

PLANNING APPLICATION TO INSTALL AND OPERATE AN EQUIPMENT KIOSK, PART OF AN UPGRADE OF SHERFIELD-ON-LODDON SEWAGE TREATMENT WORKS

Design and Access Statement,
incorporating Planning Statement

B&V PROJECT NO. 168356

PREPARED FOR

Thames Water Utilities Ltd

FEBRUARY 2013

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1. Executive Summary

- 1.1 This statement has been prepared by Black & Veatch Ltd on behalf of Thames Water Utilities Ltd, hereafter referred to as Thames Water, in support of its planning application to install and operate an equipment kiosk at Sherfield-on-Loddon Sewage Treatment Works.
- 1.2 The proposal forms part of a scheme to upgrade the Sewage Treatment Works (STW). The majority of the scheme will be delivered using Thames Water's permitted development rights.
- 1.3 The proposal is located within the administrative area of Hampshire County Council, which is the relevant waste planning authority responsible for determining this planning application. Section 42 of the Planning and Compulsory Purchase Act 2004 requires that a statement covering design concepts and principles, as well as access issues, be submitted with an application for planning permission. This statement, which has been prepared by Black & Veatch Ltd on behalf of Thames Water, outlines the background to the planning application. It includes a design component and an access component. It describes the relevant policy background including an appraisal of the proposals against planning policy.
- 1.4 The guidance contained in Circular 01/2006, the Town and Country Planning (Development Management Procedure) (England) Order 2010, and the Commission for Architecture and the Built Environment (CABE) publication 'Design and Access Statements; how to read, write and use them', have been drawn upon in the preparation of this Statement.
- 1.5 The upgrade scheme does not involve a form of development listed in Schedule 1 of the Town and Country Planning Environmental Impact Assessment (England and Wales) Regulations 1999 (as amended) (EIA Regulations). It does involve a change to a form of development covered by one of the categories listed in Schedule 2 of the EIA Regulations – paragraph 11 c) Waste water treatment plants (unless included in Schedule 1). However, the area of the development does not exceed 1000m² and the site is not within or adjacent to a 'sensitive area' as defined by the EIA Regulations. Therefore neither EIA, nor an EIA Screening Opinion is required.

2. The Need for the Upgrade Scheme

INTRODUCTION

- 2.1 Sewage treatment works are vital community infrastructure. Sherfield-on-Loddon STW treats sewage from the village of Sherfield-on-Loddon and sewage that flows from the Bramley and Longbridge Sewage Pumping Stations (SPS). The population equivalent of this catchment was approximately 4858 in 2006; this is predicted to increase to 5729 by 2021.
- 2.2 Thames Water is the licensed sewerage undertaker for the area. As such it has a statutory duty under the Water Industry Act 1991 to provide, improve and extend a system of public sewers and effectually deal with the contents of those sewers. This duty is enforceable by the Secretary of State and the industry's financial regulator, the Water Services Regulation Authority (Ofwat).
- 2.3 The discharge of treated sewage effluent is regulated by the Environment Agency, which is the statutory body responsible for determining and issuing discharge consents. Those consents set limits on the polluting load discharged into the environment, and are the detailed means by which UK and European policies (such as Directives) are implemented. The Environment Agency has set a new effluent quality discharge consent for Sherfield-on-Loddon STW.

THE CURRENT TREATMENT PROCESS

- 2.4 The existing sewage treatment process incorporates the following stages:

Preliminary treatment: the inlet pumping station receives sewage flows from the village and from the Bramley and Longbridge SPSs. It pumps the flow up to the Inlet Works, where the sewage is screened to remove rag, plastics and large objects. The screened material is collected in a skip and taken to landfill.

Storm Water Management: there are four tanks at the site that fill sequentially with the storm water that flows to the STW following heavy rainfall in the catchment. Storm water is stored in these tanks until after the storm event; then it goes through the sewage treatment process.

Primary Treatment: following screening the preliminary treated sewage is distributed to two primary settlement tanks, via a distribution chamber, where sludge settles out of the sewage to the bottom of the tanks. The sludge is pumped to two sludge holding tanks, from where it is removed weekly and transported by tanker to Basingstoke STW for further treatment.

