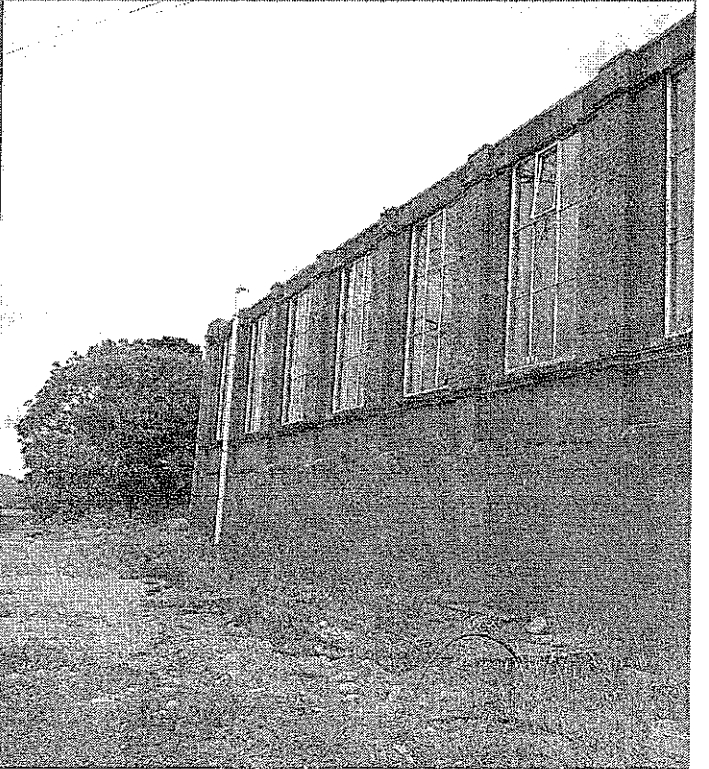
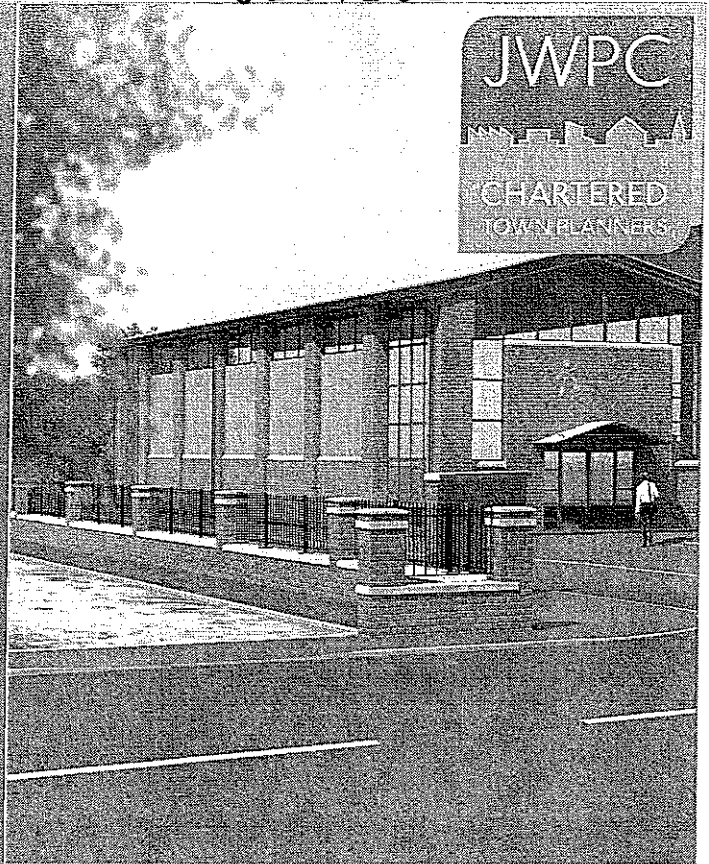


Altham Pumping Station, Simonstone

**Full Planning Application for
Demolition of Existing
Building and Erection of
Water Extraction, Bottling
and Storage Facility**

DESIGN & ACCESS STATEMENT



Client:
Waterboy Ltd

design

access

statement

Design & Access Statement

This Design & Access Statement has been prepared in support of the Planning Application for the replacement of the redundant Altham Pumping Station building with a new water extraction, bottling and storage facility. It refers to considerations made in designing the project and sets out the matters as per the Ribble Valley Council Design and Access Statement Pro-Forma.

For the purposes of this report the principal visible elevations are referred to as follows. The ESE elevation is referred to as the East (front) elevation, and the SSW elevation is referred to as the South elevation.

Site Considerations/Process of Design

The applicant's original plans for the site included the re-use, conversion and expansion of the current building including possible façade retention.

Therefore, after consideration of the heritage aspects of the building, which is not considered suitable for listing and has minimum value as a heritage asset, the decision was taken to propose a modern light weight replacement building that would secure overriding economic and employment benefits and reflect the architectural style of the existing building. Of key importance to Waterboy Ltd was the use of Accrington red brick similar to that in the existing building and replicating recessed glazing features to the south elevation.

The principle requirement of a new building on site was that it was positioned to make use of the existing borehole wells on site and in that regard it would be required to retain a similar location to the existing Pumping Station building.

Other factors to be considered in relation to location of the building and services were the need to provide sufficient floorspace for the existing business operations and for future expansion to ensure long term sustainability; the need to provide a rear service yard and adequate parking; and also consideration of the proximity of the two semi-detached residential properties adjacent to the site.

