



Development of Water Treatment Works at Ladderedge Distribution Service Reservoir

Planning, Design & Access Statement

On behalf of:	Severn Trent Water Limited (STWL)
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Severn Trent Water

Severn Trent Water Limited (STWL) is a regulated business with statutory responsibilities for the provision of water and sewerage services to over eight million people in an area of 21,000 square kilometres stretching from the Bristol Channel to the Humber, and from mid-Wales to the East Midlands.

Severn Trent Water is currently implementing its Asset Management Plan for AMP6 (April 2015 to March 2020), which is the mechanism by which the regulator OFWAT defines in a five year capital expenditure programme for all water companies. Investment during the AMP6 period is in response to a number of key drivers. These drivers include providing a continuous supply of quality water, dealing effectively with wastewater, and promoting an effective regulatory regime.

Scope of Project/Background

This statement has been prepared on behalf of STWL to support the planning application for the installation of a water treatment works adjacent to the Ladderedge Distribution Service Reservoir (DSR) to improve the quality of the water entering the reservoir.

The proposed development requiring planning approval comprises a steel portal framed building and a number of kiosks to accommodate the equipment required to improve the water quality prior to entering the household water supply system. The treatment works will be located within the operational boundary of the Ladderedge DSR site on land owned by STW immediately adjacent to the east of the reservoir. The water abstracted from the Wallgrange boreholes will be treated at the new treatment works before entering the Ladderedge DSR. The Wallgrange boreholes are located approximately 1.5km to the south east of the site.

Elements of the proposed works fall within the permitted development rights afforded to Severn Trent Water as a statutory undertaker. Reference has been made in this application to the permitted development proposed to provide context to the scheme but do not require planning approval. This scheme is one of many across the STWL planned to improve the water quality abstracted from groundwater pumping stations.

STWL/External Driver

The Drinking Water Inspectorate (DWI) has issued a notice under Regulation 28 (4) of the Water Supply (Water Quality) Regulations 2000 (as amended) for mitigating controls. Under these regulations STWL has a regulatory obligation to treat the water in order to eliminate or reduce the risk. The key driver of this project is to improve water quality from groundwater pumping stations. The proposed works will reduce the risk of solvent and pH breaches, and reduce the bacteriological and cryptosporidium risk to drinking water.

It is essential that this project is completed on time in order to deliver the mitigating controls within the timescales specified by the DWI on the Regulation 28 (4) notice.

Site Location/Description

The proposed development is located on maintained grassland immediately adjacent to the north eastern edge of the reservoir.

The Ladderedge DSR and application site are located approximately 3km south west of Leek in between the two small residential settlements of Longsdon and Ladderedge. The existing reservoir and associated application site falls within the Severn Trent operational boundary and an existing security fence. The site has direct vehicle access via a private drive to the A53.

The application site is surrounded by grassed agricultural fields to the north and east; woodlands to the south and the existing reservoir, which lies within a covered, raised grassed bank to the west. Residential development lies beyond the fields and woodland to the east; north and west.

Of the residential properties nearby, the nearest property to the east is approximately 160m and 220m to the west. Fenton Fields Farm and associated buildings are located 190m to the north-west. The junction with the A53 is located approximately 255m to the north with residential properties along the north eastern edge of the road. There is an extensive landscape buffer and residential gardens between the residential properties to the east (along Mollatts Wood Road) and the application site. As the reservoir is within a raised bank this partially screens the site from properties located to the west.

The site is situated within the Green Belt and a Special Landscape Area, as defined by the Staffordshire Moorlands Proposals Map.



Figure 1 – View into application site for Water Treatment Works



Figure 2 – View from top of reservoir bank into application site



Figure 3 – Existing infrastructure located in the Ladderedge site.

