

MILTON KEYNES PARTNERSHIP PLANNING SUB COMMITTEE

DATE OF MEETING: 15 June 2009

ITEM NUMBER: 7

FOR DECISION

Proposal:	Erection of foul water pumping station and ancillary vehicular turning area at land adjacent to Newport Road, Brooklands
Application Number:	09/00604/MKPC
Application Type:	Full Application
Applicant:	Places for People Developments Ltd
Expiry Date:	29 May 2009
Parish:	Broughton and Milton Keynes
Purpose:	The purpose of this report is to seek the Planning Sub-Committee's approval of the full planning application
Responsible officer:	Lindsey Richards, Development Control Manager, Milton Keynes Partnership
Prepared by:	Jennie Cook, Planner, Milton Keynes Partnership
Attachments:	Appendix 1: Statutory and Non-Statutory Consultation Responses Appendix 2: Compound layout and location plan and elevations

BRIEF SUMMARY

1. This is a full planning application which proposes construction of a foul water pumping station and ancillary vehicular turning area to serve the Brooklands development. The pumping station site, which is located within the northern part of the Brooklands development, was identified as part of the Brooklands masterplan, approved under outline application 06/00220/MKPCO.
2. The application has been assessed on its individual merits and against relevant development plan policies. The proposal is considered to be in accordance with the adopted Milton Keynes Local Plan and meets the objectives of the approved Eastern Expansion Area Development Framework Document and the Brooklands Development Brief.

RECOMMENDATION

3. It is recommended that the application be **APPROVED** subject to the recommended planning conditions.

RESPONSIBLE LOCAL PLANNING AUTHORITY

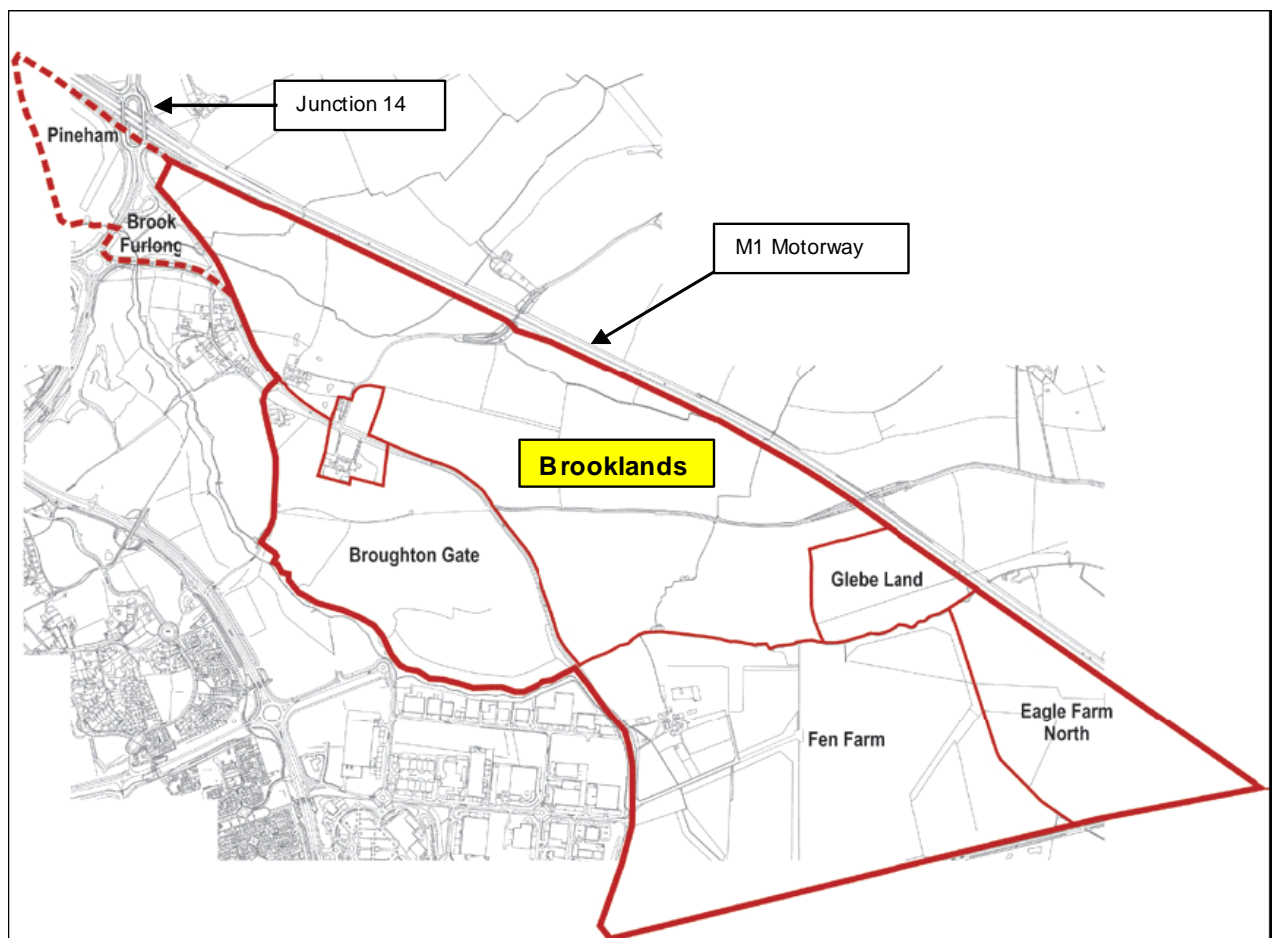
4. The Milton Keynes Partnership Committee has powers under the Milton Keynes (Urban Area and Planning Functions) Order 2004 as the Local Planning Authority to determine this application on the grounds that it is:

- located within the boundaries of the designated urban area;
- development that is described in Article 4 of the above Order which forms part of a more substantial proposed development of a kind on the same land.

SITE DESCRIPTION

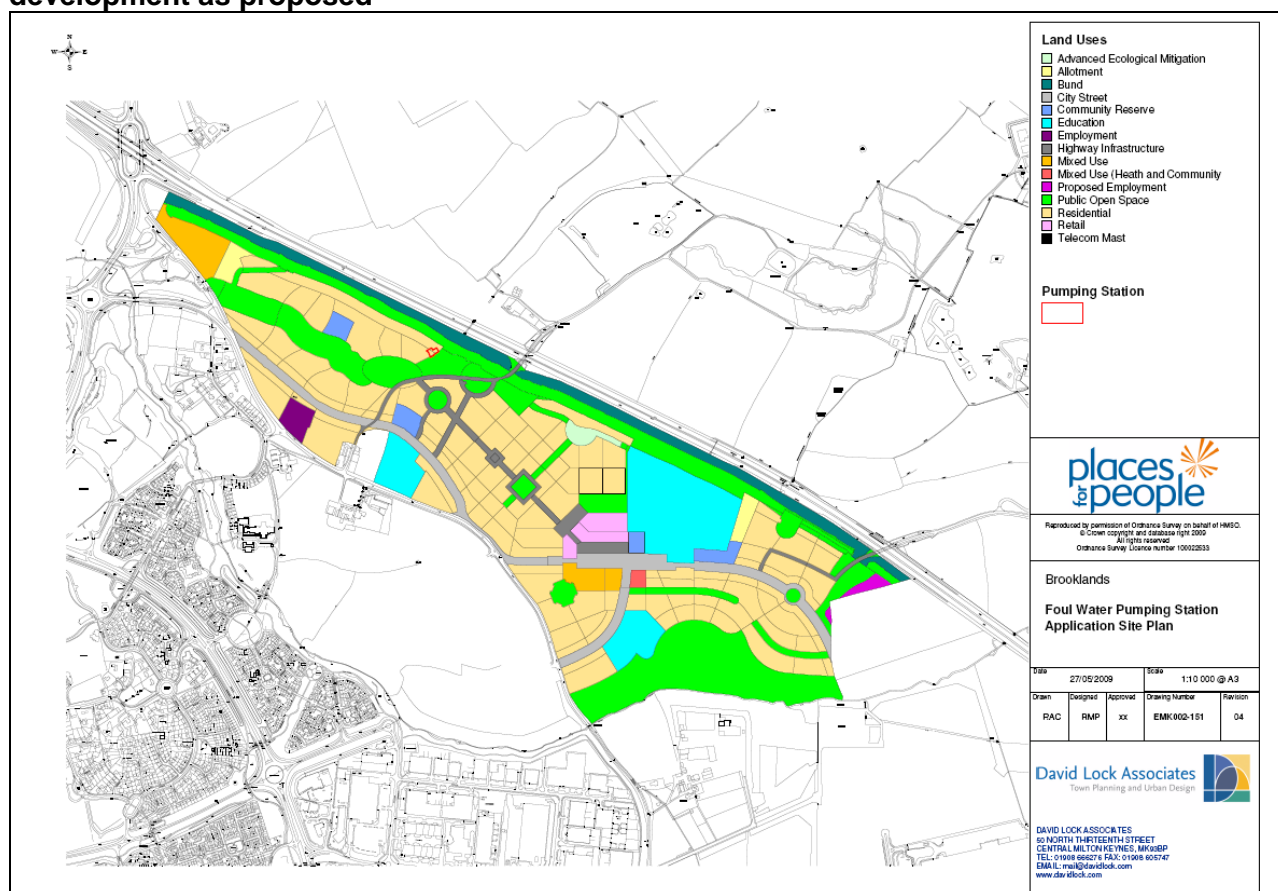
5. The Brooklands development site is located on the eastern edge of Milton Keynes and forms a substantial part of the Eastern Expansion Area. The location and context of Brooklands is shown in **Figure 1** below. Construction of housing at Broughton Gate to the west is now well underway and approximately 160 properties are occupied. The Brooklands site currently consists of predominantly low quality agricultural land although work is now underway on construction of the Ridge, an acoustic earth bund alongside the motorway, excavation for the SUDS area known as Brooklands Meadows and construction of the first phase of the City Street.

Figure 1: Location of Brooklands, Eastern Expansion Area



6. The pumping station site to which this application relates is located in the northern half of the Brooklands site, on allocated residential land to the north of Brooklands Meadows, adjacent to Broughton Grounds Lane. The location of the site in relation to the approved Brooklands development is shown in **Figure 2** below:

Figure 2: Location of the Foul water pumping station in relation to the Brooklands development as proposed



