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# Planning, Design and Access Statement

## Construction of new water treatment building at St Ives Pumping Station, London Road, St Ives, Cambridgeshire

Prepared by Fisher German LLP on behalf of
Cambridge Water Company

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| Date | 30 October 2026 |

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# 1. Introduction

1.1. This Planning, Design and Access Statement has been prepared by Fisher German on behalf of Cambridge Water Company (CWC) in relation to the construction of a water treatment building at St Ives Water Pumping Station, to the west of London Road, St Ives, Cambridgeshire. The site is centred at Grid Reference: TL 30566 69781, Easting: 530566, Northing: 269781.

1.2. St Ives pumping station is a critical facility owned by CWC. This proposal is exceptionally important from a drinking water resources perspective. This supporting statement sets out the details of the proposed development, establishes the relevant planning policies against which the application is to be determined against, and assesses the acceptability of the proposals in the context of that planning framework and other material considerations.

1.3. Cambridge Water Company is part of the South Staffordshire PLC group of companies and is a statutory undertaker responsible for the delivery of water supplies. CWV provide water to approximately 319,000 people living in an area of 730 square kilometres around the city of Cambridge. This extends to Ramsey in the north, Gamlingay in the west, Balsham in the east and Melbourn in the south. CWC was formed in 1853 and supplies high-quality underground water that is pumped from boreholes to serve the population within their designated area.

1.4. The St Ives project is one of four locations where CWC are re-introducing environmentally sustainable water sources that have been unused for a period to provide additional reliable and consistent supply of water to their customers. The projects form a core element and is a defined scheme in CWC Water Resources Management Plan (WRMP). Their WRMP sets out their plans to ensure reliable water supplies over the next 25 years, whilst reducing impact on the environment. Their latest WRMP was published in 2024 and includes measures to meet the planned growth in population as a result of development proposals set out in adopted local plans and the aspirations of the emerging local plan whilst also making changes to the abstractions to meet environmental needs, notably in their area to support flows in chalk streams. The WRMP includes measures to ensure reliable continuous supplies, such as this scheme and other future water supply schemes to provide further resilience and environmental protection. This water supply scheme is essential to ensure a secure and reliable supply for their customers now, and into the future, supporting the growth aspirations in the region

1.5. It is essential to upgrade sites such as St Ives and other water supply schemes to ensure a secure and reliable water supply for customers both now and in the future, whilst supporting long-term growth aspirations within the region.

1.6. Full planning permission is therefore sought for the following:

*"Construction of new water treatment building"*

1.7. This application should be read alongside the following plans and documents:

## Drawings

- 39731-RSE-ZZ-ZZ-DR-T-000001 – Site Location Plan
- 39731-RSE-ZZ-ZZ-DR-T-000003 – Proposed Site Layout
- 39731-RSE-ZZ-ZZ-DR-T-000004 – Proposed Site Elevations
- 39731-RSE-ZZ-ZZ-DR-T-000005 – Proposed Building Elevations

## Documents

- RT-MME-184987-01 – PEA

- RT-MME-184987-01 – CEcMP
- 30656-FLD-0101 – Flood Risk and Drainage Assessment

# 2. Site and Surrounding Area

2.1. The site is located within the jurisdiction of Huntingdonshire District Council and Cambridgeshire County Council, within land situated to the west of London Road, St Ives, Huntingdon, Cambridgeshire, PE27 5EZ. The centre of the St Ives Pumping Station site is centred at Grid Reference: TL 30566 69781, Easting: 530566, Northing: 269781.

2.2. The application site mainly comprises of grassland, with surrounding shrubs and then a small amount of hardstanding. The site is owned by South Staffordshire Water PLC. A Site Location Plan is submitted with the application, Drawing No 39731-RSE-ZZ-ZZ-DR-T-000001.

