

PLANNING / DESIGN & ACCESS STATEMENT

Hodder Water Treatment Works

Construction of fencing and control and sample kiosks as part of wider upgrade scheme

July 2021

Issue and Revision Record

Revision	Date	Originator	Checker	Approver	Description
A		J Pratt	D Sutcliffe	S Slater	First Issue

1. Site Setting and Description

1.1 General Location

Hodder Water Treatment Works (WTW) is located to the south west of Stocks Reservoir, approximately 2km to the north east of Slaidburn at Ordnance Survey Grid Reference SD 71743 54486. The site is accessed via a private access road, off an unclassified road, known as the Skaithe which runs north from Slaidburn.

1.2 Application Site

The Application site is located within the operational land boundary of Hodder WTW, land which is owned by United Utilities. The site is extensively screened by mature dense tree groups around the site's eastern, southern and western borders. The Stocks Reservoir embankment forms the site's northern boundary. A number of existing treatment buildings are present on site as well as associated plant and machinery related to the treatment of water.

The site is located within the Forest of Bowland Area of Outstanding Natural Beauty (AONB). The surrounding land uses are predominantly agricultural, with a number of agricultural holdings located within the area. The area is also used for forestry plantation and used for recreation for those visiting Stocks Reservoir.

1.3 Site History

A review of the planning history at the site has been completed. This review was undertaken using the public access system of Ribbles Valley Borough Council on 11 October 2019. These are detailed in Table 1 below.

Table 1: Planning History

Application Number	Proposal	Date Submitted	Status
3/2020/0275	Improved treatment including construction of rapid gravity filters and associated building, security fencing together with re-profiling of agricultural land using surplus soil.	17/06/2020	Approved with Conditions
3/2016/0375	EIA Screening request in respect of the proposed installation of photovoltaic arrays at Hodder Water Treatment Works Slaidburn.	28/04/2016	Decided
3/2015/0662	Request for a screening opinion in respect of an Environmental Impact Assessment for the proposed installation of photovoltaic arrays.	05/08/2015	Decided
3/2003/0778	To construct press building with associated landscaping	20/10/2003	Approved with Conditions
3/2003/0444	To construct press building, kiosk and landscaping	30/06/2003	Approved with Conditions
3/2003/0191	Modification of conditions to planning consent ref. No. 3/01/0419	16/04/2003	Approved with Conditions

Application Number	Proposal	Date Submitted	Status
3/2001/0419	Construct clarifier control building, pumping station, storage building and washwater plant, pump kiosks with associated landscaping	07/09/2001	Approved with Conditions
3/2000/0046	Erection of a control building	10/03/2000	Approved with Conditions
3/1998/0554	Demolition of shed, garage, tanks and bund. Erection of control building.	04/09/1998	Approved with Conditions
3/1991/0817	2400mm high chain link fencing	13/02/1992	Approved with Conditions

Planning Permission Ref 3/2020/0275 which was approved on the 17th June 2020 included planning permission for:

- Rapid Gravity Filters and associated building
- Security fencing
- Reprofilling of agricultural land with associated landscaping

Design changes to the lamella clarifiers have resulted in this new planning application for fencing around the lamella clarifiers together with associated Control and Sample Kiosks.

This will supersede the previous application with regard to the fencing. Everything else outlined will remain the same as approved under permission reference 3/2020/0275.

It is considered that the historical planning applications listed in the table above with the exception of the amendments to the fencing will not be impacted by the proposed development.

2. Proposed Development

2.1 Requirement for Development

The development is a critical process required for the treatment of dirty backwash water in connection with the new rapid gravity filters.

Following further detailed assessment, the content of solids in the sludge from the treatment process is such that an amendment to the design of the lamellas was required. This has led to the size of the lamellas needing to be increased. Due to insufficient space in their previous location, the lamellas have had to be moved to a different location within the WTW.

