Mountfield East Sussex First Time Drainage Scheme S73 application – Supporting Statement

Background

On the 23rd March 2015, planning permission was granted, Ref RR/728/CM, for the change of use of land on which to construct and operate a wastewater pumping station and a wastewater treatment works, plus ancillary works on land to the south of New Cut and land to the south of Solomon's Lane, Mountfield.

The permission supported a requirement by Southern Water to provide a first time drainage scheme for the village of Mountfield to address the risk of pollution arising from existing private drainage systems that are old and under-sized with inadequate sub-surface soakaways or drainage systems and unlawful overflows.

Condition 2 of that permission stated that;
The development hereby permitted shall be carried out in accordance with the plans listed in the Schedule of Approved Plans.

The Schedule Of Approved Plans identified in the permission were;

121874-C-800010A	Site Location Plan
121874-C-800011A	Proposed Wastewater Treatment Works Site Plan
121874-C-800013A	Proposed Wastewater Treatment Works Outside Elevation
121874-C-800014A	Proposed Wastewater Treatment Works Inside Elevation Sheet 1 of 2,
121874-C-800015A	Proposed Wastewater Treatment Works Inside Elevation Sheet 2 of 2,
5105602/WA/502A	Pumping Station Elevations
121874-C-800016A	Proposed SAFF Blower and MCC Kiosk ,
5105602/WA/503A	Pumping Station General Site Layout
5105602/WA/118B	Intermediate Pumping Station Kiosk, Plinth Plan and Section,
5105602/WA/119A	Proposed Layby Cross Section

Condition 3 of that permission stated that;
No development shall take place until full details of both hard and soft landscaping works have been submitted to and approved in writing by the Director of Communities, Economy and Transport and shall include:
(i) Specification of proposed fencing at the wastewater treatment works, access and car park off Solomon's Lane and at the pumping station off New Cut;
(ii) Planting specification including species, numbers and layout for the proposed hedgerows, including trees, within the boundary of the wastewater treatment works off Solomon's Lane and at the access with Solomon's Lane and at the pumping station off New Cut. Reference should be made to planting native species in hedgerows using the recommendations in the Dormouse Conservation Handbook 2006;
(iii) Specification for surface treatment of the access and car park off Solomon's Lane and the lay-by including kerbing at the pumping station off New Cut; and

(iv) Details of the ditch re-alignment to accommodate the pumping station off New Cut. The approved details shall be carried out in full.

Details submitted by Southern Water to address the reserved details under condition 3 were approved by East Sussex County Council by way of letter dated 7th December 2015.

S73 requirement

Following the granting of planning permission, through detailed design and issues identified during construction, the layout of the wastewater treatment works and pumping station sites have changed.

The *'Design and Access Statement, incorporating Planning Statement'* dated January 2014 prepared by Black and Veatch that supported the original application remains applicable to the development, the general arrangement of the project remains unchanged and the development remains within the red line boundaries of the original application.

Southern Water is therefore seeking amendments to Conditions 2 and 3 of planning permission ref RR/728/CM to regularize these changes by way of a minor material amendment application under S73 of the Town and Country Planning Act 1990.

Revisions to Wastewater Treatment Works

In October 2018, the outline design by Black and Veatch that formed the basis of the planning application for the wastewater treatment works in January 2014, was reviewed as part of the detailed design process.

This review identified a number of opportunities for engineering and operational improvements to the design as follows;

- Aligning the process from North to South resulted in;
    - improved the hydraulics
    - Improved access to Plant (e.g. humus tank bridge, SAFF blowers)
    - Reduction in pipeline runs and cable ducting
    - Simplification of drainage (reduction in manholes)
    - Simplification of construction and reduction in H&S risks
- Electrical routing along the west side of the access road provided separation from the main drainage and process pipelines.
- Incorporation of the SAFF air blower drives and control within the MCC kiosk;
    - Halved the size of the walk-in blower and control kiosk
    - Reduced the complexity of control

    - Avoided hardware duplication
- Washwater pumping station removed
- Permanent standby generator removed
- Package washwater set proposed at ground level.