Use

Given the previous use of the existing building as a Pumping Station, the existence of water bore holes and the state of the building, it is wholly appropriate to reinstate the use of this resource in more modern purpose built premises. Due to the condition of the current building and costs for the decommissioning of the boreholes, the proposal represents the only commercially viable option to secure the beneficial re-use of the site. The proposal represents a unique opportunity to secure the beneficial redevelopment of the site to secure significant investment and employment. Without the proposal the site will remain redundant and derelict with no prospect of re-use.

Amount/Size

The proposed building provides a total floorspace of 1,265 square metres. The gross internal floorspace is 1,207 square metres comprising the main production and storage area equating to 1,000 square metres and 207 square metres of office and welfare/ancillary space over two floors in the annex that projects from the south west front corner of the building.

The proposed main working and storage area is sufficiently sized and shaped to accommodate the processing facilities associated with the business, including the existing well heads, vertical stainless steel mineral water storage vessels and associated pipework equipment, as well as production and storage areas to accommodate bottling and water cooler cleaning and sanitisation equipment. The open plan aspect and ceiling height of the building will allow for movement of facilities within the building, storage and racking and additional space as the business expands, providing flexibility of the use.

Layout

Given the limitations and size of the site outlined in the initial considerations, the building is positioned to reflect the position of the front (east) elevation of the existing Pumping Station. The east (front) elevation is approximately 8m longer than the existing building. As a result the south elevation is positioned approximately 3.5m nearer to the site boundary and the rear elevation is positioned approximately 6m further to the west. The north elevation is no closer to the site boundary than the existing building. This layout allows for additional floorspace creating a square shaped building but the increase in overall footprint from the original building size will have minimal impact.

In order to provide a defined entrance to the building, the south east corner of the building has been extended beyond the eastern (front) elevation, and is positioned in close proximity to the original Pumping Station entrance where the stone steps are located at present. This entrance/office area has been carefully positioned and orientated so as not to impact on the neighbouring properties. Along the south elevation, this projection represents 5.3m of the frontage, and a width of approximately 10m to the east (front) elevation.

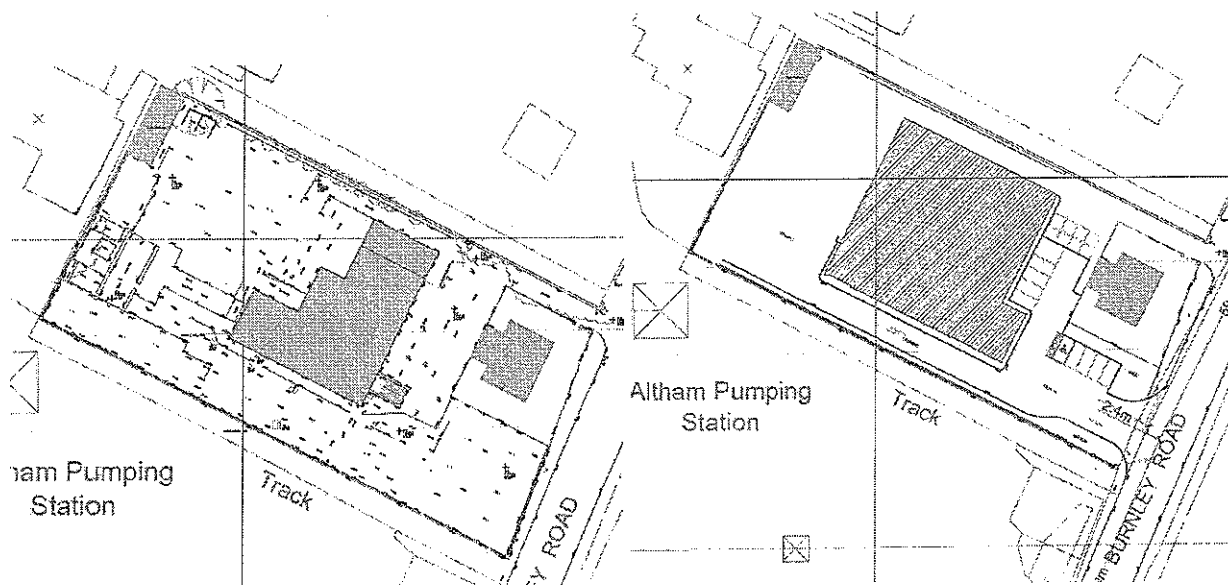


Fig 1. – Existing & Proposed Layouts *(do not scale)*

As the neighbouring properties were constructed to house the families of the pumping station workers, they were originally built close to the main building, so have always had a close relationship with the industrial building in the location. The new building has therefore been located and designed so it does not project towards these properties further than the existing building.

The service yard has been retained to the rear of the building, where any potential for noise disturbance can be kept away from the residential properties and the office accommodation associated with the business. This area allows for deliveries and vehicular movement and turning within the yard, avoiding any conflict with staff on foot.

Scale

Landscaping

Appearance

This architectural drawing shows a side elevation of a building. The main structure is a long, single-story building with a flat roof. It features a series of windows: a large multi-paned window on the left, followed by several smaller rectangular windows, and a larger multi-paned window on the right. The building is labeled with 'Front Porch' at the top center and 'Front Steps' at the bottom center. To the right of the main building, there is a small structure labeled 'Back Porch' and a set of stairs labeled 'Back Steps'. The drawing is a technical line drawing with dimensions and labels.

Fig 2. Existing Building (South Elevation)

The existing south elevation is of red brick construction with projecting vertical columns that separate seven large windows across the frontage. The design of the replacement building reflects this, with 1.5m vertical red brick columns separating the extended length of the frontage into seven sections. Each section has windows across the eaves, with the sections at either end incorporating full height window sections. These sections will allow for views into the production facility to the rear and the offices to the front of the building. The bottom section of the elevation is red brick, with horizontal smooth cladding panels to the main bulk of the elevation.