Secondary Treatment: degrades the biological content of sewage by using bacteria to consume biodegradable soluble organic contaminants. At Sherfield-on-Loddon STW the settled sewage from the PSTs is distributed between four percolating filters. The effluent from the filters then passes into humus tanks via a series of distribution chambers. Finally the treated effluent is discharged into Bow Brook.

THE UPGRADE SCHEME

- 2.5 The primary driver of the upgrade scheme is to ensure compliance with the discharge consent set by the Environment Agency, which requires the sewage generated by the local community to be treated to a higher standard. This necessitates the introduction of tertiary

treatment. The upgrade is also necessary to enable the STW to treat the additional sewage that will inevitably be generated by anticipated population growth in the catchment.

2.6 The upgrade scheme includes:

Preliminary Treatment: addition of a second inlet screen and new below ground inlet pumps.

Addition of Tertiary Treatment: installation of three Nitrifying Sand Filters (NSF), with associated blowers and control equipment housed in the proposed kiosk; pumping stations; pipe-work, and access steelwork.

Ancillary Works: installation of standby power generation so that the STW can continue to operate in the event of a power failure, and other works that are necessary to improve health and safety at the site.

3. The Site

LOCATION

- 3.1 The STW is located to the north of the village of Sherfield-on-Loddon, which is 5 miles north of Basingstoke. The STW is accessed from Mill Lane via Sherfield Road. Sherfield-on-Loddon STW, which is approximately 14,125m² in area, comprises substantial areas of treatment plant, machinery, tanks and buildings. Drawing B096-A1-24000 illustrates the location of the STW and Thames Water's land ownership. Drawing B096-A1-00680 illustrates the footprint of the proposal.
- 3.2 Sherfield-on-Loddon STW is sited on 'operational land'; as defined in the Town and Country Planning Act (as amended). Operational land is specifically used and held for the purposes of carrying out Thames Water's statutory undertaking. Therefore this planning application is accompanied by a Certificate A.

SURROUNDINGS

- 3.3 Bow Brook is immediately to the west of the STW and the River Loddon is to the northwest. Mature trees and vegetation surround the STW site boundary and beyond this there is agricultural land on all sides. Sherfield-on-Loddon village is approximately 140m to the south east of the STW.

HISTORY

- 3.4 A search of the Hantsweb planning register did not reveal any relevant planning history for Sherfield-on-Loddon STW.

4. The Proposal

THE DESIGN COMPONENT

- 4.1 The design component of this Statement outlines the design process that has been undertaken in the context of the physical, social and economic environment of the STW and

its surroundings. This includes descriptions of the amount, layout, scale, and appearance of the proposal.

Description of Development

- 4.2 The majority of the upgrade works are permitted development. This planning application is to install and operate a small equipment kiosk, which will house controls and air compressors associated with operation of the new NSF plant. The locations of the proposed and permitted installations are illustrated on Drawing B096-A1-00680.
- 4.3 The components of the upgrade scheme that are permitted under the General (Permitted Development) Order 1995 (as amended) (GPDO), Schedule 2 Part 16, Class A (e) any other development in, on, over or under their operational land, other than the provision of a building but including the extension or alteration of a building, comprise:
- A second inlet screen with channel attached to the existing reinforced concrete inlet structure, with below-ground pump chamber.
 - A motor control centre (MCC) within an existing building, which will control the inlet pumps.
 - A standby generator and associated bulk fuel tank and pipe-work. The generator will be installed within the existing press house building.
 - Demolition of the sludge drying beds to make space to install tertiary treatment plant.
 - A new pumping station to feed the NSF plant, installed within an existing chamber.
- 4.4 The temporary construction materials storage area and site compound is permitted under the GPDO, Part 4, Class A the provision on land of buildings, moveable structures, works, plant or machinery required temporarily in connection with and for the duration of operations being or to be carried out on, in, under or over that land or on land adjoining that land.

