DALCOUR MACLAREN

Planning Supporting Statement

Client: Severn Trent Water Ltd
Scheme Name: EP – Scunthorpe (Grange Lane North)
15 August 2025

dalcourmaclaren.com

Project Details

Project Name	EP – Scunthorpe (Grange Lane North)
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A7S14382-AVO-04-ST-DR-T-0100	Site Location Plan	1:1250@A1
A7S14382-AVO-04-ST-DR-T-0101	Existing Site Layout Plan	1:200@A1
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A7S14382-AVO-04-ST-DR-T-0103	Proposed Elevations & Cross Section	1:50@A1

1 Introduction

1.1 Background to the Planning Application

1.1.1 Dalcour Maclaren (DM) has been instructed by Severn Trent Water Limited (STWL) to seek full planning permission for the installation of a new ventilation stack. The development will be located on land to the west of Grange Lane North, New Brumby, Scunthorpe, North Lincolnshire, DN16 1BT (National Grid Reference: SE 90978 09654).

1.1.2 The proposed ventilation stack is required in connection with a new underground shaft tank and associated plant and machinery which will benefit from and make use of STWL's Permitted Development rights ('PD rights'). The purpose of the planning application is to obtain permission for the element of the works, as listed in 1.1.1 above, which does not meet The Town and Country Planning (General Permitted Development) (England) Order 2015 ('the GPDO') criteria as permitted development.

1.1.3 The location for the new ventilation stack can't be deemed as 'operational land' and STWL's PD rights under Part 13 Class B (f) of the GPDO do not apply. Therefore, STWL are seeking full planning permission for the installation.

1.1.4 This Planning Supporting Statement has been prepared by DM to accompany a planning application under the Town and Country Planning Act 1990 (as amended) submitted to North Lincolnshire Council for the installation of 1 no. ventilation stack which requires planning consent.

1.2 Site Location and Existing Use

1.2.1 The proposed development is located on land to the west of Grange Lane North, New Brumby, Scunthorpe, North Lincolnshire, DN16 1BT (National Grid Reference: SE 90978 09654), hereafter referred to as 'the Site'. The Site can be seen in drawing no. A7S14382-AVO-04-ST-DR-T-0100 and demarcated in red in Figure 1 below.

Figure 1 Aerial imagery of the approximate site location demarcated by the red line boundary (Google Earth, 2025)

1.2.2 The Site is located within an industrial estate and currently consists of hardstanding associated with an existing service yard for Weightlifter Bodies Ltd, a trailer manufacturer, as shown in the existing site layout plan: A7S14382-AVO-04-ST-DR-T-0101. The Site is bounded by:

- Grange Lane North to the east and the B1501 beyond followed by commercial and industrial buildings; and
- Commercial and industrial buildings to the south, west and north.

1.2.3 The Site is accessed off Grange Lane North, an unclassified road, to the east.

1.2.4 The location for the proposed development benefits from its proximity to the existing rising main.

2 Proposed Development

2.1 Description of Development

2.1.1 The proposed development requiring planning permission is for the installation of a 4 metre high, stainless steel ventilation stack. The proposed location of the ventilation stack is shown within the proposed site layout plan: A7S14382-AVO-04-ST-DR-T-0102.

2.1.2 The location for the new ventilation stack can't be deemed as 'operational land' held by STWL as a statutory undertaker as defined under Sections 263 and 264 of the Town and Country Planning Act 1990 (as amended) ('TCPA'). Therefore, it is acknowledged that STWL's PD rights under Part 13 Class B (f) of the GPDO do not apply, nor can the ventilation stack be considered PD under Class B (d). Therefore, planning permission is sought under the TCPA for this element of the works.

2.1.3 In addition to ventilation stack requiring planning permission, additional works will be undertaken at the Site under STWL's PD rights. These PD works include for the installation of the following:

- 20m dia underground shaft tank with flush lockable covers;
- New underground pipework;
- New buried pumped rising main;
- New buried gravity sewers;
- New ACO drain surface drain;
- 1 no. Distribution Network Operator (DNO) and Motor Control Centre (MCC) kiosk (W: 2.5m x L: 4.1m x H: 2.8m, total capacity 28.7m^3); and
- 1 no. Vacflush and Storage kiosk (W: 1.2m x L: 4.2m x H: 2.747m, total capacity c.13.8m^3).

2.1.4 To clarify, as the works listed above meet the thresholds and conditions to be installed under STWL's PD rights under Part 13 Class B, STWL are not seeking planning permission for these works.

2.1.5 Mesh panel fencing with gates will be constructed around the proposed compound area. The fencing and gates will be 1.8m high to match the height of the existing fencing. Therefore, the installation of this fencing will constitute PD under Part 2 Class A of the GPDO.