7. As part of the Eastern Expansion area development, the pumping station site will be accessed from Broughton Grounds Lane in an extension of the previously approved road crossing for Brooklands Meadows. It will be surrounded by housing.
8. The site is currently vacant, although advanced ecological infrastructure works associated with the Brooklands development have been undertaken already. The site has recently been the subject of an extensive archaeological excavation in order to comply with the requirement of condition 18 of planning approval 06/00220/MKPCO.

PLANNING HISTORY

9. **06/00220/MKPCO:** Outline application at Brooklands for residential development comprising up to 2501 units, a new mixed use commercial centre, a hotel, a transport route, public open space, sites for three schools, ancillary roads, structural landscaping and infrastructure including an extension to Broughton Brook Linear Park and detailed planning permission for the construction of Brooklands Public Open Space Ridge along the eastern boundary of the site was approved on 7th August 2007 subject to a site specific Section 106 Agreement. Construction of the section of Ridge between Broughton Grounds Lane and Junction 14 commenced in July 2008.
10. **08/00583/MKPC:** Full application for construction of Phase 1 Infrastructure at Brooklands including roads, ancillary junctions, footways, redways and ancillary landscaping was approved on the 22nd July 2008. These works involve the first phase of the City Street which will provide access to the first school site. The applicants recently started on site.