The Design Process

- 4.5 The design rationale for the upgrade scheme is informed and constrained by:
- The need for the STW to remain fully operational during construction.
 - Operational parameters, including the existing STW layout and the location and function of plant.
 - The nature and volume of sewage to be treated. Seasonal weather variations, wet weather and climate change, which result in fluctuations of sewage flows to treatment.
 - The function the plant needs to perform and the importance of providing robust; tried and tested technology, due to the implications of plant failure.
 - The need to carryout routine maintenance to ensure the STW operates effectively.
 - The need to provide a safe and secure working environment for Thames Water operatives and contractors, and to ensure public safety.
 - Making effective use of physical resources, including the use of established infrastructure and an operational site.
 - Potential environmental effects and the context of the surrounding landscape, including the topography, ground conditions and above-ground features.
 - Thames Water's land ownership.
 - The unique way in which Thames Water is funded to deliver the scheme, which includes set annual price limits, and the drive to ensure value for money for customers by Ofwat, the economic regulator of water companies.

4.6 Providing a safe and secure working environment for both the construction team and the operators of the scheme, and ensuring public safety, has been integral to the development of the engineering design. The health and safety considerations that affect the construction and operation of the scheme include:

- Working with sewage
- Working in confined spaces
- Working with electrical and mechanical equipment
- Preventing unauthorised access

Use

4.7 The proposal is to install and operate a kiosk, which will house two air compressors (blowers) that form part of the NSF treatment process and an MCC, at this fully operational STW.

Amount

4.8 Sherfield-on-Loddon STW is approximately 14,125m² in area. The proposed kiosk is 8.5m x 3m and 3.5m high (refer to drawing B096-A1-00681).

4.9 The location and footprint of the kiosk is dictated by the equipment that it will house, and the function that equipment will perform in controlling the treatment processes within the adjacent NSF plant. The proposal is therefore considered to be appropriate in size and in respect of its functional requirements.

Layout

4.10 The proposal is to install an equipment kiosk adjacent to the new tertiary treatment NSF plant. This layout is a product of the function the equipment housed in the kiosk will perform in the treatment process. The proposal maximises the use of previously developed, operational land.

4.11 The layout is constrained by the location of existing plant and other treatment infrastructure at the STW; the need to carry out regular routine maintenance; the aim to maximise the use of previously developed operational land, and the requirements of health and safety legislation.

Scale

4.12 Drawings B096-A1-00680 and 00683 illustrate the relationship between the existing STW structures; those components of the scheme that are permitted under the GPDO, and the kiosk that is the subject of this planning application.

4.13 The scale of the proposed kiosk is a function of a number of variables, including the size of the control panels and blowers it will house, which is a consequence of the volume of sewage to be treated and the standard of treatment to be achieved.

Landscaping

4.14 Mature trees and vegetation surround the site boundary of the STW and beyond this is agricultural land. Within the STW excavated soils generated as a result of the upgrade works will be reused to create a landscape bund to the north of existing filter no. 4.

Appearance

4.15 The proposed kiosk will be similar in appearance to other buildings at the site. Being dark green in colour; constructed from glass reinforced plastic (GRP) with acoustic attenuation, and installed on a concrete slab. This design conveys the common architectural language of

this fully operational STW. Two double doors will provide separate access to the NSF blowers on one side of the kiosk, and the MCC on the other side of the kiosk.

Construction Timetable and Hours of Working

- 4.16 It is estimated that construction of the whole upgrade will be carried out over a 9 month period.
- 4.17 The normal construction working hours will be from 0730 – 1830 Monday to Friday, and 0730 – 1430 on Saturday. There will be no work carried out on Sundays or Public Holidays. Working outside of these hours will be infrequent and the County Council would be notified prior to such work taking place.

STW Operational Working Hours

- 4.18 The STW operates on a 24-hour basis throughout the year, as will the upgraded STW. The proposals are therefore consistent with the existing land use and hours of operation.