Due to the increased size of the lamellas and the relocation it is no longer possible to put the associated electrical control panels and sampling equipment within an existing building. It is therefore proposed to construct standalone kiosks for the electrical control panels and have a separate kiosk for sampling equipment.

2.2 General Scheme Overview

The works proposed under the project as a whole have not changed following the previous application apart from the addition of control and sample kiosks for the lamellas and an associated amended fence line and consist of the construction and installation of the following structures, plant and machinery:

- Improvements to the sludge/wash water handling process on site, including construction of new Lamella clarifiers kiosks and fencing (this application)
- Construction of a new Rapid Gravity Filter (RGF) plant which will consist of 8. No open air filters and an associated building to house the pipework gallery and Motor Control Centre (MCC);
- Installation of dirty backwash tanks to store dirty backwash water from the RGF filters;
- Modifications to the lime dosing equipment including replacement of existing pumps to improve lime dosing performance;
- Increasing the level of the overflow weir at Stocks Reservoir by 300mm to increase drought storage volumes;
- Installation of connecting pipework below ground with maximum pipe diameter of 1000mm;
- Reprofiling of an existing vacant pasture with site won soils; and
- The implementation of a landscaping scheme.

The above-mentioned elements are shown on drawing 80040117-01-MMB-HODDE-97-DR-I-00002.

3. Environmental Considerations

3.1 Energy

The proposed development has been designed to reflect United Utilities' whole life costing model and will integrate existing infrastructure where feasible to reduce energy consumption. The proposed works and treatment processes chosen are inherently more energy efficient than the existing process.

3.2 Materials and Waste

Waste - General

Waste generated through construction process, such as municipal waste, will be separated, recycled and disposed of by the site's contractor in accordance with Hodder WTW's recycling and waste disposal policies.

Waste – Materials Arising

Any soil, that is confirmed to be free of contamination, will be used to reprofile a vacant pasture within the site's boundary as approved under the previous Planning Permission. This will enable tree planting in the area, to replace those removed to facilitate construction of the scheme.

Any construction waste including concrete or soils found to be contaminated, will be removed from site by a licenced sub-contractor to a suitably licenced facility.

3.3 Contaminated Land

The site is not known to be contaminated. During construction, if any land is suspected to be contaminated, it will be dealt with following appropriate guidance in accordance with CIRIA guidance.

3.4 Noise

Due to the nature and location of the proposed development within an existing operational site, it is not considered that the development will cause noise disturbance to the surrounding properties once the equipment becomes operational.

There may be some noise disturbance resulting from general construction activity, however this will be temporary, and the construction of the proposed development will be carried out in a manner which minimises noise disturbance, and mitigation will be provided where necessary.

3.5 Flood Risk

The proposed works are located outside of any areas shown to be at risk of flooding on the Environment Agency's Flood Risk Map for Planning as per the extract below with the development site being outlined in red.



3.6 Drainage

The surface water drainage for the proposed development will be connected to the existing on-site surface water drainage system, which discharges to the River Hodder.

3.7 Ecology

A Preliminary Ecological Appraisal (PEA) has been undertaken to assess the potential ecology and biodiversity present on site and was provided as part of the previous Planning Application. As part of this assessment, further recommendations for additional surveys be undertaken to ascertain the potential presence an impact to protected species. The following assessments have been undertaken to support his planning application:

- National Vegetation Classification (NVC) survey
- Breeding Bird Report
- Bat Report

This section summarises the finding of these reports.

Statutory and Non-Statutory Sites

There are eight statutory sites within 2km of the site. Due to the locations and limited nature of the proposed development, it is unlikely that these sites will be impacted

There are 32 non-statutory sites of local importance within the 2km of the site. Two of these are within the site, Stocks Reservoir Biological Heritage Site (BHS) and the River Hodder BHS.

