



## **Planning Statement**

### **Anglian Water Services Limited**

Planning application for the erection of a glass reinforced kiosk to house electrical equipment for the control wash water equipment  
at

Long Buckby Water Recycling Centre (WRC)  
Station Road, Long Buckby, Northamptonshire.

SEW-10570

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## **1. Introduction**

It is necessary to undertake maintenance at Long Buckby Water recycling Centre (WRC). This includes maintenance to the primary settlement and humus tanks. As part of the maintenance plan it is also necessary to install a kiosk to house electrical equipment for the control of the wash water equipment. This planning statement supports the planning application for the kiosk.

## **2. Proposed Development**

### **2.1. The Site**

The development is located within the operational boundary of Long Buckby WRC. This is an operational water recycling centre which is owned and managed by Anglian Water. The site is located to the south west of Long Buckby. The surrounding area is predominantly arable. The site is accessed from an existing access off Station Road, which is also used for a small industrial site at White Barn Farm.

### **2.2. The Proposal**

The proposed development consists of a kiosk set among the existing plant and machinery on the works. This will be constructed from Glass Reinforced Plastic (GRP) and will be finished in holly green BS14C39.

The kiosk will sit on a concrete plinth close to associated equipment to minimise pipework and cabling. Minimal ground disturbance will be required for construction of the plinth and installation of the kiosk.

Details of the proposed development is shown on drawings: SEW-10570-LBUCST-SS-PLG-0001-0003 which accompanies this planning application.

The kiosk will be delivered by lorry and will require a small number of delivery vehicles for a limited duration during construction. The proposed development will not result in additional vehicle movements to/from the WRC site once construction is complete.

## **3. Planning Policy**

This chapter identifies and provides an overview of the national and local planning policies that are relevant to the proposed development.

### **National Planning Policy Framework**

#### Good Design

Chapter 7 "Requiring good design" states 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". Proposals that demonstrate this in developing the design of any proposed development should be looked upon favourably.

#### Flooding and Climate Change

When determining planning applications, local planning authorities should ensure flood risk is not increased elsewhere and only consider development appropriate in areas at risk of flooding where it can be demonstrated that development is appropriately flood resilient and resistant.

### The Natural Environment

Chapter 11, Paragraph 109, Conserving and enhancing the natural environment states that 'the planning system should contribute to and enhance the natural and local environment by:

- protecting and enhancing valued landscapes, geological conservation interests and soils;
- recognising the wider benefits of ecosystem services;
- minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;
- preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water or noise pollution or land instability; and
- remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.

### Meeting the Challenge of Climate Change

Planning decisions should be based on providing resilience to the impacts of climate change, and supporting the delivery of renewable and low carbon energy and associated infrastructure.

### Infrastructure

Paragraph 162 - Local planning authorities should work with other authorities and providers to:

- assess the quality and capacity of infrastructure for transport, water supply, wastewater and its treatment, energy (including heat), telecommunications, utilities, waste, health, social care, education, flood risk and coastal change management, and its ability to meet forecast demands; and

### Decision Taking

Paragraphs 186 and 187 - Local planning authorities should approach decision-taking in a positive way to foster the delivery of sustainable development and should look for solutions rather than problems, and decision-takers at every level should seek to approve applications for sustainable development where possible. Local planning authorities should work proactively with the applicant to secure developments that improve the economic, social and environmental conditions in the area.

Paragraph 215 states that due weight should be given to relevant policies in the existing plans according to their degree of consistency with this Framework (the closer the policies in the plan to the policies in the Framework the greater the weight that may be given).

### **National Planning Policy for Waste**

The National Planning Policy for Waste (2014) sets out the waste planning policies and should be read in conjunction with the NPPF and builds on the Government's Waste Management Plan for England. The Waste Management Plan "sets out the Government's ambition to work towards a more sustainable and efficient approach to resource use and management and states this will be achieved through;

- "delivery of sustainable development and resource efficiency, including provision of modern infrastructure, local employment opportunities and wider climate change benefits, by driving waste management up the waste hierarchy;

- Helping to secure the re-use, recovery or disposal of waste without endangering human health and without harming the environment; and
- Ensuring the design and layout of new residential and commercial development and infrastructure (such as safe reliable transport links) complements sustainable waste management, including the provision of appropriate storage and segregation facilities high quality collections of waste.”

The National Planning Policy for Waste reiterates the principles of sustainable waste management and waste hierarchy and states that in considering planning applications for new or enhanced waste management facilities, waste planning authorities should consider the likely impact of the development on the local environment and amenity.

Appendix B sets out the locational criteria which must be considered in relation to the suitability of proposed sites. Of particular relevance to this application are the issues relating to protection of water resources, visual intrusion, traffic and access, air emissions (including dust) noise and vibration and potential land-use conflict.

### **Local Planning Policy**

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 requires decisions to be made in accordance with the statutory development plan unless material considerations indicate otherwise. The Statutory Development Plan, for the purposes of this application is the Northamptonshire County Council Minerals and Waste Local Plan (adopted October 2014). The following policies are considered relevant to this application.

### **Northamptonshire Minerals and Waste Local Plan**

The Minerals and Waste Local Plan (MWLP) sets out the strategy, policies and locations for minerals and waste development in the county to 2031.

Policy 11: Northamptonshire’s waste management capacity – aims to provide a sustainable waste management network to support growth and net self-sufficiency within Northamptonshire.

Policy 18: Strategy for waste disposal – aims to provide adequate sewage and waste water infrastructure prior to development taking place in order to avoid unacceptable impacts on the environment, such as sewage flooding residential or commercial properties, or the pollution of land and watercourses.

Policy 22: Addressing the impact of proposed minerals and waste development - aims to protect and minimise the impact of the development on the local environment.

Policy 30: Sustainable design and use of resources - seeks to utilise the efficient use of resources in both construction operation of new developments.

## **4. Planning Considerations**

### **4.1. Sustainable Statement**

The individual unit has been manufactured away from site in the factory and then transported to site for final placing. This philosophy results in safer working practices and will lessen the time spent on site for construction, reducing the potential impact of the construction phase in terms of time, dust and noise. This also reduces the embodied carbon making it a more sustainable option.

### **4.2. Flood Risk and Surface Water Runoff**

Part of the site is located on a flood plain however the kiosk is located out of this area. It was concluded that it would be unlikely that the kiosk would be subject to

fluvial flooding. With respect to surface water, all rainwater run-off from the kiosk will be directed to the sites existing drainage site system and pumped to the head of the works.

## **5. Conclusion**

The proposed development is necessary as part of the sites maintenance programme which ensures continued operation of plant and machinery at Long Buckby WRC. It is considered that the proposed development is in accordance with all relevant planning policy.