

# Planning, Design & Access Statement

Proposed site extension, installation of 2no. kiosks and modified access at Church Stoke Sewage Treatment Works, Powys.

Prepared by Fisher German LLP

## Project Title

Church Stoke Sewage Treatment Works

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# 1. Introduction

- 1.1 This Planning, Design and Access Statement has been prepared by Fisher German LLP on behalf of Hafren Dyfrdwy Water Limited (HD) in relation to a proposed development at Church Stoke Sewage Treatment Works (STW), A490, Church Stoke, Powys, Wales, SY15 6DS.
- 1.2 HD is a regulated business with statutory responsibilities for the provision of water and sewerage services to customers in Wales. Hafren Dyfrdwy means Severn Dee and is the coming together of Dee Valley Water and Severn Trent.
- 1.3 HD are currently implementing its Asset Management Plan for AMP7 (April 2020 to March 2025), which is the mechanism by which the regulator OFWAT defines in a five year capital expenditure programme for all water companies. Investment during the AMP7 period is in response to a number of key challenges including population growth and the importance of protecting the environment. Investment during this period seeks to build the resilience of water supply, reduce leakage and pollution incidents. There will also be investment in treatment works and plans to protect the environment.
- 1.4 The proposed development comprises a site extension to Church Stoke STW, modified access to the site and the installation of 2no. kiosks on the existing operational site. These works are required to meet the limits of the new phosphorus permit which is due to be introduced at the STW site. Full planning permission is sought for the proposed development.
- 1.5 This application should be read alongside the following plans and documents:
- H7S00101-PFC-XX-ZZ-DR-T-0002 - Site Location Plan
  - H7S00101-PFC-XX-ZZ-DR-T-0003 - Existing Site Layout
  - H7S00101-PFC-XX-ZZ-DR-T-0004 - Proposed Site Layout
  - H7S00101-PFC-XX-ZZ-DR-T-0005 - New Site Area Elevations
  - H7S00101-PFC-XX-ZZ-DR-T-0006 - New Kiosks Elevations
  - H7S00101-PFC-XX-ZZ-DR-T-0007 – Proposed Perimeter Fence Detail
  - H7S00101-PFC-XX-ZZ-DR-T-0008 - Junction Improvements & Visibility Assessments
  - 220271 - Preliminary Ecological Appraisal and Baseline BNG Assessment (June 2021)
  - BH/HD/220270 - Badger and Dormouse Survey Letter Report (July 2022)
  - 220323 - Biodiversity Net Gain Assessment (September 2022)
  - 2637 - Clwyd-Powys Archaeological Trust Desk Based Assessment (July 2022)
  - RSK/LTP/32673/05/01- Landscape and Visual Impact Appraisal & Landscaping Proposal
  - H7S00110-PFC-XX-ZZ-RP-EN-0001 (P02) - Flood Consequence Assessment & Drainage Strategy

- 1.6 The proposed development is located within, and adjacent to, the existing site boundary and is a functional requirement to support the future operation of the site. It is considered that the proposed development accords with the relevant planning policies and technical standards.
- 1.7 The project has been promoted through the business to comply with a Water Framework Directive to meet a 1.5mg/L Phosphorus consent. In addition, the proposed development will accommodate growth within the catchment area whilst maintaining capital maintenance serviceability for the customers that HD serve.

***Pre-Application Consultation***

- 1.8 A statutory requirement to consult on major development schemes is imposed by section 61Z of the Town and Country Planning Act 1990 and Part 1A of The Town and Country Planning (Development Management Procedures) (Wales) Order 2012 (as amended) (DMPWO). The definition of major development is set out in Article 2 of the DMPWO and includes waste development. Therefore, the proposed development falls within the requirement to undertake pre-application consultation.
- 1.9 A Pre-Application Consultation (PAC) report is submitted as part of this application which details the pre-application consultation activities which have been undertaken, the consultation responses which have been received and how these comments have been taking into consideration.