Existing use

The existing use of the site is an operational Severn Trent distribution service reservoir. The reservoir is covered, grassed and forms a raised bank. There is an existing salt saturator tank; clortec kiosk and PO₄ kiosk situated in the south east corner of the site (see Figure 3 and plan ref: A6W11815-PA00000-B). The reservoir receives water from the Wallgrange boreholes located beyond the site boundaries to the south east of the site.

Planning History

The Staffordshire Moorlands online planning application records date back to 2001. There are no records of planning applications for this site.

Proposed Development

The proposed development is fully contained within the fenced boundary of the existing operational site.

Of the works proposed, planning approval is sought for the following specific elements:

- Installation of a portal framed building;
- Installation of an air blowers kiosk;
- Installation of a low lift pumps kiosk;
- Installation of a cartridge filters kiosk; and
- Installation of a UV kiosk.

Plan reference number A6W11815-PA00020-A identifies the location of the proposed development.

The works proposed are required to accommodate equipment to improve the quality of the water which will become drinking water for human consumption.

The portal framed building will accommodate bolifilters, anti-scalant dosing system, chlorination dosing system, water quality monitors and a motor control centre. These works together with the filters located within the kiosk and the aeration tower to improve the overall quality of the water, in particular the solvent and pH targets as required by the DWI notice. Furthermore, the installation of a UV kiosk is required to reduce the bacteriological and cryptosporidium risk to drinking water. UV disinfection has been known for over 100 years as an effective method for inactivating waterborne pathogens and viruses. As an alternative or supplement to traditional chemical disinfectants, an ultraviolet disinfection system offers a number of operational advantages. UV disinfection systems are safe and easy to operate. In addition, the use of UV does not inject any taste or odour into the processed water, nor does it produce any undesirable by-products.

The remaining proposals fall within the permitted development rights afforded to Severn Trent under Part 13, Class A (g) of the Town and Country Planning (General Permitted Development) (England) Order 2015. This permits any other development in, on, over or under operational land other than the provision of a building subject to the proviso that it would not consist of the installation or erection of any plant or machinery exceeding 15 metres in height. The permitted works comprise the installation of an aeration tower and header tank, the dimensions of which would accord with the restrictions set out in the Order. The Drinking Water Inspectorate (DWI) specifically state in their notice under regulation 28(4) that an aeration tower at Ladderedge DSR is required for treatment of solvents and pH. The hardstanding and underground pipework are also covered by the permitted development rights afforded to STWL. In addition, with the installation of the water treatment works, the existing temporary UV pipework will be redundant and removed. The structures edged in red require planning consent and those edged green are permitted development.

Consultation

Initial informal pre-application consultation has been undertaken with Mr Arne Switchenbank at Staffordshire Moorlands (08 June 2015). Following discussion about the purpose of the proposed development; layout and dimensions, Mr Switchenbank confirmed that the site is located in Green Belt and very special circumstances would need to be demonstrated to justify the development. It was also noted that the site is a Special Landscape Area.

Scale and Amount

The approximate dimensions and volume of the proposed development for which planning approval is sought comprises:

- Installation of a portal framed building with the approximate dimensions length 22m; width 10.7m and height 6.1m with a volume of 1436m³;
- Installation of an air blowers kiosk length 7.2m; width 5.74m and height of 2.8m with a volume of 116m³;
- Installation of a low lift pumps kiosk with the approximate dimensions length 6.8m; width 6m and height 3m with a volume of 122m³;
- Installation of a cartridge filters kiosk with the approximate dimensions length 12.2m; width 2.5m and height 2.6m with a volume of 79m³; and
- Installation of a UV kiosk with the approximate dimensions length 8.7m; width 3.8m and height 3.4m with a volume of 112m³.

All structures are designed to be of the minimum scale required to serve operational purposes.

Layout

The layout of the proposed development is identified on plan reference: A6W11815-PA00020-A submitted in support of this planning application.

The proposed development is clustered to the north east of the existing reservoir in a linear layout parallel to the site boundary. This area is currently undeveloped maintained grassland accommodating five trees. The trees are proposed for removal and are not subject to TPO or of ecological interest.

