

APPLICATION NO PA/2020/774
APPLICANT Keadby Developments Ltd
DEVELOPMENT Planning permission to retain water abstraction infrastructure
LOCATION Land west of pumping station, East Road, Keadby
PARISH Keadby with Althorpe
WARD Axholme North
CASE OFFICER Scott Jackson
SUMMARY RECOMMENDATION **Grant permission subject to conditions**

REASONS FOR REFERENCE TO COMMITTEE Objection by Keadby with Althorpe Parish Council

POLICIES

National Planning Policy Framework:

Chapter 12 – Achieving well-designed places

Chapter 14 – Meeting the challenge of climate change, flooding and coastal change

Chapter 15 – Conserving and enhancing the natural environment

Chapter 16 – Conserving and enhancing the historic environment

North Lincolnshire Local Plan:

Policy RD2 (Development in the Open Countryside)

Policy LC1 (Special Protection Areas, Special Areas of Conservation)

Policy LC2 (Sites of Special Scientific Interest and National Nature Reserves)

Policy LC5 (Species Protection)

Policy DS1 (General Requirements)

Policy DS16 (Flood Risk)

Policy HE5 (Development affecting Listed Buildings)

Policy HE8 (Ancient Monuments)

North Lincolnshire Core Strategy:

Policy CS1 (Spatial Strategy for North Lincolnshire)

Policy CS2 (Delivering More Sustainable Development)

Policy CS3 (Development Limits)

Policy CS5 (Delivering Quality Design in North Lincolnshire)

Policy CS6 (Historic Environment)

Policy CS17 (Biodiversity)

Policy CS19 (Flood Risk)

CONSULTATIONS

Environment Agency: Wish to provide only the following informative advice for the applicant's attention, owing to the close proximity to the North Soak Drain, a designated main river:

The Environmental Permitting (England and Wales) Regulations 2016 require a permit or exemption to be obtained for any activities which will take place:

- on or within 8 metres of a main river (16 metres if tidal);
- on or within 8 metres of a flood defence structure or culverted main river (16 metres if tidal);
- on or within 16 metres of a sea defence;
- involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert;
- in a floodplain more than 8 metres from the river bank, culvert or flood defence structure (16 metres if it's a tidal main river) and you don't already have planning permission.

Historic Environment Record: No objection.

Conservation: No objection. The infrastructure is necessary for the workings of Keadby power station and is relatively small in scale. The impact on the setting of the listed Keadby Lock situated approximately 100 metres to the east is moderate and can be justified in this instance.

Canal and River Trust: No objection.

PARISH COUNCIL

Object on the grounds that the water levels are kept artificially high to support the abstraction, which increases flooding after a storm event.

PUBLICITY

A site notice has been displayed; no comments have been received.

ASSESSMENT

The proposal consists of the retention of water abstraction equipment located on the northern side of the Stainforth and Keadby Canal. The water abstraction infrastructure comprises a water intake building and underground pipework required in connection with the operation of the Keadby 2 Power Station project. The site area extends to 0.2 hectares and is located outside the defined settlement boundary on land which is approximately 610 metres to the west of the swing bridge which forms part of the operational canal network. Planning permission is sought to retain this water abstraction infrastructure.

The main issues in the determination of this application are the principle of development and impact on flood risk/drainage.

Principle

Planning permission is sought to retain water abstraction infrastructure which is necessary to provide water from the canal to serve the Keadby 2 Power Station (for its operational requirements). The position and infrastructure required for water abstraction has previously been consented through the granting of various planning permissions for Keadby 2 Power Station and through details submitted under the discharge of conditions application (PA/2019/450). This application has been submitted as the water abstraction infrastructure extends a further 10 metres to the south outside the consented area for the Keadby 2 Power Station; this extends the water abstraction infrastructure into the Keadby and Stainforth Canal.

A point of note is that details of the water abstraction infrastructure area (including design, external appearance, dimensions and materials for the abstraction area) were submitted to and approved by the local planning authority on 14 June 2019 as part of the discharge of condition 18 relating to the construction of the Keadby 2 power station. As part of that discharge of conditions procedure, the local planning authority consulted with the Canal and River Trust who confirmed the details were acceptable and sufficient to enable the condition to be discharged. Therefore, this proposal seeks to retain the water abstraction infrastructure in the same position (albeit extending marginally further to the south) and the details and principle of development have already been established. In addition, the water abstraction infrastructure, in its extended position, will not obstruct navigation of the canal and will serve the same purpose as that previously approved under other planning permissions/discharge of conditions applications. The Environment Agency has considered the proposals in the extended position and raise no objection; an advisory comment has been made that the applicant may require an exemption permit for the works. In addition, the Canal and River Trust, who are responsible for the Stainforth and Keadby Canal, has raised no objection to the proposals.

Flood risk/drainage

An objection has been received from Keadby and Althorpe Parish Council on the grounds that the water levels within the canal are kept high to ensure water abstraction can take place and this has a potential impact on flood risk. The use of this part of the canal for the abstraction of water in connection with the operational requirement of the Keadby 2 Power

Station, and the potential for any resultant impact on flood risk and drainage, has already been considered under previous consents for the power station. This proposal will not increase the level of demand for water extraction and the water levels within the canal are controlled via a combination of lock and sluice gates at the terminus point of the canal with the River Trent and via the North and South Soak Drains located to either side of the canal. Given the water levels within the canal are managed, it is considered that the proposal, in its extended position, will not impact on flood risk or result in overland drainage issues. The proposal is therefore recommended for approval.

