Design and Access Statement

Anglian Water Services Ltd

Construction of maintenance hardstanding to service underground sewage storage pipes, Springfield, Fairview

Reference: SEW-10632

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1 Proposed Development

1.1 Background

The standard sewer is designed to accommodate flows to prevent internal (property) flooding from a 1 in 30 year storm event; however sewerage systems are not designed to accommodate flows from exceptional rainfall events. The change in rainfall intensity and growth within the area has increased the risk of localised sewer flooding and therefore it is necessary to provide additional offline storage within the sewer network to help prevent internal property flooding. Where properties have experienced historic flooding, they are put on a register which is kept by Water Companies. Water Companies have a target investment to remove properties from the registers.

As part of this investment, it is necessary to install offline additional storage in the form of an underground storage pipes and maintenance hardstanding.

It is considered that the underground storage pipes are permitted development as provided under Town and Country Planning (General Permitted Development) Order 2015 (England) (as amended), Schedule 2, Part 13, Class B (a).

This design and access statement supports the planning application for a new maintenance hardstanding, which will be used for operational staff for maintenance and inspections of the new storage area.

1.2 Site location

The new maintenance hardstanding will be located off Woolram Wygate, adjacent to the children's play area. There is an existing access off Woolram Wygate by the traffic lights, which will be utilised to access this area.

1.3 Proposed development

The proposed development consists of a new maintenance hardstanding with an footprint of 86.5m^2. This will be constructed from grass crete blocks infilled with topsoil and grass seeded. Specification is shown on drawing SEW-10632-SPALSC-2B-PLG-0001. Any fence/gate removed to facilitate construction will be replaced on completion. The point from the grass-crete section (edge of pavement) to the play area will be maintained by Anglian Water over its lifetime.

Once operational, company vehicle will visit the site approximately twice per year for maintenance.

2 Consultation

South Holland District Council
Discussions have been ongoing with Eddie Elsley and Richard Knock (Open Space Officer) from South Holland District Council regarding the play area and reinstatement. Anglian Water are also working closely with Peter Faulkner from Sutcliffe Play who have been commissioned to re-design the play area.

Lincolnshire County Council
Andy Smart (Streetworks and Permitting Officer) from Lincolnshire County Council Highways Department was consulted in respect to the proposed maintenance hardstanding. It is proposed to use this access twice a year for maintenance and therefore Lincolnshire County Council have no issues with Anglian Water using the existing access.

3 Planning Policy

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

3.1 National Planning Policy Framework

The 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 planning applications. The NPPF does not contain specific waste policies as these are published within the National Planning Policy for Waste.

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).

3.2 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 South Holland Local Plan (adopted 2006).

In siting and design of the scheme regard has been given to the following saved policies.

- Policy SG2 – Distribution of development: ensures that the development is acceptable in terms of traffic generation and road safety in the surrounding area.
- Policy SG14 - Design and Layout of New Development: ensures development does not impact on local amenity.
- Policy SG15 - New Development: Facilities For Road Users, Pedestrians And Cyclists: seeks to protect the health and safety of other road users.
- Policy LT2 - Safeguarding Open Space For Sport, Recreation And Leisure: looks to protect community open space.

4 Planning and Material Considerations

The following sections describe the environmental topics considered during the design of the proposed development.

4.1 Highway

Andy Smart (Streetworks and Permitting Officer) from Lincolnshire County Council Highways Department was consulted in respect to the proposed maintenance hardstanding. It is proposed to use this access twice a year for maintenance and therefore Lincolnshire County Council have no issues with Anglian Water using the existing access. It is therefore considered this is in accordance with the NPPF and policies SG2, SG14 and SG15 of the South Holland Local Plan.

4.2 Surface Water Runoff

The hardstanding will be constructed from grasscrete. This type of construction has been used extensively for small pumping station access throughout the Anglian region. It provides a permeable surface allowing surface water to infiltrate into the ground. It is therefore considered that the run-off would be negligible in this instance, and would negate the need for additional surface water runoff capture. This is in accordance with the NPPF and policies SG2 and SG15 of the South Holland Local Plan

4.3 Flood Risk

The development site is within fluvial flood zone 3 (1% or greater annual probability of flooding) according to the latest Environment Agency mapping. The Environment Agency's own assessment of fluvial flood risk tailored to the development site, which uses existing ground levels, modelled flood levels, information on existing flood defences and local knowledge, classes the risk as 'medium' (between a 1% and 3.33% annual probability). The Environment Agency classes the surface water flooding risk to the site as 'very low' (less than 0.1% - though it is noted that the development is near to a small area mapped as 'medium' risk that could flood to a depth of 300mm).

The Environment Agency holds no history of fluvial or surface water flooding to the development site. The Welland and Deeping IDB was also contacted for land drainage/flooding information, without response. The town of Spalding and indeed much of the South Holland District is within an extensive flood risk area - if an extreme fluvial (or tidal) flood event was to occur, the area (of the development site) would be susceptible to the direct effects from such a flood, regardless of the proposed development. Considering the small-scale, unobtrusive and permeable nature of the development, neither would it significantly alter the existing fluvial or surface water flood risk to neighbouring land or third parties. The development would not displace any significant amount of flood water (storage) or impede flood water flows. Finally and arguably most importantly, the proposed development would not have a direct adverse effect on a watercourse, nor would it impede access to flood defence and management facilities.

5 Conclusion

This planning statement has provided an evaluation of the key planning issues of the new maintenance hardstanding on the surrounding area.

Anglian Water believes that the proposed development is in accordance with national and local planning policies and will provide greater improvements to the wider public amenity that outweigh any minor impact on the character and local landscape.