The perimeter fence line and boundaries of the site remain unchanged.

The tarmac internal access road will be extended into the north east corner of the site to provide access. The areas of hardstanding will be extended to cover the area around the proposed development (Plan Ref: A6W11815-PA00020-A).

Appearance

The proposed steel portal framed building will be Holly Green in colour and a no gloss finish (BS4800 Code 14-C-39). The western elevation will provide a roller shutter door along with a smaller pedestrian door and fire door.

The air blowers kiosk, low lift pump kiosk, cartridge filter kiosk and UV kiosk will be constructed of glass reinforced plastic (GRP) and Holly Green in colour. All the kiosks will have a door on the western elevation, with the exception of the UV kiosk which will have a door on the

northern elevation and will be set on a concrete base slab to support the building. The buildings will be Holly Green in colour to assimilate with the rural location

The elevations for the proposed kiosks are shown on plan reference A6W11815-PA00030-B.

Access

The main vehicular access point off the A53 into the site remains as existing. The northern end of the access road is owned by a local farmer (Mr Fernyhough Fenton Fields Farm) and Severn Trent Water have a longstanding right of access. The internal roads and hardstanding provide sufficient space for vehicles to manoeuvre safely and leave the site in a forward gear. An additional area of tarmac will be provided to allow vehicles to internally access the north east corner of the site.

The proposed development provides storage of chemicals for 1 months' supply thereby creating the need for one articulated tanker delivery every month. In addition, a tanker will be required to access the site at a frequency of 1 to 3 months to collect sand and silt from the settlement tank. Vehicle movements generated by the proposed development are expected to be low and not have an adverse impact.

Landscaping

The operational site comprises of maintained grassland; with a couple of trees and hardstanding. As previously mentioned the reservoir is within a raised grassed bank and there is an existing tank and kiosks located in the south eastern corner which accommodate equipment. The security fence is not landscaped. The immediate surrounding area is relatively open agricultural grassland flanked by woodland belts to the east and south. The agricultural land outside the security fence is tenanted and farmed by a local farmer.

Given that the proposed development comprises a cluster of structures of varying sizes which are all proposed to be Holly Green in colour it is considered that landscaping close to the proposed development would have limited benefit. The site is currently relatively open and the permitted development is close to 15 m in height (aeration tower), all other works for which planning permission is sought are much smaller in scale. The site has a degree of natural screening in the form of the existing woodland buffer to the south and east. The A53 boundary is demarcated by a stone wall and there are small hedgerow boundaries. The proposals are set significantly back from the A53 road boundary and from nearby residential properties. The water treatment works will be situated close to the reservoir bank and will form a functional part of the landscape.

Flood Risk

The site is located within the Environment Agency's Flood Zone 1, which is not susceptible to flooding from Rivers and Seas. Furthermore given the site area will be under 1 hectare, a flood risk assessment is not required in support of the application.

Noise

The low lift pumps and blowers will be within the kiosks proposed which will contain any noise generated. As previously mentioned, the proposed development is located some distance from existing residential dwellings.

Odour

No odour will be emitted by the proposed development.

Ecology

A Preliminary Ecological Appraisal was carried out by Mott MacDonald in November 2014 and this was updated in April 2015. A copy of the updated statement is submitted with this application (Appendix 1).

The statement concludes that the proposed siting of the works is on amenity grassland. The grassland appears to be subject to frequent maintenance and is dominated by swards of annual meadow grass. The area includes five trees, two semi-mature crack willows, two young silver birch and an ash. The trees do not exhibit any features such as cracks or rot holes suitable for roosting bats but provides some limited suitability for nesting birds. The land immediately adjacent to the proposed scheme location, outside the immediate operational site, is agricultural land currently occupied by improved grassland used as grazing pasture.