Invasive Species

New Zealand pigmyweed, an invasive plant species, is present along the entire shoreline. It also dominated the inundation vegetation in the shallow bays to the

north, north-east and east of the reservoir. The proposed development is unlikely to expand the distribution of pigmyweed towards the shore, where this species could then outcompete rare and notable species amongst inundation vegetation.

While this is unlikely, this species can spread even from small fragments, for example in boots or wheels of the machinery. A biosecurity method statement will be prepared prior to any works being undertaken within the spillway or along the embankment.

Birds

A breeding bird report was produced as part of the PEA and vegetation including trees and scrub, a suitable habitat for breeding birds, was identified. The shore of Stocks Reservoir and the islands provide suitable habitat for breeding, wintering and migratory waders and wildfowl.

There are 505 records of birds within 2km of the Site which cover 68 species. There are 10 species listed on Schedule 1 of the Wildlife and Countryside Act 1981, 19 on S41 of the NERC Act and 3 listed on the Lancashire BAP.

Additionally, a number of species have been recorded on and adjacent to Stocks Reservoir through breeding bird surveys in 2014 (Bowland Ecology, 2014) and a number of species have been recorded using the reservoir within the local records. These primarily consist of wildfowl and waders. The following enhancements are recommended to mitigate the impact on the breeding bird population. Potential enhancement for breeding birds such as clearance of scrub on the islands to increase the habitat available for breeding birds and plant with soft rush *Juncus effusus*. Installation of stock fencing on the island to stop Canada geese *Branta canadensis* accessing certain areas to increase the survival rate of other breeding birds.

A Breeding Bird Report (80040117-01-MMB-HODDE-NA-97-RP-I-0003), as recommended by the PEA, has been prepared to support his application and focusses on the usage of Stocks Reservoir by waterbird (wildfowl and wader) species. Three survey visits were conducted within the breeding season survey period (1 April to 31 July 2019).

A total of 24 waterbird species were recorded during the surveys. Notable species recorded during the surveys included the following:

- Three species listed in Section 41 of the NERC Act 2006;
- One species listed on Schedule 1 of the WCA;
- Three Red List Birds of Conservation Concern; and
- Nine Amber List Birds of Conservation Concern.

Stocks Reservoir is also shown to be an important site important for migratory and over wintering wildfowl and wader species. The proposed lamella works are considered to have no significant impact on birds, however, the following mitigation will be implemented:

- BS 5228-1:2009+A1:2014 'Code of practice for noise and vibration control on construction and open sites' will be implemented during construction.

Recommendations for increasing the habitat for breeding birds within the area are discussed within section 4.10 of this document.

Bats

A Bat emergence and activity survey has been undertaken to support this planning application. The Survey has found that building 2/3 has a high count of bat emergence and has been confirmed as a maternity roost. After emerging from the building, the bats flew down toward the River Hodder for foraging.

Bats were also found to be emerging from Building 6, but lower in number than building 2/3, and flew westwards toward the woodland and likely down to the River Hodder for foraging.

The proposed Lamella clarifiers are 30m+ from any buildings housing bats, and therefore will not impact bat routes.

Otters

Otters are known to be present within 2km of the WTW Site, but not within the site boundary, focussed mainly downstream of the WTW. Otters are likely using the River Hodder as a commuting and foraging, with Stocks Reservoir principally used for feeding. Otters will not be affected by the proposed lamella works.

3.8 Trees & Hedgerows

No trees are to be removed for the works subject of this Planning Application.

3.9 Landscape / Visual impact

Stocks Reservoir and Hodder WTW is located within the Bowland Fells National Character Area. The Bowland Fells form a distinctive upland block on the boundary between north Lancashire and the Yorkshire Dales. The landscape is wild and windswept, with steep escarpments, upland pasture and expansive open moorland.