Site Environmental Plan

- 4.19 Construction of the proposed upgrade will be managed through the implementation of a Site Environmental Plan (SEP). The SEP sets out the identified environmental actions pre-construction, during construction and post construction. The scope of the SEP includes:
- General Environmental Guidelines, including the proposed environmental management measures and any additional requirements set by the consenting authorities.
 - Environmental monitoring procedures during the construction.
 - Best Practice Guidance.
 - Normal working hours.
 - Communication and training methods.
 - Environmental Incident Reporting Systems.
 - The roles of environmental staff and others in implementing the SEP.

THE ACCESS COMPONENT

- 4.20 The access component of this statement explains the vehicular and transport links to the development and how the principles of inclusive design, including the needs of disabled people, have been integrated into the proposal.
- 4.21 Circular 01/2006 advises, *“the requirement for the access component of the statement relates only to ‘access to the development’ and therefore does not extend to internal aspects of individual buildings”*.
- 4.22 Sherfield-on-Loddon STW is accessed from Mill Lane, via Sherfield Road.
- 4.23 It is anticipated that construction of the upgrade scheme will generate approximately 10 heavy goods vehicle (HGV) movements per day during the main 9 months of construction. It is anticipated that this will peak at 40 HGV movements per day for 5 weeks during concrete deliveries to the site. Operation of the STW generates regular deliveries and it is unlikely that the additional construction related HGVs will lead to a noticeable increase in vehicle movements to and from the site. There will be no change in the number of vehicles using the STW once the upgrade is complete.

- 4.24 For security and safety reasons, the STW is only accessible to employees of Thames Water and its contractors. Thames Water's health & safety requirements govern access and movement around the site.

The Disability Discrimination Act (DDA)

- 4.25 The DDA (as amended) places positive duties on organisations and employees to think carefully about the needs of people with disabilities. Employers have to make reasonable adjustments to the workplace so that disabled workers are not disadvantaged. However, due to the nature of the proposal; the residual health and safety risk for disabled employees, and the costs involved, it is considered unreasonable for Thames Water to provide disabled access to the equipment kiosk.

5. Development Plan

- 5.1 In determining applications, planning authorities are required to have regard to the provisions of the development plan, so far as material to the application; to any other material planning considerations, and any representations made to them.
- 5.2 The statutory development plan, together with the National Planning Policy Framework, Planning Policy Statement 10, and other statutory and non-statutory guidance documents have informed the design.

NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

- 5.3 Policy guidance contained in the NPPF (published on 27 March 2012), which is of relevance to determination of this planning application, includes:
- Proactively drive and support sustainable economic development to deliver the homes, businesses and industrial units, infrastructure and thriving places that the country needs;
 - Seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;
 - Contribute to conserving and enhancing the natural environment and reducing pollution, and
 - Encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value.

NATIONAL POLICY STATEMENT FOR WASTE WATER

- 5.4 The Waste Water National Policy Statement (published 27 March 2012) sets out Government policy for the provision of major waste water infrastructure. Although it guides decision-making on development consent applications for wastewater Nationally Significant Infrastructure Projects the following policy objectives are considered to be of relevance:
- Sustainable development – to seek wastewater infrastructure that allows us to live within environmental limits and that helps ensure a strong, healthy and just society, having regard to environmental, social and economic considerations;
 - Public health and environmental improvement – to continue to meet the UK's obligations under the Urban Waste Water Treatment Directive by providing suitable collection and treatment systems to limit pollution of the environment; and

- To improve water quality in the natural environment and meet obligations under related European Directives.

THE DEVELOPMENT PLAN

5.5 The statutory development plan comprises:

- The South East Plan;
- Hampshire, Portsmouth and Southampton Minerals and Waste Local Plan ‘saved policies’;
- Hampshire, Portsmouth, Southampton and New Forest National Park Minerals and Waste Core Strategy, and
- The Basingstoke and Deane Borough Local Plan.