The statement concludes that the proposals for the water treatment works are restricted to an area of amenity grassland and the construction works (including any excavations for pipework, cabling and plant) are not anticipated to disturb any areas considered as having ecological value. The area of amenity grassland has very low ecological value, with no potential for protected species and therefore does not present any ecological constraints.

The works will result in the loss of the five existing trees on site. These trees have low potential for nesting birds which are protected under the Wildlife and Countryside Act 1981 (as amended) and therefore present a low ecological constraint.

Trees

A Tree Preservation Order check has been carried out. This has confirmed that there are no trees on site which are protected and there is no Conservation Area boundary designation covering the site.

Listed Buildings and Archaeology

An initial heritage screening exercise has been undertaken to identify any heritage or archaeological constraints (Appendix 2).

The statement has identified that less than 500m to the north-west of the proposed development is the Grade II* listed Church of St Chad (ref: 1037805) which is a 20th Century church. At 500m to the south west of the proposed development site is the grade II listed Caldon Canal (leek Branch) Canal Bridge (ref: 1037807). There are a further three listed canal bridges within 1 km to the south of the site (ref: 1074944, 1191276 and 1037809). Given the distance between the listed assets and the proposed development works it is not considered that the proposals will adversely affect their setting.

There is considered to be low archaeological potential for prehistoric and Roman remains. The reservoir site is adjacent to the village of Longsdon, which has been identified as a Saxon place name (MST3655). Therefore, there is some limited potential that Saxon remains exist within the proposed development area.

The original reservoir is of 1849 and was associated with Staffordshire Potteries Waterworks Company which was supplied from a waterworks in the Churnet Valley. It was replaced in 1963 by a reservoir immediately to the north. The original reservoir is recorded as an undesignated heritage asset on the Staffordshire HER (MST11230) and is now overgrown with trees and scrub. Within the proposed development area there may be buried remains associated with the 19th century reservoir.

To the immediate west of the reservoir is a farmstead that existed by the late 19th Century. It has a loose courtyard plan consisting of one side of working farm buildings. It is identifiable on historic mapping as new buildings. It is considered that post medieval remains connected with the farm may be present on the development area.

Further to the south at approximately 500m from the proposed development area is the Leek Branch of the Caldon Canal which stretches from Hazelhurst to the Barnfields Canal Aqueduct at Leek. The canal was opened in 1802 and was used for transporting (mainly coal until the 1930s. It was finally abandoned in 1944. There are a number of bridges on the HER which are connected to the canal such as listed bridges (see above) and an aquaduct. These will not be affected by the development proposals.

There are no monuments or sites of archaeological interest or any sites of archaeological significance relating to the site working areas.

Planning policy

Development proposals are required to comply with relevant development plan policies unless material considerations indicate otherwise. The following policies are pertinent to this proposal.

National Planning Policy Framework (NPPF)

National policy is set out in the NPPF published in March 2012 this framework seeks to ensure sustainable forms of development and good design alongside the protection and enhancement of the environment.

The NPPF identifies sustainable development as the key principle underpinning planning and sets out the three dimensions to sustainable development – economic, social and environmental. The document also outlines 12 core planning principles to inform planning decision making which include securing high quality design, supporting a low carbon future, taking account of the different roles and characters of areas and encouraging the effective use of land.

The following key paragraphs are considered relevant to the consideration of the development proposed:

Paragraph 12 states proposed development that accords with an up-to-date Local Plan should be approved, and proposed development that conflicts should be refused unless other material considerations indicate otherwise.

Paragraph 14 identifies that a presumption in favour of sustainable development is at the heart of the NPPF, which should be seen as a golden thread running through both plan making and decision making.

Paragraph 21 states that planning policies should recognise and seek to address potential barriers to investment, including any lack of infrastructure. In drawing up Local Plans, local planning authorities should identify priority areas for infrastructure provision.

