



Fisher German LLP
Severn Trent Water Limited

Installation of 1 No. Kiosk at
Teanford Borehole Pumping
Station, Cheadle Road,
Teanford, Cheadle, ST10 4EW

Planning, Design & Access Statement

on behalf of:	Severn Trent Water Limited
by:	Jenny Salt BA (Hons) MA MRTPI
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revision:	001

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.

STWL is currently implementing its Asset Management Plan for AMP5 (April 2010 to March 2015), which is the mechanism by which the regulator OFWAT defines in a five year capital expenditure programme for all water companies. Investment during the AMP5 period is in response to a number of key drivers. These drivers include providing a continuous supply of quality water, dealing effectively with waste water, and promoting an effective regulatory regime.

Scope of project/background

This statement has been prepared on behalf of STWL to support an application for the installation of a single glass-reinforced plastic (GRP) kiosk to house a new Ultraviolet (UV) treatment plant at Teanford borehole pumping station.

STWL/external driver

The driver for the proposed development is to reduce the bacteriological and cryptosporidium Drinking Water Safety Plan risks at the borehole site.

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.

Site location/description

The proposed development is located within the existing operational boundary of Teanford borehole pumping station upon an area of grassland, as shown in Figure 1 below.



Figure 1 – Location of proposed kiosk

The site is located approximately 1.3km north west of the centre of Tean and 13.4km east of the centre of Stoke-on-Trent.

The existing operational site is bounded by the A522 to the east and agricultural land to the north, south and west. The land immediately to the west, up to the River, is owned by Severn Trent Water.

The site is situated within the Green Belt and a Special Landscape Area, as defined by the Staffordshire Moorlands Proposals Map. The proposed siting of the kiosk is located outside the nearby Flood Risk Area and Nature Conservation Area, both situated along the river to the west.

The majority of the site is relatively flat in topography, although it steeply slopes down towards the nearby river at the outer edges of the operational area.

Existing use

The site is an existing operational borehole pumping station.

Planning history

There is no known relevant planning history for the site.

Proposed development

It is proposed to install a single glass-reinforced plastic (GRP) kiosk to house a new UV treatment plant at Teanford borehole pumping station. The proposed kiosk will be sited upon a reinforced concrete slab.

It is also proposed to install a cooling water feed, new UV inlet pipework and new UV outlet pipework. All of these elements of the works are situated below ground level, therefore they are considered to be permitted development, as they fall under Part 17, Class E (a) of the Town and Country Planning (General Permitted Development) Order 1995.

It is also proposed to construct a new fibre concrete footpath with timber edging to the east of the proposed kiosk, to provide access. As this element of the works is located upon the existing operational site, it is considered to be permitted development, as it falls under Part 17, Class E (g) of the Town and Country Planning (General Permitted Development) Order 1995.

Amount and Scale

The proposed development comprises the installation of one kiosk, with maximum external measurements of 8.7m in length, 3.8m in width and 3.375m in height above ground level.

The baseslab, on which the kiosk will be located, will measure 8.78m in length, 3.9m in width and 0.225m deep.

Layout

The layout of the proposed development is identified on plan ref: A6W11811-XA00020 Rev B, submitted with this planning application.

The proposed kiosk will be situated towards the south eastern side of the operational site, as shown on plan ref: A6W11811-XA00000 Rev B. The kiosk has been positioned as close as practicably possible to the existing structures within the existing operational site to lessen its visual impact.

Appearance

The proposed kiosk will be constructed of glass-reinforced plastic (GRP) and will be the minimum size for the operational requirements. The colour of the kiosk will be holly green. The base of the kiosk will comprise galvanised steelwork, which will be self-coloured and have a non-reflective finish. Below this, there will be a concrete baseslab to support the kiosk.

Upon the southern elevation of the kiosk, there will be a double personnel door and two cowls at a low level. On the northern elevation, there will be another cowl at a higher level.

Access

No alterations are proposed to the existing access to the site, which is currently achieved off the A522 to the east.

The chosen location of the kiosk will maintain the existing hardstanding area, which allows tankers to manoeuvre within the site and enter and exit the site in a forward gear.

Landscaping

As the proposed development is situated within the existing operational site with well-established boundary treatments, it is not considered that any additional landscaping is required as part of this application.

Flood risk

The site is located just outside land designated as Flood Zone 3, therefore the proposed siting of the kiosk is not susceptible to flooding. The extent of the flood risk areas, as defined by the Environment Agency's online flood map for planning (rivers and seas), is shown in Figure 2 below.