11. **08/01331/MKPC:** Full application for change of use from former agricultural land to a Sustainable Urban Drainage System (SUDS) with Ancillary Roads, Footpaths and Landscaping was approved on 15th October 2008. Construction of Brooklands Meadows is currently underway and will provide SUDs within a linear park setting to serve the housing within Brooklands.

THE PROPOSAL

12. This application is the erection of a foul water pumping station on the previously approved Brooklands site. The foul water pumping station will be 13.5m in length and 10.5m wide, with a total area of 141.75m². It will be enclosed by brick walls to maximum height of 1.8m above ground level. The wall type will be subject to approval with the Planning Authority, and will be designed to suit the local surroundings.
13. The compound layout and location plan and elevations are attached at **Appendix 2** to this report. The foul water pumping station is to be located on previously authorised residential land to the north of Brooklands Meadows. The location will allow the pumping station to connect to the existing network and as such will have the propensity to increase the rate of housing delivery in the early stages of Brooklands.
14. The pumping station will be accessed by a 3.8m wide entrance.gates Inside the 1.8m high brick wall there will be an area of brushed concrete hardstanding to allow pedestrian access to the foul pumping tanker, mobile generator or temporary pumping facilities.
15. The facility will be accessed from Broughton Grounds Lane in an extension of the previously approved road crossing for Brooklands Meadows.

CONSULTATIONS

16. The consultation undertaken for this application included:
- notification of a range of statutory and non-statutory stakeholders.
 - notification of neighbouring properties and local Ward Members by letter.
 - posting of site notices in close proximity to the site.
 - posting of an advertisement in the Citizen on 9th April 2009.
17. A full report of the statutory and non-statutory consultation responses are set out in **Appendix 1**. The main issues raised in the consultation responses are:
18. **MKC Environmental Health**
Raised a number of queries relating to noise, light and “ultrasonic” levels which have now been addressed by the applicants.
19. **Environment Agency**
Have no objections to the application but the applicant should ensure that the pumping station is designed to provide sufficient storage capacity for foul water and that screens are installed to remove rags. They also state that a discharge consent will be required to install an overflow from the pumping station and to discharge to the nearby watercourse.
20. **The Parks Trust**
Recommend that the external finishes should be of a quality and standard in keeping with the surrounding landscape and land uses.
21. **Buckingham and River Ouzel Internal Drainage Board**

Initially objected and requested further information. Once provided with this additional information they withdrew their objection.

22. **CPDA**

Raise no objections or major concerns but do request that consideration be given to the landscaping around the perimeter wall to limit the risk that it will be a target for graffiti.

23. **MKC Highways**

No objection to the application subject to conditions.

24. **MKC Landscape**

Comment that, although the location is within a residential area and abuts public open space, no landscape proposals are provided to the pumping station and suggest that landscaping must be provided, that affords security, mitigation and adheres to the prevailing landscape approach specified in the design code (this will be done via conditions)

REPRESENTATIONS

25. None received.

POLICY FRAMEWORK

26. This section lists the most relevant planning policies upon which this application is assessed.

27. **National Context**

- Planning Policy Statement (PPS) 1: Creating Sustainable Communities
- Planning Policy Guidance (PPG) 13: Transport
- Planning Policy Statement (PPS) 23: Planning and Pollution Control
- Planning Policy Statement (PPS) 25: Development and Flood Risk

28. **Milton Keynes Local Plan (adopted 21st December 2005)**

- Policy S1 (General Principles)
- Policy EA2 (Expansion Areas)
- Policy EA3 (Eastern Expansion Area)
- Policy D1 (Impact of Development Proposals)
- Policy D2 (Design of Buildings)
- Policy D2a (Urban Design Aspects of New Development)
- Policy T10 (Transport)

