

# HOLBETON PARISH COUNCIL PLANNING POLICY ADDENDUM

## Planning Guidance re the Erme Estuary Water Quality

This guidance was compiled by the River Yealm Water Quality Group and is reproduced with their permission.

Holbeton Parish Council has resolved that this will be used in considering planning applications for any new development (single and multiple) and extensions where the issue of the safe and sustainable disposal of surface water on site is part of the application.

### 1. Planning policy

*Holbeton Parish Council will oppose/not support any planning application that is not in line with National Planning Policy Framework (NPPF) in particular sections 170 and 180 and the water framework directive Article 4 (non deterioration clause). In order to consider these matters Holbeton Parish Council may utilise any data made available from any sewage infrastructure which the planning applicant utilises. The Parish council will also always ask to see any FDA1 (foul drainage assessment) forms which have been completed in support of a planning application.*

Sections 170 and 180 of the NPPF primarily provide water quality protection.

*170.*

*(e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and*

*180. Planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development.*

### 2. Planning Applications

Question 12 of any planning application for new development and extensions must be looked at in detail. The application must include plans of sustainable drainage of surface water on the site, including a foul drainage assessment, and how this is achieved through permeable or non permeable surface and what materials will be used. A site meeting is recommended if the proposals are not clear that no surface water is draining to the foul sewer.

Holbeton Parish Council will consider what measures are acceptable to mitigate increased loadings on the sewerage system resulting in increased incidence of polluting storm overflows, installing

soakaways for rainwater (that is currently going to foul drains), green roofs, water butts, permeable pavements driveways (any other SUDS solutions) etc.

Fuller guidance from South Hams District Council is attached in Appendix 1

**3. Permitted development** i.e. tarmacking gardens to make parking spaces/ bigger drives which create issues for other further down flow. This falls under part F of permitted development, but with restrictions as the guidance copied below

Class F – hard surfaces

This provides permitted development rights within the curtilage of a house for -

(a) the provision of a hard surface for any purpose incidental to the enjoyment of the dwellinghouse as such or

(b) the replacement in whole or in part of such a surface

Development is not permitted by Class F if permission to use the dwellinghouse as a dwellinghouse has been granted only by virtue of Class M, N, P, PA, or Q of Part 2 of this Schedule (change of use) Conditions

F.1 Development is permitted by Class F subject to the condition that where -

(a) the hard surface would be situated on land between a wall forming the principal elevation of the dwellinghouse and a highway, and

(b) the area of ground covered by the hard surface, or the area of hard surface replaced, would exceed 5 square metres,

either the hard surface shall be made of porous materials, or provision shall be made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the dwellinghouse

The Department for Communities and Local Government has produced separate guidance on permeable paving. This can be found at:

[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/7728/pavingfrontgardens.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/7728/pavingfrontgardens.pdf)

**4. Statement for Holbeton Parish Council to use on surface water drainage in response to a planning application from the District Council.**

Holbeton Parish Council is committed to the improvement of water quality of the River Erme by ensuring that all planning applications for new housing and extensions have sustainable and appropriate drainage plans for the disposal of all surface water within the proposed site of the development. For this application.....

**5. Fuller guidance** is from South Hams District Council is attached in Appendix 1

October 2022

## Appendix 1

### Planning considerations with regard to the impact of the water quality in the Erme From South Hams District Council

The planning policy framework which most directly comes into play when considering this issue, would begin at national level with the National Planning Policy Framework (NPPF). In particular chapter 15 'Conserving and enhancing the natural environment' paragraph 170 and then 175 regarding Habitats and biodiversity' and paragraph 180 regarding 'Ground conditions and pollution' (the following underlining is my emphasis throughout):

175. When determining planning applications, local planning authorities should apply the following principles:

a) if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;

b) development on land within or outside a Site of Special Scientific Interest [such as the Erme estuary], and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;

c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists; and

d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to incorporate biodiversity improvements in and around developments should be encouraged, especially where this can secure measurable net gains for biodiversity.

180. Planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. In doing so they should:

a) mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development – and avoid noise giving rise to significant adverse impacts on health and the quality of life;

b) identify and protect tranquil areas which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason; and

c) limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.

The National planning policy guidance (NPPG) also has advice and guidance around plan-making and decision making in relation to water quality which is a material consideration and can be found here:

<https://www.gov.uk/guidance/water-supply-wastewater-and-water-quality#water-quality>

This national guidance has then been translated through into the Joint Local Plan (JLP) and is found at DEV2 (p247 of the JLP);

### **Policy DEV2**

#### ***Air, water, soil, noise, land and light***

*Development proposals which will cause unacceptable on- or off-site risk or harm to human health, the natural environment or living conditions, either individually or cumulatively, will not be permitted. Development should:*

- 1. Avoid harmful environmental impacts and health risks for both new and existing development arising from soil, air, water, land, or noise pollution or land instability.*
- 2. Where located in or impacting on an Air Quality Management Area, avoid or mitigate its impact through positively contributing towards the implementation of measures contained within air quality action plans and transport programmes, and through green infrastructure provision and enhancements, building design and layout which helps minimise air quality impacts.*
- 3. Prevent deterioration of and where appropriate protect, enhance and restore water quality.*
- 4. Limit the impact of light pollution on local amenity, intrinsically dark landscapes and nature conservation.*
- 5. Where appropriate, remediate and mitigate despoiled, degraded, derelict, contaminated and unstable land.*
- 6. Protect soils, safeguarding the long term potential of best and most versatile agricultural land and conserving soil resources.*
- 7. Maintain and where appropriate improve the noise environment in accordance with the Noise Policy Statement for England (including any subsequent updates).*
- 8. Not cause an adverse effect on the integrity of a European Site (see Policy SPT12).*

*The supporting text to this policy states that:*

**6.9** *The planning system plays an important role in protecting the environment and*

people from pollution and in managing natural resources. Policy DEV2 considers air, water, land, noise and light pollution, alongside other natural resource issues such as land stability and the need to safeguard soils and agricultural land. Its implementation will be amplified in the Plymouth Policy Area and Thriving Towns and Villages SPDs.