2.2 Need for the Proposed Development

2.2.1 The proposed development is required in connection with a series of interventions STWL are delivering in the Scunthorpe area to increase storage capacity within the combined sewer network, which will help reduce the number of sewage spills in heavy rainfall from their Combined Sewer Overflows (CSOs) into the Bottleford Beck.

2.2.2 At present, the existing combined sewer system that serves the Scunthorpe area becomes inundated during storm events. CSOs act as an emergency relief mechanism to relieve pressure on the network and prevent sewage backing up into homes and businesses by discharging into the environment. Whilst this mechanism prevents sewage from flooding homes, this has an adverse impact on water quality of receiving local watercourses.

2.2.3 The installation of the proposed new underground shaft tank located off Grange Lane North will provide additional storage capacity in the system which will reduce the number of spills into neighbouring watercourses. The proposed new ventilation stack, forming the subject of this planning application, is required in connection with the operation of the underground shaft tank to allow air to escape during storm events when filling, avoiding the risk of overpressuring.

2.2.4 By reducing the number of foul water spills into Bottesford Beck, the proposed development will ensure STWL can continue to comply with the Environment Agency's (EA) permitting targets for water quality in line with their statutory responsibilities as a sewerage undertaker. This will decrease any potential human health and environmental impacts associated with the existing CSOs discharging into local watercourses.

2.3 Water Industry Act 1991

2.3.1 The Water Industry Act 1991 (as amended), which replaced the Water Act 1989, sets out the main powers and duties held by water and sewerage companies.

2.3.2 STWL is a regulated utility company with statutory responsibilities for providing and maintaining an efficient sewerage system. Under Section 94 (1) of the Water Industry Act 1991, STWL must:

"a) provide, improve and extend such a system of public sewers (whether inside its area or elsewhere) and so to cleanse and maintain those sewers and any lateral drains which belong to or vest in the undertaker as to ensure that that area is and continues to be effectually drained; and

b) make provision for the emptying of those sewers and such further provision (whether inside its area or elsewhere) as is necessary from time to time for effectually dealing, by means of sewage disposal works or otherwise, with the contents of those sewers."

2.3.3 As a sewerage undertaker, STWL must under the above Act, provide for the disposal of trade effluent and maintain the sewage system to ensure it continues to meet its statutory obligations.

2.3.4 As a part of their statutory responsibility as a sewerage undertaker, STWL must ensure that the wider environment is protected by undertaking this activity in a sustainable manner[1].

2.3.5 The proposed development, which provides essential and industry compliant infrastructure to ensure the continued provision of sewage management to the surrounding areas, will allow STWL to adhere to their statutory duties as a sewerage undertaker as set out in the Water Industry Act 1991 (as amended).

2.4 Construction Materials

2.4.1 As shown in A7S14382-AVO-04-ST-DR-T-0103, the ventilation stack will be 4m high from ground level and will be constructed from DN375 stainless steel.

2.4.2 Mesh panel fencing at 1.8m in height will be constructed around the proposed compound area, with 2 no. double leaf mesh gates to be installed which open out to the footpath to allow access to the 2 no. proposed kiosks and ventilation stack.

2.4.3 A 0.75m high Armco vehicle barrier will be installed around the rear of the compound where it adjoins the existing service yard.

2.5 Construction Methodology

2.5.1 Site construction commenced in October 2024 for the elements of the scheme comprising permitted development. It is anticipated that subject to the grant of planning permission, it will take 2no. days for the ventilation stack to be installed. The Site's existing access will be utilised for the delivery and placement of the ventilation stack. Where possible, deliveries to the Site of machinery and materials will be timed to avoid peak traffic periods.

2.5.2 Construction working hours will be between 07:30 and 18:00 Monday to Friday. No nightworks are to take place and no works shall take place on any Sunday or Bank Holiday without prior agreement from the Local Planning Authority.

2.5.3 The Site compound will be located immediately adjacent to the works. Provision will be made within the Site compound for parking of workers and visitor's vehicles. All parking and loading/unloading of deliveries, etc., will be accommodated within the Site's boundary. No parking or waiting in the highway will be permitted to avoid causing obstruction or disruption to the flow of traffic and any potential safety hazards.

2.5.4 Waste produced from work operations will be segregated. All waste will be managed and disposed of in accordance with the Waste Duty of Care. Waste will only be removed from site by a registered waste carrier and waste will be disposed of to a facility properly licensed to deal with waste.

[1] In accordance with Section 2 (3) of the Water Industry Act 1991 (as amended) the regulator has a duty to ensure that the activities of utility companies are performed *"…in the manner…best calculated to contribute to the achievement of sustainable development"*.

3 Environment and Planning Considerations

3.1 Landscape

3.1.1 The Site does not fall within or in close proximity to any statutory landscape designations such as National Landscape (formerly Area of Outstanding Natural Beauty) or National Park, nor is the Site located within Green Belt.