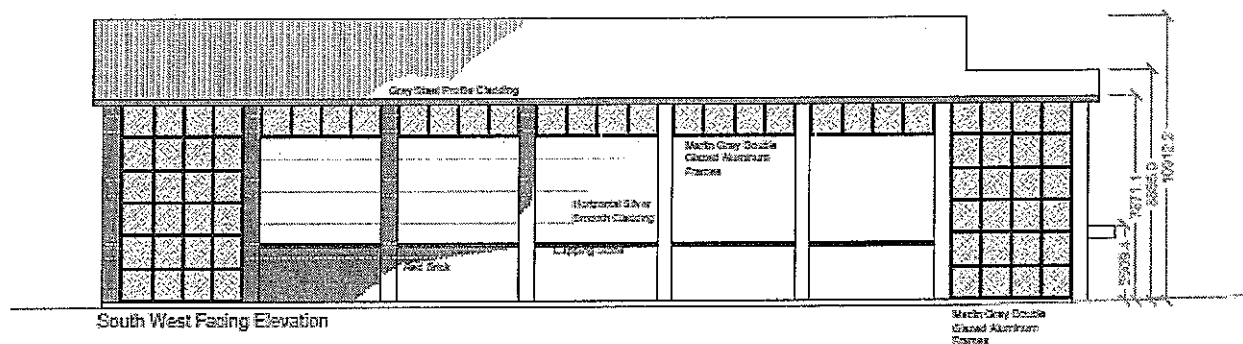


Fig 3. – Proposed Replacement Building (South Elevation)

The red brick element at low level is a feature around the whole building, and the red brick also extends above and around the front door of the building to demonstrate the entrance, and allow advertisement space for the business. The entrance has a double width front entrance doors with pitched canopy above.

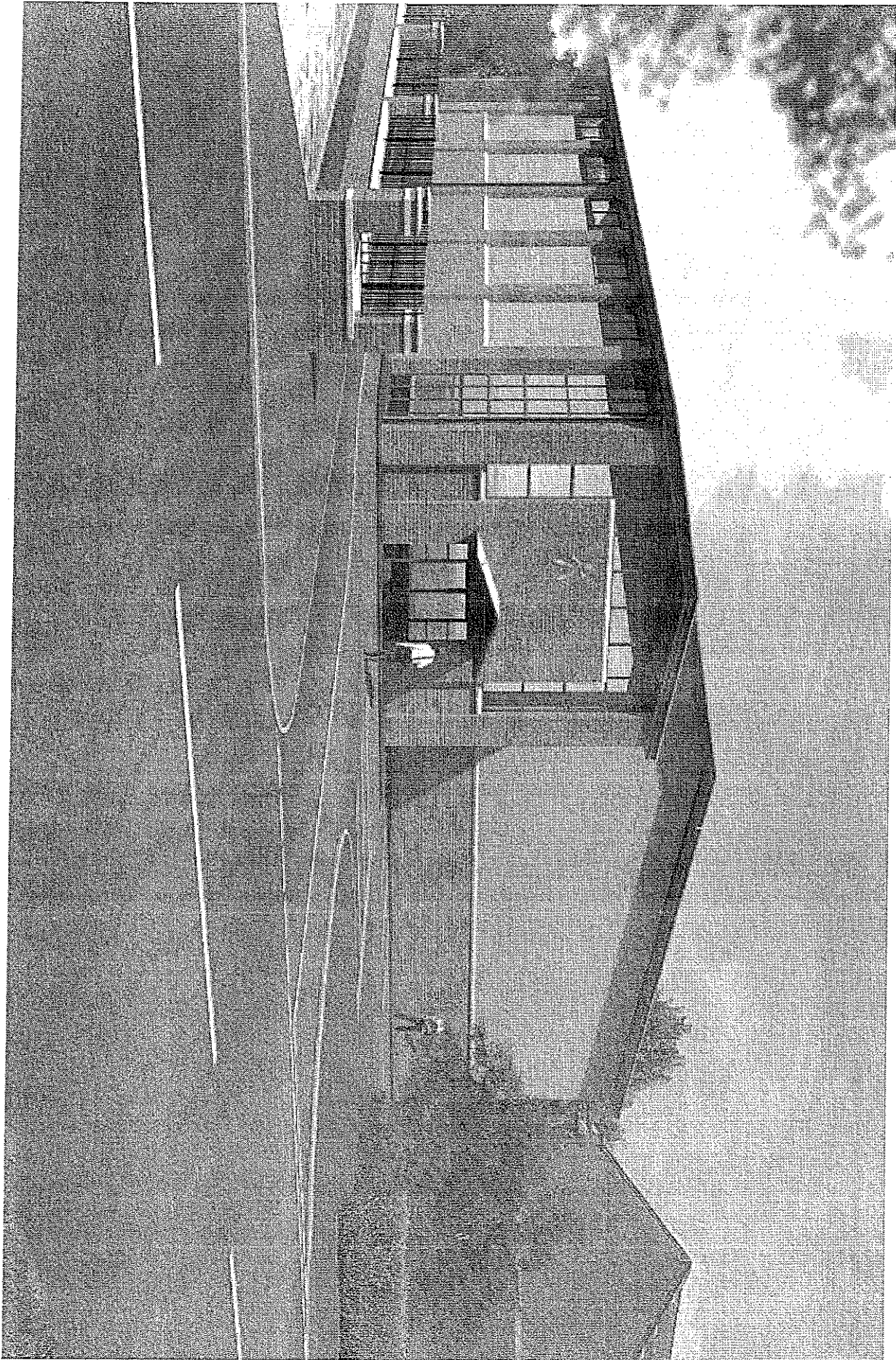
An indicative 3D visualisation has been included as Appendix 1 of this statement to provide an artistic impression of the materials, scale and appearance of the proposed new build development.

