



Chaintoft Lane, Quadring

Planning, Design and Access Statement

Anglian Water Services Ltd

Planning, Design and Access Statement to support the application for the installation of a new water booster pumping station and associated infrastructure including a new layby off Chaintoft Lane, Quadring, Lincs PE11 4PS.

Reference: WAT-07144

Prepared By

Anglian Water Services Limited
Thorpe Wood House
Thorpe Wood
Peterborough
Cambridgeshire
PE3 6WT

Contents

1. Introduction
 - 1.1 Background/Need for the Scheme
 - 1.2 Site Description
 - 1.3 Project Description
 - 1.4 Consultation
2. Planning Policy
3. Planning Considerations
 - 3.1 Principle of Development
 - 3.2 Design/Visual Impact
 - 3.3 Impact Upon Residential Amenity
 - 3.4 Access
 - 3.5 Flood Risk
 - 3.6 Ecological and Arboricultural Impacts
 - 3.7 Archaeological Impacts
 - 3.8 Construction Impacts
4. Conclusion

1 Introduction

1.1 Background/Need for the scheme

Anglian Water Services Limited (Anglian Water) has a long-term strategy for delivering service, reliability, and value for money to its customers. The strategy identifies a number of challenges which the region faces. In line with the above strategy, one of Anglian Water's key priorities is to increase the resilience and reliability of its water supply to the existing network and to meet the needs of new development.

This booster station is required in order to ensure that customers in the Donington area do not experience a drop-in water pressure/ loss of supply as a result of new housing growth to the west of the town.

Anglian Water has an extensive and complex water network from which it supplies its customers. Water in this area comes initially from Anglian Water's reservoir at Covenham near Louth, from where it is supplied to Sutterton Reservoir. There are a number of different connections from Sutterton and pipe sizes gradually decrease from this point. As pipe sizes decrease so does the overall water pressure.

Anglian Water is required by OFWAT, the industry regulator, to ensure that water pressures remain above a certain level. If they drop below or are predicted to drop below this level for any period of time, then Anglian Water is obligated to put measures in place to prevent this from happening. Anglian Water therefore proactively monitors water pressures across its network and puts measures in place where they are required to ensure that it can meet its obligations and supply water to all of its customers.

The modelling works which has been undertaken shows that in order to ensure that water pressures are protected a new pumping station is required within the immediate vicinity of the application site.

1.2 Site Description

The application site comprises part of an agricultural field located to the west side of and adjacent to Chaintoft Lane, Quadring. It is approximately 100 metres south of the A152 Main Road linking Gosberton to the south and Donington to the north.

The site is surrounded by agricultural fields to the south, west and east. There is a dwelling immediately to the north.

1.3 Project Description

The development will comprise the following elements: -

- A new above ground pumping station measuring 4.5 metres long and 2.55 metres wide up to a height of 2.515 metres. The kiosk will be finished in holly green;
- The creation of a new gravelled compound area enclosed by post and rail fencing 1.0 metre in height;
- The creation of a new layby off Chaintoft Lane.

The new booster station will only need to operate when demand on the network is at its highest. This will normally be between the hours of 0800 – 2000.

It should be noted that Anglian Water has extensive permitted development rights under Part 13 Class A of the Town and Country Planning (General Permitted Development) Order 2015 as amended. This includes above ground development including new booster stations provided that these do not exceed 29 cubic metres, as would be the case here. Planning permission has only been applied for to establish a new operational site. The new layby could also be constructed as permitted development under Part 2 Class B 'Means of Access to a Highway' as Chaintoft Lane is not classified road and the booster station itself is permitted development.

The new booster station will connect into the existing underground water main network via a new section of water main. The water main is permitted development under Part 13 Class A (a).

No new telemetry aerals are proposed. Neither does the scheme include any new external lighting.

1.4 Consultation

Anglian Water is committed to consulting local stakeholders and the local community with regard to its proposals. As a result, it actively communicates with local communities and relevant third-party stakeholders.

Letters have been sent to local residents including Quadring Parish Council to advise them of Anglian Water's proposed works including both the new pipeline connection and the new pumping station.

Anyone wishing to be kept informed can email questions or comments to the Project Engineer Gary Parsons (gparsons2@anglianwater.co.uk) and will receive a response or update on the application.