3.1.2 The Site does however fall within the North Lincolnshire Edge with Coversands National Character Area (NCA). The North Lincolnshire Edge with Coversands NCA comprises a ridge of Jurassic limestone running north from Lincoln to the Humber Estuary. The scarp slope rises prominently from adjacent low-lying land, forming the Edge or Cliff, and giving panoramic views out, in particular to the west. In the vicinity of Scunthorpe are the Coversands, post-glacial wind-blown sands which have given rise to mosaics of heathland, acid grassland and oak/birch woodland, supporting rare plant and animal communities akin to the Brecklands.

3.1.3 The proposed development is considered to have a negligible impact on the North Lincolnshire Edge with Coversands NCA due to the scale of the works and its siting on hardstanding within an existing industrial estate, , and as such further assessments or measures are not considered to be necessary.

3.1.4 The ventilation stack is to be sited between 2no. small kiosks and whilst having a functional appearance, is not considered to appear visually prominent, nor out of keeping within the industrial setting. The materials and colour specification for the new ventilation stack have been carefully chosen to accord with the existing equipment on-site and to mitigate any additional visual impact that may result from their installation. The ventilation stack has been kept to the minimum height necessary and is not excessive in height. The vent stack has been designed to appear in keeping with existing vertical street furniture such as lampposts and signage in the area.

3.1.5 As a result, it is considered highly unlikely that the proposed development will be prominent in the landscape or affect the visual amenity of nearby receptors.

3.2 Ecology

3.2.1 The proposed works are to take place wholly on hardstanding within the limits of an existing service yard. To facilitate the works, it is anticipated that excavations will be required.

3.2.2 There are no statutory or non-statutory ecological designations within or in close proximity to the Site, such as a Special Protection Areas (SPA) or Site of Special Scientific Interest (SSSI).

3.2.3 The proposed works are to take place wholly on an area of existing hardstanding within an existing operational service yard. No vegetation clearance will be required to facilitate the works. Due to the managed nature of the Site, it is not envisaged that there will be any significant ecological impacts as a result of the works.

3.2.4 Nonetheless, best practice measures will be implemented during the works to mitigate any potential impact on the surrounding ecology. These measures will include the following:

- All plant to be refuelled on hardstanding using drip trays with spill kits made available. Stationary plant or mobile plant left for long periods of time will have drip trays or plant nappies placed underneath.
- For any excavations required to complete the installation of the new vent stack and associated equipment, escape ramps will be provided to ensure that no animals become trapped overnight, and any pipework capped. Each morning, the excavations will be inspected for the presence of animals before works are allowed to commence.

3.2.5 A Construction Environmental Management Plan (CEMP) will be produced for the Site, setting out the safeguards and appropriate working practices that will be employed to minimise adverse effects on biodiversity.

3.2.6 Due to the implementation of the mitigation measures outlined above, it is not envisaged that there will be any significant ecological impact as a result of the works.

3.3 Biodiversity Net Gain

3.3.1 The proposed development is considered exempt from mandatory Biodiversity Net Gain (BNG) in accordance with The Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024, which mandates that developments must deliver at least 10% BNG. This is because it meets the criteria of Regulation 4 De Minimus Exemption, as the proposal will not impact any on-site priority habitat and will impact less than 25m^2 of on-site habitat with a biodiversity unit value greater than zero. The development will cover an area of c.1300m^2. However, this is to be located entirely on an area of existing hardstanding, classified as u1b: Developed Land, Sealed Surface, which is not a priority habitat and has a baseline biodiversity unit value of zero.

3.3.2 In line with STWL's own internal targets and committed environmental policy, the proposed development will explore opportunities to provide biodiversity enhancements across the wider scheme of works .

3.4 Arboriculture

3.4.1 No trees on or near the Site are protected under a Tree Preservation Order (TPO) and the Site is not located within or in close proximity to a Conservation Area or Ancient Woodland.

3.4.2 No trees need to be removed to accommodate the proposed works, nor are any trees within proximity of the works likely to be impacted. As such, it has not been considered necessary to undertake a Tree Survey or Arboricultural Impact Assessment (AIA) in support of this application.

3.4.3 Nonetheless, the following best practice measures will be implemented:

- No storage of materials, equipment, and machinery on the soft ground within the Root Protection Zone (RPZ) of any tree. It is generally accepted that these will need to be located well away from RPZs unless existing ground protection is to be used, or temporary suitable ground protection is provided.
- All works near to tree will be carried out in accordance with the guidance provided in the Streetworks UK (National Joint Utilities Group) Booklet 4: 2007 Guidelines (NJUG4) for the planning, installation, and maintenance of utilities services in proximity to trees.

3.4.4 Should any unforeseen pruning works be identified at the time of construction then works will be agreed prior to commencement.

3.4.5 As a result, it is not envisaged that there will be any significant arboricultural impacts as a result of the works.