The Site is also located within the Forest of Bowland Area of Outstanding Natural Beauty. The area was designated as a landscape of national significance due to a variety of factors, including:

- The grandeur and isolation of the upland core
- The steep escarpments of the moorland hills
- The undulating lowlands
- The serenity and tranquillity of the area
- The distinctive pattern of settlements
- The wildlife of the area
- The landscape's historic and cultural associations

The proposed development is located within the existing site boundary of Hodder WTW, downhill of the Stocks Reservoir embankment. The site is extensively screened by thick tree belts scattered around the site's boundary.

Lamella clarifiers and associated Control and Sample kiosks are being installed close to other existing plant and machinery on site and will be constructed from materials to compliment and reflect these existing structures. The proposed palisade security fencing has been specifically chosen to match the existing security fencing on site.

Landscape Proposals

The proposed landscaping is shown on the landscape plans (80040117-001-MMB-97-M2-L-00011 to 80040117-001-MMB-97-M2-L-00014) and includes tree planting of 8766m² of mixed species native tree planting. A total of 153m² of hedgerow will be replanted to directly replace the total amount of hedgerow being removed, to accommodate construction.

Existing shrub and semi-mature unmanaged planting will be strengthened providing this will not impact on existing buried services. Full details of the proposed landscaping scheme, including plant and species mix, planting techniques and ongoing maintenance are detailed within the proposed landscaping plans.

Excess soil excavated from construction will be re-used within the new compound area to reprofile the vacant pasture field. This is detailed further on drawings 80040117-001-MMB-97-M2-L-00013 and 80040117-001-MMB-97-M2-L-00014. This will be set out using the existing sloped profile, tying into existing levels and ensuring drainage issues are avoided.

NOTE:

Landscape proposals are unchanged from the previously accepted application 3/2020/0275 – the drawings have just been updated to reflect the amended scope of works in relation this Planning Application

3.10 Environmental and Biodiversity Enhancements

UU operate a no net loss policy in relation to habitat, these works do not require any further mitigation to what was approved under the previous Planning Application.

3.11 Public Rights of Way

There are no public rights of way which run through the site. A permissive footpath is located along the embankment of Stocks Reservoir, which connects to the permissive footpath route around the reservoir. During construction of the raised weir, the permissive footpath will be temporarily diverted to enable the safe construction of the works. Once completed, the permissive footpath will be reinstated and returned to its original alignment.

3.12 Cultural Heritage and Archaeology

There are no Listed Buildings or Scheduled Monuments within 500m of the site. The closest listed building is Hammerton Hall, a Grade II* listed building located 740m to the south east of the site.

Due to the distance between the site, the extensive tree coverage around Hodder WTW, and the undulating nature of the surrounding landscape, it is considered that the proposed development will not impact the setting of the listed building.

4. Construction Phase

4.1 Construction Programme/Timing

Work is due to commence on the proposed lamella area from Summer 2021 through to January 2023.

Construction work will be undertaken on site during the following hours:

- Monday to Friday: 07:00 to 18:00
- Saturday: 08:00 to 13:00
- Sunday and Bank Holidays: No work

4.2 Traffic Management & Access

Access to the site will be as per arrangements as approved under application 3/2020/0275, as shown on the Site Layout (80040117-01-MMB-HODDE-NA-DR-I-00002).

The Traffic Management Plan as approved under the Planning Conditions for the above mentioned scheme (including any future amendments as agreed by Ribble Valley Borough Council and Lancashire County Council Highways) will be adhered to at all times throughout the works.

In order to limit the size of vehicles for delivery, the kiosks will be delivered in sections and assembled on site. Although the amount of fencing required has increased this will not result in an increase in deliveries as the additional materials can be accommodated within existing planned delivery loads.

The work under this planning application does not necessitate the need for any additional significant vehicle movements, over and above the maximum vehicle movements under Planning Permission Ref 3/2020/0275.

4.3 Contractor's Compound

The compound will be located within the area as identified under Planning Permission Ref 3/2020/0275.