## 2. Site and Surrounding Area

- 2.1 Church Stoke STW is situated off the A490, Church Stoke, Powys, Wales, SY15 6DS, at grid reference: SO 27239 94701 (Easting: 327239, Northing: 294701). The site falls within the jurisdictional areas of Powys County Council.
- 2.2 The STW is surrounded by agricultural land on all sides, with the River Camlad flowing north to south approximately 50m east of the existing STW site. Church Stoke is approximately 500m to the south and the English / Welsh border is 1km to the north. A site location plan is submitted with the application, reference H7S00101-PFC-XX-ZZ-DR-T-0002.
- 2.3 The application site comprises an existing operational STW, and agricultural land to the west of the existing site, which is currently used for grazing, this will form the site extension area. It is accessed via an existing gated access track which leads from the A490 to the east. The track is approximately 120m long and the beginning of the track will be upgraded as part of the proposed works. The existing site comprises operational infrastructure, connected by concrete paths which is surrounded by poor semi-improved grassland and areas of bramble-dominated scrub.
- 2.4 The nearest Site of Special Scientific Interest (SSSI) is Spy Wood and Aldress Dingle SSSI which is approximately 1km south of the site. There are no Ramsar Sites, Special Areas of Conservation (SAC) or Special Protection Areas (SPA) within a 5km radius of the proposed works. There is an area of ancient semi-natural woodland along the northern and southern boundaries of the site.
- 2.5 The proposed works are situated within a rural location which is designated as a Registered Historic Landscape Area.
- 2.6 The eastern edge of the existing STW site is situated within an area at high risk of flooding from rivers.
- 2.7 The nearest residential properties are located approximately 200m to the east of the existing STW, along Hall Bank.
- 2.8 The nearest heritage assets to the proposed works are located approximately 500m south west of the proposed development, within Church Stoke.
- 2.9 There are no public rights of way in close proximity to the site which are likely to be affected by the works.

### 3. The Development Proposal

- 3.1 This planning application seeks full planning permission for the following:
- provision of a site extension to house a new Sludge Storage Tank, a Self-Bunded Ferric Sulphate Storage Tank, a Ferric Sulphate Dosing Kiosk, an Emergency Shower, a Boundary Fence and Concrete roadway;
  - the installation of a Motor Control Centre (MCC) kiosk and a Site Laboratory and Wash Water Booster Station kiosk on the existing operational site; and
  - an improved access to Church Stoke STW off the A490.
- 3.2 In addition to the works that require planning permission as outlined above, there will be works which comprise permitted development. This includes the installation of additional new plant and machinery within the existing operational site boundary and the installation of below ground pipeline infrastructure which comprises permitted development under Schedule 2, Part 16 of The Town and Country Planning (General Permitted Development) Order 1995 (as amended).
- 3.3 These works are required to meet the limits of the new phosphorus permit which is due to be introduced at the STW site

#### Site Extension

- 3.4 The site extension area will measure approximately 80m in length and 34m in width. There will be the following above ground assets installed within the site extension area:
- A sludge storage tank measuring 3.425m diameter x 3.03m height. This will be constructed of Glass Fused to Steel and coloured Dark Green (BS 4800 12-B-29).
  - A self-bunded ferric sulphate storage tank measuring 1.815m diameter x 2.851m height, with a 3.560m diameter x 1.175m height integral bund. The total height of the tank will be 3.22m. This will be constructed of Polyethylene and coloured Black (4800 00-E-53).
  - A ferric sulphate dosing kiosk measuring 3.350m length x 0.75m width x 1.980m height. This will be constructed of Glass Reinforced Plastic (GRP) and coloured Grey (BS 4800 00-A-05).
  - An emergency shower measuring 1.340m length x 1.320m width x 3.525m height. This will be constructed of Glass Reinforced Plastic (GRP) and coloured Grey (BS 4800 00-A-05).
  - There will also be some above ground pipework and a concrete roadway on the site extension area.
- 3.5 Please see plan reference H7S00101-PFC-XX-ZZ-DR-T-0005 for further details of the above ground assets on the site extension area.
- 3.6 There will be a new mesh weld boundary fence around the perimeter of the site extension area which will measure 1.8m height. This will be coloured Holy Green (BS 4800 14-C-39). Please see plan reference H7S00101-PFC-XX-ZZ-DR-T-0007 for further details of the fencing.

