B18155

Temporary Site Compound

Devizes Water Main Replacement

Planning and Environmental
Supporting Statement

15/06/2023



Document Control					
Issue	**Prepared/ amended by**	**Date**	**Comments**	**Approved by**	**Date**
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Wessex Water Environmental Policy

We are committed to becoming a truly sustainable business. This means having the ability to continue providing our customers with high quality products and services in ways that enhance the environment.

We aim to:

- Reduce emissions to levels at which adverse impacts on the environment are avoided
- Take water and other resources from the environment at a level that is in balance with the expected rate of regeneration
- Do all we can to comply with and, where possible, to better codes, consents and directives issued as local, national and European directives
- Conserve and protect the environment and, wherever possible, improve it through the services we provide
- Operate in a socially responsible manner
- Be fully prepared to cope with our operational emergencies that might affect the environment
- Lead by example within our region to contributing towards its sustainable development in integrating sustainability into business practice.

To achieve our aims we will:

- Apply strict quality controls in all we do
- Seek to design, operate and maintain our equipment to the highest practicable standards in order to meet our environmental objectives
- Implement new technology to improve working practices
- Install plant and equipment and design capital work that blends as sympathetically as possible into the local landscape
- Involve the public in our work, liaising with local groups and individuals where our operations may affect them
- Publicly report on our performance
- Develop accounting systems as a means of understanding our environmental impacts.

1. INTRODUCTION AND NEED FOR SCHEME

Wessex Water is proposing to carry out a water main replacement scheme in Devizes, Wiltshire. Approximately 3.5km of water main will be replaced in total at various locations across Devizes town centre in between late 2023 – and early 2025. The scheme is required to improve the water quality of water supply to customers in Devizes town centre. The replacement water main work does not constitute 'development' under the Town and Country Planning Act 1990 Section 55 (2) (c), and therefore planning permission is not required.

However, in order to complete the water main installation a temporary construction compound will be required to provide a materials storage area and safe off road facilities for workers. The proposed temporary compound will be located on an existing hardstanding area which will be accessed from Dunkirk Hill, north west of Devizes (drawing *B18155-WWSL-XX-XX-D-T-7010; REV.C02*).

This compound location has been chosen as it provides a suitable space to accommodate and store materials associated with the scheme. The compound will be required for a duration of 20 months. Therefore, whilst it would be preferable to site a temporary compound closer to the working area within Devizes town centre, this would not be feasabile in terms of available space and potential disruption.

As this temporary working area does not lie adjoining to the main working area of the water main replacement and the use of the compound is for longer than 28 days, planning permission is required for the use of the proposed temporary compound.

The compound will measure 38m by 30m at the widest point, narrowing to 11m; the area within the planning application will be 697m^2. An existing hardstanding area will be utilised and the construction compound will provide:

- a storage container;
- laydown area for materials; an existing bay will be used to store excavated material
- a portable toilet;

The storage unit will measure 3m by 2m, in blue steel. The compound will be securely fenced using 'Heras' fence panels with an entrance gate, and protected by mobile CCTV cameras.

Five two-way vehicle movements are expected per day whilst the construction compound is in use. Warning signage will be provided either side of the site entrance / exit. The majority of movements will be pipework deliveries and excavated material storage will require some larger lorries to access the compound. The compound will not be used for welfare as smaller compounds will be utilised within the working areas in Devizes town centre.

The compound will be in use between 7:30am to 5pm on weekdays, when required, with noise kept to a minimum; especially earlier on in the morning.

The use of the proposed compound is expected to start in August 2023 and last approximately 20 months, finishing in April 2025. Upon completion, the compound will be decommissioned and all temporary plant and equipment removed. No change to any features on the existing area will occur - no intrusive works within the compound are proposed - and so the area will be returned to its existing use immediately upon the completion of works.

2. PLANNING STATEMENT

A construction compound of this size and in this location does not require an Environmental Impact Assessment. The works are not Schedule 1 nor Schedule 2 development as defined within The Town and Country Planning (Environmental Impact Assessment) Regulations 2017. As such, they do not require the submission of an Environmental Statement.