5. Planning Requirement

5.1 Works requiring planning permission

Planning permission is sought for the following elements

- Installation of new palisade security fencing around the lamella area
- MCC control kiosk and Sample Board Kiosk for Lamella Clarifiers.

Further details on these elements are below

Palisade Security Fence

The fencing will surround the lamellas and associated buildings as detailed on drawing 80040117-01-MMB-HODDE-97-DR-I-00011. The fencing will be 3m high topped with razor wire. It will be coloured dark green to BS 4800 Ref 14-C-39 and is approximately 90m in length.

Control Kiosk

The Control Kiosk will be constructed from Glass Reinforced Plastic and coloured Dark Green to BS 4800 Ref 14-C-39 and be located as detailed on drawing 80040117-01-MMB-HODDE-96-DR-I-00025. The Kiosk will be 8.55m long 3.16m wide and a maximum of 3.0m high.

Sample Board Kiosk

The Sample Board Kiosk will be constructed from Glass Reinforced Plastic and coloured Dark Green to BS 4800 Ref 14-C-39 and be located as detailed on drawing 80040117-01-MMB-HODDE-96-DR-I-00025. The Kiosk will be 5.12m long 2.15m wide and a maximum of 3.0m high.

5.2 Permitted Development

Lamella Process Plant

The Lamella plant itself is considered to fall within the provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015 (GPDO), Part 13 Class A, which provides permitted development rights for development by water or hydraulic power undertakers.

Schedule 2, Part 13, Class A(g) of the GPDO permits:

'Development for the purposes of their undertaking by statutory undertakers for the supply of water or hydraulic power consisting of:

(g) any other development in, on, over or under operational land other than the provision of a building but including the extension or alteration of a building

The Lamellas are considered to be plant and machinery and will be constructed below 15m in height and therefore would be considered permitted development by virtue of Schedule 2, Part 13, Class A(g) of the GPDO.

6. Planning Policy Appraisal

6.1 National Planning Policy Framework (NPPF), February 2019

At the heart of the NPPF is a presumption in favour of sustainable development. The presumption highlights that proposals which accord with the policies contained within the NPPF should be approved without delay, unless material considerations indicate otherwise. The economic role of sustainable development identifies the provision of infrastructure as a requisite to build a strong, responsive and competitive economy.

The proposed development is being brought forward by United Utilities to enable the site to continue to provide potable drinking water to their customers. The wider scheme will also improve drought resilience to the reservoir and water treatment works.

The NPPF considers good design to be a key aspect of sustainable development. Specifically, in relation to infrastructure, Paragraph 131 states that great weight should be given to outstanding or innovative designs which promote high levels of sustainability or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

The proposed development has been designed carefully, considering the surrounding site and the wider landscape for which the site is situated within. The materials of the proposed development have been chosen to closely match those materials and colours of the existing treatment works, enabling the new structures to integrate into the site.

Paragraph 170 of the NPPF states that development should contribute to and enhance the natural and local environment. Furthermore, paragraph 175 of the NPPF recognises that the planning system should contribute to and enhance the natural and local environment by minimising impacts on biodiversity and providing net gains in biodiversity where possible.

The proposed development has incorporated a number of ecological mitigation measures and enhancements to ensure there is an overall net gain in biodiversity across the site. This will be delivered through the proposed landscaping scheme.

Paragraph 172 of the NPPF identifies that great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of

protection in relation to these issues. Consideration of an application within an AONB should include an assessment of:

- the need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy;
- the cost of, and scope for, developing outside the designated area, or meeting the need for it in some other way; and
- any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated.

The proposed development is required in connection with continuing and optimising the existing treatment process at Hodder WTW, providing potable water to local customers. The site is currently located within the AONB and is therefore not possible to be moved outside of the designated area. The proposed development has been designed to take account of the potential adverse impacts the construction of the scheme will have on the local environment and surrounding landscape. Mitigation measures and enhancement have been proposed to ensure there is an overall net gain in biodiversity across the site as a result of the proposed development. Building materials have been chosen to match those already present on site, and a landscape scheme has been proposed to be delivered alongside the scheme to help integrate the proposed Lamella Clarifiers and associated systems and fencing with the existing plant on site.