- 3.7 The layout of the proposed site extension is shown on plan reference H7S00101-PFC-XX-ZZ-DR-T-0004, which has been submitted as part of the application.

### Existing Site

- 3.8 Within the existing operational site boundary an additional 2no. kiosks will be installed.
- The MCC kiosk will measure 3.1m length x 5.6m width x 3.825m height.
  - The site laboratory and wash water booster station kiosk will measure 3.1m length x 3.6m width x 3.59m height.
- 3.9 The kiosks will be installed on a concrete base and will be constructed of Glass Reinforced Plastic (GRP) and coloured Grey (BS 4800 00-A-05).
- 3.10 The layout of the proposed kiosks is shown on plan reference H7S00101-PFC-XX-ZZ-DR-T-0006, which has been submitted as part of the application.

### Access

- 3.11 The existing operational site is accessed via a gated track off the A490, this track will also provide access to the new site extension area.
- 3.12 The access point will remain in the same location however it will be upgraded to improve safety when exiting the highway and accessing the STW. The junction will be widened, and a concrete surface will be laid to match the existing access track. The existing gate will be removed and replaced with a new gate and section of fencing which will be set back 20m from the existing gate location. The track will also be widened by 1m from the junction to the new gate. These alterations will provide a safe pull in area for tankers accessing the site.
- 3.13 See document H7S00101-PFC-XX-ZZ-DR-T-0008 for reference.

### Landscaping / Biodiversity Net Gain

- 3.14 The proposed development aims to achieve a Biodiversity Net Gain of 0.17 Habitat Units or a Total Net Change of 14.38%. This will be achieved by planting a native species-rich hedgerow along the western boundary of the site extension, creating a broadleaved woodland at the northern end of the site extension, creating a species-rich neutral grassland on the site extension area and applying a wildflower mix to create native species-rich neutral grassland on the existing site. A Biodiversity Net Gain Assessment (reference 220323) was prepared by ecological consultancy Penny Anderson in September 2022 and is submitted as part of this application to provide further details on the proposed Biodiversity Enhancement.
- 3.15 These proposed landscaping features will also provide screening to reduce the visual impact of the site extension.

### Drainage

- 3.16 A Flood Consequence Assessment & Drainage Strategy has been prepared by Pell Frischmann and is submitted as part of this application (ref H7S00110-PFC-XX-ZZ-RP-EN-0001). The



proposed works are predominately within Flood Zone 1 (less than 0.1% risk of flooding), however the eastern part of the existing site falls within Flood Zone 3 (1% or greater risk of flooding). Due to the nature of the development the majority of the proposed structure are resilient to flooding and the impact of flooding at the site is considered insignificant. Additionally, the kiosks, which are proposed to be in the location most at risk of flooding, will be raised 600mm higher than the flood level, to protect the equipment inside.

- 3.17 The proposed development will increase the overall area of impermeable surfaces therefore an updated drainage strategy for the site is proposed to manage this. The majority of the runoff will be collected and passed through the treatment works, due to the risk of contamination. The runoff from roadway with the site extension area will be collected in a small pond to attenuate before being discharged at greenfield runoff rates into the existing surface water network down the existing access road.
- 3.18 Post development it is proposed to collect and attenuate the surface water off the access road at the site entrance (approx. 250m<sup>2</sup>) and formally discharge it into the highway drains at a lower, controlled rate. Currently the access bell mouth flows onto the highway at an unrestricted flow rate. The Drainage Strategy provides further justification and detail of the proposed drainage but in general, drainage options have been limited due to very poor infiltration rates in the area.

