# Whiteparish Wastewater Treatment Works - Proposed Motor Control Centre Kiosk

# Planning Application Supporting Statement

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# 1. Introduction

This document is in support of a planning application relating to the installation of a new Motor Control Centre (MCC) Kiosk at Whiteparish Wastewater Treatment Works (WTW), Salisbury Road (A36), Newton, Nr Whiteparish, Wiltshire, SP5 2QW.

Whiteparish WTW is a key Southern Water Services Limited (Southern Water) operational site that provides wastewater treatment to Whiteparish and the surrounding local area. As a sewerage undertaker, Southern Water is obliged to provide the appropriate facilities for the treatment of wastewater to the required standard by the Water Resources Act 1991 and the Urban Wastewater Treatment Regulations 1994.

The proposed development is required in connection with upgrade works being carried out at Whiteparish WTW that will enable compliance with an enhanced discharge permit for Phosphorous, as set by the Environment Agency as a part of the Water Industry National Environment Programme (WINEP3). The WINEP3 is a set of actions that the Environment Agency have requested all water companies operating in England to complete between 2020 and 2025, in order to contribute towards meeting their environmental obligations. The works will improve the quality of the treated effluent that is discharged to the environment.

In order to comply with the enhanced environmental permit and increase in effluent flowrate to be treated, new plant and equipment will be required. The Environment Agency requires the works to be completed by 22nd December 2024.

# 2. Application Site

## 2.1. Site Location

The proposed development is located within the existing operational site boundary at Whiteparish WTW, to the south-west of Whiteparish village. The site is accessed via an existing access track from a side access (Hillcrest) off Salisbury Road (A36). Whiteparish WTW currently occupies an area of circa 0.64 hectares. The WTW site includes plant and

equipment used in the wastewater treatment processes along with areas of amenity grassland. The WTW is enclosed by woodland and a hedgerow limiting visibility of the site.

The proposed location for the MCC Kiosk is towards the north of the WTW within an area that is currently cleared / bare ground.

The closest residential property to the site is on the Hillcrest access track off of the A36, approximately 200m south-west of the location proposed for the MCC Kiosk.

## 2.2. Planning History

The table below summarises the planning history of the site:

| Reference | Address | Description | Decision | Date |
|---|---|---|---|---|
| S/2004/1540 | WHITEPARISH WASTE WATER TREATMENT WORKS, OFF A36 SALISBURY ROAD, WHITEPARISH, SALISBURY, SP5 2QW | CONSTRUCTION OF A TREAT REED BED SYSTEM | Approved | 30/07/2004 |

## 2.3. Planning Designations

The proposed kiosk location is located approximately 110m north-west of the boundary of the New Forest National Park. Whiteparish WTW and the application site are located within the Salisbury Plain Special Landscape Area and Southern Wiltshire Community Area.

The application site is in Flood Zone 1, an area that is at low risk of flooding as shown by the Environment Agency flood risk maps for planning.

There are two public rights of way located near to the site. The Wiltshire WHIT 4 footpath runs approximately 100 metres from the southern and eastern boundaries of the site, and the Wiltshire WHIT 11 footpath runs approximately 200 metres from the southwest boundary of the site.

# 3. Proposed Development

## 3.1. Planning Application

The proposed development for which planning permission is required comprises the installation of a single MCC Kiosk within the existing Whiteparish WTW. The MCC Kiosk will be an integral part of essential upgrade works that are being carried out to enhance effluent quality and efficiency at the site.

The outer dimensions of the Kiosk will be 10.0m in length, 4.0m in width, 3.65m in height. The kiosk will be constructed from Glass Reinforced Plastic and coloured dark green. The kiosk will be installed on a reinforced concrete ground bearing slab.

The existing WTW access road will provide access to the proposed Kiosk. The vehicular access to the WTW will remain as existing, via the access track from Hillcrest access track and the A36 from the south-west.

## 3.2. Permitted Development

In addition to the MCC Kiosk that is subject to the requirement for planning permission, some new plant and equipment is to be installed within the existing WTW site, as shown (in green) on the Site Layout Plan (751132-MWX-ZZ-00-DR-T-00002.P02.S2). These plant items constitute permitted development under Part 13, Class B (f) of the Town and Country Planning (General Permitted Development) Order 2015, as: "*any other development in, on, over or under operational land other than the provision of a building …*" and are as follows:

- Chemical Storage and dosing equipment
- Delivery Apron
- Humus tank de-sludge/ scum chamber
- Humus tank

- Humus tank distribution chamber
- Interceptor chamber
- Generator and tank
- Air mixing unit
- Tertiary Treatment Deep Bed Sand Filter
- Tertiary Treatment Feed Pumping Station
- Final Effluent Sampling Kiosk

A Screening Opinion was received from Wiltshire Council in accordance with the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 on 21st June 2023, which confirmed that a full EIA is not required.

# 4. Planning Policy Context

## 4.1. National Planning Policy Framework (NPPF)

The revised National Planning Policy Framework (NPPF) was published in September 2023. The policy guidance it contains which is relevant to the determination of this application includes provision for:

- A presumption in favour of sustainable development;
- Approving development proposals that are sustainable and accord with the development plan without delay;
- Proactive drive and support for sustainable economic development to deliver infrastructure that the country needs.