Planning permission is sought for the temporary construction compound as it is not adjoining the working area and in use for longer than 28 days. A Design and Access Statement has not been completed for this planning application because it falls under the category of engineering or mining operations as specified in The Town and Country Planning (Development Management Procedure) Order 2015.

The remainder of the works (water main replacement) is not considered to be development under the Town and Country Planning Act 1990, however the details of which are outlined within this document for completeness.

Planning Policies
The proposed site is located within the county of Wiltshire. The scheme is therefore covered by the following planning policies.

National Planning Policy Framework
This development supports the three dimensions of sustainable development as follows;

Economic – providing infrastructure to support the growth of a strong community;
Social – supports a healthy community by providing clean water; and
Environmental – enhancing the natural environment by improving water quality.

Wiltshire Council Core Strategy (Adopted January 2015)
The Wiltshire Core Strategy was formally adopted by Witlshire Council in January 2015 and provides a positive and flexible overarching planning policy framework for Wiltshire for the period up to 2026. The most pertinent of these to the proposed development, and the reasons why the development complies with these policies, are outlined below.

Core Policy 1: Settlement Strategy
The proposed development is supporting essential infrastructure improvements to the existing water supply network in Devizes. This will help to sustain the settlement's services and facilities, and will ensure the water supply network can operate effectively in response to potential future development.

Core Policy 3: Infrastructure Requirements
The proposed development will provide essential water supply infrastructure improvements which is positively supported by this policy.

Core Policy 12: Devizes Community Area
Policy CP12 addresses proposed housing developments in Devizes over the period 2006-2026. The proposed works will support development in Devizes by provided improved water supply infrastructure.

Core Policy 50: Biodiversity and Geodiversity

Potential ecological impacts in relation to the proposed development have been assessed. The scheme is unlikely to have any impact on ecological habitats or species.

Core Policy 51: Landscape
The proposed development will be temporary located within an existing hardstanding area and will not be located within any sensitive landscape areas such as an AONB. It is therefore expected that landscape impacts will be mininmal.

Core Policy 56: Contaminated Land
The proposed development is located 100m away from a former manufacturing area which is designated as potentially contaminated. However, no intrusive works are proposed as part of the temporary compound use so no mobilisation of potential contaminants is anticipated.

3. ENVIRONMENTAL APPRASIAL

The proposed development has been subject to internal environmental appraisal. An Environmental Constraints Plan (B18155-ENV-103-REVA) is enclosed for your reference. The appraisal confirms that:

i. It will will not affect any site designated for nature conservation value.

ii. An ecological assessment was carried out by a Wessex Water Ecologist. This confirmed that the proposal will not impact on any protected species. This is because the proposed development will be taking place on an existing hardstanding area.

iii. The works will not require the removal of any trees or hedgerows designated under the Hedgerow Regulations 1997.

iv. The scheme will not affect any site of landscape importance;

v. The proposed compound is located 50m from a listed building . There are unlikely to be impacts from the siting of the temporary construction compound within the existing hardstanding area, which is enclosed on all sides such that temporary disturbance will be limited

vi. There will be no impact on archaeology as compound will be situated on a hardstanding area with no ground intrusion associated with the setup of the compound.

vii. The proposed development is within Flood Zone 1 which is defined by the Planning Practice Guidance as a low probability zone. The size of this development is not greater than 1 hectare. The development is at low risk of flooding.

viii. There will be a minor increase in traffic (5 movements per day). Compared to the existing use of the road this will be a minimal increase.

ix. There will be a minor increase in noise during the construction period but this will be temporary and will not be significant. No intrusive works are proposed on the compound, and the compound area is enclosed on all sides which will contain the noise.

x. No permanent lighting is proposed.

xi. There are no public rights of way affected by this proposal.

xii. The location of this scheme has not been designated as Contaminated Land under Part IIA of the Environmental Protection Act. No intrusive works are proposed in the location of the proposed temporary compound. This highly reduces the risk of contaminant mobilisation.