**6.10** Air Quality Management Areas (AQMA) highlight those areas where air quality presents a particular issue and challenge. In addition to avoiding unacceptable impacts to air quality in any event, Policy DEV2 seeks to ensure that the individual and cumulative impacts of development on AQMA is appropriately considered and looks to Air Quality Action Plans and transport programmes in the first instance for appropriate measures to be implemented. The context and circumstances of an existing AQMA will inform the extent to which any impact is considered unacceptable. Any development, whether having an impact on an existing AQMA or not, that could have a significant cumulative impact on air quality, would normally be considered in the context of an Air Quality Assessment or Environmental Impact Assessment.

**6.11** Under the Water Framework Directive (WFD) development should not result in deterioration of the status of the relevant waterbody and should aim to improve water quality where possible to help deliver the South West River Basin Management Plan objectives. This includes protected areas under WFD (bathing waters, shellfish waters etc.) which rely on the surrounding water quality. A catchment based approach will be taken when considering water quality following guidance in the National Planning Practice Guidance. Where there is an issue early engagement should be sought with the Environment Agency and relevant water and sewerage companies to clarify the type of assessment required.

There are several associated policies around biodiversity protection (DEV 26) and protection of general health and amenity (DEV1). However the other very pertinent policy for consideration is DEV35 'Managing flood risk and water quality impacts', especially point 4 onwards.

4. Developments, new and extensions should incorporate sustainable water management measures to reduce water use, and increase its reuse, minimise surface water run-off, and ensure that it does not increase flood risks or impact water quality elsewhere, in compliance with the Local Flood Risk Management Plan and national standards for sustainable urban drainage systems. Surface water from proposed developments should be discharged in a separate surface water drainage system which should be discharged according to the drainage hierarchies set out in the Plymouth and Devon Local Flood Risk Management Strategies.

5. Proposals for discharges of surface water direct to coastal waters must include measures to remove particulate and dissolved pollutants in order to conserve the quality of coastal environments.

6. Developments which undermine the role of undeveloped estuarine coastal margins in providing resilience to climate change will not be allowed.

*7. Developments located within the Critical Drainage Area should include a Drainage Strategy setting out and justifying the option(s) proposed, present supporting evidence, and include proposals for long term maintenance and management.*

*8. Development will not be permitted without confirmation that sewage / wastewater treatment facilities can accommodate or will be improved to accommodate the new development, in advance of the development taking place.*

*9. Where necessary, financial contributions will be sought for the maintenance and improvement of drainage infrastructure, fluvial and tidal flood defences, and erosion defences. Development should provide financial contributions, as necessary, to mitigate impacts on sewer network and to ensure no adverse effect on the integrity of any designated sites.*

The recently adopted SPD also adds further guidance to these policies, esp para 9.69 onwards.

The above sets out the planning policy framework and guidance for decision-making which may affect water quality on or off site. In practice what this means with regards to an individual application is that the applicant is required to give us adequate information regarding any waste disposal. In the majority of cases this means foul drainage and/or the possible management of any contaminants on the site which may become mobilised by the development itself and any possible contamination from the process/development being proposed.

Re foul water/sewage - once the application form identifies the method of disposal of foul water officers would then ensure that this is appropriate for the site and proposal. For foul water an FDA1 form has to be completed by the applicant identifying the method of disposal. If it is to mains then SWW comment on whether there is capacity and whether this method of disposal to mains is acceptable, for other methods of disposal such as bio-digesters, either the SHDC drainage specialist or the DCC specialist (for major applications) would review it. Providing these specialist officers are content with the information and methods then, subject to any necessary conditions, this is considered acceptable.

Re contamination, either existing on site or as a result of the proposed development, the applicant' provide a contamination statement or a phase 1 study if this is required, and would have to demonstrate appropriate mitigation of any contamination issues. Again this information is examined by SHDC specialist Environmental Health Officers and, depending on the proposal possibly also the Environment Agency. Assuming these specialist advisors are content then, as above, it would usually be considered acceptable in this regard.

Overall then this sets out the framework for officer/Councillor decision-making relating to development within the catchment which may impact water quality.

However a large part of the ongoing and future issues around the water quality and any contamination of or discharges into the river rest outside Planning or Environmental Health's control and sits instead with the Environment Agency. The

EA and SWW in combination are the 2 main bodies in play here. Planning officers at SHDC are currently writing to South West Water to ensure that when they are consulted by planning on applications and respond, they ensure they are very accurate and confident with regards to capacity at their treatment plants as we are aware there is concern that some may be over capacity and/or causing discharges and CEFAS (Centre for Environment, Fisheries and Aquaculture Science) has contacted us in this regard hence we are proactively contacting SWW to address this.

I trust this sets out the planning guidelines, policies and considerations that Officers have to consider when arriving at a recommendation and how we interact with other specialist and authorities on this matter.