Access

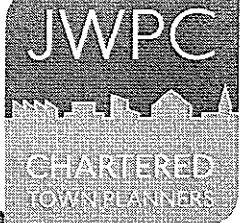
The existing site access is via a restricted single track (width 4m), shared with the two adjacent houses and the electricity substation, which by current standards would be insufficient for access to the existing building. As the access road abuts the adjacent house, it is not possible to undertake any widening. A new access is therefore proposed at the southern site boundary, with the existing access continuing to be used by the two residential properties and as access to the substation. The

proposed new access is 8m wide, taken directly from Burnley Road. A suitable visibility splay of at least 59m will be available at a distance of 2.4m from the give-way line in accordance with Manual for Streets guidance. The southern boundary wall has been set back to accommodate the splay to the right. It will serve the business premises for deliveries to the external yard to the rear of the building via a service road immediately adjacent the south elevation, and for staff and visitor parking to the front of the building. Parking is also provided in a similar location as exists currently, providing 10 spaces including 1 disabled space close to the main entrance. Four separate parking spaces have been provided for the two residential properties.

Appendix 1 – Indicative 3D Visualisation

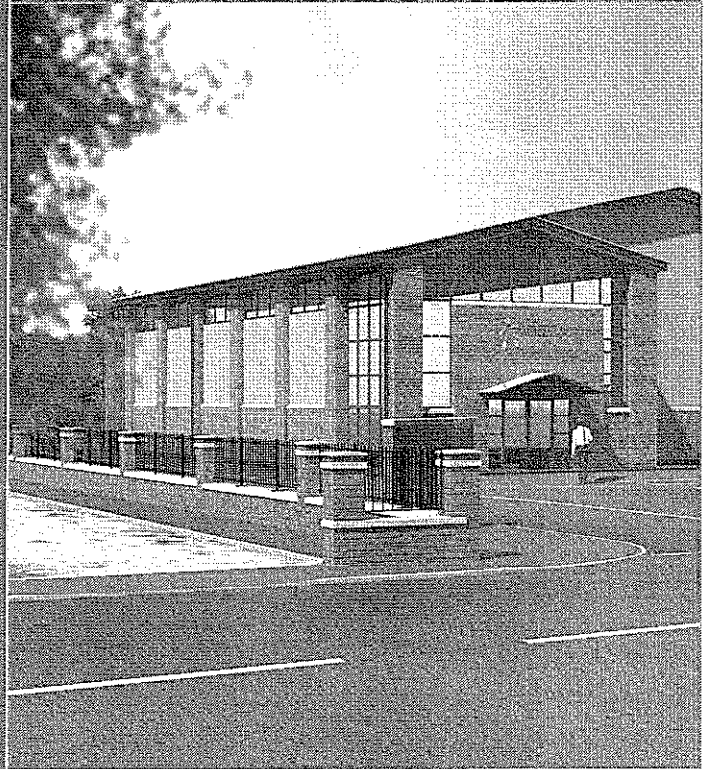
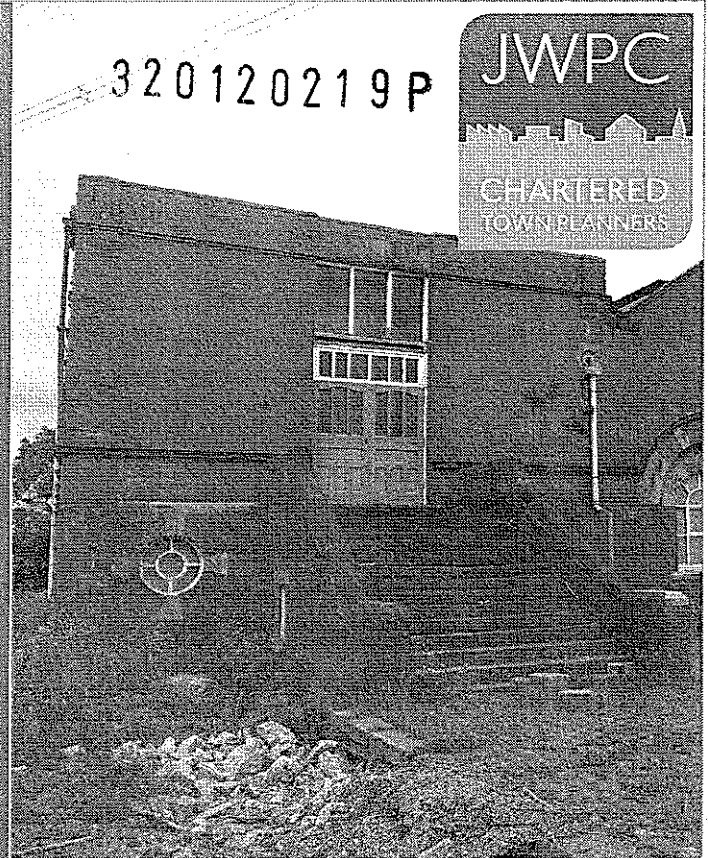


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Altham Pumping Station, Simonstone

**Full Planning Application for
Demolition of Existing
Building and Erection of
Water Extraction, Bottling
and Storage Facility**



Client:
Waterboy Ltd

planning

support

statement

Contents

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- 2** Site Characteristics
- 3** Application Proposal
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1. Introduction

