green, which will ensure it is seen against the hedge at the site and the backdrop of the surrounding agricultural fields. The appearance of the site will also be enhanced by the proposed landscaping, which will continue the existing hawthorn hedge located along the western boundary of the site. Therefore the proposed development will reduce the visual impact of the SPS, ensuring it is in keeping with the surrounding landscape in accordance with policy W3.3 of the Nottinghamshire and Nottingham Waste Plan, policy CS9 of the Newark and Sherwood Core Strategy and saved policy PU8 of the Newark and Sherwood District Local Plan.
- 4.5 The proposed kiosk and associated pumping station equipment will be more modern, efficient and effective than the equipment it is replacing; as such it is anticipated that it will

be quieter. Furthermore, all of the processes at the SPS are contained in closed structures such as kiosks or underground, ensuring there is no dust, odour or mud. Therefore the proposal will not adversely impact the amenities of any residential property in accordance with policies W3.7, W3.8, W3.9 and W3.10 of the Nottinghamshire and Nottingham Waste Plan.

- 4.6 Construction traffic will utilise the existing access to the site and traffic levels at the site will return to the levels before construction began once complete. Therefore it is considered that the proposed development will have no adverse impact on highway safety in accordance with policy W3.14 of the Nottinghamshire and Nottingham Waste Plan.
- 4.7 The ecological phase 1 habitat survey report confirms that the proposal will have no adverse impact on any statutory or non-statutory ecological designated site, or any protected species or their habitat in accordance with policy 3.22 of the Nottinghamshire and Nottingham Waste Plan, policy C12A of the Newark and Sherwood Core Strategy, and saved policy NE17 of the Newark and Sherwood District Local Plan. However it does identify that further bat surveys are required to demonstrate that demolishing the building would not adversely impact bats. As such two further bat surveys have been scheduled.
- 4.8 The first survey was undertaken on the 22nd May. No bats were recorded foraging or commuting within the vicinity of the building during the first survey. The findings of the second survey will be reported during the planning application process once the survey is complete.
- 4.9 Whilst additional hardstanding is proposed, it will consist of porous concrete to ensure that water runoff from the site continues to sufficiently soak away.
- 4.10 Therefore it is concluded that the proposal will have no unacceptable environmental impacts in full accordance with policy W8.1 of the Nottinghamshire and Nottingham Waste Plan.

5.0

CONCLUSION

- 5.1 This statement has been prepared to support a detailed planning application for the installation of 1 No. MCC kiosk; the provision of hardstanding; and the demolition of an existing building at Tuxford Road Sewage Pumping Station.
- 5.2 The proposed development is required as part of Severn Trent Water Limited's capital maintenance programme to ensure the Sewage Pumping Station continues to operate efficiently and effectively, replacing equipment which is no longer fit for purpose.
- 5.3 The proposal will enhance the character and appearance of the SPS by virtue that the proposed kiosk will be of a much reduced size and scale than that of the building to be demolished. Additional landscaping is also incorporated into the design. The appearance of the kiosk will also reduce the visual impact of the site on the surrounding countryside landscape.
- 5.4 The proposal will have no adverse impact on the amenities of nearby residential properties, flood risk, ecology or highway safety.
- 5.5 In light of the information provided it is respectfully requested that planning permission be granted.

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