3.5 Archaeology and Heritage

3.5.1 As aforementioned, the Site is not located within a Conservation Area and there are no designated or non-designated heritage or archaeological assets within or in close proximity to the Site boundary.

3.5.2 There are no Listed Buildings within 1km of the Site and no Scheduled Monuments within 2km of the Site. Due to the significant physical separation between the Site and the nearest designated heritage asset ('The Queen Bess public house' Grade II Listed Building located 1.1km northwest), it is considered unlikely that there will be any material change in the character or setting of this designated heritage asset because of the proposals.

3.5.3 The existing operational site has been subject to a significant amount of development in the past and as a result it is considered that there is a very low risk of encountering any significant undisturbed archaeological finds.

3.5.4 Therefore, due to the nature and scope of the proposed development within the bounds of an existing operational site, it is deemed that there are no requirements to undertake any further archaeological or heritage work to inform the proposals. The below ground works are considered to be PD and will be carried out in accordance with best practice measures.

3.6 Water Environment

3.6.1 According to the Environment Agency's (EA's) flood risk map for planning, the Site is located wholly within Flood Zone 1, which is defined as land assessed as having a less than 0.1% annual probability of flooding.

3.6.2 In addition, the proposed development is classified as *"water-compatible development"* according to Table 2: Flood Risk Vulnerability Classification of the Flood Risk and Coastal Change guidance as it comprises essential utility infrastructure for STWL as a statutory wastewater undertaker. *"Water-compatible development"* is deemed to be compatible within Flood Zone 1. The location for the proposed ventilation stack benefits from its proximity to a new underground shaft tank which it serves.

3.6.3 Due to the above reasons and as the proposed development is less than 1 hectare in size, a Flood Risk Assessment (FRA) is not required to be submitted to support this planning application in line with the National Planning Policy Framework (NPPF) and Guidance.

3.6.4 There are no watercourses located within proximity of the Site. Nonetheless, it will be ensured that STWL's contractors adhere to best practice measures and pollution control measures during the works in order to mitigate the risk of any pollution event.

3.6.5 The EA's surface water flood map shows the Site has a very low surface water flood risk. The proposals will not introduce any new areas of hardstanding, and the development is considered to have no anticipated risk to third parties or to the rest of the Site.

3.6.6 Surface water drainage will be managed appropriately via the Site's existing drainage conditions to demonstrate no increase in flood risk from surface water flooding as a result of the proposed development.

3.6.7 Overall, considering the above points, the development of the Site should not be precluded on flood risk grounds.

3.7 Highways and Traffic

3.7.1 All construction traffic will access the Site via a gated access off Grange Lane North, an unclassified road. A Traffic Management Plan will be implemented for the duration of the construction period to further reduce any potential impacts.

3.7.2 During the construction period, there will be a minor temporary increase in traffic to the Site for the delivery of materials, plant, and equipment, etc. However, this will only be required for the duration of the construction works. During the works, any vehicles will be parked within the agreed designated parking areas within the service yard to prevent any restrictions to access, egress and movement around the Site.

3.7.3 During operation, due to the low maintenance nature of the assets, the proposed development will only require infrequent maintenance visits from STWL personnel. Access will only be required for periodic maintenance or in the event of an emergency. As such, there is not expected to be a significant permanent increase in operational traffic.

3.7.4 Any effects associated with construction traffic and deliveries will be temporary in nature and will be minimised through the implementation of good construction practices and traffic management.

3.8 Noise

3.8.1 During construction, there is the potential for some additional noise source. The nearest residential receptor is located approximately 330m west of the Site and any increase in noise will be temporary and short in nature.

3.8.2 All plant, vehicles and machinery will be maintained in good condition and will be switched off when not in use to minimise construction noise and pollution to nearby receptors.

3.8.3 General measures to reduce noise levels during construction will be implemented, including:

- Avoiding unnecessary revving of engines and switching off equipment when not in use;
- Keeping internal haul routes well maintained and avoiding steep gradients;
- Using rubber linings in, for example, chutes and dumpers to reduce noise impacts;
- Minimising drop height of materials;
- Starting up plant and vehicles sequentially rather than all together;
- Ensuring machinery is appropriately serviced in line with manufacturers recommendations; and
- Ensuring machinery utilises 'smart' reversing siren technology to minimise unnecessary noise when reversing.

3.8.4 During operation, the new equipment is not expected to generate any new or increased noise levels above current background levels.

3.9 Dust and Air Quality

3.9.1 The Site falls within the Scunthorpe Air Quality Management Area (AQMA) which is declared for Particulate Matter PM_{10} from industrial source.

3.9.2 The anticipated dust emissions from construction are expected to be low, particularly given the prefabricated nature of the ventilation stack being delivered to the Site. Nonetheless, best practice methods will be used to suppress construction dust which may be generated during the installation of the ventilation stack, and all plant and machinery will be maintained in good condition and will be switched off when not in use to minimise pollution.