The South East Plan

5.6 On 15 February 2013 the Local Government Secretary announced that the South East Plan (SEP) will be abolished. The Order to revoke the plan will be laid shortly after recess. The Government intends to retain two policies; neither is of relevance to determination of this planning application. Until such time as the SEP is revoked then it remains part of the statutory development. This statement therefore incorporates consideration of the Regional Policies of relevance to the proposal, which include:

- Policy CC1: Sustainable Development
- Policy CC2: Climate Change
- Policy CC3: Resource Use
- Policy CC4: Sustainable Design and Construction
- Policy CC7: Infrastructure and Implementation
- Policy NRM2: Water Quality
- Policy W17: Location of Waste Management Facilities

Hampshire, Portsmouth and Southampton Adopted Mineral and Waste Local Plan

5.7 The Hampshire, Portsmouth and Southampton Minerals and Waste Local Plan 1998 has been almost entirely superseded by the Hampshire Minerals & Waste Core Strategy (2007). Only four policies from the Local Plan are retained and they are not relevant to determination of this planning application.

Hampshire, Portsmouth, Southampton and New Forest National Park Minerals & Waste Core Strategy

5.8 The Minerals & Waste Core Strategy (HMWCS) was ‘adopted’ in July 2007. However as a result of a legal challenge three policies relating to wharves and rail depots were quashed.

5.9 Policies contained in the ‘adopted’ Core Strategy that are of relevance to determination of this planning application include:

- Policy S1 (Sustainable Design, Construction and Demolition)
- Policy S7 (Specialist Facilities)
- Policy S16 (Location of Waste Management)
- Policy DC1 (Sustainable Minerals and Waste Development)
- Policy DC3 (Impact on Landscape and Townscape)
- Policy DC4 (Historic Heritage)
- Policy DC6 (Highways)
- Policy DC7 (Biodiversity)
- Policy DC11 (Flooding)
- Policy DC13 (Waste Management and Recycling)

Policy DC22 (Additional Plant, Buildings and Minor Development)

5.10 The legal challenge and the need to update other parts of the Core Strategy resulted in consultation on proposed changes, which ran from 23 November 2009 to 29 January 2010. Following the consultation period the County Council accepted that with the quashing of some of the policies there was an opportunity to develop a single Minerals and Waste Plan.

Hampshire, Portsmouth, New Forest & South Downs Minerals and Waste Plan (Draft)

5.11 The Draft Minerals and Waste Plan (HMWP) was submitted to the Secretary of State in February 2012. The Planning Inspector conducted the first stage of a Public Examination of the HMWP and adjourned the hearings on the 15 June pending a further consultation on main changes to the plan. Consultation on the proposed changes to the submission plan ran from the 22 October 2012 until 17 December 2012. The plan is due to be adopted in Autumn 2013.

5.12 The Draft HMWP policies (October 2012) of relevance to determination of this planning application include:

Policy 1:	Sustainable mineral and waste development
Policy 2:	Climate change-mitigation and adaptation
Policy 3:	Protection of habitats and species
Policy 10:	Protecting public health, safety and amenity
Policy 12:	Managing traffic
Policy 13:	High-quality design of minerals and waste development
Policy 26:	Safeguarding – waste infrastructure
Policy 29:	Locations for waste management development
Policy 31:	Liquid waste and waste water management

Basingstoke and Deane Borough Adopted Local Plan (2006)

5.13 The Basingstoke and Deane Borough Adopted Local Plan 1996 - 2011 (adopted on 17 July 2006) sets out a vision for the future development of the Borough for the period to 2011. On 30 June 2009 the Secretary of State issued a Direction saving specific policies in the adopted Local Plan after 17 July 2009.

5.14 The 'saved policies' of relevance to the determination of the application include:

Policy E1	Development Control
Policy E6	Landscape Character
Policy E7	Nature/Biodiversity Conservation
Policy A7	Water and Sewerage Infrastructure

5.15 The Borough Council has prepared a number of Supplementary Planning Documents or SPDs, to provide additional guidance to the policies in the Adopted Local Plan. The Landscape and Biodiversity SPD and Design and Sustainability SPD has been reviewed and considered.