29. **Supplementary Planning Guidance**

- Eastern Expansion Area Development Framework (adopted October 2005)

30. **Other Documents**

- Brooklands Development Brief (Approved August 2006)

DEVELOPMENT ASSESSMENT

31. The main issues in consideration of this application are:

32. **Drainage**

33. The foul water pumping station is designed to discharge into the foul water drainage network which ultimately discharges to the Anglian Water trunk main sewer to the west and south of the development site. All hard paved surfaces within the pumping

station compound will drain in the wet well and therefore also enter the foul water drainage network. This reason for connecting all hard paved areas into the foul drainage network and not the surface water network is that the pumping station must allow the facility for a tanker to pump out the well in the event of a pump failure and therefore should an accidental spill occur the foul sewerage would be contained (the hard surfaces have been designed to slope to the gully in the middle of the pumping station). The applicants have assured Officers that this is a standard feature in foul pumping station designs and in full accordance with Sewers for Adoption (6th edition).

34. Any hard paved surface outside the pumping station boundary wall will drain to the Meadows Attenuation Ponds in accordance with the approved Brooklands Flood Risk Assessment and Surface Water Drainage Strategy.

35. These design considerations minimise the risk of any accidental spillage within the pumping station entering the surface water regime.

36. **Location and Design of the Pumping station**

37. The pumping station is a key piece of infrastructure that is required to facilitate the wider Brooklands development. It is to be located on land that was allocated for residential land to the north of Brooklands Meadows under outline application 06/00220/MKPCO. The rationale behind this location is that it will allow the pumping station to connect to the existing foul water drainage network and as such will be able to increase the rate of housing delivery in the early stages of Brooklands.

38. The pumping station compound will be surrounded by a 1.8m perimeter brick wall that is proposed to blend in with the architectural style and materials of the surrounding residential areas. The approved Brooklands Development Brief includes buildings of up to 9m in the area adjacent to the pumping station site, therefore, at 1.8m the perimeter wall will not a prominent feature of the visual landscape and provided that the material used is chosen to blend with the architectural style of the residential development, as proposed (the choice of material will be subject to condition), the visual impact of the pumping station should be minimal.

39. The pumping station is located adjacent to the Brooklands Meadows linear park. The potential visual impact in the public open space will be further limited by inclusion of planting (to be approved via condition) outside the compound boundary wall. This will address the concerns of both MKC Landscape and the Crime Prevention Design Advisor.

40. **Impact of amenities of residents**

The pumping station will be enclosed by a brick wall that will screen its operation. Furthermore, there is a 15 metre residential dwelling exclusion zone around the pumping station. These measures seek to ensure that any impact to the amenity of adjacent residents is kept to a minimum.

41. Milton Keynes Council Environmental Health raised concerns relating to the noise levels from generator operation, floodlighting levels and ultrasonic levels. These concerns have been addressed and under normal operating conditions the pumping station will be connected directly to the electricity grid and will not be illuminated. Therefore under normal operating conditions the operation of the pumping will not produce any sound that will be audible outside the pumping station wet well.

42. Provision for mobile generators is provided as a last resort in the event of a power failure and where the volume of the emergency foul water storage has been reached. Officers have been assured this is standard industry procedure and,

following guidance set out in the Sewers for Adoption 6th edition, a 15m exclusion zone between the pumping station and any residential dwelling has been included to mitigate the impact of noise. It is also anticipated the 1.8m high brick boundary wall will further mitigate the potential noise from a mobile generator in the rare event of a power failure where the volume of the emergency storage is reached. A condition is recommended to ensure that mobile generators are only used in the event of a power failure.

