CASE OFFICER'S REPORT

Application Reference:	PL/2023/08410
Site Address:	Sewage Works Site, Whiteparish, SP5 2QW
Date of Inspection:	N/A
Date site notice posted:	N/A
Consultation Expiry	20/11/23

POLICIES

National Planning Policy Framework
Section 2 Achieving Sustainable Development
Section 12 Achieving Well Designed Places
Section 15 Conserving and enhancing the natural environment

Wiltshire Core Strategy
Core Policy 1 Settlement Strategy
Core Policy 2 Delivery Strategy
Core Policy 23 Southern Wiltshire Community Area
Core Policy 24 New Forest National Park
Core Policy 50 and 52 Biodiversity and Geodiversity
Core Policy 51 Landscaping
Core Policy 57 Ensuring high quality design and place shaping
Core Policy 67 Flood Risk

Saved Salisbury District Local Plan
C6 Special Landscape Area

RELEVANT PLANNING HISTORY

PL/2023/04923 - EIA screening opinion for proposed upgrade to Whiteparish Wastewater Treatment Works (WTW) – EIA not required 21.06.23

ISSUES

- Principle of development including works proposed;
- Amenity Impacts including Archaeology, the Special Landscape Area and PROW;
- Ecological Impact;
- Flood Risk

REPRESENTATIONS

Whiteparish Parish Council – No comment

WC Archaeology – No objection with the following comments received:

The sewage works lie in a rural location, south of the historic village of Whiteparish. Wiltshire's Historic Environment Record (HER) notes several, possibly historic, field boundaries and other features in the landscape surrounding the sewage works. However, the proposed Motor Control Centre is a modest new building, located within an already significantly developed site. On this basis, I have no archaeological concerns and no further action is required as regards the buried archaeological heritage in relation to this application.

Third party representations – None received

Site Description:

The Whiteparish Wastewater Treatment Works (WTW) is an existing operational wastewater treatment located on the outskirts of Whiteparish in the open countryside for the purposes of the local plan. Whiteparish is defined as a large village by the Wiltshire Core Strategy (WCS) policies, CP1 (Settlement Strategy), CP2 (Delivery Strategy) and CP23 (Southern Wiltshire Community Area). The site is partially within the New Forest National Park and accessed via a private track from the A36 public highway. To the south of the site is the public footpath known as WHIT4. The site is within the catchment of the River Test SAC, is partially within the New Forest National Park, a designated SAC, Special Protection Area (SPA) and RAMSAR site. Part of the site is located within a special landscape area and is within Flood Zone 1.



Proposal:

The proposal seeks planning permission for the erection of a Motor Control Centre within the existing sewage works complex.

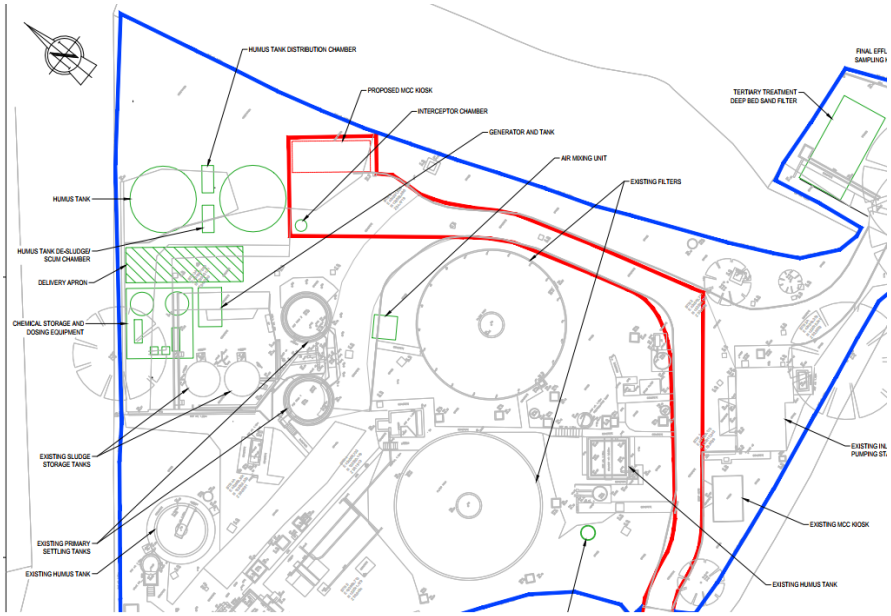
ASSESSMENT

Principle of development including works proposed

The proposal should aim to conform to the objectives of Core Policy 57 of the Wiltshire Core Strategy (WCS) which aims to achieve a high standard of design in all new developments, including extensions, alterations, and changes of use of existing buildings. Development is

expected to create a strong sense of place through drawing on the local context and being complimentary to the locality.

The proposed motor kiosk centre is required in connection with upgrade works to be carried out at the Whiteparish Wastewater Treat Works (WWTW) site as part of the Water Industry National Environment Programme. The proposed motor kiosk centre will be sited towards the north of the Whiteparish WTW site within the complex. See the site layout plan below.



The outer dimensions of the kiosk will be approximately 10 metres in length by 4 metres in width by 3.65 metres in height. The kiosk will be constructed with glass reinforced plastic and coloured green and installed on a concrete slab. Access to the kiosk will be provided via the existing internal access track.