- 1.1 This Planning Support Statement is submitted in support of a Full Planning Application for the replacement of the redundant Altham Pumping Station building with a new water extraction, bottling and storage facility.
- 1.2 The Planning Application is made on behalf of Waterboy Ltd, a growing business local to the Simonstone area that currently operate from an industrial unit at Altham Business Park. Waterboy Ltd supply bulk bottled natural spring water using water cooler equipment to businesses throughout the North West.
- 1.3 The business has grown organically since 1997, and investments in developing the business included purchase of the site of Altham Pumping Station more than two years ago, recognising the potential that existed for water to be pumped from source via existing boreholes, bottled, and distributed to businesses in the local area and beyond. Producing water on site presents the opportunity to secure 'natural mineral water' status, which requires water to be "bottled at source" to adhere to the conditions set out in The Natural Mineral Water, Spring Water and Bottled Drinking Water (England) Regulations 2007.
- 1.4 Following the purchase of Altham Pumping Station in 2009, Waterboy Ltd has been working to deliver a business premises capable of accommodating the supply and bottling of natural mineral water, including bulk water cooler equipment. This has involved an assessment of the feasibility and viability for the re-use and conversion of the current building but, as evidenced in the supporting documents associated with this Planning Application, this is not feasible or financially viable.
- 1.5 Waterboy Ltd are therefore now seeking planning consent to demolish the existing building and replace it with a new purpose built modern facility, which seeks to reflect some of the original style and features of the existing building. More details and reasoning are contained within the separate Design and Access Statement, Assessment of Reuse and Conversion of Existing Building and Heritage Asset Statements.
- 1.6 On completion of the proposed new building, the existing Waterboy bottling operation at Altham will be moved in to form the head office and operations facility of Waterboy Ltd, meeting existing operations and plans for future growth of this successful local business.

2. Site Characteristics

- 2.1 The site lies to the south of the village of Simonstone and forms the boundary of the disused Altham Pumping Station, a history of which is contained within the Heritage Statement submitted with this application. Water extraction at the pumping station ceased in 2004, and the site was continued to be used by United Utilities for storage purposes until 2009, when it was purchased by the applicant.
- 2.2 The application site measures 0.35 hectares in size and is generally rectangular in shape, with direct access onto Burnley Road. To the front of the site, where it meets the main road, are two semi-detached residential properties. These properties were originally built to house the workers of the Pumping Station, but are no longer associated with the application site. However, as a result of the initial purpose of these buildings, they are in close proximity to the main Pumping Station building.
- 2.3 The only access currently serving the site runs parallel to the residential boundary of the northern residential property and is effectively a narrow single track. Immediately adjacent and parallel to this access is the access to the Calder Works site, which lies to the rear (west) of the application site.
- 2.4 There is an existing short brick wall around the boundary of the site, clearly delineating the industrial use of the site from the adjacent open areas to the south and south-west. The site, and adjacent Calder Works site form an extended part of the much larger industrial area to the north, being the former Mullards Factory, which is undergoing development.
- 2.5 The wider area is of an industrial nature within a semi-rural setting, but the area is well served by local bus routes and is in close proximity and easily accessible to the M65 and extended motorway network beyond.
- 2.6 The site has a fairly limited planning application history, having been in industrial use since its initial construction. The earliest planning application was in 1959 for a partial rebuild of the Pumping House (Ref: 7/7/SU 204). Several planning permissions for garage stores and temporary office accommodation to the rear of the main building were also approved through the 1980's, and the most recent planning approval was for a security fence in 1992.

- 2.7 The main building on site is the Pumping Station, which is of early 20th Century industrial architecture with construction in Accrington Nori bricks with stone dressing to the windows and doors. The top half of the building was demolished sometime in the 1950/60's during erection of electricity pylons and cables in the area and this has severely diminished the building's proportions, design and architectural merit.
- 2.8 The original building effectively forms three sections internally, made up of the engine/pump house, the boiler house and the coal store. There is also a modern extension to the northern part of the building, and to the front (west) are a rise of stone steps that are in a poor state of repair.
- 2.9 A smaller separate building to the western end of the site houses an electricity sub-station, which will remain in place after the proposed development.
- 2.10 A parking area exists to the front of the building, which is also used for parking by residents of the neighbouring properties.

3. Application Proposal

- 3.1 The Full Planning Application has been made seeking consent for demolition of the existing Pumping Station building on site and its replacement with a purpose built modern facility for the purposes of water extraction, bottling, storage and distribution.
- 3.2 The supporting documents and information submitted with the application demonstrate that the existing building, which Council Officers have considered a Heritage Asset, is not feasible or economically viable to reuse and its demolition and replacement with a modern building is justified. Due to the condition of the current building and costs for the decommissioning of the existing on site boreholes, the proposal represents the only commercially viable option to secure the beneficial re-use of the site. The proposal represents a unique opportunity to secure the beneficial redevelopment of the site to secure significant investment and employment in the area. Without the proposal, it is likely that the site will remain redundant and derelict with no prospect of re-use.
- 3.3 The proposed replacement building is of similar scale to that existing on site, which itself has been significantly reduced from its original two-storey construction. The proposed building provides a total floorspace of 1,265 square metres. The gross internal floorspace is 1,207 square metres, comprising the main production and storage area equating to 1,000 square metres and 207 square metres of office and welfare/ancillary space over two floors in the annex that projects from the south west front corner of the building.
- 3.4 The proposed development will be purpose built to make use of the existing boreholes for water extraction and for this reason can only take place on this particular site if natural mineral water status is to be achieved. The building footprint is similar to the existing building due to the position of the boreholes, the floorspace needs of the business and the need to ideally position the new service yard away from the existing residential properties.
- 3.5 The main building will house the main processing facilities, including the well heads, vertical stainless steel water storage vessels, production areas to accommodate bottling including a new high speed glass and PET bottling plant, water cooler cleaning and sanitisation equipment, and storage. Loading and unloading will also be accommodated within the rear service yard and within the building and all water extraction, bottling and sanitisation processes are to be conducted within the building.