Paragraph 51 identifies that Local Planning Authorities should set out the strategic priorities for the area in the Local Plan. This should include strategic policies to deliver: *'the provision of infrastructure for transport, telecommunications, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat)'*.

Paragraph 79 iterates that the Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land

permanently open; the essential characteristics of Green Belts are their openness and their permanence.

Paragraph 80 explains that Green Belt serves five purposes: to check the unrestricted sprawl of large built-up areas; to prevent neighbouring towns merging into one another; to assist in safeguarding the countryside from encroachment; to preserve the setting and special character of historic towns; and to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

Paragraph 81 goes on to say that once Green Belts have been defined, local planning authorities should plan positively to enhance the beneficial use of the Green Belt, such as looking for opportunities to provide access; to provide opportunities for outdoor sport and recreation; to retain and enhance landscapes, visual amenity and biodiversity; or to improve damaged and derelict land.

Paragraph 87 states as with previous Green Belt policy, inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

The provision of appropriate infrastructure to enable a prosperous economy is a theme which runs throughout the framework. The document states at paragraph 162 that *“Local Planning Authorities should work with other authorities and providers to: assess the quality and capacity of infrastructure for ... water supply, waste-water and its treatment...”*.

National Planning Practice Guidance (NPPG)

The NPPG provides guidance on water supply, wastewater and water quality. It states that adequate water and wastewater infrastructure is needed to support sustainable development. A healthy water environment will also deliver multiple benefits, such as helping to enhance the natural environment generally and adapting to climate change.

Local Planning Policy

The relevant local planning policy comprises

Staffordshire Moorlands District Council Core Strategy (2014)

The Core Strategy was adopted on the 26 March 2014 and is the key Local Development Framework (LDF) document. It is a strategic District wide plan which influences how and where the Staffordshire Moorlands will develop in the future. It sets out what the District Council would like to achieve in each of the main towns and the rural areas outside the Peak District National Park.

Policy SS1a – Presumption in Favour of Sustainable Development

This policy states that planning applications that accord with the policies within the Core Strategy will be approved without delay, unless material considerations indicate otherwise. Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise – taking into account whether:

- Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or
- Specific policies in that Framework indicate that development should be restricted.

Policy SS6c – Other Rural Areas Area Strategy

The policy requires the maintenance of the Green Belt within Staffordshire Moorlands and strict control will continue to be exercised over inappropriate development within the Green

Belt allowing only for exceptions as defined by Government Policy.

Policy DC1 – Design Considerations

New development should be of high quality and add value to the local area, incorporating creativity, detailing and materials appropriate to the character of the area; be designed to respect the site and its surroundings and promote a positive sense of place and identify through its scale, density, layout, siting, landscaping, character and appearance; protect the amenity of the area, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping; and ensure that existing drainage, waste water and sewerage infrastructure capacity is available, and where necessary enhanced, to enable the development to proceed.

Policy DC2 – The Historic Environment

The Council will safeguard and, where possible, enhance the historic environment, areas of historic landscape character and interests of acknowledged importance, including in particular scheduled ancient monuments, significant buildings (both statutory listed and on a local register), the settings of designated assets, conservation areas, registered historic parks and gardens, registered battlefields and archaeological remains.

Policy DC3 – Landscape and Settlement Setting

This policy resists development which would harm or be detrimental to the character of the local and wider landscape or the setting of a settlement and important views into and out of the settlement as identified in the Landscape and Settlement Character Assessment.

Policy R1 – Rural Diversification

Within the Green Belt, inappropriate development which is otherwise acceptable within the terms of this policy, will still need to be justified by very special circumstances.

Compliance with Planning Policy & other material considerations

Green Belt Policy

The site is located within the Green Belt, controlled within the NPPF and accompanying NPPG. Paragraph 80 of the NPPF defines the five purposes of Green Belt namely to:

- check the unrestricted sprawl of large built-up areas;
- prevent neighbouring towns merging into one another;
- assist in safeguarding the countryside from encroachment;
- preserve the setting and special character of historic towns; and
- assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.