6.2 The Local Development Plan

The site falls within the administrative boundary of Ribble Valley Borough Council. The statutory development plan for the site includes the Ribble Valley District Council Core Strategy.

A search of local planning policy has identified several policies of relevance to this application. An assessment of the proposed development with regards to these policies is detailed in the Table 2 below.

Table 2: Planning Policy Review and Assessment

Policy	Relevance	Assessment of Development
Core Strategy		
DS2: Presumption in Favour of Sustainable Development When considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that	As the proposed works are classified as development, they must meet Policy DS2.	The proposed development is being brought forward by United Utilities to enable the site to continue to provide potable drinking water to their customers. The wider scheme will also improve the reservoir, and the treatment works drought resilience. The proposed development has been designed to take account of the potential adverse impacts the construction of the scheme will have on the local environment and surrounding

<p>improves the economic, social and environmental conditions in the area.</p>		<p>landscape. It is considered that the proposed development would constitute sustainable development</p>
<p>EN2: Landscape The landscape and character of the Forest of Bowland Area of Outstanding Natural Beauty will be protected, conserved and enhanced. Any development will need to contribute to the conservation of the natural beauty of the area. The landscape and character of those areas that contribute to the setting and character of the Forest of Bowland Areas of Outstanding Natural Beauty will be protected and conserved and wherever possible enhanced. As a principle the Council will expect development to be in keeping with the character of the landscape, reflecting local distinctiveness, vernacular style, scale, style, features and building materials.</p>	<p>The proposal is required to meet Policy EN2 as it is located within the Forest of Bowland Area of Outstanding Natural Beauty. The area was designated as a landscape of national significance due to a variety of factors, including:</p> <ul style="list-style-type: none"> • The grandeur and isolation of the upland core • The steep escarpments of the moorland hills • The undulating lowlands • The serenity and tranquillity of the area • The distinctive pattern of settlements • The wildlife of the area • The landscape's historic and cultural associations 	<p>The proposed development will be constructed no higher than existing buildings on site and, when viewed from outside of the site, would integrate into the sites setting which includes a significant amount of process machinery, structures and buildings associated with the operation of the site as a WTW.</p> <p>The materials chosen for the construction of the Lamellas, fencing and kiosks have been selected with the longevity of the structure in mind, balancing the need to integrate it into the existing site as well as the wider landscape.</p> <p>Lamella building materials have been outlined previously in this application.</p>
<p>EN4: Biodiversity and Geodiversity The Council will seek wherever possible to conserve and enhance the area's biodiversity and geodiversity and to avoid the fragmentation and isolation of natural habitats and help develop green corridors. Where appropriate, cross-Local Authority boundary working will continue to take place to achieve this. Negative impacts on biodiversity through development proposals should be avoided. Development proposals that adversely affect a site of recognised environmental or ecological importance will only be permitted where a developer can demonstrate that the negative effects of a proposed development can be mitigated, or as a last resort, compensated for. It will be the developer's responsibility to identify and agree an acceptable scheme, accompanied by appropriate survey information, before an application is determined.</p>	<p>The proposed development will be altering the existing biodiversity and geodiversity of the landscape and must meet the requirements of Policy EN4.</p>	<p>The planning system should contribute to and enhance the natural and local environment by minimising impacts on biodiversity and providing net gains in biodiversity where possible.</p> <p>Proposed landscaping is unchanged from the previously accepted application 3/2020/0275.</p>