- 3.6 The existing site access is via a restricted single track (width 4m), shared with the two adjacent houses and the electricity substation, which by current standards would be insufficient for access to the existing building. As the access road abuts the adjacent house, it is not possible to undertake any widening. A new access is therefore proposed at the southern site boundary, with the existing access continuing to be used by the two residential properties and as access to the substation. A suitable visibility splay of at least 59m will be available at a distance of 2.4m from the give-way line in accordance with Manual for Streets guidance. The southern boundary wall has been set back to accommodate the splay to the right.
- 3.7 10 car parking spaces are proposed for staff and visitors, to be located to the front of the building, one of which will be a wider disabled space. The proposed parking provision is therefore below the maximum for a B1 land use in PPG13 (1 space per 30 m² GFA) and the former Lancashire Supplementary Planning Guidance document based on a medium accessibility score. Four separate parking spaces have been provided for the two neighbouring properties.
- 3.8 The existing workforce of 4 employees will relocate to the new facility. The proposal will enable Waterboy to expand their current operation to up to 10 employees and the scheme is designed to accommodate this potential long term future growth. All employees will work Monday to Friday but shift patterns will vary between office staff and drivers. It is anticipated that office staff will work 09:00-17:30 whilst drivers will work 08:00-18:00.
- 3.9 Pre-Application consultation was undertaken with the Council and a formal response (dated 23 December 2010) has helped inform the planning application details. The Council has acknowledged that as a former industrial site, the future use of the site for the applicant's business would be acceptable in principle. Justification for the demolition of the existing building would need to be put forward, along with consideration to retaining the front façade.
- 3.10 Submitted as part of this planning application is an assessment prepared by Fairhurst of the feasibility and viability for the re-use, conversion and expansion of the current building including structural assessment, costings, market condition and viability appraisals. The assessments conclude that re-use of the existing building or conversion / front façade

retention is not feasible or viable. The proposed new build will make the best use of a wasted natural resource and a state-of-the-art production and bottling plant will secure a business local to the Simonstone area and provide further investment and employment in the Borough. The report also confirms that the proposal would generate marketing, socio-economic and regenerative benefits for the area and Borough.

- 3.11 A Heritage Statement has been provided in accordance with Planning Policy Statement 5: Planning for the Historic Environment which concludes that the building does not meet the criteria for statutory listing, has a low heritage value and its demolition will not have an adverse impact on the heritage of the area.
- 3.12 A daylight Bat Survey was completed and the report is submitted with this planning application, prepared by Martin Prescott Environmental Services. The building was considered to have very low potential for a major bat roost and of low value for foraging bats.

The Design and Access Statement provides more detail regarding layout and design of the replacement building and the new vehicular access.

4. Planning Policy

4.1 The policy background against which the application will be considered comprises national planning policy (in the form of Planning Policy Statements and Guidance) and the saved policies of the Ribble Valley Districtwide Local Plan, adopted 1998. These saved policies will, in due course, be replaced by the Local Development Framework (LDF) for the Ribble Valley. At present, the LDF is not sufficiently progressed to be of relevance in consideration of this proposal.

4.2 National Planning Policy

- 4.2.1 Planning Policy Statement No. 4 – Planning for Sustainable Economic Growth (PPS4) contains specific policies of relevance to this application. It states that the Government's overarching objective is for sustainable economic growth, which will be achieved by improving the economic performance of areas to build prosperous communities, promoting regeneration and delivering more sustainable patterns of development. Local planning authorities should seek to make the most efficient and effective use of land, prioritising previously developed land and safeguarding employment land for that use where necessary.
- 4.2.2 Policy EC2 of PPS4 specifically requires planning authorities to seek to make the most efficient and effective use of land, prioritising previously-developed land and buildings but also reflecting 'the different location requirements of business'. Further, Policy EC10 of PPS4 states that local planning authorities should adopt a positive and constructive approach towards planning applications for economic development whereby applications that secure sustainable economic growth should be treated favourably.
- 4.2.3 Planning Policy Guidance Note 2: Green Belts (PPG2) sets out one of the purposes of including land in Green Belts is to assist in urban regeneration, by encouraging the recycling of derelict and other urban land. Paragraph 3.15, states that the visual amenities of the Green Belt should not be injured by proposals for development within or conspicuous from the Green Belt which, although they would not prejudice the purposes of including land in Green Belts, might be visually detrimental by reason of their siting, materials or design.
- 4.2.4 Planning Policy Statement 5: Planning for the Historic Environment (PPS5) sets out policies and principles that apply to the consideration of designated Heritage Assets, but can also apply to heritage assets that are not designated but which are of heritage interest and are

thus a material planning consideration. The government's objectives for planning for the historic environment are threefold;

- to deliver sustainable development;
- to conserve heritage assets in a manner appropriate to their significance; and
- to contribute to our knowledge and understanding of the past by ensuring that opportunities are taken to capture evidence from the historic environment and to make this publicly available, particularly where a heritage asset is to be lost.

4.2.5 Policy HE6 of PPS5 requires applicants to provide a description of the significance of the heritage asset and the contribution of their setting to that significance, where the level of detail should be proportionate to the importance of the asset. To this aim, the applicant appointed The Historic Environment Consultancy to prepare a Heritage Statement, which is submitted with the planning application, summarised in Section 5.

4.2.6 Paragraph HE7.5 states that Local planning authorities should take into account the desirability of new development making a positive contribution to the character and local distinctiveness of the historic environment. The consideration of design should include scale, height, massing, alignment, materials and use. It is understood that where the loss of significance is justified on the merits of new development, appropriate planning conditions or obligations by agreement might be agreed upon.