In this case it is considered that very special circumstances do exist to justify the proposed development, namely the requirement to improve water quality and the locational factor in that the proposed development must adjoin the existing reservoir. Dealing with the first point, the proposed development of a water treatment works is required in order to comply with a Reg. 28 notice for mitigating controls, which has been issued by the Drinking Water Inspectorate (DWI). Under Water Quality regulations Severn Trent Water has a regulatory obligation to treat in order to improve the quality of water in this location to eliminate or reduce the risk in the Drinking Water Safety Plan for properties served by the site. It is therefore essential that planning permission is obtained and this project is constructed and completed on time in order to deliver the mitigating controls within the timescales specified by the DWI on the Reg. 28 notice.

Second, due to the siting of the reservoir in this location the water treatment works must be located close by. This reservoir is located outside the urban area in a rural location to store water from the boreholes located to the south east of the site. As the works to treat the water have to be located close to the reservoir, it is not possible to consider possible alternative locations. It is considered that given the functional nature of the use, the fact that a reservoir has been broadly in this location since 1849 and that clean water is required it is considered that very special circumstances exist to justify the proposed works in the Green Belt.

Overall, the proposed development does not compromise the five main purposes of including land in Green Belt as stated in paragraph 80 of the NPPF (see above):

- the proposed development will not lead to the unrestricted sprawl of large built up areas as it is a functional specific proposal to meet the operational requirements of improving water quality;
- the proposals do not directly adjoin a town / village given the nature of a water treatment works and will not cause neighbouring towns to merge together;
- as a specific proposal which has to be located next to the reservoir it will not cause encroachment into the countryside; it does not adjoin a settlement and will not stimulate development pressures;
- the proposals would have no impact on preserving the setting and special character of historic town; and
- the use could not be relocated to an urban site to encourage regeneration as it has to be located close to the reservoir.

The proposals are required by the DWI, must be located close to the existing reservoir and incoming pipes and do not compromise the purposes of including land in Green Belt. The design of the proposed structures, the nature of the proposed development adjacent to an existing operational site and the provision of landscaping ensure the aims of the Green Belt can be met, without unduly affecting the openness of the Green Belt, in line with paragraph 79, 80, 81 and 82 of the NPPF and policies SS6c and R1 of the Staffordshire Moorlands Core Strategy.

Appearance

The proposed development will be within the existing operational site boundary of the reservoir and does not require the fence line to be moved. Therefore, no additional land will be required to change use. The structures will be visible in the landscape and those most visible, i.e. the aeration tower, are in fact permitted development. The proposed development has been clustered along the eastern boundary of the operational site close to the reservoir to minimise impact. The water treatment works are proposed to be located to the east of the reservoir as this is where the underground pipes enter the site from the boreholes to the south east. By locating the development where the pipes enter the site, relinquishes the need to create further disruption and impact on the landscape by constructing new pipework to reach the north or west of the reservoir.

The proposed development has been designed to be the smallest scale possible and sited as sensitively as possible, whilst ensuring operational requirements are met. The proposed structures will be Holly Green in colour, to help assimilate their appearance into the surrounding environment of predominantly grassland. Other colours were considered including Goosewing Grey but given that the immediate surrounding area comprises green grassland and woodland it was considered that colouring all the buildings green would be most effective in this location. There is a limited pallet of colours available for the functional building proposed and Holly Green is considered to be the least intrusive.

A number of the key elements of the scheme proposed, i.e. the aeration tower, header tank, pipes and hardstanding, are permitted development. The aeration tower and header tank represent the tallest structure proposed and fall within the permitted development rights afforded to Severn Trent and represent a particularly important requirement in the water quality improvement process. All the other structures which require planning consent will be

substantially smaller in height. The proposed development is located close to and will be seen in the context of the reservoir which is covered by a raised grassed bank and surrounded by amenity grassland, hardstanding and fencing. A tank and kiosks are already located on site and the proposed development will follow a similar style of development and cluster along the eastern boundary of the site. Some of the existing structures are proposed for removal once the new water treatment works is installed and operational (Plan ref: A6W11815-PA00020-A). The proposed design is considered to be in line with policy DC1 of the Staffordshire Moorlands Core Strategy.