<p>There should, as a principle be a net enhancement of biodiversity.</p>		
<p>Policy DMG1: General Considerations In determining planning applications, all development must:</p> <ul style="list-style-type: none"> • Be of a high standard of building design which considers the 8 building in context Principles (from the CABE/English heritage building on context toolkit. • Be sympathetic to existing and proposed land uses in terms of its size, intensity and Nature as well as scale, massing, style, features and building materials. • Consider the potential traffic and car parking implications. • Ensure safe access can be provided which is suitable to accommodate the scale and Type of traffic likely to be generated. • Not adversely affect the amenities of the surrounding area. • Consider the environmental implications of development to Heritage Sites, Designated habitats and Species and Special areas of conservation. 	<p>As the proposed works are classified as development, they must meet Policy DMG1.</p>	<p>The proposed development has been designed carefully, considering the surrounding site and the wider landscape for which the site is situated within. The materials of the proposed development have been chosen to closely match those materials and colours of the existing treatment works, enabling the new structures to integrate into the site.</p> <p>Access will be from the Skaithie, via a private access road to the WTW. It is expected that there will be a temporary increase in traffic during the construction works. Following construction and commissioning, the frequency of visits to the site and overall traffic will decrease from current operational quantities. It is expected that the current site access can accommodate the temporary increase in construction traffic.</p> <p>In order to mitigate the traffic impacts on the residents of Slaidburn traffic movements will be timed wherever possible to avoid the peak local traffic flow. Additionally, local residents have been provided with contact information in the event they require to complain or communicate with the construction team.</p>
<p>DMG2: Strategic Considerations Within the open countryside development will be required to be in keeping with the Character of the landscape and acknowledge the special qualities of the area by virtue of its size, design, use of materials, landscaping and siting. Where possible new development Should be accommodated through the re-use of existing buildings, which in most cases is More appropriate than new build.</p>	<p>The proposed development is located within countryside designated land and must meet the requirements of Policy DMG2.</p>	<p>As the proposed development consists of development within an existing infrastructure site that will be constructed no higher than existing structures on site, it is considered that the development is acceptable to be constructed in this location.</p> <p>The Lamella Clarifiers have been designed carefully, considering the surrounding site and the wider landscape for which the site is situated within. The materials of the proposed development have</p>

<p>In protecting the designated area of outstanding natural beauty, the council will have regard to the economic and social wellbeing of the area. However the most important consideration in the assessment of any development proposals will be the protection, conservation and enhancement of the landscape and character of the area avoiding where possible habitat fragmentation</p>		<p>been chosen to closely match those materials and colours of the existing treatment works, enabling the new structures to integrate into the site.</p>
<p>DME1: Protecting trees and Woodlands There will be a presumption against the clearance of broad-leaved woodland for development purposes. The Council will seek to ensure that woodland management safeguards the structural integrity and visual amenity value of woodland, enhances biodiversity and provides environmental health benefits for the residents of the Borough. The Council encourages successional tree planting to ensure tree cover is maintained into the future. Where applications are likely to have a substantial effect on tree cover, the Borough Council will require detailed arboricultural survey information and tree constraint plans including appropriate plans and particulars. These will include the position of every tree on site that could be influenced by the proposed development and any tree on neighbouring land that is also likely to be with influencing distance and could also include other relevant information such as stem diameter and crown spread.</p>	<p>The site is extensively screened by mature dense tree groups around the sites eastern, southern and western border.</p> <p>The proposed works will be required to meet policy DME1</p>	<p>The protection of trees and woodlands is unchanged from the previously agreed application 3/2020/0275.</p>
<p>DME2: Landscape and Townscape Protection Development proposals will be refused which significantly harm important landscape or landscape features including:</p> <ul style="list-style-type: none"> • Traditional stone walls. • Ponds. • Characteristic herb rich meadows and pastures. • Woodlands. 	<p>The proposal is required to demonstrate how hedges and trees will not be affected to meet Policy DME2.</p>	<p>The landscape and townscape protection is unchanged from the previously agreed application 3/2020/0275.</p>