6. Commentary

6.1 The key planning issues are:

- Principle of development
- Visual impact and landscape
- Ecology

- Water resources and flood risk
- Construction amenity issues: air quality, traffic, noise

PRINCIPLE OF DEVELOPMENT

(SEP Policies: CC1, CC3, NRM2 & W17; HMWLP Policy 43; HMWCS Policies: S7, DC13, & DC22; HMWP Policies: 26 & 29; Basingstoke & Deane Local Plan Policy E1)

- 6.2 Sherfield-on-Loddon STW is vital community infrastructure, which is safeguarded under HMWCS Policy DC13 and HMWP Policy 26. The site is operational land which is specifically held for the purpose of Thames Water's statutory undertaking.
- 6.3 The HMWCS acknowledges with regard to sewage that *"as a result of planned or future growth, or as a requirement of new legislation or regulatory control, new treatment facilities or expansion of existing treatment facilities may be required. Such development is generally supported..."* HMWCS Policy S7 supports the expansion of existing sewage treatment facilities. The NPPF highlights the importance of ensuring the resilience of existing infrastructure and it is acknowledged that *"there is also a need to generally maintain, extend or improve the infrastructure of varying ages"*.
- 6.4 The majority of the upgrade is permitted development under The Town and Country Planning (General Permitted Development) Order 1995 (as amended); only the proposed equipment kiosk requires planning permission. The HMWCS recognises the need for a mechanism for considering such ancillary development that falls outside permitted development rights and HMWCS Policy DC22 specifically permits additional plant, buildings and minor developments at active waste sites where *"they are ancillary to the operation of the site or they provide for the co-location of complementary minerals and waste activities"*. Moreover HMWP Policy 29 supports the development of waste management facilities within sewage treatment works.
- 6.5 It is concluded that the principle of the proposed repairs to existing infrastructure, at an established sewage treatment works, which will improve the environmental performance and reduce the carbon footprint of the treatment processes, is acceptable.

VISUAL IMPACT AND LANDSCAPE

(SEP Policy: C2; HMWCS Policy DC3; HMWP Policy 13; Basingstoke & Deane Local Plan Policies E1 & E6)

- 6.6 In accordance with HMWCS Policy DC3 careful consideration has been given to the potential visual impact of the upgrade works.
- 6.7 Sherfield-on-Loddon STW is an established sewage treatment works. The kiosk, which is the subject of this planning application, will be located adjacent to NSF tertiary treatment plant, immediately to the south of the existing storm tanks and east of the existing humus tanks within the operational site boundary (refer to drawings B096-A1-00680 and 00683).
- 6.8 Mature trees and vegetation around the STW and the mature hedgerows along the field boundaries effectively screen views from Mill Lane, and the 'Brenda Parker Way' footpath that follows the bank to the River Loddon, approximately 30 metres to the north east of the STW.
- 6.9 Where glimpsed views of the new plant may be seen, this will be in the context of the existing buildings; structures, and operational equipment on site (refer to Drawing B096-A1-00680 and 00683). The proposals therefore respond to the local context in accordance with Local Plan Policy E1. There will be no change in the character of the STW or the surrounding area; this accords with the aims of Local Plan Policy E6.

ECOLOGY

(HMWCS Policy DC7; HMWP Policy 3; Basingstoke & Deane Local Plan Policy E7)

- 6.10 In accordance with HMWCS Policy DC7, HMWP Policy 3, and Local Plan Policy E7, which seek to safeguard biodiversity, a preliminary ecological and archaeological sustainability appraisal of the STW and its surroundings was carried out. The appraisal did not identify any designated nature conservation areas, protected species or habitats within or adjacent to the site. There are three SNClS located approximately 500m south east, 400m south and 550m south west of the STW.
- 6.11 No adverse impacts on ecology are anticipated. However, the SEP, which will be implemented during construction, will include best practice as advised by the ecologist on measures to avoid impacts on ecology. If protected species are encountered during construction, then work will cease in the area and a trained ecologist will visit the site to advise on appropriate measures to be employed before work can recommence.