42. A floodlight is included in the design of the pumping station that is controlled by a switch inside the control kiosk and is provided to allow for safe maintenance in emergency conditions, where a breakdown in the pumping station results in work needing to be undertaken during the hours of darkness. Routine maintenance will be undertaken during the day and will therefore not require the floodlight to be illuminated.
43. The pumping station includes the installation of ultrasonic sensors to detect the level of sewerage in the wet well. The level of sewerage needs to be known because pumps are only designed to operate when the sewerage reaches a certain level. The ultrasonic sensors are an industry standard feature in pumping stations and are similar in operation to car reverse parking sensors.
44. **Highway Issues**
45. MKC Highways consider that in general this development raises no major highway issues but there are a number of minor issues that will need to be addressed via conditions. The current proposals show a transition from a road with verges to one without but there is no detail provided as to how this change will be achieved. To address this it is proposed that the detail of how this happens can be clarified through a condition on the planning permission.
46. Secondly, the access gate is currently proposed to be 5.3m from the carriageway but MKC Highways require it to be at least 6.0m from the highway and that the gate should not open outwards (this will be ensured through conditions). The detail of the road and footways serving the site (which are adoptable) and also details of the junction of the new road with BGL is currently unclear and a condition will also be required that the detail of these is submitted for approval.

CONCLUSION

47. The application has been assessed on its individual merits and against relevant material considerations. The proposal is considered to be consistent with the relevant policy guidance at the national, regional and local level, consistent with the Brooklands outline application 06/00220/MKPCO, the approved EEADF, Brooklands Development Brief and the Brooklands Design Code 1.

RECOMMENDATION

49. It is recommended that the application be **APPROVED** for the reason set out above and subject to the following conditions:
 1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).
 2. Details and samples for the external perimeter wall materials shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement

of construction work on site. The development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory appearance of the development in accordance with Policy D2 of the Milton Keynes Local Plan 2001-2011.

3. A landscaping scheme, which shall include provision for the planting of trees and shrubs, shall be submitted to and approved by the Local Planning Authority. The scheme shall show the numbers, types and sizes of trees and shrubs to be planted and their location in relation to the proposed roads, footpaths and drains shall be submitted for approval by the Local Planning Authority. All planting in accordance with the approved scheme shall be carried out within twelve months of commencement of each phase of the development. Any trees or shrubs removed, dying, severely damaged or diseased within two years of planting shall be replaced in the next planting season with trees or shrubs of such size and species as may be agreed by the Local Planning Authority.

Reason: In the interests of the visual amenities of the locality in accordance with Policy D2 of the Milton Keynes Local Plan 2001-2011.

4. Under normal operational conditions, all mechanical plant associated with the pumping station installation, shall be electrically powered from the mains grid supply.

Reason: To protect the amenity of local residents from plant noise emissions and to comply with Policy D1 of the Milton Keynes Local Plan 2001-2011.

5. No part of the compound gates shall be located within 6 metres of the carriageway and they shall not open outwards towards the carriageway.

Reason: In the interests of highway safety in accordance with the advice contained in PPG13 Transport and in accordance with Policy T10 of the Milton Keynes Local Plan 2001-2011.

6. Prior to the commencement of development, details of the transition from carriageway with verges to carriageway without verges shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of construction work on site. The development shall be carried out in accordance with the approved details.

Reason: In the interests of highway safety in accordance with the advice contained in PPG13 Transport and in accordance with Policy T10 of the Milton Keynes Local Plan 2001-2011.

7. Details of the adoptable road and footways serving the site and details of the junction of the new road with Broughton Grounds Lane shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of construction work on site. The development shall be carried out in accordance with the approved details.

Reason: In the interests of highway safety in accordance with the advice contained in PPG13 Transport and in accordance with Policy T10 of the Milton Keynes Local Plan 2001-2011.