<ul style="list-style-type: none"> • Copses. • Hedgerows and individual trees (other than in exceptional circumstances where satisfactory works of mitigation or enhancement would be achieved, including rebuilding, replanting and landscape management). • Townscape elements such as the scale, form, and materials that contribute to the characteristic townscapes of the area. • Upland landscapes and associated habitats such as blanket bog. • Botanically rich roadside verges (that are worthy of protection) 		
<p>DME3: Site and Species Protection and Conservation Development proposals that are likely to adversely affect Internationally, nationally and locally designates sites will not be granted planning permission. Exceptions will only be made where it can clearly be demonstrated that the benefits of a development at a site outweigh both the local and the wider impacts. Planning conditions or agreements will be used to secure protection or, in the case of any exceptional development as defined above, to mitigate any harm, unless arrangements can be made through planning conditions or agreements to secure their protection</p>	<p>The proposed development is located within an AONB and several protected species have been registered on and near the site and therefore must meet the requirements of Policy DME3.</p>	<p>The conservation and protection of the site and species is unchanged from the previously agreed application 3/2020/0275.</p>
<p>DME6: Water Management Development will not be permitted where the proposal would be at an unacceptable risk of flooding or exacerbate flooding elsewhere. Applications for development should include appropriate measures for the conservation, protection and management of water such that development contributes to:</p> <ul style="list-style-type: none"> • Preventing pollution of surface and / or groundwater 	<p>As the proposal is for the improvement of management of water it will need to demonstrate that the development contributes in the ways outlined in Policy DME6.</p>	<p>The proposed development is not considered to be at risk of surface water, groundwater flooding or sewer flooding.</p> <p>The development of the new lamella clarifiers is required in order to adequately treat the dirty backwash water from the new Rapid Gravity Filters.</p> <p>The proposed development is not considered to be at risk of surface water, groundwater flooding or sewer flooding..</p>

<ul style="list-style-type: none">• Reducing water consumption• Reducing the risk of surface water flooding (for example the use of sustainable drainage systems (SUDS))		
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6.3 Conclusion

It is considered that the proposed development complies with all relevant planning policies and there are no other overriding material considerations in conflict with the proposals. On this basis, it is considered that this application for planning permission should be recommended for approval.

7. Plans

Plans and documents submitted in support of this application are:

Drawing / Document Title	Drawing number(s) / Document Reference
Site Layout	80040117-01-MMB-HODDE-97-DR-I-00002
Location plan	80040117-01-MMB-HODDE-97-DR-I-00003
Traffic Management Plan	80040117-01-MMB-HODDE-97-DR-I-00004
Existing Site Layout	80040117-01-MMB-HODDE-96-DR-I-00005
Lamella Security Fencing	80040117-01-MMB-HODDE-97-DR-I-00011
Landscaping Overview Plan	80040117-01-MMB-HODDE-97-DR-L-00011
Lamella MCC Kiosk and Sample Room Kiosk	80040117-01-MMB-HODDE-97-DR-I-00025
Lamella Planning Elevations N & S	80040117-01-MMB-HODDE-97-DR-I-00026
Lamella Planning Elevations E & W	80040117-01-MMB-HODDE-97-DR-I-00027
Landscaping Inset Plan 1 of 2	80040117-01-MMB-HODDE-97-DR-L-00012
Landscaping Inset Sheet 2 of 2	80040117-01-MMB-HODDE-97-DR-L-00013
Landscaping Sections	80040117-01-MMB-HODDE-97-DR-L-00014
Flood Risk Assessment	80040117-01-MMB-HODDE-NA-97-RP-I-0007
Preliminary Ecological Appraisal	80040117-01-MMB-HODDE-NA-97-RP-I-0037
Bat Report	80040117-01-MMB-HODDE-NA-97-RP-I-0004
Botany Report (NVC)	80040117-01-MMB-HODDE-NA-97-RP-I-0002
Bird Report	80040117-01-MMB-HODDE-NA-97-RP-I-0003