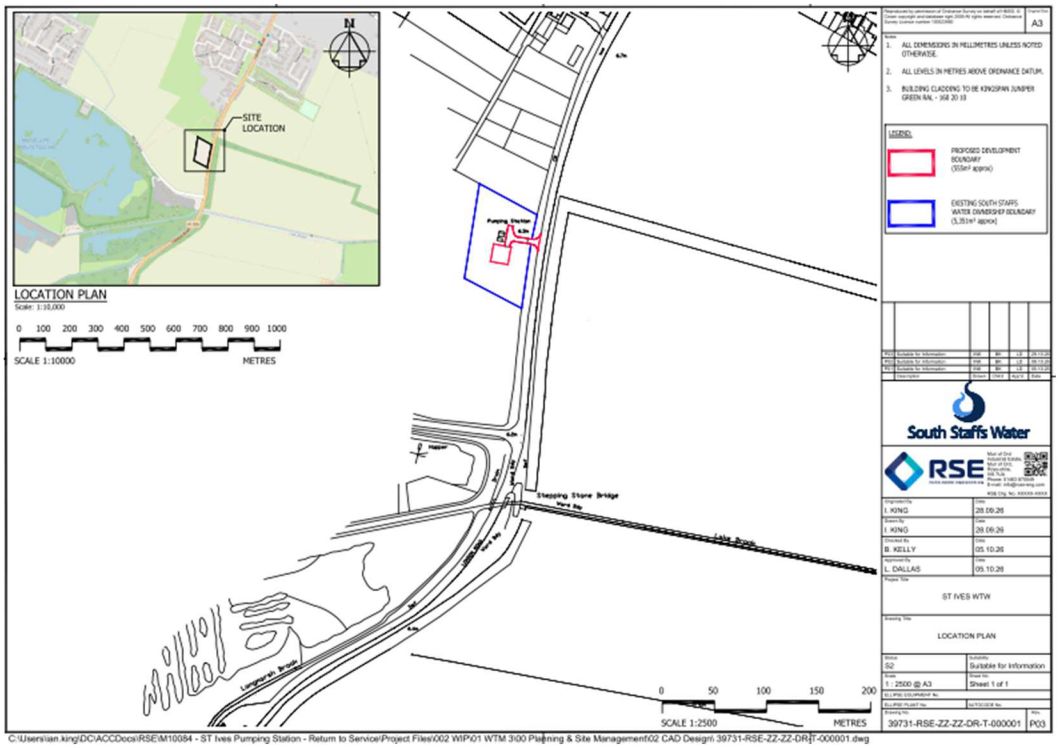



*Figure 1 - Site Location Plan*

2.3. The existing vehicular access into the site from London Road would be used and there is no public access through the site.

2.4. There is a statutory designated sites for nature conservation within 2km of the site. The nearest designated site is the Hemingford Grey Meadow Site of Special Scientific Interest (SSSI) which is approximately 1.5km.

2.5. The application site is located within Flood Zone 3 and therefore has a higher risk of flooding. A Food Risk Assessment has been submitted alongside the Planning Application

2.6. The nearest residential properties are located approximately 180m north, where a cluster of housing is found.

2.7. The nearest designated heritage asset is 'Limes Park', a Grade II Listed Building located approximately 583m from the site.

2.8. There are no public rights of way within the area where the proposed site will be located. One footpath is found to 85m north of the site.

## Planning History

2.9. The following planning history is relevant to the application site:

- *82/00491/FUL - Land at Pumping Station London Road Fenstanton St Ives Cambridgeshire - Erection of a timber hut to house water treatment equipment – approved on 10 June 1982*

# 3. The Development Proposal

3.1. This application seeks full planning permission for the construction of new water treatment building at St Ives Water Pumping Station on land to the west of London Road, St Ives, Huntingdon, Cambridgeshire, PE27 5EZ. It is considered the proposed emergency safety shower would be permitted development under Part 13 A (e) because the dimensions of the building enclosure would be less than 29 cubic metres.

## Amount and Scale

3.2. It is proposed to construct 1 no. water treatment building, measuring 9.65m in length x 8.2m in width and 3.8m in height, making the volume of the building 300.694m$^3$. There will be an access platform to the proposed building, which will be 1.4m in height and will have railing alongside it, with a staircase to enable safe access into the building.

## Layout

3.3. The layout of the proposed development can be seen on the Proposed Site Plan, which has been submitted as part of this planning application: 39731-RSE-ZZ-ZZ-DR-T-000004

## Appearance

3.4. The water treatment building cladding will be Kingspan Juniper Green RAL (160 20 10), which is not considered to appear out of character within the countryside setting. The building structure material is to be S355 Steel. See Drawing No. 39731-RSE-ZZ-ZZ-DR-T-000005 for further information.

