

# **Planning Supporting Statement and Design & Access Statement for Temporary Remote Contractor's Project Compound required in Connection with refurbishment works in the Whitendale Valley**

## **Introduction**

This statement is submitted in support of an application for planning consent for the use of an area of land near Foot Holme pumping station as a temporary works compound.

The following statement is structured as follows:

- Section 1 describes the general location of area along with a description of the application site and its surroundings;
- Section 2 outlines the proposed development in context to planning policy;
- Section 3 provides a review of potential environmental constraints and safeguards;
- Section 4 provides the Design and Access Statement components of the planning application;
- Section 5 provides a list of the drawings and details submitted in support of the application.

## **1. Site Setting and Description**

### **1.1. General Location**

The application site comprises an area of open land adjacent to the River Dunsop and United Utilities' existing Foot Holme Pumping Station building. The site is located approximately 3km North of Dunsop Bridge at Grid Reference 365256, 453013. The site location is shown on drawing 0578/80025030/04/21/2001.

### **1.2. Application Site**

The site is approximately bounded to the North, West and South by a private access which is also used as a public footpath and to the East by the River Dunsop. The site is relatively flat and is currently grassed with rough stone exposed. The land to the West of the private access track is designated as a Site of Special Scientific Interest (SSSI) and Special Protection Area (SPA) - Bowland Fells. This will be unaffected by the proposed compound type development.

## **2. Proposed Development**

### **2.1. Requirement for Development**

The Environment Agency has reviewed water abstraction licenses under section 52 of the Water Resources Act 1991. This has resulted in changes being proposed to many license conditions to help restore a more sustainable abstraction rate.

United Utilities has a requirement to implement a sustainable abstraction regime under the EA's Environmental Programme to restore flow to areas of the Ribble catchment, in particular the Rivers Brennand & Whitendale.

The works to the intakes are required to ensure that a greater volume of water passes down the rivers during times of low flow. The intakes can currently abstract water any flow. These will be changed to only abstract water once the rivers pass a certain volume of flow.

The works are not subject to this application as they fall under permitted development rights and have also been screened for EIA. Ribble Valley Planning Department have confirmed that the works are permitted development by virtue of Schedule 2 Part 17 Class E (a) and Class A (g) of the GDPO 1995 and also concluded the works do not require EIA in their correspondence ref. 3/2012/0855/P dated 31 October 2012.

The remote temporary compound and material store area that is subject to this application is required to facilitate the above works. The locations of the river works further upstream are very constrained and do not provide an opportunity to locate such a main compound area adjoining to them. Therefore placing the larger parking and temporary workers compound at Foot Holme will minimise potential land take and other impacts on the area including SSSI and SPA areas further north during the works. This will also ensure that the majority of larger vehicle movements will travel no further north than the compound area.

### **2.2. General Scheme Overview**

The proposals are to use the area to the South of Foot Holme pumping station as an area for site cabins, car parking and material store. This will be remote from the working areas involved with the maintenance scheme and will serve as the main drop off point for deliveries and project co-ordination. This will ensure that works near to or within the SSSI and SPA are minimised to smaller vehicle movements that are essential for the maintenance project to be carried out.

The site will be fenced off and a single access point will be provided from the private access which runs to the west of the site. This private access also serves as a public right of way footpath and this public access will be maintained at all times to ensure that the public can still gain access as per the current arrangements.

The attached Site Layout Plan: 0578/80025030/04/21/2003 shows the proposed layout of the site cabins, material store and parking facilities. The proposed compound area is due to be used from the Autumn 2013 and the works are estimated to last for approximately 12 months.

The site is situated within the 1:100 flood risk zone, however due to the temporary nature of the compound area there will be no permanent impact.

### **2.3 Planning policy relevant to the site**

The Ribble Valley policies that apply directly to this site are:

- Policy ENV1 – Area of Outstanding Natural Beauty.
- There are other policy areas within the locality, such as ENV11, Regionally Important Geological or County Geological Heritage site, ENV 8 Special Protection Areas and to the south a small area designated as County Biological Heritage ENV9. However these do not directly affect or apply to the compound site.

In this instance, the development is considered unlikely to have impacts on these designations as it is already an open area of largely un-vegetated space, previously used for the same purposes. The site does not contain any of the features relevant to these designations whilst the temporary use will have perimeter fencing and environmental controls in place to ensure that no adverse effects can occur.

### **2.4 Site Selection**

The site which is the subject of this planning application, as shown in drawing number 0578/80025030/04/21/2001 was selected as it is on previously used land for the same use. The site location is also important as it will contain material storage and welfare buildings that otherwise would need to take more land space at the actual works locations that are in more sensitive landscape areas further north. During construction, this compound will enable

temporary storage for the duration of the works thereby preventing the need for multiple goods and plant movements from further south.

## **2.5 Hours of Working**

Construction work and the use of the compound will normally take place between 0800 hours to 1800 hours Monday to Friday and 0800 hours to 1300 hours on Saturdays. There will be no construction works on Sundays.