4.2.7 Policy HE12 relates to the recording of heritage assets where they may be lost to development.

4.3 Local Planning Policy

4.3.1 At district level, a key objective of the Ribble Valley Districtwide Local Plan is to allow enterprise to flourish and for the needs of the people for employment to be met. Policies in the Industry/Employment chapter of the Plan seek to promote new employment uses (EMP1-EMP4), facilitate growth of existing firms (EMP7) and protect existing employment site from redevelopment (EMP11).

4.3.2 Policy G1 outlines that development proposals which provide a high standard of building design and landscape quality will be permitted, unless the scheme adversely affects the amenities of the surrounding area. It provides 13 criteria under which development

proposals will be considered including that developments should be sympathetic to existing and proposed land uses in terms of its size, intensity and nature and that they should provide adequate arrangements for servicing and public utilities.

- 4.3.3 The Local Plan provides a settlement strategy for urban development, within which Policy G3 relates to the villages of Mellor Brook, Read and Simonstone. This policy, defined by the proposals map, states that:

"planning permission will be granted for the development and redevelopment of land wholly within the settlement boundary"

- 4.3.4 We believe that more contemporary (& emerging) planning policies for both Ribble Valley and the adjacent Hyndburn District) will recognise the combined Major Employment Area at Simonstone/Altham as being of significant importance to the local (if not sub-regional) economy. This expanding employment area makes a major contribution to addressing the employment requirements of not only the Ribble Valley but also Burnley and Hyndburn Districts. Vitality of these areas is an important factor which will undoubtedly be reflected in future Local Development Frameworks. JWPC Ltd has made representations to the draft Ribble Valley Core Strategy to this end.

- 4.3.5 Policy ENV 22 of the Local Plan states that development proposals which result in the beneficial re-use of derelict, disused and obsolete land, buildings and waterbodies will be approved subject to other policies of this plan. The Policy recognises that the development of such areas can improve the immediate environment and also helps to safeguard greenfield sites in the long term.

4.4 Other Planning Issues

- 4.4.1 The Coalition Government published a Draft National Planning Policy Framework (NPPF) that gives a clear indication of the Government's 'direction of travel' in planning policy, and is capable therefore of being a material consideration, although the weight to be given to it will be a matter for the decision-maker's planning judgement in each particular case. The NPPF provides a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan making and decision taking.

- 4.4.2 With regards to development management decisions for business and economic development, the NPPF states that local planning authorities should apply the presumption in favour of sustainable development and seek to find solutions to overcome any substantial planning objections where practical and consistent with the Framework.
- 4.4.3 The promotion of sustainable economic growth and jobs are the Government's top priority and as reforming the planning system will take further time to be delivered the Government's clear expectation is that the answer to development and growth should wherever possible be 'yes', except where this would compromise the key sustainable development principles set out in national planning policy.
- 4.4.4 In determining planning applications, local planning authorities should consider fully the importance of national planning policies aimed at fostering economic growth and employment and ensure appropriate weight is given "to the need to support economic recovery" without imposing unnecessary burdens on development.

5 Planning & Heritage Considerations

- 5.1 The site subject to this planning application has a long established history as a Water Pumping Station. The facilities with which water extraction took place have changed over the years and whilst the site has been 'decommissioned' by United Utilities, the existing boreholes are in a useable state subject to improvements, but these improvements will only be viable should a suitable building be achieved. The site has a unique nature that make decisions on its future use vitally important to the chances of the site coming back into any productive use.
- 5.2 The site is wholly within the boundary of Policy G3 of the Local Plan, where redevelopment proposals are acceptable subject to other policies in the Plan. Given the current policy designation and the previous use of the site, the principle of development for the proposed use is therefore acceptable; a point accepted by Officers during pre-application discussions.
- 5.3 Following establishment of this principle of development, the next issue to consider is the need to demolish the existing building on site. The Assessment of Reuse and Conversion of Existing Building Report prepared by Fairhurst considers the feasibility and viability for the re-use, conversion and expansion of the current building including structural assessment, costings, market condition and viability appraisals. The main conclusions are:
- Re-use of the site for water extraction is the only realistic use which will commercially justify investment in the site given the opportunity presented by the natural mineral water resource;
 - Other uses are unlikely to be viable due to the costs associated with the appropriate decommissioning of the boreholes;
 - Improvement works to the current building cannot provide accommodation for a feasible business for water extraction and bottling e.g. the building cannot accommodate Waterboy's current business operation as it provides only 33% of the required pallet storage space and 36% of the required useable floorspace. The building severely restricts access and forklift movements and has no potential to allow the existing business to expand/diversify to ensure long term sustainability.
 - The costs for conversion are prohibitive and are not viable as the building will remain unsuitable for modern day use;

- Façade retention is only feasible with extensions and an increase in roof height to secure sufficient useable floorspace. New extensions and improvements will further impact on the original character of the building. Façade retention and extension is not feasible or a realistic and viable option; and
- The construction of a replacement building provides the only feasible, realistic and viable development option to secure the beneficial re-use of the site.

5.4 During pre-application discussions, the Council considered the building to be a 'heritage asset' because of its historic and architectural interest. Although the building has no statutory designation as a listed building, and is not within a Conservation Area, PPS5 requires the Council's consideration to be dealt with through this submitted planning application.

5.5 The Heritage Statement submitted with this application recognises that Altham Pumping was constructed in 1907-08 and originally houses steam-driven beam engines for water extraction. The building is characteristic of late 19th, early 20th Century industrial architecture, with construction in Accrington Nori bricks with stone dressing to the windows and doors. The building is not listed, nor does it meet the criteria for listing.