3.9.3 Where possible, the construction traffic will avoid populated areas to reduce harmful emissions in these areas.

3.9.4 During operation, there are not anticipated to be any dust emissions from the development. Therefore, there is not expected to be any long term and adverse impacts on air quality as a result of the works.

3.10Lighting

3.10.1 No permanent lighting is proposed at the Site and therefore the proposals will not cause any permanent change in illumination levels.

3.10.2 Throughout construction, artificial lighting will be kept to a minimum.

3.11 Odour

3.11.1 The function of the underground shaft tank is to attenuate heavily diluted stormwater overflow on the existing network during heavy rainfall events. The stormwater overflow will discharge back into the existing network within 24 hours of the event once network capacity allows. As such, due to the temporary nature of the attenuation of the storm water overflow, odour is not considered to be an issue, and chemical treatment will not be required.

3.11.2 The ventilation stack height has been carefully modelled at a suitable level to ensure the outlet is not easily accessible and any emissions will be dispersed and mixed with the air safely, only during heavy storm events, while causing no noticeable changes to odour or disturbance to the public. As such, there is not considered to be an unacceptable odour impact.

4 Planning Policy Review

4.1 Environmental Impact Assessment

4.1.1 The proposed development is not considered to be Schedule 1 or Schedule 2 development under The Town and Country Planning (Environmental Impact Assessment) Regulations 2017. The proposed development does not match any of the descriptions in either Schedule 1 or Schedule 2 and is also not located within a 'sensitive area' as defined by these regulations. As such, the proposal is considered to be non-EIA development.

4.2 National Planning Policy Framework

4.2.1 The National Planning Policy Framework (NPPF) was issued in March 2012, updated in December 2024 and was most recently amended in February 2025. The NPPF sets out the planning policies set by the Government for England and how they should be applied to planning decisions. The NPPF supersedes all previous planning policy and guidelines. Additionally, it sets out that planning law requires that applications for planning permission be determined in accordance with the Local Development Plan unless material considerations indicate otherwise.

4.2.2 The planning policies within the NPPF relevant to this planning application are given below:

4.2.3 Paragraph 8 states that achieving sustainable development means that the planning system has three overarching objectives:

"a) 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;

b) 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 services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

c) an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy."

4.2.4 Paragraph 11 of the NPPF sets out that:

"Plans and decisions should apply a presumption in favour of sustainable development. For plan-making this means that all plans should promote a

sustainable pattern of development that seeks to…align growth and infrastructure.

…For decision-taking this means approving development proposals that accord with an up-to-date development plan without delay."

4.2.5 Under the heading **'Strategic Policies', Paragraph 20** sets out that:

"Strategic policies should set out an overall strategy for the pattern, scale and design quality of places and make sufficient provision for infrastructure for…waste management [and] wastewater".

4.2.6 **Paragraph 25** states that authorities should collaborate to identify the relevant strategic matters which they need to address in their plans and should engage with infrastructure providers. **Paragraph 26** goes on to state that:

"Effective and on-going joint working between strategic policy-making authorities and relevant bodies is integral to the production of a positively prepared and justified strategy. In particular, joint working should help to determine where additional infrastructure is necessary".

4.2.7 With reference to **'Non-strategic policies', Paragraph 29** states that:

"Non-strategic policies should be used by local planning authorities and communities to set out more detailed policies for specific areas, neighbourhoods or types of development. This can include…the provision of infrastructure".

4.2.8 **Paragraph 39** goes on to indicate that:

"Local planning authorities should approach decisions on proposed development in a positive and creative way…and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible".

4.2.9 This planning statement sets out how the proposed development aligns with the up-to-date development plan and sets out the relevant local policies that apply to the proposed development within Section 5 of this document.

4.2.10 **Paragraph 131** of the NPPF states that:

"Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities".

4.2.11 The proposed development, the ventilation stack, is required in association with providing improved and essential wastewater infrastructure for the benefit of the local community in line with STWL's commitments, whilst having a minimal environmental impact. The proposed development is related to increasing the storage capacity on the existing sewage system, reducing the frequency of spills into neighbouring watercourse during storm events, therefore improving water quality and ensuring compliance with the Environment Agency's (EA's) permit requirements and The Water Services Regulation Authority's (Ofwat's) regulatory targets. As a result, it can be argued that the proposed development will improve the economic, social, and environmental conditions of the local area in accordance with the National Planning Policy and the three key pillars of sustainable development.

4.3 Local Planning Policy

4.3.1 Section 38 of the Planning and Compulsory Purchase Act 2004 replicates the provisions of Section 54A of the Town and Country Planning Act 1990 (as amended) and requires that where in making any determination, regard is to be held to the Development Plan, and that determination shall be made in accordance with the Plan unless material considerations indicate otherwise.