Conclusion

The proposed development is required in connection with the consented Keadby 2 Power Station currently under construction. Therefore, the scheme has national benefits associated with the generation of electricity. No adverse impacts have been identified which would outweigh the benefits of the proposal.

RECOMMENDATION Grant permission subject to the following conditions:

1.

The development hereby permitted shall be retained in accordance with the following approved plans: DWD_001_Keadby Abstraction Infrastructure, Block Plan and Water Intake Plan.

Reason

For the avoidance of doubt and in the interests of proper planning.

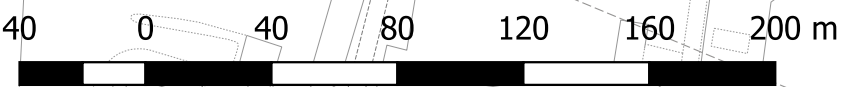
Informative 1

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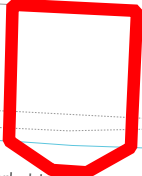
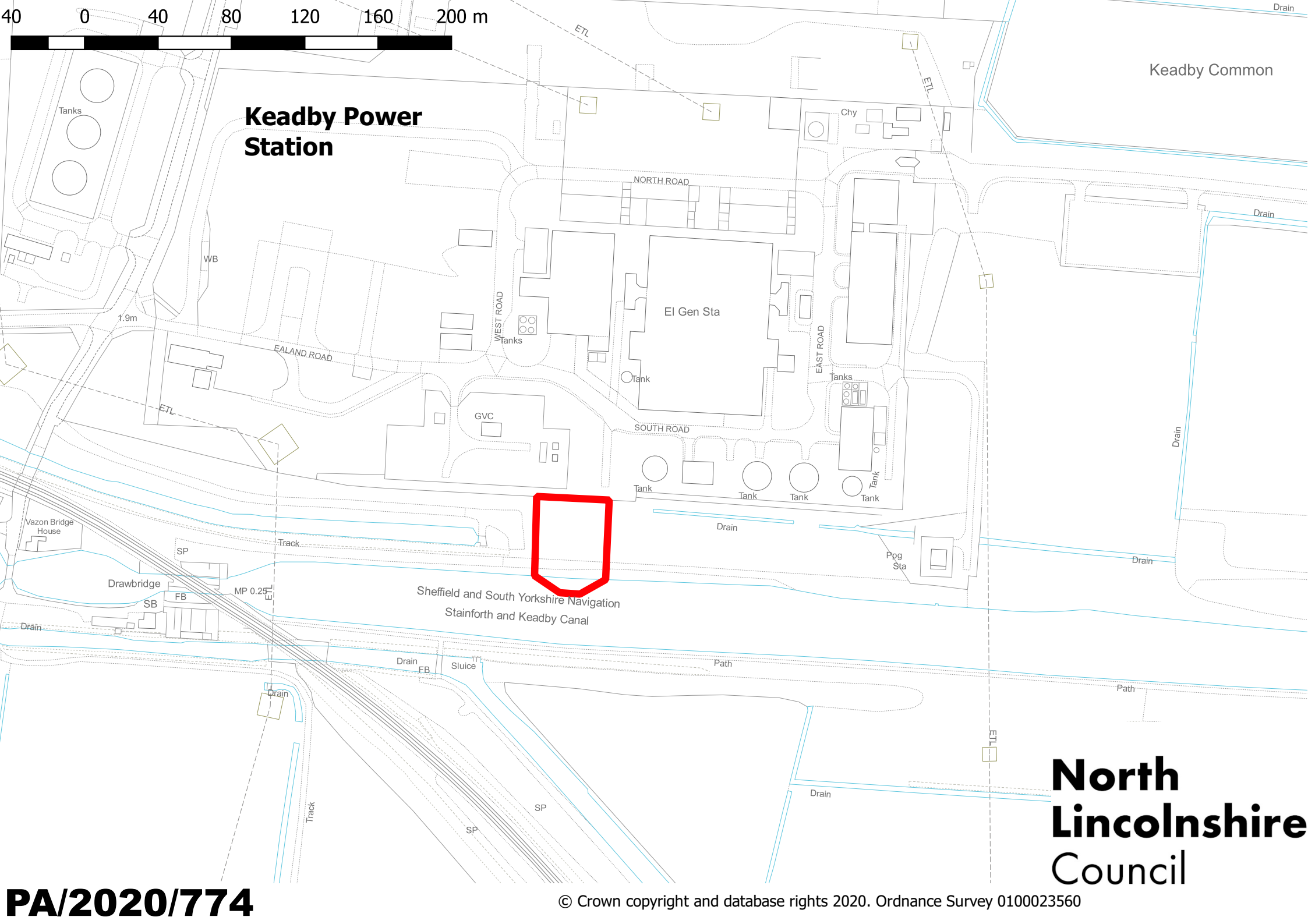
Informative 2

In determining this application, the council, as local planning authority, has taken account of the guidance in paragraph 38 of the National Planning Policy Framework in order to seek to secure sustainable development that improves the economic, social and environmental conditions of the area.



Keadby Power Station

Keadby Common



North Lincolnshire Council

PA/2020/774

PA/2020/774 Layout (not to scale)

