

Planning Department  
Northumberland County Council  
County Hall  
Morpeth  
NE61 2EF

**Date:** 6 April 2022  
**Our ref:** 23811/75/JW/ET/20859584v1  
**Your ref:**

Dear Sir/Madam

## **Full Planning Application: Proposed Works at Lynemouth Sewage Treatment Works, Northumberland**

On behalf of Northumbrian Water Ltd ('NWL'), we are pleased to submit an application seeking planning permission for the change of use of agricultural land and the erection of a kiosk at Lynemouth Sewage Treatment Works, Lynemouth, Northumberland. The application has been submitted via the Planning Portal (ref. PP-11141819).

### **Site Location**

The site is located at the existing Lynemouth Sewage Treatment Works and comprises a hardstanding area bound by the existing facilities of the treatment works and an agricultural field.

### **The Proposed Development**

As part of Northumbrian Water's ongoing investment in infrastructure in the area, the application proposes the change of use of agricultural land to form operational land for the Sewage Treatment Works and the erection of a kiosk at Lynemouth Sewage Treatment Works. The proposed kiosk will comprise approximately 38 sqm.

The description of development is as follows:

*"Change of use of agricultural land to operational land and erection of kiosk"*

### **Planning Considerations**

The National Planning Policy Framework ('NPPF') states that *"strategic policies should set out an overall strategy for the pattern, scale and quality of development, and make sufficient provision for... water supply and wastewater."* (paragraph 20).

The adopted development plan for the site comprises the Northumberland Local Plan, adopted in March 2022. Policy WAT 2 relates to the provisions of water

supply and sewerage. It states “ensuring that new or improved water and sewage treatment facilities, including fluvial and coastal outfalls, contribute towards improvement in water quality and demonstrate no significant adverse impact upon natural environment, including the coastal and marine environment.”

Given the need for these essential infrastructure works as outlined above, it is considered that the proposed development accords with the relevant objectives and policies of the adopted Northumberland Local Plan.

## **Ecology**

A Preliminary Ecological Appraisal and Bat Survey Report prepared by Barrett Environmental accompanies this planning application. The report explains that the proposed works include a new hedge of more than 40m which follows the proposed new fenced boundary of the Sewage Treatment Works.

## **Application Submission**

The following documents accompany the planning application:

- Site Location Plan ref. 14142-000-DWG-PIP-Y01-101;
- Existing Site Plan ref. 14142-000-DWG-PIP-Y01-102;
- Proposed Site Plan ref. 14142-000-DWG-PIP-Y01-103;
- Proposed Kiosk and Elevations ref. 14142-000-DWG-PIP-Y01-106;
- Existing Sections ref. 14142-000-DWG-PIP-Y01-104;
- Proposed Sections ref. 14142-000-DWG-PIP-Y01-105;
- Ecology Report prepared by Barrett Environmental.

The planning application fee of £262 will be made under separate cover.

## **Summary**

We trust that we have provided all the necessary information and that the application can be advanced to determination as soon as possible. Should you require any additional information please do not hesitate to contact myself or my colleague Ian Kettlewell.

Yours sincerely

**Emily Thomson**  
Senior Planner