4. SUMMARY

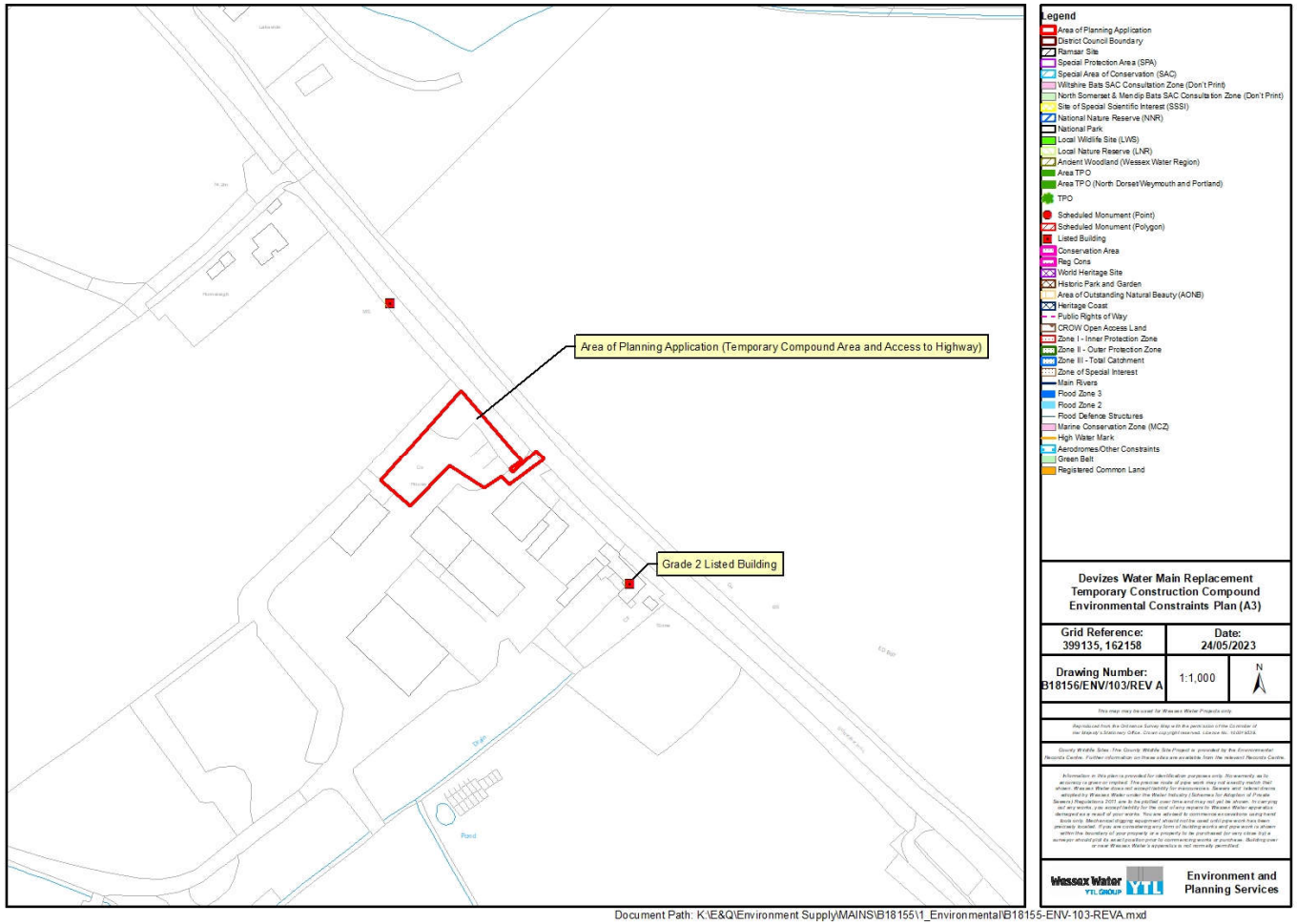
In summary, the scheme will deliver environmental benefits by providing essential water supply infrastructure to Devizes. The temporary construction compound is essential to facilitate these works.

There will be a very minor increase in traffic and noise during the construction phase but this will be temporary, and will be managed as far as practicable.

No adverse impacts on the environment are anticipated.

Appendix A

Environmental Constraints Plan



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Photos of Proposed Compound Area