## **2.6 Traffic Management and Access**

Vehicles will access the site via the existing site access. The entrance to the compound is shown on plan 0578/80025030/04/21/2005, the heras fencing will not be sheeted so as to maintain a clear view onto the access road at all times (walkers and farm vehicles do also use this route).

## **3. Environment**

### **3.1 Landscape/Visual impact**

The proposed development is to be constructed within a similar footprint as the previous use as a temporary working compound. There are no residential properties within the immediate vicinity, United Utilities does have a pumping station and office at Foot Holme. The site is within the Forest of Bowland Area of Outstanding Natural Beauty.

Views of the site are available from the surrounding footpaths on the surrounding fells and that which runs immediately adjacent to the site along the access route. The use of the compound will however only be for the duration of the works and will be removed at the end of this short period to allow the openness of the site to re-establish.

The scale and height of the buildings to be used within the temporary compound has been considered with the intention of minimising impact to the immediate surroundings. They will be kept at minimum height (e.g. no double-stacking) and located in one single area only.

### **3.2 Trees**

The proposed development will not affect any trees in the vicinity.

### **3.3 Rights of Way**

The use of public rights of way will not be affected by the proposed development. The broad nature of the shared road means that walkers can easily and safely navigate past the temporary compound on the other side of the access road.

### **3.4 Archaeology**

The application site is on previously used land. There are no known archaeologically sensitive areas near the works. No archaeological remains are expected to be present. The temporary use will not require below ground works such as footings or similar trench foundations and as such no mitigation is proposed.

### **3.7 Sustainability**

United Utilities is seeking to reduce its levels of energy consumption and carbon production therefore in conjunction with our construction partners, will seek to utilise recycled materials, such as recycled aggregates, wherever possible during construction.

### **3.8 Flood Risk**

The site is located in an area shown on Environment Agency mapping as mainly in Flood Zone 2. The EA Standing Advice for this type of development has been considered. An initial flood appraisal has been included with this application. This document measured the open compound against the EA Standing Advice and it is concluded that as this temporary use can be classified as less vulnerable development, no further flood risk analysis is required.

## **4. Design and Access**

### **4.1 Design**

#### Physical, Social, Economic and Policy context

The physical location of the compound allows for a consolidation of goods and personnel away from the areas of work required at Whitendale, minimising land take demand around the working areas that are more sensitive land areas or designations. The facilities cabins will be typical neutral coloured porta-cabin style and the storage containers are shipping container style. Details are shown on plan 0578/80025030/04/21/2004.

The design of the temporary compound area has been designed to enable the construction works to minimise physical change and therefore impact. The proposed development is not expected to change the social and economic viability of the area.

In policy terms United Utilities has a requirement to implement a sustainable abstraction regime under the Environment Agency's Environmental Programme led by the Water Resources Act 1991, to restore flow to areas of the Ribble catchment.

### Amount of Development

The area requiring planning permission is 5290m<sup>2</sup>. The dimensions of the temporary cabins are shown on plans 0578/80025030/04/21/2004 and 0578/80025030/04/21/2005.

### Layout

The proposed development will be undertaken within a similar operational boundary as the previous temporary compound. The cabins and store containers will be located together near the south western boundary to avoid placement over the pipeline area and away from the River Dunsop.

### Scale

The footprint of the proposed development has been minimised as far as possible to allow it to be contained solely within this area between the road and the River Dunsop.

The development has been sized to allow large construction vehicles to safely pull off the private access track without causing an obstruction to other users or walkers.

As described above the proposed cabins and containers will be kept to a minimum height and scale similar to, but individually less, than the pumping station.

### Landscaping

No additional landscaping is considered necessary as the proposed development will take place on a temporary basis and significant earth movement for bunding or other types of visual distraction would not be effective in this short time frame.

### Appearance

The site boundary will be secured by anti climb heras fencing. Details are shown on drawing 0578/80025030/04/21/2004.

## **4.2 Access**

Both construction and operational traffic will continue to access the site from the single access road that leads to, and beyond the site. The existing site access is shown in Drawing Number 0578/80025030/04/21/2005.

### During Construction

Access will be taken through the site entrance on the western edge of the proposed compound area. The existing private access track will provide access from Newton Road and Dunsop Bridge.

### Upon Completion

Upon completion of the works the temporary compound area will be removed and will be re-instated requiring no additional permanent access requirements.

The existing public right of way running along the access road need not be affected by the proposed works. Appropriate safety signage will be installed and all drivers will adhere to and not exceed all speed limits.

## **5. Plans/supporting information**

Plans/supporting information submitted in support of this application are:

- Drawing No. 0578/80025030/04/21/2001 - Site location plan.
- Drawing No. 0578/80025030/04/21/2003 - Site layout plan.
- Drawing No. 0578/80025030/04/21/2004 - Site elevation plan.
- Drawing No. 0578/80025030/04/21/2005 - Site dimension plan.
- This Planning, Design and Access Statement.
- FRA Appraisal.

