Planning Statement

Introduction

This statement has been prepared to support the planning application to install a sewage treatment plant at Willow Marina (referred to as the Site), provided and installed by Proseptic. The proposal will make the current septic tank system redundant.

The planning statement provides background information on the application and includes the necessary details to facilitate its assessment by Council officers.

In addition to this planning statement, the application is accompanied by the appropriate planning application forms and ownership certificate, duly signed and completed, and the following documents:

- Topo Drawing

- Community Involvement Statement

- CIL statement

- Preliminary Ecology Assessment ***please note – the sewage treatment plant was originally included within planning application 251040, which relates to wider infrastructure improvements. The PEA makes reference to both the sewage treatment plant and other aspects. Please disregard the other aspects for the purpose of this application***

- Binding rules with supporting evidence document

- Flood Risk Assessment - ***please note – the sewage treatment plant was originally included within planning application 251040, which relates to wider infrastructure improvements. The FRA makes reference to both the sewage treatment plant and other aspects. Please disregard the other aspects for the purpose of this application***

- Location Plan

- Site Plan

- Redacted Proseptic quote including specification ***Please note there is an error on page 2 regarding discharge. A new discharge will be created***

- Proseptic TUV Ensign document

- Proseptic cross-sectional drawing

- Image of outlet location within riverbank

- VW Aerial plan of proposed work

The relevant application fee has been paid

Site Location and Description

The overall 1.54 hectare Marina location is accessed from Willow Lane.

The location comprises three existing buildings, pontoons, boat moorings, areas of hardstanding, trees, and green space.

The location is located adjacent to the River Thames, in close proximity to the village of Wargrave, which is situated to the south of the location.

To the east of the location is Hennerton Backwater. To the north-west of the location is Lower Shiplake.

The location is located within a Conservation Area, Green Belt, a Minerals safeguarding Area and the area designated as countryside.

The site comprises of a total of 24.9 meters squared comprising of hardstanding and grass riverbank.

Development Proposals

This application seeks permission for Val Wyatt Marine Ltd to install a new Marsh 30 population, pumped outlet shallow sewage treatment plant. This will replace the current pumped out septic tank facility.

The proposed system will be classed as domestic due to the nature and volume of facilities serviced. The sewage treatment plant will be installed within the property boundary, underground in the car park area behind a boat storage shed, with an underground outlet pipe discharging less than 5m3 per day of treated domestic effluent into the Hennerton Backwater. **Due to the volume of discharged effluent being less than 5m3 per day, no EA permit required as in line with the binding rules. Supporting documentation is provided within the application to evidence how each of the binding rules are met**.

An area measuring 3 meters wide, 6 meters long and 2.7 meters deep, will be excavated to create the installation pit. Interlocking sheet piles and hydraulic rams will be installed to provide a safe working environment. Following excavation, a 350mm layer of flint rejects will be laid throughout the base, topped with a 250mm thick reinforced concrete slab. Once the concrete has set, the tank will be lifted into position and surround in concrete in a series of pours. Simultaneously, the treatment plant will be filled with water to ensure equal pressure inside and out. With the tanks secured into position, new inlet and outlet pipework connections will be created.

The pumped outlet connection will be made to the Hennerton Backwater edge. Using a diamond cutting floor saw, an inlet trench will be cut through the boat storage shed to the outside hard standing area, in the direction of the inlet of the Treatment plant. Approximately 15 metres of 110mm UPVC plastic pipework will be laid on and surrounded in 10mm shingle, making the live drainage connection from the café and toilets. Full reinstatement will take place and areas of cut concrete reinstated accordingly.

Ecology

A Preliminary Ecological Assessment has been commissioned, which shows the site to be of low habitat value. The site is a busy site, with both pedestrian and vehicle traffic, which deters wildlife. The PEA approves the proposed works.

Proposed work will be completed during normal office hours, reducing the risk of light pollution or anti-social noise levels.

Due to the site location, a Flood Risk Assessment has been provided and approves the proposed works.

Specific attention is to be drawn to the proposed system being compliant with the binding rules, making it exempt from the need for an Environment Agency permit. The supplier has given written confirmation that less than 5m3 of effluent will be discharged into the river. A supporting document has been provided, evidencing how each of the individual binding rules have been evidenced and satisfied.

As per the PEA report, Biodiversity Net Gain requirements are exempt via de minimis exemption.

Conclusion

Ecological considerations have been thoroughly addressed, with the area of riverbank included in the proposal having a low distinctiveness rating. Val Wyatt have selected the particular sewage treatment plant due to its compliance with environmental regulations.

Attention to be drawn to the system's compliance with the binding rules, as outlined in supporting documentation evidencing how each of the rules are satisfied. This negates the requirement for an EA permit.

The current system is out-dated and no longer cost-effective due to the cost of pump outs. There is an operational impact with the existing system, as facilities close when the tank is full. The proposal will resolve these matters.

The proposal represents an appropriate form of development that balances the needs of the marina with environmental and community benefits. It adheres to both local and national planning policies and will enhance the quality of life for those who live, work, and visit the area.

Jodie Davis

Quality Manager