The detailed design review also resulted in environmental benefits as follows;

- Aligning the process north to south
    - Reduced the east/west spread of the works and as a result the visual impact from Solomon's Lane
    - Resulted in the septic tanks providing screening to the SAFF and humus tanks
    - Released land to create a wildflower and grass meadow
- Altering the outfall position reduced the impact on vegetation, trees and reptile habitat
- Landscaping bund provided resulting in;
    - Screening to residents along Solomon's Lane
    - Bio-diversity benefits from tree selection and understory planting
    - Reducing traffic movements during construction by minimizing waste taken off site
- Reducing noise by providing acoustic enclosure to the SAFF blower kiosk and siting the blower kiosk behind the main septic tank structure

Revisions to the wastewater pumping station

Layout

Following determination of the original planning application, changes in health and safety standards under the Sewers for Adoption required;

- A minimum distance of 3 metres between a sewerage wet well or manhole and control panels due to risks from explosive atmospheres, and
- 1 metre of hardstanding in front of kiosks for safe operation.

During construction, it was identified that the line of the culvert was further south into the site than had been anticipated during the outline design. This meant that the structures within the site had to move southwards to accommodate the culvert construction.

These changes resulted in a requirement to revise the size and layout of the pumping station, and the plant and equipment within the fenced operational compound.

Kiosk

Originally the design of the kiosk housing was based on a Type 4 control panel, however, changes in the design standards subsequent to the original planning application resulted in;

- Additional space being required for the DNO (Distribution Network Operator) cut-out and energy suppliers metering, which increased the width of the housing.

- Provision of an SR2 (security) rating, which increased the height of the housing.

The increased security rating for the kiosk has however enabled wire mesh fencing to be used around the pumping station site, as opposed to a chain link fence topped with three strands of barbed wire, as proposed in the original planning submission.

Table of updated drawings

Approved drawing No.	Description	Revised drawing No.
121874-C-800010A	IPS Site Location Plan (incl application boundary	
121874-C-800011A	Proposed Wastewater Treatment Works Site Plan	JN.639669.0Z0710 Rev B
121874-C-800013A	Proposed Wastewater Treatment Works Outside Elevation	JN.639669.0Z0711 Rev B
121874-C-800014A	Proposed Wastewater Treatment Works Inside Elevation Sheet 1 of 2	JN.639669.0Z0712 Rev B
121874-C-800015A	Proposed Wastewater Treatment Works Inside Elevation Sheet 2 of 2	JN.639669.0Z0713 Rev B
5105602/WA/502A	Pumping Station Elevations	JN.497392.0Z0714 Rev A
121874-C-800016A	Proposed SAFF Blower and MCC Kiosk	JN.639669.0Z0720 Rev A
5105602/WA/503A	Intermediate Pumping Station General Site Layout (incl application boundary)	JN.497392.0Z0711 Rev A
5105602/WA/118B	Intermediate Pumping Station Kiosk, Plinth Plan and Section	JN.497392.0Z0713 Rev A
5105602/WA/119A	Proposed Layby Cross Section	
5105602/WA/511 Rev D	Planting Plan	PJC-0803-001 Rev F PJC-0803-002 Rev F
5105602/WA/115 Rev E	Proposed Intermediate Pumping Station Layout Plan	JN.497392.1C2901 Rev F
5105602/WA/510 Rev B	Proposed Intermediate Pumping Station Landscape Plan	JN.497392.0Z0712 Rev A

Summary

The detailed design for both the Wastewater Treatment Works and the Pumping Station has resulted in changes in the layout of both sites from the outline design by Black and Veatch in 2014.

These changes have been driven by engineering considerations and revisions to design standards since the completion of the outline design, as well as constructability issues.

There have been some environmental benefits arising directly out of these changes such as reducing the visual impact through alignment. Further opportunities have been sought to reduce the impact of the scheme, such as through enhanced landscaping.

All changes are within the red line boundary of the original application.

The following conclusions drawn in section 8 of the *Design and Access Statement, incorporating the Planning Statement* dated January 2014 submitted with the original planning application remain valid;

8.1 The need to provide villagers in Mountfield with a first time sewerage scheme to prevent continuing pollution of the environment is compelling. The proposals have been assessed against the requirements of national policy, the statutory and emerging development plan, the principle of the development is considered to be acceptable.

8.2 The location and design of the proposed pumping station is discrete, and the design of the WwTW is modest and incorporates appropriate landscaping. The proposals are considered to be acceptable in terms of design, scale and appearance. The proposals represent a well-considered development, which responds positively to the relevant planning policy context.

Amendments to Conditions 2 and 3 of planning permission ref RR/728/CM to regularize these changes are being sought by way of a minor material amendment application under S73 of the Town and Country Planning Act 1990.

John Awdry
13th June 2019