## Access

3.5. There are no proposed alterations to the existing vehicle access and the site will continue to be accessed from the entrance into the site, leading off London Road.

## Biodiversity Net Gain

3.6. Biodiversity Net Gain (BNG) is exempt for planning applications whereby the red line boundary that denotes the extent of the planning application is 0.2 hectares or less and does not impact any priority habitats. Accordingly, the red line boundary for the proposed development is less than 0.2 hectares and does not impact any priority habitats. Therefore, it is considered the proposed development is exempt from the mandatory BNG requirements.

## Drainage

3.7. Surface water runoff from the proposed development, including roof drainage, together with sample waste and emergency shower discharge, will be directed to a shallow infiltration system within the site. Dechlorination will be provided where required prior to discharge to the infiltration system.

3.8. Process run-to-waste flows will be managed separately and connected to the existing site pipework.

3.9. The proposed drainage arrangements have been developed taking account of the site's flood risk, high groundwater levels, and location within Source Protection Zone 1 (SPZ1).

# 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:

- Huntingdonshire's Local Plan to 2036 (Adopted May 2019)

4.3. Huntingdonshire District Council is currently progressing towards a new local plan to replace their current local plan which covers the period up until 2036. They are currently in a pre-submission phase where they will be taking comments from the public. The Local Plan alongside Neighbourhood Plans and the Minerals and Waste Local Plan will continue to be used to determine planning applications until the updated Local Plan is completed.

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

## Huntingdonshire's Local Plan to 2036 (Adopted May 2019)

4.5. The Core Strategy sets out the Council's vision, strategic objectives and the broad spatial strategy to guide future development and growth in Shropshire during the period to 2036. It will be the starting point for the determination of planning applications.

### *LP 3 Green Infrastructure*

4.6. A proposal will be expected to support green infrastructure and will therefore be supported where it demonstrates that it:

- incorporates open/ green space in accordance with the Council's Developer Contributions Supplementary Planning Document (2011) (SPD), or successor documents;
- protects and where possible enhances existing green infrastructure, concentrating efforts on protecting, enhancing or creating links within, to and between green infrastructure priority areas and the Cambridgeshire Strategic Green Infrastructure Network;
- is consistent with the objectives of the Cambridgeshire Green Infrastructure Strategy (2011) or successor documents;
- improves the accessibility, naturalness and connectivity of green spaces, assisting in achieving Natural England's Accessible Natural Green Space Standards (ANGSt);
- provides replacement provision where the proposal would result in harm to or loss of existing green infrastructure where the replacement provides a net benefit, judged in terms of the factors set out in the Cambridgeshire Green Infrastructure Strategy (2011);
- maintains and where appropriate enhances the rights of way network; and
- contributes to the re-naturalisation of water bodies such as rivers and lakes, where possible.

### *LP 4 - Contributing to Infrastructure Delivery*

4.7. This policy states contributions towards the provision of infrastructure, and of meeting economic, social and environmental requirements may be necessary to make a proposal acceptable in planning terms. Contributions that may be required include utilities infrastructure.

*LP 5 - Flood Risk*

4.8. This policy states that a proposal will only be supported where all forms of flood risk, including breaches of flood defences or other defence failures, have been addressed, as detailed in the National Planning Practice Guidance and with reference to the Cambridgeshire Flood and Water Supplementary Planning Document (SPD).

*LP 10 – The countryside*

4.9. This policy states that development in the countryside will be restricted to the limited and specific opportunities as provided for in other policies of this plan.

4.10. All development in the countryside must:

- seek to use land of lower agricultural value in preference to land of higher agricultural value:
  - Avoid the irreversible loss of the best and most versatile agricultural land (Grade 1 to 3a) where possible.
  - Avoid Grade 1 agricultural land unless there are exceptional circumstances where the benefits of the proposal significantly outweigh the loss of land.
- Recognise the intrinsic character and beauty of the countryside
- Not give rise to noise, odour, obtrusive light or other impacts that would adversely affect the use and enjoyment of the countryside by others.

*LP 11 – Design Context*

4.11. This policy states that proposals will be supported where it is demonstrated that it responds positively to its context and has drawn inspiration from the key characteristics of its surroundings, including natural, historic and built environment, to help create distinctive, high quality and well designed places.