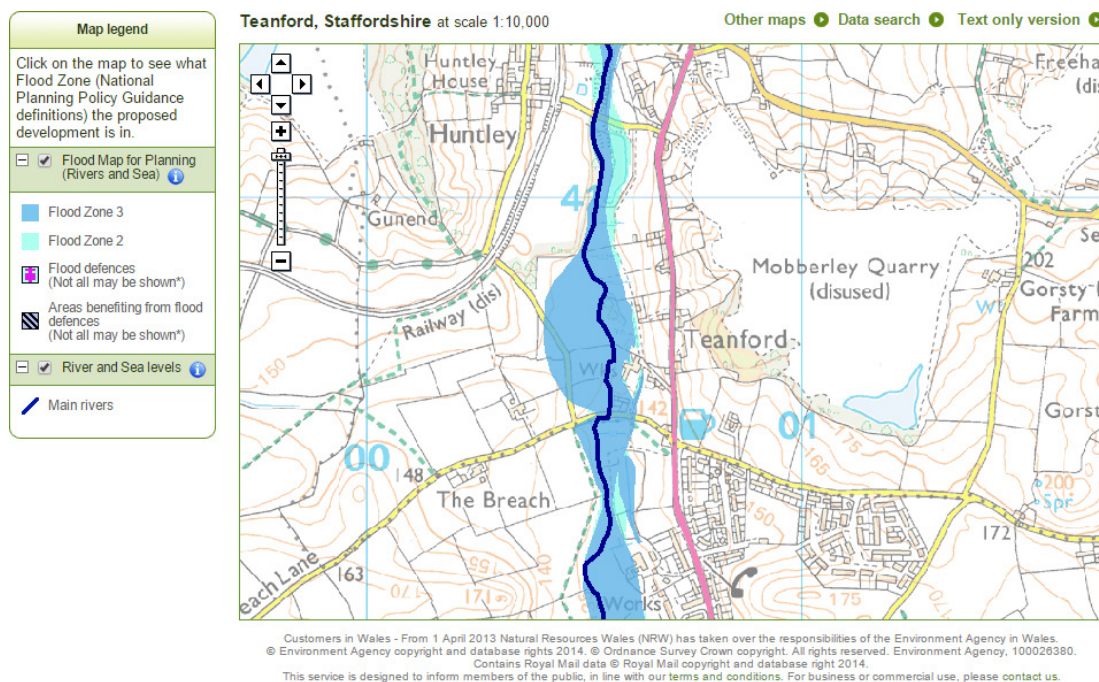


Figure 2 – Extent of flood risk areas (Environment Agency online flood map for planning (rivers and seas), 2015)

Ecology

An Ecological Walkover was carried out by Mott MacDonald in October 2014 to identify any ecological constraints.

The report identifies that the area of improved grassland, upon which the kiosk is to be sited, has very low ecological value, with no potential for protected species. Although it is identified that there are mole hills within the vicinity of the proposed works, it is not expected that moles will be harmed as a result of the works and these animals are likely to retreat from the immediate area at the onset of excavation works. Consequently, there are no ecological constraints associated with the proposed development.

The report confirms that for the proposed development, there is no need for any further ecological work to be carried out. In addition, no recommendations have been made for mitigation.

Listed buildings

The nearest listed building is Grade II Listed The Ship Inn, located approximately 102m to the south east of the proposed kiosk. Due to the scale of the proposed development, distance from the listed property and the presence of existing structures on site and the adjacent landscaping, it is not considered that the proposed development will negatively impact on any listed buildings in the locality.

Planning policy

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

National Planning Policy

National Planning Policy Framework (NPPF)

This seeks to ensure sustainable forms of development and good design alongside the protection and enhancement of the environment. The provision of appropriate infrastructure to enable a prosperous economy runs throughout the document. The document states that "*Local Planning Authorities should work with other authorities and providers to: assess the quality and capacity of infrastructure forwater supply, waste-water and its treatment...*"

Local Planning Policy

The relevant local planning policy comprises:

Staffordshire Moorlands District Council Core Strategy (2014)

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 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 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.

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.

Summary

The proposed development has been designed and scaled to the minimum for operational requirements. It is located within the existing operational site and when combined with the existing boundary treatments to the operational site and positions of existing structures on the site, the proposed development will not have an undue visual impact on the surrounding landscape.

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

The proposed development is considered to be in full accordance with the relevant planning policy, and will improve the water quality at Teanford borehole pumping station.