## 4. Planning Policy

4.1 Planning policy relating to the application site is formed through:

- Local Planning Policy
- National Planning Policy

4.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires applications for planning permission to be determined in accordance with the Development Plan unless material considerations indicate otherwise. The development Plan material to the proposal consists of:

- Powys Local Development Plan (2011-2026) (Adopted April 2018)

4.3 In addition to the Development Plan, applications should also have regard to National Planning Policy, which is a material consideration in any determination.

### **Powys Local Development Plan (2011-2026) (Adopted April 2018)**

4.4 The Local Development Plan was adopted in April 2018. It will guide development and provide a policy framework for positive forward planning, proposals and allocations for future developments.

#### ***Policy DM2 – The Natural Environment***

4.5 This policy states that development proposals shall demonstrate how they protect, positively manage and enhance biodiversity and geodiversity interests including improving the resilience of biodiversity through the enhanced connectivity of habitats within, and beyond the site.

#### ***Policy DM4 – Landscape***

4.6 This policy states that proposals for new development outside the Towns, Large Villages, Small Villages and Rural Settlements defined in the Settlement Hierarchy must not, individually or cumulatively, have an unacceptable adverse effect, on the valued characteristics and qualities of the Powys landscape. All proposals will need to:

1. Be appropriate and sensitive in terms of integration, siting, scale and design to the characteristics and qualities of the landscape including its: topography; development pattern and features; historical and ecological qualities; open views; and tranquillity; and
2. Have regard to LANDMAP, Registered Historic Landscapes, adjacent protected landscapes (National Parks and Areas of Outstanding Natural Beauty) and the visual amenity enjoyed by users of both Powys landscapes and adjoining areas.

4.7 Proposals which are likely to have a significant impact on the landscape and/or visual amenity will require a Landscape and Visual Impact Assessment to be undertaken.

#### ***Policy DM5 – Development and Flood Risk***

4.8 This policy states that development proposals must be located away from tidal or fluvial flood plains unless it can be demonstrated that the site is justified in line with national guidance and an appropriate detailed technical assessment has been undertaken to ensure that the development

is designed to reduce / avoid the threat and alleviate the consequences of flooding over its lifetime. In addition, the development must not increase flood risk elsewhere, and shall where possible allow floodplains to provide water storage to reduce flooding in the catchment, unless:

1. The development is of a very minor nature such as an extension to a dwelling;

Or

2. There is an overriding need in the public interest for the development.

#### ***Policy DM6 – Flood Prevention Measures and Land Drainage***

- 4.9 This policy states that development proposals must avoid unnecessary flood risk by assessing the implications of development within areas susceptible to all types of flooding; any development that unacceptably increases risk will be refused.
- 4.10 Satisfactory provision shall be made for land drainage in all developments and this should include consideration of the use of Sustainable Drainage Systems (SuDS).

#### ***Policy DM13 – Design and Resources***

- 4.11 This policy states that development proposals must be able to demonstrate a good quality design and shall have regard to the qualities and amenity of the surrounding area, local infrastructure and resources.

#### ***Policy T1 – Travel, traffic and Transport Infrastructure***

- 4.12 This policy states that transport infrastructure, traffic management improvements and development proposals should incorporate the following principal requirements:
  - Safe and efficient flow of traffic for all transport users, including more vulnerable users, and especially those making 'Active Travel' journeys by walking or cycling;
  - Manage any impacts to the network and the local environment to acceptable levels and mitigate any adverse impacts; and,
  - Minimise demand for travel by private transport and encourage, promote and improve sustainable forms of travel including Active Travel opportunities in all areas.

- 4.13 Transport infrastructure improvements will be supported where they promote sustainable growth, maximise the efficiency and safety of the transport systems, improve public and private transport integration and encourage passenger and freight rail operations.