Within the Dissected Sandstone Uplands Character Area, where the site is located, the Landscape Character Assessment advises that stone walls or native hedgerows should be used as a means of enclosure. It also advises that woodland planting should be restricted to the valleys where additional small scale plantings can reinforce the existing vegetation and landscape structure. As a relatively open functional Severn Trent site it is considered that there will not be an undue impact on the landscape and therefore in line with policy DC2 of the Staffordshire Moorlands Core Strategy.

Heritage

Given that the nearest listed building is located approximately 400m north west of the proposed site, it is not considered that the proposed development will impact upon the listed building nor its setting. The development is therefore considered in compliance with policy DC2 of the Staffordshire Moorlands Core Strategy.

Infrastructure

The proposed development will ensure the continued supply of clean water to the local area, thereby providing essential sustainable infrastructure, in line with paragraph 12, 14 and 162 of the NPPF, the NPPG and policy SS1a of the Staffordshire Moorlands Core Strategy.

Amenity

The siting of the proposed development is as close as practicable to the existing reservoir and is within the site's operational fenced boundary. This reduces encroachment into the landscape and countryside. Of the residential properties nearby, the nearest property to the east is approximately 160m and 220m to the west. Fenton Fields Farm and associated buildings are located 190m to the north-west. The junction with the A53 is located approximately 255m to the north with residential properties along the north eastern edge of the road. There is an extensive wooded buffer and residential gardens between the residential properties to the east (along Mollatts Wood Road) and the application site. As the reservoir is within a raised bank this partially screens the site from properties located to the west. The proposed development will also not omit any odour or undue noise, therefore it is not considered that the proposed development will unduly affect any residential amenities.

The proposed development is in accordance with the policies contained within the local and national planning documents outlined above, by virtue of the proposal relating to the improvement and continued supply of clean water.

Planning Policy Summary

The proposed development is in accordance with the policies contained within the local and national planning documents outlined above, by virtue of the proposal relating to the improvement and continued maintenance of the water treatment facilities.

The proposed layout is the minimum required for operational purposes and is located within the existing operational site, in the most appropriate location from an operational perspective in addition to ensuring there is minimal visual impact on the surrounding environment.

Further Information

This planning application is accompanied by the following documents and plans:

- Duly completed application form and fee;
- Site Location Plan (A6W11815-PA00000-B);
- Existing Site Layout (A6W11815-PA00010-A);
- Proposed Site Layout (A6W11815-PA00020-A);
- Elevations and Proposed Structures (A6W11815-PA00030-B);
- Ecology Statement rev B;
- Archaeology Statement rev A.

Summary

In conclusion, this planning application seeks approval for the construction of a steel portal framed building and four kiosks which combined with the elements which are permitted development, i.e. the aeration tower, will provide a water treatment works. The proposals seek to provide these works to improve the quality of the water entering the reservoir as required by the Drinking Water Inspectorate.

All the works proposed fall within the existing operational fenced boundary and are clustered together along the eastern boundary of the site.

There are very special circumstances which justify the development in Green Belt and the proposals do not compromise the purposes of Green Belt. The proposed works form a key phase of development, which will enable the water quality to be improved to such a level that it accords with the requirements of the DWI Notice and has to be located in close proximity to the reservoir.

The development proposed has been designed and scaled to the minimum for operational requirements.

The proposed development will not have any adverse impact on ecology, highways or heritage.

The proposed development is considered to be in accordance with the relevant planning policy, and will enhance the operational effectiveness of the Ladderedge reservoir.