4.3.2 The North Lincolnshire Local Development Framework is a suite of Development Plan Documents (DPDs) which set out the local planning policy for the area. The North Lincolnshire Core Strategy is the most important element of the framework and was adopted in June 2011. It sets out the long-term vision for North Lincolnshire and provides a blueprint for managing growth and development in the area up to 2026.

4.3.3 The North Lincolnshire Local Development Framework replaced the 2003 Local Plan. However, several of these policies have been saved and are used in the decision-making process. The saved Local Plan policies should be referred to alongside the North Lincolnshire Development Framework Development Plan.

4.3.4 Following a resolution from Cabinet on the 30th of September 2024, the Council withdrew the Regulation 22 Submission version of the North Lincolnshire Local Plan (2020-2038) from Examination. The Local Development Scheme (LDS) was revised in March 2025 with the Local Plan now due to be adopted in Summer 2027.

4.3.5 The policies relevant to the proposed development are listed in Table 1 below, with a full planning policy appraisal provided in Section 5.

Table 1 Relevant Planning Policies from the North Lincolnshire Local Development Framework

Policy No.	Policy Description
North Lincolnshire Core Strategy	
Policy CS1	Spatial Strategy for North Lincolnshire
Policy CS2	Delivering More Sustainable Development
Policy CS5	Delivering Quality Design in North Lincolnshire
Policy CS16	North Lincolnshire's Landscape, Greenspace and Waterscape
Policy CS17	Biodiversity
Policy CS18	Sustainable Resource Use and Climate Change
Policy CS19	Flood Risk
2003 Local Plan Saved Policies	
Policy T2	Access to Development

Policy T18	Traffic Management
Policy DS1	General Requirements
Policy DS11	Polluting Activities

5 Planning Appraisal

5.1 Principle of Development

5.1.1 There is no one policy within the North Lincolnshire Local Development Framework that is specific to the proposal. Nonetheless, it is considered that the installation of 1 no. new ventilation stack to act primarily for pressure relief and as a safety measure to allow for the safe releasing of air from the underground shaft tank accords with the wider visions and objectives of this framework by promoting development to manage and facilitate sustainable growth for the area, particularly in the context of climate change.

5.2 Sustainable Development

5.2.1 Policy CS1 sets out the broad framework around which the spatial development strategy for North Lincolnshire will be based. It also provides clear priorities for the distribution and location of future development and a distinct direction for moving the area forward and achieving the spatial vision and objectives. Policy CS2 of the North Lincolnshire Core Strategy sets out how the principal elements that make up the overall spatial strategy will be implemented using a sequential approach to the location of future development that is based on the settlement hierarchy and taking into account other sustainability criteria.

5.2.2 The proposed development will contribute to supporting the existing sewage treatment network int the area whilst ensuring compliance with environmental legislation and policy. As identified in Section 3 above, there would be no adverse land use or environmental impacts, and the proposed development would therefore constitute sustainable development in accordance with the NPPF and Policy CS1 and CS2 of the North Lincolnshire Core Strategy.

5.2.3 The economic, social and environmental benefits of the proposed development are outlined below:

- Economic: The proposal will allow for the safe operation of an underground shaft tank which aims to reduce the number of foul water spills in the local watercourse network, potentially reducing financial burden on local authorities and taxpayers. Additionally, improving the local sewerage network and ensuring it is fit for purpose will contribute towards STWL reducing costs to customers. This in turn, supports economic growth and innovation by facilitating the expansion of communities and businesses.
- Social: The proposed development will contribute to improved and essential wastewater infrastructure for the benefit of the local community. In addition, by reinforcing the sewerage network in this location and reducing spills, the proposed development will improve water quality to the benefit and enjoyment of the public for recreational activities.
- Environmental: The proposal forms part of STWL's ongoing commitment to the environment and the EA. The proposed development will provide

essential infrastructure upgrades in order for STWL to continue to meet regulatory permits and reduce foul water spills into watercourses. The Site also makes use of the existing sewerage infrastructure in this location and its connection to the wider network and is therefore deemed to be the most sustainable location for the development.

5.2.4 For the reasons set out above, the proposed development is considered to accord with Policy CS1 and CS2. The proposal is therefore considered to demonstrate significant economic, social, and environmental benefits and as such represents sustainable development which increases waste management capacity and self-sufficiency.

5.3 Quality Design

5.3.1 Policy CS5 of the North Lincolnshire Core Strategy sets out the key design principles for all new development in North Lincolnshire and aims to ensure that development supports the creation of a high-quality built environment which is attractive to residents, investors and visitors.

5.3.2 The proposed development comprises the installation of 1 no. new ventilation stack to ensure the safe operation of its associated underground shaft tank. The ventilation stack is the minimum size required and will be similar to existing infrastructure on-site in terms of scale, massing, appearance and functionality.

5.3.3 Colours and materials for the ventilation stack have been chosen to appear sympathetic to the local landscape and to blend with existing infrastructure on-site and mitigate any additional visual impact that may result from its installation such that works will not result in an adverse impact to the overall amenity of the area.