2 Policy Context

National Planning Policy Framework

The National Planning Policy Framework (NPPF) sets out the Government's planning policies. A revised version of the NPPF was published in July 2018 and it was subject to further update in February 2019.

Paragraph 47 confirms that planning law continues to require that applications for planning permission are determined in accordance with the Development Plan unless material considerations indicate otherwise. Paragraph 212 sets out that the policies contained within the framework are a material consideration and should be taken into account for decision-making purposes whilst Paragraph 213 goes on to state that due weight should be given to existing Local Plan policies according to their degree of consistency with the policies in the Framework. The closer policies within the Local Plan are to the policies in the Framework, the greater the weight which may be attached to them.

At the heart of the NPPF is a presumption in favour of sustainable development. Paragraph 8 sets out that the planning system has three overriding interdependent objectives- economic, social and environmental, which seek to support this presumption.

The policies set out in the framework seek to achieve these objectives through the delivery of well-designed places, by meeting the challenge of climate change, conserving and enhancing the built and natural environments and through the encouragement of biodiversity.

The following Local Plan policies are also considered to be of relevance to the determination of this application: -

South East Lincolnshire Local Plan (2011-2036) – adopted 8 March 2019

Policy 1 Spatial Development Strategy Criterion D Countryside– This policy sets out that development in the countryside will be permitted where it is necessary.

Policy 2 Development Management- This policy sets out a range of criteria against which development will be assessed.

Policy 3 Design- This policy sets design criteria against which development will be assessed.

Policy 4 Approach to Flood Risk- This policy sets out the Council’s approach to development within flood zones 2 and 3.

Policy 28 The Natural Environment- This policy seeks to protect and promote the natural environment.

Policy 29- The Historic Environment- Criterion c refers to the impact of development of archaeological remains.

Policy 30 Pollution- This policy sets out that development will not be permitted if it would result in any unacceptable adverse impact on the health and safety of the public, amenities of the area or the natural/built environment by way of air quality, noise, light levels, ground or surface water quality.

Policy 31 Climate Change and Low Carbon Energy- This policy sets out that development should demonstrate that the consequences of climate change have been addressed and minimised.

South East Lincolnshire Strategic Flood Risk Assessment Report March 2017

This report sets out an agreed framework of flood mitigation requirements for development proposals recognising that large parts of the district lie in flood zone 3. As such application of the sequential test should be based upon the refined flood risk information set out in the report. This should also be used to inform the preparation of Site Specific Flood Risk Assessments.

3 Planning Considerations

3.1 Principle of Development

The application site is located just outside of but immediately adjacent to the defined village boundary for Quadring.

Policy 1 the '*Spatial Development Strategy*' sets out that development within the countryside will be permitted where it is necessary, and the supporting text of the policy makes specific reference to the provision of plant and equipment required by utility providers.

The proposed pumping station is necessary infrastructure which needs to be installed by Anglian Water to ensure that water supplies are not interrupted by new housing growth within the district. Modelling work shows that the pumping station, in order to be effective, needs to be located in the position proposed. Anglian Water's permitted development rights are also a material consideration. As indicated under section 1.3 it can install new booster stations below 29 cubic metres without the need to obtain planning permission. There are no limitations upon location. Planning permission has only been applied for in this case to establish a new operational site.

The development is therefore considered to be appropriate and to comply with policy 1 criterion d) of the adopted Local Plan.

3.2 Design/Visual Impact

The application site is not located within any designated landscape area or close to any heritage asset. By being located adjacent to existing development the visual impact of the development on the surrounding landscape has been minimised.

The booster station has been designed to be small as possible and it will not be of an inappropriate scale. Its visual impact will be further reduced through the use of a green finish.

Anglian Water seeks to use 'off site' build construction techniques where possible. These reduce embodied carbon and ensure disruption/ potential noise during the construction period is kept to a minimum.

In the context of the functional use of the site the proposal is considered to comply with the relevant criteria in policies 2, 3 and 31 of the adopted Local Plan.

3.3 Impact Upon Residential Amenity

As set out above the new booster station is required to protect water supplies to residents within the district. The proposal therefore has a significant public amenity benefit.

The new booster station would be located adjacent to an existing dwelling. Given its size and scale it is not considered that it would have any adverse impact upon the amenity of this dwelling in terms of potential for overbearing impact or overshadowing.