5.6 In terms of the historic interest aspect of the asset, there is only limited interest in the building locally, and historical pictures of the construction etc are contained in the Heritage Statement. The building is not however closely related to either the settlement of Altham, after which it is named, or Simonstone, where it is located. The building stands somewhat isolated between the settlements. Also, visually the building is generally screened from view by the existing properties fronting Burnley Road.

5.7 The historical significance of the building and its use are of importance to the applicant's business and it is the intention to make information regarding the history of the original building and its previous operations a feature of the entrance to the business. Plaques within the existing building will be retained and reinstated in the replacement building accordingly. The applicant is willing to record the building appropriately.

5.8 Architecturally, the general style of the original Pumping Station building reflects municipal and utility buildings seen throughout the 19th and early 20th Centuries, however there is little

of the ornamentation usually present in other examples of this style, so it is considered relatively plain.

5.9 It is of importance to consideration of the significance of the building as a heritage asset that the following elements of the building have already been lost.

- The upper storey and roof structure to the pumping hall
- The lantern to the middle hall
- The furnace chimneys
- Upper storey arched windows
- Structures to the rear
- All original pumping equipment
- Tiled floor surfaces
- Front entrance steps

5.10 In addition there have been the following key alterations:

- Extension to the North-East of the Building
- Large roller doors to pumping hall
- Internal sub-division
- Addition of doors to coal store

5.11 These changes have had a major impact on the key architectural features of the building and therefore the majority of its significance as a heritage asset has been lost. The composite picture below (taken from the Heritage Statement) demonstrates this well. What remains is a largely unimpressive red brick building that does not reflect its original styling or use.



Fig 1. Picture taken from Fig 4. of Heritage Statement

- 5.12 Securing the proposed replacement building on site will deliver feasible, viable and sustainable development by ensuring the continued use of the tapped water resource in this location, which in itself also conserves the historic use of the site, albeit in a more modern building.
- 5.13 Given the limited significance of the building its loss will have limited impact locally from a historic or architectural point of view, and is therefore consistent with advice in PPG5.
- 5.14 The proposal represents the most efficient and effective use of the land, consistent with PPS4, and in particular Policy EC2 in that the on-site resource is a specific requirement for the applicant and therefore a key locational factor for an existing business. The move of the business onto this site will also eventually remove the need to import water via tanker from the midlands, thus adding to the sustainable credentials of the business and the scheme.
- 5.15 The proposed development is also consistent with Policy ENV22 of the Local Plan in that it will bring about the beneficial re-use of a derelict building and reuse a natural water resource. Currently the natural mineral water is wasted, running under artesian pressure and discharging via a drain at the equivalent rate of approximately one tanker every 10

minutes. Waterboy recognise the potential of this valuable natural resource and the unique opportunity to relocate its operation to the site to ensure long term sustainability and facilitate the future expansion and growth of a successful business local to the area. Furthermore, mineral water extraction and water bottling operation presents an important marketing opportunity for the area as the production and circulation of Ribble Valley mineral water would have considerable economic benefits and provide opportunities to enhance the image and perception of the area.

- 5.16 Land adjacent to the site is within the Green Belt, and the retention of the existing poor quality building might be detrimental to the visual amenity of the Green Belt over time. The proposed replacement building is of similar massing and scale to the existing building, but incorporates large window sections to the green belt fronting elevation, which will break up the built frontage thereby creating a more appealing and less intrusive industrial design than existing.
- 5.17 The replacement building is of good quality design and incorporates red Accrington brick to reflect the existing building and local materials. The south elevation, that fronts the open Green Belt area, has narrow red brick vertical columns separating the elevation into equal sized sections, reflecting the design of the existing building. The elevation closest to the existing residential properties has been designed to be featureless, with no windows, to reduce any potential impact on the residential amenity over and above that that already may exist due to the historical proximity of the buildings being associated with the Pumping Station.
- 5.18 The proposed new access and parking areas increase the accessibility and safety for the operation of the business and the site, also benefitting the neighbouring properties through improved access and parking. Also, the external yard being to the rear of the building ensures that it will have no impact on the residential properties.
- 5.19 The application is therefore considered to comply with Policy G1 of the Local Plan.

6 Summary

- 6.1 The principle of development of this site for water extraction, bottling and storage is consistent with national and local planning policy and will benefit the local environment and economy by bringing a redundant derelict site back into productive use.
- 6.2 The supporting documents and information submitted with the application demonstrate that the existing building, which Council Officers consider to be a Heritage Asset, is not feasible or viable for re-use or conversion. Water extraction is the only realistic use which will commercially justify investment in the site given the opportunity presented by the natural mineral water resource. This investment will only be secured through the demolition of the existing building and replacement with purpose built premises suitable for modern day use.
- 6.3 The significance of the building as a heritage asset is limited. Its demolition will have no significant adverse impact on the historic environment of the Borough or heritage of the area as the use of the site will be retained within a modern business setting.
- 6.4 The design of the new building reflects the style of the original building in a modern way and using modern construction methods that would ensure the continued use of this site. Without investment, which would only be secured through feasible water extraction, the site will remain redundant and not promote the appearance, character or heritage assets of the Borough.
- 6.5 The scheme will secure significant investment in the site and provide overriding economic benefits and employment identified as a priority based on PPS4 and the Draft NPPF. The coalition government requires local planning authorities to promote sustainable economic growth, jobs and facilitate the growth of business and existing firms to support economic recovery without imposing unnecessary burdens on development. The proposal will not compromise key sustainable development principles set out in national planning policy and the presumption in favour of sustainable development should be applied.
- 6.6 Approval of this scheme will ensure the future growth of a local business which is seeking to move into the Ribble Valley, secure new employment opportunities and generate marketing, socio-economic and regenerative benefits for the area and Borough.