5.3.4 Due to the proposals location on hardstanding within an existing service yard and the managed nature of the Site, there are not expected to be any significant impact to trees or ecology as a result of the works. Nonetheless, best practice measures will be employed by contractors and personnel during the works to ensure no harm comes to any protected species or notable habitats. Therefore, it is considered that the development accords with Policy CS5 and Policy DS1 of the 2003 Local Plan Saved Policies.

5.4 Landscape, Greenspace and Waterscape

5.4.1 Policy CS16 of the North Lincolnshire Core Strategy aims to ensure that key strategic spaces are protected and enhanced, contributing to the formation of sustainable linked communities.

5.4.2 As aforementioned, the proposed development is situated within an existing service yard and consists of essential infrastructure upgrades required to reduce the number of foul water spills into nearby watercourses. The development has been designed to be in-keeping with the existing infrastructure on-site.

5.4.3 The proposed development is the minimum size required to ensure the safe operation of its associated underground shaft tank and has been designed to be similar to existing assets on-site in terms of appearance and functionality. Colours and material for the new ventilation stack have been chosen to be sympathetic to the local landscape and to mitigate against any additional visual impact that may result from the proposed development.

5.4.4 Therefore, no adverse impacts to the landscape, greenspace and waterscape are anticipated and the development is deemed to accord with Policy CS16.

5.5 Biodiversity

5.5.1 Policy CS17 of the North Lincolnshire Core Strategy is primarily about conserving and enhancing North Lincolnshire's wildlife, including inter-tidal and peat moor locations and supporting a richness of biodiversity that will underpin the creation of sustainable neighbourhoods and green tourism.

5.5.2 The proposed development is designed to have a minimal footprint and preserve existing biodiversity where possible. In accordance with the North Lincolnshire Local Development Framework and STWL's internal commitment to protecting and enhancing the natural environment, the proposed development will ensure minimal habitat loss.

5.5.3 The Site is not located within or immediately adjacent to any statutory or non-statutory ecologically designated sites.

5.5.4 The proposed development will be located wholly on hardstanding within an existing service yard. Therefore, the development is considered to fall under the de minimus exemption and is exempt from mandatory biodiversity net gain.

5.5.5 It will be ensured that immediately prior to the commencement of the works, STWL's own appointed ecologist will carry out a pre-works check of the works area to ensure there are no protected species present. If any protected species are found or considered to be present, works will halt immediately and will not be able to continue until the advice of an SQE has been sought.

5.5.6 No trees will be directly affected by the proposed works, no tree removal is needed to facilitate the works, and no tree pruning will be required for the ventilation stack installation.

5.5.7 For the above reasons, it is considered unlikely that there will be any significant impacts to the natural environment, protected species or green infrastructure networks as a result of the development.

5.6 Sustainable Resource Use and Climate Change

5.6.1 Policy CS18 aims to reduce the size of North Lincolnshire's ecological footprint, reduce the causes of climate change, and move North Lincolnshire towards a more resource efficient future. It also states that the Outline Water Cycle Strategy shows that there is a need for major improvements to the sewage network to accommodate growth within and adjoining Scunthorpe.

5.6.2 The installation of 1 no. new ventilation stack to act primarily for pressure relief and as a safety measure to allow for the safe releasing of air from the underground shaft tank is an essential upgrade which will enable STWL to ensure sufficient and sustainable waste management to support the region's growth. Additionally, the proposed development will reduce the occurrence of foul water spills into nearby watercourses, thus improving water quality in the area. The Site makes use of the existing sewerage network infrastructure at its location and the development will be seen in context with the current land-use.

5.6.3 The development is the minimum size and scale required and will be functional in design, scale, and appearance. Materials, colours and finishes selected for the proposed development are required to comply with STWL's operational standards. As mentioned previously, when the site is in operation, there will be minimal visual impact, and therefore no harm to the character and appearance of the local environment is anticipated.

5.6.4 During construction, it is anticipated that there will be a temporary minor increase in traffic to the working area for the delivery of materials, plant and machinery. Nonetheless, this will be managed by ensuring deliveries avoid peak periods and busy routes. During the works, any vehicles will be parked within the Site compound and will require no parking or waiting on the access road.

5.6.5 The Site will use an existing access which is off the unclassified road, Grange Lane North. Additionally, mitigation measures have been put in place to ensure safe access and egress from the Site. Therefore, it is not expected that the proposed works will have any adverse impact on the local traffic infrastructure or generate any significant traffic once operational.

5.6.6 During operation, the new equipment is not expected to generate any new or increased noise levels above current background levels. Further, due to the distance and existing background noise levels, it is considered that there is very little impact on neighbouring residential properties during the construction period.