*LP 14 – Amenity*

4.12. This policy states that a proposal will be supported where a high standard of amenity is provided for all users and occupiers of the proposed development and maintained for users and occupiers of neighbouring land and buildings. This depends on a mix of factors.

*LP 30 - Biodiversity and Geodiversity*

4.13. A proposal will be required to demonstrate that all potential adverse impacts on biodiversity and geodiversity have been investigated.

4.14. A proposal that is likely to have an impact, either direct or indirect, on biodiversity or geodiversity will need to be accompanied by an appropriate appraisal, such as a Preliminary Ecological Appraisal, identifying all individual and cumulative potential impacts on biodiversity and geodiversity.

4.15. All possible efforts must be taken to avoid adverse impacts. If it is demonstrated that adverse impacts are unavoidable they must be minimised as far as possible and then mitigated.

## National Planning Policy Framework (2026)

4.16. National planning policy is set out in the NPPF, which was last updated in August 2026.

*Paragraph 15*

4.17. States that the purpose of the planning system is to contribute to the achievement of sustainable development, by managing the use and development of land in the long-term public interest.

### Paragraph 17

4.18. States achieving sustainable development means that the planning system has three overarching objectives in providing for the homes, commercial development, facilities and infrastructure which society needs. These objectives are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across all three):

- An economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- A social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible community facilities, public service infrastructure and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
- An environmental objective – to support efforts to mitigate and adapt to climate change, including moving to a low carbon economy; and to protect and enhance our natural, built and historic environment, including making effective use of land, improving biodiversity, using natural resources prudently, and minimising waste and pollution.

### *Policy S3*

4.19. States decisions on development proposals should apply a presumption in favour of sustainable development. This means:

- Policy S4 in this Framework should be applied when considering development proposals within settlements;
- Outside settlements, policy S5 should be applied; and
- In all locations, development proposals that accord with both an up-to-date development plan and the decision-making policies in this Framework should be approved without delay.

### *Policy S5*

4.20. Only certain forms of development should be approved outside settlements, as set out in the following list. These should be approved, unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in this Framework:

- Development for engineering operations and infrastructure (including for transport, energy, water and telecommunications)

### Policy W4

4.21. In considering proposals for water supply, drainage and wastewater development, substantial weight should be given to the benefits of:

- Providing the capacity needed to serve proposed development and/or improving the security of supply and capacity for existing users (both residential and commercial, including agricultural users); and
- Improving water quality and reducing water-borne pollution.

4.22. Applicants should not be required to demonstrate the need for water infrastructure developments.

### Policy DP3

4.23. States that development proposals should respond to their context (the history, character and features of their site and its setting), so that they integrate with and enhance their surroundings; such as through the

arrangement of development plots and buildings, the use of materials and architectural features, and the restoration, reuse and integration of heritage assets. This should not preclude innovation or change where appropriate, especially where an increased scale or density of development is justified in accordance with policies L2 and L3.

*Policy P3*

4.24. States development proposals should be appropriate for their location, taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, whether these effects are on or off-site; and whether this is as a result of the development itself or the product of preexisting conditions in its vicinity. In assessing the potential effects of pollution, consideration should be given to the potential sensitivity of the site, and its intended occupiers and users, as well as that of the environment and population in the surrounding area (including where certain groups could be particularly vulnerable to its effects, such as children and older people).

*Policy TR5*

4.25. Development proposals should not result in the loss of existing roadside facilities unless alternative provision with good access to the strategic transport network is being provided in the local area, or it can be shown that the facility is no longer needed or viable.

*Policy TR8*

4.26. Development proposals should protect and enhance the network of public rights of way, including through suitable diversions agreed with the highway authority.

*Policy HE4*

4.27. Heritage assets, as an irreplaceable resource, should be conserved in a manner appropriate to their significance.

## National Planning Practice Guidance (NPPG) - Water supply, wastewater and water quality (July 2019)

4.28. The NPPG provides guidance on water supply, wastewater and water quality. It states that adequate water and wastewater infrastructure is needed to support sustainable development. A healthy water environment will also deliver multiple benefits, such as helping to enhance the natural environment generally and adapting to climate change.