**Appendix 1
Consultation Responses**

Consultee	Consultation Response	MKP Response
Statutory		
Environment Agency	<p>Raise no objection to the proposed development.</p> <p>Recommend that the Buckingham and River Ouzel Internal Drainage Board be consulted with regard to flood risk and surface water drainage.</p> <p>Recommend that the applicant should ensure that the pumping station is designed to provide storage capacity for foul water and the screens are installed to remove rags.</p> <p>Under the terms of the Water Resources Act 1991, a discharge consent will be required if the applicant wishes to install an overflow from the pumping station and to discharge to the nearby watercourse.</p> <p>Prior to applying for any discharge consent the applicant should contact the EAs Permitting Service Centre for advice and guidance.</p>	<p>Comments taken on board.</p> <p>Buckingham and River Ouzel Internal Drainage Board have also been consulted on the proposals.</p>
Buckingham and River Ouzel Drainage Board	<p>Note that the intended method of storm water disposal is by means of SuDS and will be provided as part of the Brooklands Eastern Expansion Area Drainage Strategy and request details of the size of the impermeable area that will be created by the proposed design. They also request the point of discharge to an IDB watercourse be indicated. Until this information is provided they object to the grant of planning permission.</p> <p>Following the provision of the information requested it was confirmed that, provided the development proceeds on the basis of the information provided, the board would offer no objection.</p>	<p>Comments taken on board and information sought to address the IDB's concerns. Following receipt of information IDB withdrew its objection and no further action required.</p>
MKC Highways	<p>Raise no objections to the application but identify a number of issues that require clarification.</p> <p>It seems from the heavier lined section of road that there will</p>	<p>The issues have been taken on board in the committee report and the conditions attached to the recommendation.</p>

	<p>just be a carriageway and footways; however the dashed continuation lines then appear to show verges. Suggest that the footway is to be constructed in the future as per the dashed lines then the compound for the station needs to be set further back. This is to ensure adequate visibility between pedestrians on the footway and vehicles emerging from the compound.</p> <p>Suggest that if there is to be a transition at this point from a road with verges to one without, the detail of how this happens should be clarified.</p> <p>Suggest imposing conditions requiring submission of details of the road and footways serving the site (which are adoptable) and also details of the junction of the new road with BGL.</p> <p>Suggest a condition is required which ensures that the gates are not located within 6m of the carriageway and that they do not open outwards.</p> <p>State they are aware that the gates are currently shown only around 5.3m from the carriageway, but see no reason why they could not be reversed into the compound.</p> <p>Confirm that with the three conditions requested above (which should clarify the verge issue) have no objection to planning permission being issued.</p>	
Non-Statutory		
MKC Environmental Health	<p>Request confirmation of noise levels from main generators and mobile generators, floodlighting levels and "ultrasonic" levels on the duct work plan.</p> <p>Following receipt of further information confirmed that they have no objections to the proposal and request the inclusion of a condition requiring that "Under normal operational conditions, all mechanical plant associated with the pumping station installation, shall be electrically powered from the mains grid supply."</p>	Issues noted and taken into consideration. Condition included with recommendation
The Parks Trust	As the pumping station will be located adjacent to the Brooklands Meadow Linear Park Neighbourhood play area and may be overlooked by users of the Brooklands Ridge	Comments taken on board and perimeter brick wall material is addressed through conditions.

	Public Open Space its external finishes should be of the quality and standard in keeping with the surrounding landscape and land uses. Support the statement in Section 4.6 of the Design and Access Statement which states that the brick wall around the station will be designed to “suit local surroundings”	
MKC Landscape	The location is in residential area and abuts public open space but no landscaping proposals are provided. Landscaping must be provided that affords security , mitigation and adheres to the prevailing landscape approach specified in the Design Code	This is to be addressed through conditions relating to landscaping
Crime Prevention Design Advisor	Raised no objection or major concerns Ask that consideration be given to the landscaping around the perimeter of the wall to limit the risk of the wall being a target for graffiti. Suggest this could be achieved through planting thorny bushes or climbing plants	This is to be addressed through conditions relating to landscaping
Anglian Water	No comment received	None
Bucks Fire & Rescue	No comment received	None
Broughton & MK Parish Council	No comment received	None