In addition to the proposed kiosk, other new plant equipment is proposed to be installed on the site that includes but is not limited to Humus Tanks, Chemical Storage and Dosing Equipment. These plant items are considered to be permitted development under Part 13, Class B(f) of the Town and Country Planning (General Permitted Development) Order 2015 (as amended). A screening opinion was submitted to the Local Planning Authority (LPA) (PL/2023/04293) for assessment of these works to consider if an Environment Impact Assessment (EIA) was required or not. The LPA confirmed that these works would not be subject to an EIA.

As such, the only works for consideration of this application are for the erection of the kiosk. Based on the size, location and need for this kiosk, officers are of the opinion that the kiosk is required for continuing upgrades to the existing WWT site and therefore, the proposal accords with the requirements of Core Policy CP57 of the WCS.

Amenity Impacts including Archaeology, the Special Landscape Area and PROW

Core Policy 57 requires that development should ensure the impact on the amenities of existing occupants is acceptable, and ensuring that appropriate levels of amenity are achievable within the development itself, and the NPPF (paragraph 130f) states that planning decisions should ‘create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users.’

Core Policy 51 of the WCS states - Development should protect, conserve and where possible enhance landscape character and must not have a harmful impact upon landscape character, while any negative impacts must be mitigated as far as possible through sensitive design and landscape measures.

Saved policy C6 states - Within the Special Landscape Area, proposals for development in the countryside will be considered having particular regard to the high quality of the landscape. Where proposals which would not have an adverse effect on the quality on the landscape are acceptable, they will be subject to the following criteria;

(i) the siting and scale of development to be sympathetic with the landscape; and
(ii) high standards of landscaping and design, using materials which are appropriate to the locality and reflect the character of the area.

The existing WWTS is located on the outskirts of Whiteparish in the open countryside for the purposes of the local plan and is accessed via a private track from the A36 classified road. The nearest residential dwelling, Cletola is approximately 190 metres from the location of the proposed kiosk. Noting this separation distance and given that the proposed is within the parameters of the existing WWT site, there are not likely to be any detrimental impacts to the amenity of this residential property by way of this scheme.

In terms of wider impacts to the New Forest National Park and surrounding landscape that includes the public right of way known as WHIT4 , the proposed kiosk is relatively small when viewed against the whole of the WWT site and would not have any adverse impact on this public right of way or to the New Forest National Park and wider landscape character. As such, officers are of the opinion that the proposed development accords to the objectives of Core Policies CP51 and 57 of the Wiltshire Core Strategy, saved policy C6 of the SDLP and the aims of the NPPF.

In terms of archaeological impact, the Council's Archaeologist has provided the following comments:

The sewage works lie in a rural location, south of the historic village of Whiteparish. Wiltshire's Historic Environment Record (HER) notes several, possibly historic, field boundaries and other features in the landscape surrounding the sewage works. However, the proposed Motor Control Centre is a modest new building, located within an already significantly developed site. On this basis, I have no archaeological concerns and no further action is required as regards the buried archaeological heritage in relation to this application.

On the basis of the reasoning provided above from the Council's Archaeologist, officers consider there would be no impact by way of the proposed in regard to buried archaeological heritage.

Ecological Impact

CP50 and CP52 of the Wiltshire Core Strategy and the National Planning Policy Framework require that the planning authority ensures protection of important habitats and species in relation to development and seeks enhancement for the benefit of biodiversity through the planning system. It will therefore be necessary to assess the site for its potential to support habitats and species of importance to nature conservation.

The proposed kiosk is to be sited on bare/cleared ground within the existing WWT complex which has minimal value for biodiversity and therefore would have no significant impact to any protected species. The site is located within the 13.8km ZoI for recreational pressure around the New Forest SPA/SAC therefore the proposals would trigger the need for HRA, however,

the proposals set out above are unlikely to increase recreational pressure on the SPA/SAC. It is therefore considered unlikely that this proposal would have a significant impact as a result of increased recreational pressure on the New Forest SPA/SAC. Officers also note the recent screening opinion EIA request of which the Council's Ecology Team concluded that there would not any 'significant' impacts by way of the works of that included the provision of the kiosk subject to this planning application. As such, Officers are of the opinion that that the proposal accords with the requirements of Core Policy CP50 of the WCS.

Flood Risk

The existing WWT site is located within Flood Zone 1. 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. Officers there consider that the proposed accords with the requirement of Core Policy CP67 of the WCS.

Conclusion

The proposed motor kiosk centre is required in connection with upgrade works to be carried out at the Whiteparish Wastewater Treat Works (WWTW) site as part of the Water Industry National Environment Programme. For the reasons as outlined within this report, officers are of the opinion that the proposed development accords with the objectives of Core Policies CP23, 24, 50, 51, 57 and 67 of the Wiltshire Core Strategy and the aims of the NPPF. Therefore planning permission should be granted for the development.

RECOMMENDATION

Approve with conditions

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

   REASON: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

   DWG No: 751132-MWX-ZZ-00-DR-T-00001 Rev P02 Site Location Plan Date Received 18.10.23
   DWG No: 751132-MWX-ZZ-00-DR-T-00002 Rev P03 Proposed Site Layout Plan Date Received 19.10.23
   DWG No: 751132-MWX-ZZ-00-DR-T-00003 Rev P02 Proposed Site Layout Plan (Continuation) Date Received 19.10.23
   DWG No: 751132-MWX-ZZ-00-DR-T-00004 Rev P01 Proposed Kiosk Elevations and Sectional Plan Date Received 29.09.23

   REASON: For the avoidance of doubt and in the interest of proper planning.