



Planning Statement

Anglian Water Services Limited

Planning application for the erection of two glass reinforced kiosk to house electrical and control equipment at

Easton on the Hill Water Recycling Centre, Park Walk, Easton on the Hill,
Northamptonshire, PE9 3LW.

SEW-10993

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1. Introduction

The current quality consent limits for all Waste Recycling Centres are being reviewed, as required under the Water Framework Directive (WFD), to achieve 'good status' of all watercourses.

To achieve the revised discharge consent, it is necessary to optimise and install additional equipment at Easton on the Hill WRC.

The project scope includes new ferrous dosing equipment, emergency shower, additional sludge storage, improvements to the existing wash water system and two GRP kiosks. It is considered the installation of new plant and plant optimisation falls under Town and Country Planning (General Permitted Development) Order 2015 (England) (as amended). Schedule 2, Part 13, Class B.

This Planning Statement supports a planning application for the erection of two glass reinforced plastic (GRP) kiosks at Easton on the Hill Water recycling Centre (WRC).

1.1. Proposed Development

The Site

The proposed development is located within the operational boundary of Easton on the Hill WRC. The WRC is located north east of Easton on the Hill main village area at the end of Park Walk which is an unmade track. The surrounding area is predominantly farmland and pasture. The works has an existing treeline and hedgerow surrounding the site and screening the works from the immediate area. The WRC comprises of tanks and processes required for the treatment of sewage.

The Proposal

The proposed kiosks will be constructed from Glass Reinforced Plastic (GRP) and will be finished in holly green and have a combined footprint of 14.92 m².

The kiosks are required to house electrical panels and control equipment. Details of the proposed development are shown on drawing reference: SEW-10993-EASHST-PLG-0001-0002 which accompanies this planning application.

The kiosks will be constructed off site and delivered by lorry and will require a small number of delivery vehicles for a limited duration during construction.

2. Planning Policy

2.1. National Planning Policy Framework

National Planning Policy Framework (NPPF) (March 2012) sets out the Government's planning policies for England and is a material planning consideration in the determination of this planning application.

The main policies/statements set out in the NPPF which are relevant to this proposal are as follows (summarised):

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.

3. Planning Considerations

3.1. 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.

3.2. Flood Risk and Surface Water Runoff

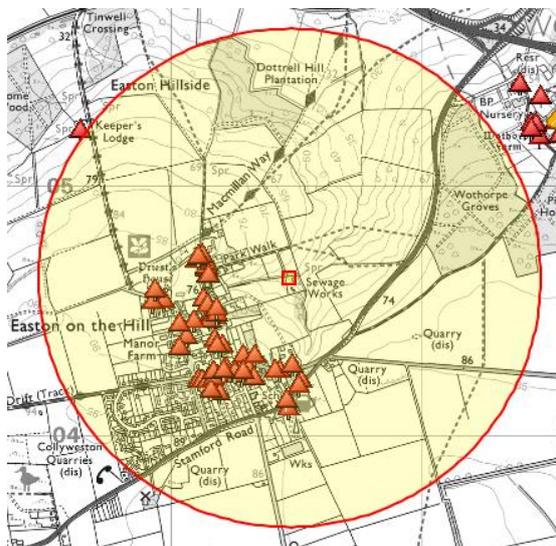
The site is not within a flood zone and therefore a flood risk assessment has not been included with this application. The proposed kiosk will be located mainly on existing hardstanding therefore any additional runoff from the site will be limited. As the surrounding area is grassland, any potential runoff will infiltrate into the ground and will not cause flooding elsewhere.

3.3. Heritage

Heritage assets and their setting within 1km of the proposed development area, have been identified and potential impact of the proposals on the asset have been assessed.

The study area is made up of a 1km buffer from and including the proposed development area.

Heritage assets within 1km of the proposed pumping station
(source: Magic.gov.uk)



There are 52 Listed buildings within 1km of the water recycling centre, the majority of these lie within the Easton on the Hill Conservation Area, south west of the works.

The proposed development is small in scale and nature. The nearest listed buildings are located over 300m to the west of the proposed development. Views between this listed buildings and the development are screened by existing buildings and mature trees and hedgerows.

It is therefore deemed that the development would have no perceived impact or detract from the setting of any listed building within the area. As such it is considered that the proposed development is in accordance with the NPPF, and Policy 22 of the Northamptonshire County Council Minerals and Waste Local Plan.

4. Conclusion

The proposed development is necessary to meet the revised discharge consent and ensure compliance with the final effluent discharge at Easton on the Hill WRC. It is considered that the proposed development is in accordance with all relevant planning policy and the small visual impact is outweighed by the benefits to the ecological and biodiversity status of the receiving watercourse.