The application is supported by a Noise Assessment. This concludes that the new pumping station would not result in any unacceptable impact upon neighbour amenity. As set under section 1.3 the booster station will also only run when demand for water is highest, likely to be between the hours of 0800 and 2000.

The proposal is therefore considered to comply with policy 2 of the adopted Local Plan.

3.4 Access

The site will be accessed off Chaintoft Lane and a new layby constructed to enable vehicles to park safely off the highway when maintenance work is carried out. The lay-by design is based upon the information supplied by Lincolnshire County Council.

It is not therefore considered that the proposal would have any adverse impact upon highway safety or upon the satisfactory functioning of the highway network.

The development therefore complies with policy 2 of the adopted Local Plan.

3.5 Flood Risk

The Environment Agency maps show the site as being located in flood zone 2/3. The application is therefore supported by a Site-Specific Flood Risk Assessment (FRA).

The Site-Specific FRA has assessed the need for the scheme and the flood risk to the site, utilising the refined flood risk maps contained within the South East Lincolnshire Strategic Flood Risk Assessment. These show that at the current time and in 2115 the site does not flood. In light of this, it is considered that the Sequential Test has been passed.

The pumping station would not be required to operate in time of flooding as there is sufficient resilience in the network to supply water. As such it would be classed as 'less vulnerable' development (the Environment Agency's flood risk classification refers) and there is no requirement to undertake an Exceptions Test.

The footprint of the development is small and it will not increase flood risk elsewhere.

The new pumping station would be located on a concrete slab and electrical equipment would be raised 300mm off the floor. The development will not be manned. Anglian Water operatives will only visit the site for maintenance purposes on a monthly basis.

The Flood Risk Assessment concludes that site is at a low risk of flooding, will not increase flood risk elsewhere and includes relevant resilience measures. In light of this, the development is considered to accord with the provision of the NPPF, policy 4 and policy 31 of the adopted Local Plan.

3.6 Ecological and Arboricultural Impacts

Ecological Impacts

The site is currently part of an agricultural field and is therefore of limited ecological value. An ecological assessment of the site has been carried out. This concludes that the development would not adversely impact upon any protected species subject to appropriate mitigation measures being put in place and pre-commencement site checks being carried out. These measures can reasonably be secured by a planning condition. Neither would the development impact upon any statutorily protected site.

Arboricultural Impacts

The development has been located away from a Willow tree in the garden of No 1 Chaintoft Lane. Protective heras fencing will be installed during construction as a precautionary measure as indicated on the proposed site plan. No materials will be stored beyond this fence line.

The development is therefore considered to accord with policy 28 of the adopted Local Plan.

3.7 Archaeology

The site has been reviewed by Anglian Water's Environment and Heritage Assessor. It is not considered that there is any significant archaeological potential or that any further assessment is required. As such the proposal is considered to accord with policy 29 of the adopted Local Plan.

3.8 Construction Impacts

There is the potential for some disputation during the construction period. The construction period will be reduced through Anglian Water's 'build off site' approach referred to under section 3.2 above.

In addition, the following best practice methods will be followed by Anglian Water whilst the works are undertaken: -

Noise

- All vehicles, plant and other equipment will be fitted where necessary with appropriate silencers, mufflers, or acoustic covers as per BS 5228 1997 Part 1.
- Electrically powered plant/equipment will be used where possible;
- All plant to be CE marked and marked with a sound power level e.g. generators, pumps, auger machines, compressors, dozers and saws;
- Working hours will general be limited to the least sensitive times of the day i.e. 07.00-18.00 hours where possible;
- Plant and machinery in intermittent use shall be shut down or operated in a minimum idling condition whenever not required.

Dust

It is not anticipated that dust will be a significant issue given the nature of the works and the character of the existing site. However, when handling or storing of fine materials, dust suppression measures will be used if necessary. There will be no dust once construction works are complete.

4 Conclusion

This statement has provided an evaluation of the key planning issues arising from the development. It is considered that the proposal is acceptable in terms of its visual appearance, its impact upon residential amenity, its access and traffic implications, flood risk and ecological and arboricultural impacts.

In addition, the scheme will result in improvements to the wider public amenity, supporting local housing growth and protecting water supplies to existing properties. It is considered that this benefit should be afforded significant weight in the decision-making process.