# 5. Planning Policy Assessment

5.1. This application seeks full planning permission for the construction of new water treatment building at St Ives Pumping Station, located to the west of London Road, St Ives, Huntingdon, Cambridgeshire, PE27 5EZ

5.2. The assessment considers the following matters:

- Need for Development
- Principle of Development
- Environmental & Technical Matters:
    - Design
    - Access
    - Ecology and Biodiversity Net Gain
    - Amenity
    - Flood Risk and Drainage
    - Heritage

## Need for Development

5.3. The proposed development at St Ives Pumping Station represents one of four locations where South Staffs Water are re-introducing environmentally sustainable water sources that have been unused. These schemes are intended to ensure the continued provision of a reliable and resilient water supply to customers. The projects form a defined element of CWCs Water Resources Management Plan (WRMP) which sets out how South Staffs Water will deliver a high-quality, secure and reliable water supply over the next 25 years, while simultaneously reducing impacts on the environment. This is particularly important within the Cambridge Water area, where supporting flows in sensitive chalk streams is a key priority.

5.4. The NPPFs Policy W4 states that when considering proposals for water supply, substantial weight should be given to the benefits of providing the capacity needed to serve proposed development and improve security of supply for existing users. Applicants should not be required to demonstrate the need for such infrastructure. This reflects a clear national priority to secure water resilience and maintains service reliability, particularly in the context of climate change and population growth.

## Principle of Development

5.5. The proposed development is infrastructure that will help increase the capacity and water supply to the St Ives area and deliver new water-transmission infrastructure alongside the established infrastructure. This aligns with the objectives of Huntingdonshire District Council adopted local plan, particularly Policy LP4 which will help the delivery of essential infrastructure to the community.

5.6. The proposal is located within the existing operational boundary of St Ives Pumping station; the proposed works can remain in proximity to current infrastructure. The St Ives Pumping station is previously developed land and the proposed development is appropriate infrastructure for the context of the site.

5.7. In accordance with the National Planning Policy Framework (NPPF), the proposal represents sustainable development that supports the delivery of critical infrastructure and meets the needs of the community, particularly Policy W4 of the NPPF. It is therefore considered acceptable in principle and compliant with both local and national planning policy.

## Environmental & Technical Matters

5.8. A number of detailed technical assessments, surveys and reports (as listed in Section 1 of this statement) have been commissioned to inform the siting, design and layout of the proposed development. The outputs of these reports, including any required mitigation measures, are summarised below. For further information on any of these topics, please refer to the full reports directly.

### *Design*

5.9. The proposed development has been carefully designed to meet essential operational requirements while minimising visual and environmental impacts. The colour of Kingspan Juniper Green RAL (1602010) has been chosen to minimise visibility and blend in with its surroundings. The design would be in accordance with policy LP11 of the Huntingdonshire District Council local plan as it has taken the key characteristics of its surroundings into account and it is also in line with the policy DP3 of the NPPF.

### *Access*

5.10. The proposed water treatment building will be accessed via the existing access into St Ives Pumping Station from London Road. No alterations are proposed to the existing access off the highway. It is not anticipated that the proposed development will adversely affect highways safety in accordance with policy TR5 of the NPPF.

5.11. There are no public rights of way (PROW) within the area where the proposed water treatment building will be located, therefore there will be no impact on PROW and the proposed development will comply with policy TR8 of the NPPF.

### *Ecology and Biodiversity Net Gain*

5.12. The works will be located within the existing operational boundary of South Staffs Water. The proposed water treatment building will be installed on operational land, and the scale and nature of the works are not anticipated to give rise to significant ecological effects. The site is not subject to any statutory environmental designations.

5.13. A Preliminary Ecological Appraisal (PEA) was undertaken for the proposed works at St Ives Pumping Station. The assessment was undertaken on the 24th June 2026 and the site was confirmed to be principally modified grassland with limited hardstanding, while the wider ownership boundary includes boundary hedgerows which qualify as Habitats of Principal Importance and provide ecological connectivity. The appraisal concluded that the proposed development is unlikely to give any significant effects on statutory nature conservation sites. Additionally, the report confirmed biodiversity net gain is exempt due to the red line boundary of the planning application being under 0.2ha and no priority habitats being impacted, and that a CEcMP should be prepared to protect habitats and wildlife.