#### ***Policy W1 – Location of Waste Development***

- 4.14 This policy states that proposals for the management of waste which accord with the waste hierarchy will be supported on employment sites identified in Policies E1 and E4. Where it can be demonstrated that the identified sites are not suitable for the proposed use, development proposals will be permitted within the defined development boundaries of Towns and Large Villages in accordance with Policy E2.
- 4.15 Proposals for new waste management facilities in the open countryside, will be strictly controlled and will only be permitted where:

1. The proposal seeks to sustainably manage waste arising entirely within the boundaries of an operational site; or
2. The proposal seeks to sustainably manage wastes arising from a specific development(s) in the immediate locality for a temporary period; or
3. The proposal is for the recovery or disposal of non-hazardous wastes and it would meet an identified need at the regional level; or
4. The proposal is for the recovery or disposal of inert waste and its use is necessary to address issues of instability, landscape, flood risk, safety or to facilitate an appropriate end use; or
5. The proposal would meet a local need, and would reflect the priority order of the waste hierarchy.

### ***Policy W2 – Waste Management Proposals***

- 4.16 This policy states that development proposals for waste management will be permitted where they are supported by a Waste Planning Assessment and where they meet the following criteria:
1. The proposal minimises the need to transport waste by road, taking into account the proximity principle.
  2. The highway network is suitable for use by heavy goods vehicles or can be improved to accommodate such vehicles.
  3. There would be no adverse impact on amenity, human health or the environment due to noise, dust, odour or air quality.
  4. There would be no adverse impact on surface water or groundwater.
  5. There would be no adverse impact on features of ecological or built heritage interest.
  6. There would be no adverse landscape impacts and any visual impact of the development is minimised through sensitive location and the use of landscaping.
  7. Where facilities are proposed in built up areas they will generally be supported where wastes are managed within a building.
  8. There is an identified end user where the proposal would involve the production of waste heat; and
  9. Provision is made for restoration and aftercare of the site upon its cessation.

### **Planning Policy Wales Edition 11 | February 2021**

- 4.17 National policy is set out in the Planning Policy Wales document with the latest version (Edition 11) published in February 2021. This framework sets out the land use planning policies of the Welsh Government.
- 4.18 [Paragraph 3.60](#) states that development in the countryside should be located within and adjoining those settlements where it can best be accommodated in terms of infrastructure, access, habitat and landscape conservation. New building in the open countryside away from existing settlements or areas allocated for development in development plans must continue to be strictly controlled. All new development should be of a scale and design that respects the character of the surrounding area.
- 4.19 [Paragraph 3.61](#) states that adequate and efficient infrastructure, including services such as education and health facilities along with transport, water supply, sewers, sustainable waste

management, electricity and gas (the utilities) and telecommunications, is crucial for economic, social and environmental sustainability. It underpins economic competitiveness and opportunities for households and businesses to achieve socially and environmentally desirable ways of living and working. Infrastructure which is poorly designed or badly located can exacerbate problems rather than solving them.

- 4.20 [Paragraph 3.62](#) states that planning authorities should, in conjunction with key providers, take a strategic and long term approach towards the provision of infrastructure as part of plan making. This may involve collaboration between planning authorities and key infrastructure providers to ensure infrastructure provision is sustainable, fit for purpose and can be co-ordinated and timed to support placemaking aspirations.
- 4.21 [Paragraph 5.13.1](#) states that the planning system has an important role to play in facilitating sustainable waste management by providing a framework for decision making which recognises the social, economic and environmental benefits that can be realised from the management of waste as a resource to meet the needs of society and businesses, whilst at the same time:
- minimising adverse environmental impacts and avoiding risks to human health;
  - protecting areas of designated landscape and nature conservation from inappropriate development; and
  - protecting the amenity of residents, of other land uses and users affected by existing or proposed waste management facilities.
- 4.22 [Paragraph 6.1.5](#) states that the planning system must take into account the Welsh Government's objectives to protect, conserve, promote and enhance the historic environment as a resource for the general well-being of present and future generations.
- 4.23 [Paragraph 6.3.3](#) states that all the landscapes of Wales are valued for their intrinsic contribution to a sense of place, and local authorities should protect and enhance their special characteristics, whilst paying due regard to the social, economic, environmental and cultural benefits they provide, and to their role in creating valued places. Considering landscape at the outset of formulating strategies and policies in development plans and when proposing development is key to sustaining and enhancing their special qualities, and delivering the maximum well-being benefits for present and future generations as well as helping to deliver an effective and integrated approach to natural resource management over the long term.
- 4.24 [Paragraph 6.4.3](#) states that the planning system has a key role to play in helping to reverse the decline in biodiversity and increasing the resilience of ecosystems, at various scales, by ensuring appropriate mechanisms are in place to both protect against loss and to secure enhancement. Addressing the consequences of climate change should be a central part of any measures to conserve biodiversity and the resilience of ecosystems.