## 4.2. Local Planning Policy

The development plan for the proposed development is currently composed of the Wiltshire Core Strategy and the saved policies from former District Local Plans. The development plan policies that are relevant to the assessment of the proposals are:

Wiltshire Core Strategy:

- Core Policy 3 - Infrastructure Requirements
- Core Policy 24 - New Forest National Park
- Core Policy 50 - Biodiversity and Geodiversity Protection
- Core Policy 51 - Landscape
- Core Policy 57 - Ensuring High Quality Design and Place Shaping
- Core Policy 67 - Flood Risk

# 5. Planning Assessment

## 5.1. Principle of Development / Wastewater Infrastructure

The policies of the development plan are supportive to provision of infrastructure necessary for effective treatment of wastewater. Core Policy 3 is aimed at ensuring the provision of adequate infrastructure, including utilities infrastructure, that is necessary to support existing and proposed development.

The proposed development will be an integral part of an essential upgrade to the wastewater treatment process to improve the quality of effluent being discharged to the environment. The proposed works will enable compliance with an enhanced discharge permit for Phosphorous as set by the Environment Agency as a part of the Water Industry National Environment Programme (WINEP3).

The proposed development is therefore consistent with the aims of Core Policy 3.

## 5.2. Landscape and Visual Impact

Core Policy 24 sets out that development will only be permitted where it does not have a negative impact on the conservation and enhancement of the unique character and environment of the New Forest National Park. Core Policy 51 advises that development

should protect and where possible enhance landscape character and must not have a harmful impact on landscape character.

The proposed MCC Kiosk will be located within the existing WTW operational boundary. The dimensions, specifications, and placement of the Kiosk are appropriate for the proposed location and will not harm any valued components of the landscape. The proposed development will be a relatively minor addition in the context of the existing Whiteparish WTW site and will not be prominent in views from outside the WTW.

There are two public rights of way located near to the site. The Wiltshire WHIT 4 footpath runs approximately 100 metres from the southern and eastern boundaries of the site, and the Wiltshire WHIT 11 footpath runs approximately 200 metres from the southwest boundary of the site. The views from these Public Rights of Way will not be altered as a result of the proposed development, due to the existing woodland, hedgerows, distance from the proposed kiosk, and the limited scale of the kiosk.

There will be no significant or adverse impact on the visual quality of the New Forest National Park, the Salisbury Plain Special Landscape Area, Southern Wiltshire Community Area, and local landscape character, or visual amenity of the surrounding area.

The proposed development is therefore considered to be in accordance with Core Policies 24 and 51.

## 5.3. Ecology / Biodiversity

Core Policy 50 sets out that development proposals must demonstrate how they protect features of nature conservation value as part of the design rationale. All development proposals shall incorporate appropriate measures to avoid and reduce disturbance of sensitive wildlife species and habitats.

A suitably experienced ecologist has carried out a Preliminary Ecological Appraisal (PEA) for the WTW site which consisted of a desktop assessment followed by a walkover survey

of the site. The proposed MCC Kiosk is to be located in an area within Whiteparish WTW that is currently bare / cleared ground, and which has minimal value for biodiversity. As such, no significant impact on protected species, sensitive habitat or designated sites is predicted.

The proposals will have no significant impact on habitat, designated sites or protected species and are therefore in accordance with Core Policy 50.

## 5.4. Amenity

Core Policy 57 advises that development proposals should be compatible with adjoining buildings and uses and should not have an unacceptable impact on amenity.

The proposed Kiosk is to be located within the existing operational site boundary of Whiteparish WTW. The kiosk will contain electrical control equipment that will not generate any significant noise, vibration, dust, or odour. The closest residential property to the site is on the Hillcrest access track off of the A36, approximately 200m south-west of the location proposed for the MCC Kiosk.

Due to the siting, scale, appearance, and separation distance between the proposed structures and neighbouring dwellings, the development is considered unlikely to result in undue harm to residential amenity in respect of overbearing, overshadowing or loss of privacy. The proposed development will not generate any additional traffic movements associated with the operation of the WTW.

The proposed development is therefore in accordance with Core Policy 57.

## 5.5. Flood Risk and Surface Water Drainage

Core Policy 67 aims to prioritise development in areas where there is a low risk of flooding. The application site is within Flood Zone 1, as shown on the gov.uk Flood Map for Planning.

Surface water run-off from within the WTW site is returned to the head of the works and is treated through the WTW processes via soakaways and French drains. The contribution of additional surface water run-off from the Kiosk to the total flow through the WTW and discharged to the watercourse will be negligible.

The proposals are therefore in accordance with Core Policy 67.

# 6. Conclusion

The proposed development comprises a relatively minor addition to the existing Whiteparish WTW site, which will be an integral part of an essential upgrade to the wastewater treatment process to improve the quality of effluent being discharged to the environment. The upgrade works will enable compliance with an enhanced discharge permit for Phosphorous as set by the Environment Agency as a part of the Water Industry National Environment Programme.

The proposed development is consistent with the existing use of the WTW site and will not result in any significant visual impact. The proposed development will not impact on habitats, protected species or any sites that are designated for nature conservation. The proposals will have no significant impact on amenity and will not be at increase the risk of flooding.

The proposed development is in accordance with the policies of the development plan, and it is considered that planning permission should be granted.