5.6.7 During construction, standard working hours for contractors will be followed. Additionally, the proposed works will avoid artificial lighting where possible to minimise the risk of light pollution. Due to these reasons, it is considered that the proposed development will have a negligible effect on light pollution.

5.6.8 Best practice methods will be used to minimise the dust which may be generated during construction. Machinery and plant will be maintained in good working order and switched off when not in use.

5.6.9 The ventilation stack height has been carefully modelled at a suitable level to ensure the outlet is not easily accessible and any emissions will be dispersed and mixed with the air safely, only during heavy storm events, while causing no noticeable changes to odour or disturbance to the public.

5.6.10 Construction will not require extensive use of noxious, toxic or hazardous chemicals or substances. All potentially hazardous substances used during construction will be closely managed on-site, with all operators following standard Control of Substances Hazardous to Health (COSHH) regulations, health and safety measures and trained in spill control measures. As such, it is highly unlikely that construction will cause any significant pollution events or that the installation of the ventilation stack will release any pollutant or any hazardous/toxic/noxious substances to the air.

5.6.11 Given that the proposal does not create any unacceptable environmental impacts from noise, traffic or visual amenity and provides sustainable and resilient sewerage infrastructure capable of accommodating future demands, the proposed works are considered to align with Policy CS18 and policies T2, T18 and DS11 of the 2003 Local Plan Saved Policies.

5.7 Flood Risk

5.7.1 Policy CS19 sets out that the council will support development proposals that avoid areas of current or future flood risk, and which do not increase the risk of flooding elsewhere. This policy also aims to safeguard people and property from the risks of flooding.

5.7.2 The proposed development has been designed to minimise the amount of impermeable surface required and to ensure that surface water runoff and any additional discharge produced by the development can be dealt with via the Sites' existing drainage conditions. This, therefore, minimises the risk of pollutants entering any nearby watercourses.

5.7.3 The Site is located wholly within Flood Zone 1 and is less than 1 hectare in size, therefore an FRA is not required to support this planning application in line with the NPPF.

5.7.4 The proposed development is part of a wider scheme that will increase storage capacity within the existing sewerage system and therefore have a positive impact on flood resilience.

5.7.5 For the reasons stated above, the proposed development is considered to accord with Policy CS19.

5.8 Cumulative Impact

5.8.1 The cumulative impact of the development in relation to previous and wider wastewater development has been considered as part of this development.

5.8.2 The development will be contained within an existing service yard on hardstanding. Whilst it is acknowledged that the extent of the built form on the Site will be increased, it is considered that this would not result in any adverse cumulative impacts. It is considered that the proposed development would serve to positively impact the local community, through providing enhanced resilience of the existing sewerage network to support future increased demand and capacity, and by reducing the occurrence of foul water spills in local watercourses.

5.9 Planning Policy Conclusion

5.9.1 As detailed above, it is considered that the proposed development accords with both national and local policies. Furthermore, any minimal or temporary impacts that may result from the development will be clearly outweighed by the public benefit of increasing the capacity and improving the function of the existing sewerage network in the local area. This will facilitate future growth in the area and mitigate against the risks presented by climate change. It is therefore proposed that this application should be considered favourably based on its merits.

5.9.2 The proposed development meets the requirements of sustainable development, as outlined within the North Lincolnshire Local Development Framework and National Planning Policy. Environmentally, the proposed development supports the governments aims to meet tighter effluent regulations and improve water quality of watercourses. The proposed development will contribute to STWL's commitments as a statutory undertaker and will provide a positive contribution to enhancing the ecological condition of the wider area.

5.9.3 Providing essential upgrades to improve the sewerage network will bring significant social and health benefits to the local community. Furthermore, the proposed works will reduce the number of foul water spills in the local watercourse network, potentially reducing financial burden on local authorities and STWL customers.

6 Conclusion

6.1.1 The proposed development comprises the installation of 1 no. new ventilation stack required in association with the installation of an underground shaft tank within an existing service yard off Grange Lane North, Scunthorpe.

6.1.2 The ventilation stack will act primarily for pressure relief and also as a safety measure to allow for the safe releasing of air from the underground shaft tank.

6.1.3 The proposed development is also required to operate in concurrence with the existing sewerage network in this location and will support sustainable development and growth by reinforcing the network to cope with projected increases in the local population, particularly in the context of climate change. Therefore, the proposed works are considered essential for STWL to continue to meet their statutory duties as set out in the Water Industry Act 1991.

6.1.4 The location of the proposed ventilation stack within an existing service yard and its sensitive design will ensure that the new development will not be prominent within the landscape and will have a minimal impact on surrounding receptors, biodiversity, and the natural environment.

6.1.5 This statement and the supporting information supplied within this application have demonstrated that the proposed development accords with both national and local planning policy and guidance and that it aligns with the sustainable development principles of the NPPF.

6.1.6 In view of the information provided within this statement, it is considered that there are no material reasons why planning permission should not be granted.

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