WATER RESOURCES AND FLOOD RISK

(HMWCS Policy DC11; Basingstoke & Deane Local Plan Policy E8)

- 6.12 The majority of the STW is within Flood Zone 3, the remainder of the site is in Flood Zone 2, which indicates that the site is at flood risk from the adjacent watercourse.
- 6.13 A flood risk assessment (FRA) has been carried out and is submitted with this planning application. The FRA notes that the River Loddon and Bow Brook confluence near the STW. The FRA advises that the entire STW is within Flood Zone 3a, indicating that it is at high risk of flooding but that water is not required to flow across this land. New structures will therefore have no impact on flood flows. The FRA found no flood risk from groundwater at the STW.
- 6.14 The NPPF places STW in the 'Less Vulnerable' category, which is considered to be compatible with Flood Zone 3a and an 'Exception Test' is not required.
- 6.15 The proposed kiosk and the permitted inlet pumping station will cause a loss of 53m³ of floodplain storage. There are no areas within the site which can be lowered to provide compensatory storage, because the site is at flood risk and there is no land at a sufficiently high level. However the FRA concludes that given the floodplain is approximately 200m wide adjacent to the STW, a loss of 53m³ is virtually insignificant, and would have no noticeable impact on third parties downstream of the STW.

ARCHAEOLOGY

(HMWDF Core Strategy Policy: DC4)

- 6.16 In accordance with HMWDF Core Strategy Policy DC4 the potential for archaeological assets to be adversely affected by the upgrade has been considered.
- 6.17 Bulls Down Camp Schedule Monument is approximately 550m to the west of the STW. It was probably a late Celtic, pre-Roman settlement. It is now a heavily wooded triple plateau entrenchment on a very low and gently rounded hill.
- 6.18 The proposed development is on previously disturbed ground. It is not anticipated that hitherto unknown archaeology will be encountered during excavations. Should any previously unknown archaeological features be found then construction will cease immediately in that area and a qualified archaeologist will be consulted. If mitigation measures are required, these will be agreed via a written scheme of investigation (WSI) approved by the County Archaeologist.

ENERGY EFFICIENCY & RESOURCE USE

(HMWDF Core Strategy Policies: S1, DC1 and DC13)

- 6.19 In accordance with Policies S1 and DC13 the proposed scheme reuses previously developed land within an existing STW. In accordance with Policy DC1 the operational design aims to be energy efficient and to treat wastewater so that it can be returned to the environment without causing pollution.
- 6.20 In accordance with Core Strategy Policy S1, the construction phase SEP will include measures to encourage the separation, recovery and reuse of materials including adequate storage and disposal of waste material. Excavated material will be used as much as possible on site, for example for levelling the ground and to create a small landscaping bund.

CONSTRUCTION ISSUES: AIR QUALITY, TRAFFIC, NOISE

(HMWCS Policies: DC6 and DC8; HMWP Policy 12; Basingstoke & Dean Local Plan Policy E1)

- 6.21 In accordance with HMWCS Policy DC8, the upgrade scheme has been designed with due regard to the potential effects of construction on the residents and users of the area. The SEP for the scheme will set out best practice measures that will be employed to reduce the impact of noise, dust emissions, traffic and temporary lighting arising from construction activities and reduce the risk of construction-related pollution incidents occurring.
- 6.22 **Air Quality** – the generation of dust during construction will be managed through the employment of suppression methods, such as dampening down and use of on-site speed limits.
- 6.23 **Traffic** - in accordance with HMWP Policy 12, HMWCS Policy DC6 and Local Plan Policy E1, the STW has a safe and suitable access to the road network from Mill Lane. The site access has sufficient capacity. The upgrade works will not result in inappropriate traffic generation or compromise highway safety, and no highway improvements are required.
- 6.24 **Noise** – construction activities will be managed in accordance with BS5228: Code of practice for noise and vibration control on construction and open sites. This includes use of considerate working hours; the proper use of tools and equipment, and the shutting down of tools and plant when not in use.

7. Conclusions

- 7.1 The proposal to install and operate an equipment kiosk at Sherfield-on-Loddon STW has been reviewed against the requirements of the statutory development plan and emerging policy framework. The principle of the development is considered to be acceptable.
- 7.2 The majority of the scheme is permitted under the Town and Country Planning (General Permitted Development) Order 1995. Only a small equipment kiosk requires planning permission. The proposed design of the kiosk reflects the appearance of other similar structures at the site. On completion it will generally become part of the existing operational development. It represents a small, well considered development that responds positively to the relevant planning policy context.