## 5. Planning Policy Assessment

### Principle of Development

- 5.1 This planning application seeks consent for the provision of:
- a site extension to house a new Sludge Storage Tank, a Self-Bunded Ferric Sulphate Storage Tank, a Ferric Sulphate Dosing Kiosk, an Emergency Shower, a Boundary Fence and Concrete roadway,
  - the installation of a Motor Control Centre (MCC) kiosk and a Site Laboratory and Wash Water Booster Station kiosk on the existing operational site;
  - and an improved access to Church Stoke STW off the A490.
- 5.2 The proposed development will be sited within, and adjacent to, an existing operational site so will be seen in context of existing assets, thereby limiting the impact on the surrounding area. The proposed assets have been designed to be of the minimal scale required to deliver the improvements necessary in line with Policy W2 from the Powys Local Development Plan.
- 5.3 The provision of infrastructure is supported in both local and national planning policy. National Planning Policy highlights that local authorities should work with infrastructure providers to take a strategic and long-term approach towards the provision of infrastructure (Planning Policy Wales paras 3.61 and 3.62), and the upgrading of this site will help to ensure that both the current and future sewage and water infrastructure needs of the district can be met.

### Amenity

- 5.4 The Church Stoke sewage treatment works is positioned in a rural isolated location with woodland in the surrounding area providing substantial screening. The nearest residential property is situated approximately 200m to the east of the existing STW, along Hall Bank. The impact on amenity is considered to be minimal given that the site extension will be located adjacent to an existing operational site, the small scale of the proposed development, the distance between the site extension and the nearest properties and the intervening features. Noise and odour impacts from the proposed development on the surrounding area are also anticipated to be minimal. Therefore, the proposed works are considered to be in line with Policy DM4 from the Powys Local Development Plan.
- 5.5 A Landscape & Visual Impact Appraisal has been completed by RSK and is submitted as part of this application (ref RSK/LTP/32673/05/01). The report concludes that the proposed development would have very limited and localised effects on landscape character. This is due to the local undulating landscape and woodland and hedgerow features which screen views of the proposed development. The report is supported by viewpoint photography which indicated the extent of the site from various viewpoints. Due to the undulating landscape and intervening features the site will not be visible from the majority of the locations. Therefore, the impact on amenity is considered to be negligible, in line with Policy DM4 from the Powys Local Development Plan.

## Design

- 5.6 The proposed development has been designed to be constructed from dark materials, using greys, blacks, and dark green colours. This design will help the site extension assimilate with the existing assets and landscaping on site and will minimise the visual impact. Therefore, the proposed works are considered to be in line with Policy DM13 from the Powys Local Development Plan.

## Access

- 5.7 The existing access route will be upgraded as part of the works to improve safety when exiting the highway and accessing the STW. The junction will be widened, and a concrete surface will be laid to match the existing access track. This access point will provide safe access for the construction of the proposed development and will continue to provide a route for operatives visiting the site in the future. The proposed development therefore aims to improve highway safety in line with Policy T1 from the Powys Local Development Plan.

- 5.8 There are no public rights of way which will be affected by the proposed works.