### *Construction Ecological Management Plan (CEcMP)*

5.14. A Construction Ecological Management Plan (CEcMP) was prepared on the 16th October 2026 to ensure that construction is undertaken in accordance with relevant wildlife legislation and that ecological effects are avoided or minimised. This also confirmed that no environmental designations would be effected from construction and also set out plans to protect any vegetation or wildlife to be guarded by protective fencing to retained hedgerows; controls on compounds, storage, pollution, dust, lighting, noise and vibration; sensitive vegetation clearance; measures to prevent harm to nesting birds, mammals and herpetofauna; and seasonal restrictions where necessary.

5.15. If any ecological issues arise, works will cease and ecological advice will be obtained before proceeding.

5.16. It is therefore considered that the proposed works accord with Policy LP30 of the Huntingdonshire District Council adopted local plan.

### *Amenity*

5.17. The nearest residential property is located approximately 180m north of the site, given this distance, the low profile of the proposed water treatment building in the context of existing assets, and the intervening vegetation, any views from nearby properties will be minimal. Construction activities will be managed in accordance with best practice to mitigate temporary impacts. The development is expected to have negligible effects on visual amenity, noise, and odour. This should be in line with the policies LP10 and LP14 in the Huntingdonshire District Council adopted local plan, the proposal also aligns with the NPPF's policy P3.

### *Flood Risk and Drainage*

5.18. The proposed water treatment building at St Ives Pumping Station is located within Flood Zone 3, associated with the floodplain of the River Great Ouse. The application is supported by MEC Consulting Group's Flood Risk Assessment (FRA), reference 30656-FLD-0101. This report has shown that the site is in low levels of risk of flooding for all criteria except fluvial, which is a high risk. The report has influenced the proposed design by setting out how to mitigate the flood risk, by siting the proposed water treatment building on a concrete plinth, reducing the risk of flooding overall and making the site compliant with Policy LP5 of Huntingdonshire's Local Plan to 2036 and the flood risk objectives of Policy W4 of the NPPF.

5.19. The proposed drainage is also considered to be complaint with Policy LP5 of Huntingdonshire's Local Plan to 2036 and Policy W4 of the NPPF as it shows how the site will not increase the flooding risk, nor harm the water quality.

### *Heritage*

5.20. The nearest designated heritage asset is 'Limes Park', a Grade II Listed Building located approximately 583m from the site. Given the design of the proposed development, distance between the listed building and intervening landscape features, it is not considered that the proposed works will have a detrimental impact on any designated heritage assets. This is in accordance with the policy HE4 of the NPPF.

# 6. Conclusion

6.1. This planning application seeks full planning permission for the construction of a new water treatment building at St Ives Pumping Station, to the west of London Road, St Ives, Cambridgeshire. The proposed works would provide additional water treatment infrastructure within the existing operational boundary, alongside the established water supply assets in previously developed land.

6.2. The scheme forms part of Cambridge Water Company's programme to reintroduce previously unused water sources and improve the reliability and resilience of supplies, as described in its Water Resources Management Plan. Its contribution to meeting existing and future demand, supporting regional growth and reducing pressure on environmentally sensitive sources carries significant weight in the planning balance. These benefits support the infrastructure delivery objectives of Policy LP4 of Huntingdonshire's Local Plan to 2036 and the water infrastructure objectives identified in the NPPF as part of policy W4 .

6.3. The proposed water treatment building would be coloured in Juniper Green cladding and its location alongside existing infrastructure respond to the operational character of the site and its countryside setting. Existing vehicular access from London Road would be retained, with no alterations to the highway entrance or interference with public rights of way. The Planning, Design and Access Statement identifies no significant adverse effects on neighbouring amenity or designated heritage assets. Subject to implementation of the Construction Ecological Management Plan and the identified protection measures, ecological effects would be avoided or minimised. These findings support the objectives of Policies LP10, LP11, LP14 and LP30.

6.4. Overall, the proposal would deliver important water supply infrastructure at an existing established operational water pumping station site, with the identified environmental and amenity effects able to be avoided or mitigated as set out within the planning statement and supporting PEA and CEcMP. The proposed design of the water treatment building to mitigate flood risk is considered acceptable in planning terms and appropriate drainage has been proposed as part of the works, which means the proposed works are consistent with the development plan objectives assessed in this planning statement. It is therefore respectfully requested that planning permission be granted.