## Environmental/Technical Matters

- 5.9 Ecological consultant Penny Anderson were commissioned by Severn Trent to undertake a Preliminary Ecological Appraisal (PEA) of Church Stoke STW, and the site extension area, which was produced in June 2021 and is submitted as part of this planning application (ref 220271). The recommendations within the submitted ecology report will be adhered to and therefore the development will be in line with Policy DM2 from the Powys Local Development Plan. The recommendations of relevance comprise:

- Development works should be avoided within or immediately adjacent to the ancient woodland sites to avoid any direct or indirect habitat loss or disturbance. Additionally, replacing non-native species with appropriate native trees would be recommended.
- It is recommended that any new infrastructure is restricted to areas of existing improved and poor semi-improved grassland, tall ruderal, and/or ephemeral/short perennial vegetation as far as possible, avoiding any areas of woodland, scrub, neutral grassland, swamp and running water.
- Night-time working and the use of associated lighting near sensitive habitats should be avoided unless absolutely necessary.
- As a precautionary measure, if any works are carried out within areas of woodland, scrub or hedgerows then a check for hedgehog should be carried out by a suitably experienced ecologist immediately prior to works commencing.

- 5.10 In addition, further badger and dormouse surveys have been completed. Due to the confidentiality of these reports, they are not submitted as part of this application. However, Penny Anderson have written a letter which provides an overview of these surveys (ref BH/HD/220270). The recommendations made within these reports will also be followed.

- 5.11 In summary, the ecological surveys undertaken indicate that there are not anticipated to be any significant ecological impacts expected as a result of the proposed development. The habitats to be impacted (poor semi-improved grassland and improved grassland) do not support any notable



species and the woodland surrounding the site will not be impacted by the proposed works. Therefore, the main ecological recommendation is to ensure Biodiversity Net Gain is achieved.

- 5.12 The proposed development aims to achieve a Biodiversity Net Gain of 0.17 Habitat Units or a Total Net Change of 14.38%. Therefore, the proposed development is considered to be in line with Policy DM2 from the Powys Local Development Plan.
- 5.13 The proposed works are predominately within Flood Zone 1 (less than 0.1% risk of flooding), however the eastern part of the existing site falls within Flood Zone 3 (1% or greater risk of flooding). Due to the nature of the development the majority of the proposed structure are resilient to flooding and the impact of flooding at the site is considered insignificant. Additionally, the kiosks, which are proposed to be in the location most at risk of flooding, will be raised 600mm higher than the flood level, to protect the equipment inside. The proposed works are therefore considered to be in line with Policy DM5 and DM6 from the Powys Local Development Plan. A drainage strategy has been carefully designed to ensure the proposed development will not increase the risk of flooding on the site or in the surrounding area.
- 5.14 Clwyd-Powys Archaeological Trust were commissioned by Severn Trent to complete a desk-based assessment of Church Stoke STW, and the site extension area, which was produced in July 2022 and is submitted as part of this planning application (ref 2637). The report finds that although the site is within a Registered Historic Landscape of Outstanding Interest (Vale of Montgomery), the proposed works will not impact upon any known historical assets. A single non-designated heritage asset was identified within the proposed development site (turnpike road) but is considered to be of low value. The report concludes that no further investigation is necessary and therefore it is not considered that the proposed works will have a detrimental impact on any known designated heritage assets, in line with Policy W2 from the Powys Local Development Plan.



## 6. Conclusion

- 6.1 The proposed works are required to upgrade Church Stoke STW to meet a 1.5mg/L Phosphorus consent and cater for growth within the catchment area. The construction of the site extension to house a new Sludge Storage Tank, a Self-Bunded Ferric Sulphate Storage Tank, a Ferric Sulphate Dosing Kiosk, an Emergency Shower, a Boundary Fence and Concrete roadway, the installation of a MCC kiosk and a Site Laboratory and Wash Water Booster Station kiosk on the existing operational site and an improved access to Church Stoke STW off the A490, will enable the STW to meet the consent and accommodate growth.
- 6.2 The proposed site extension will be situated adjacent to the existing operational site at Church Stoke STW where the principle of this type of development is already firmly established, and the additional development is not considered likely to result in any significantly adverse impacts on heritage assets, highways, ecology or local amenity.
- 6.3 The proposed development is considered to accord with the main aims of both local and national planning policy. It is therefore respectfully requested that planning permission be granted.