

**Southern Projects Ltd,
Southern House,
Lewes Road**

BH2023/03361



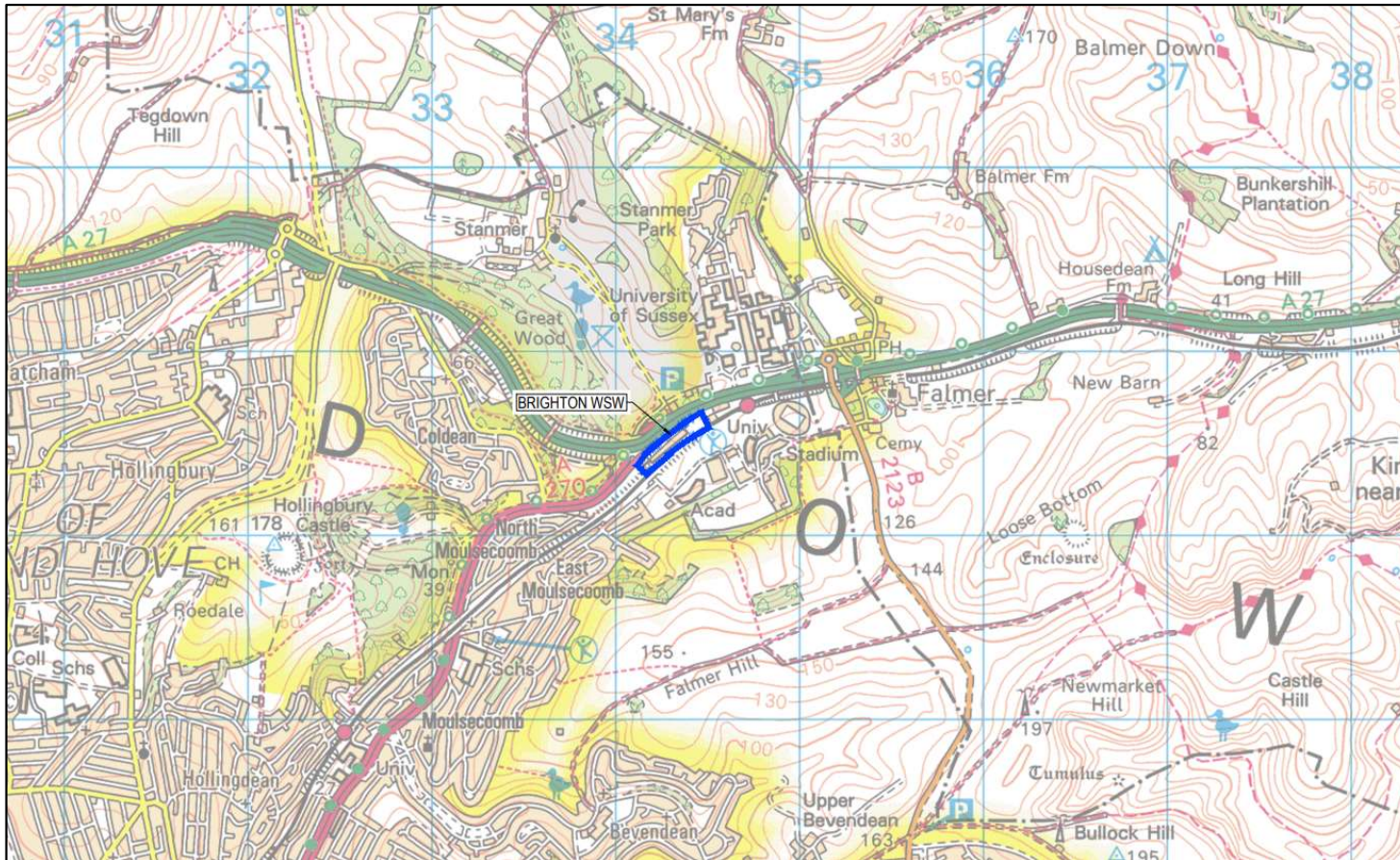
**Brighton & Hove
City Council**

Application Description

- **Construction and operation of nitrate treatment plant building, 3no equipment kiosks, pumping station building and fencing**

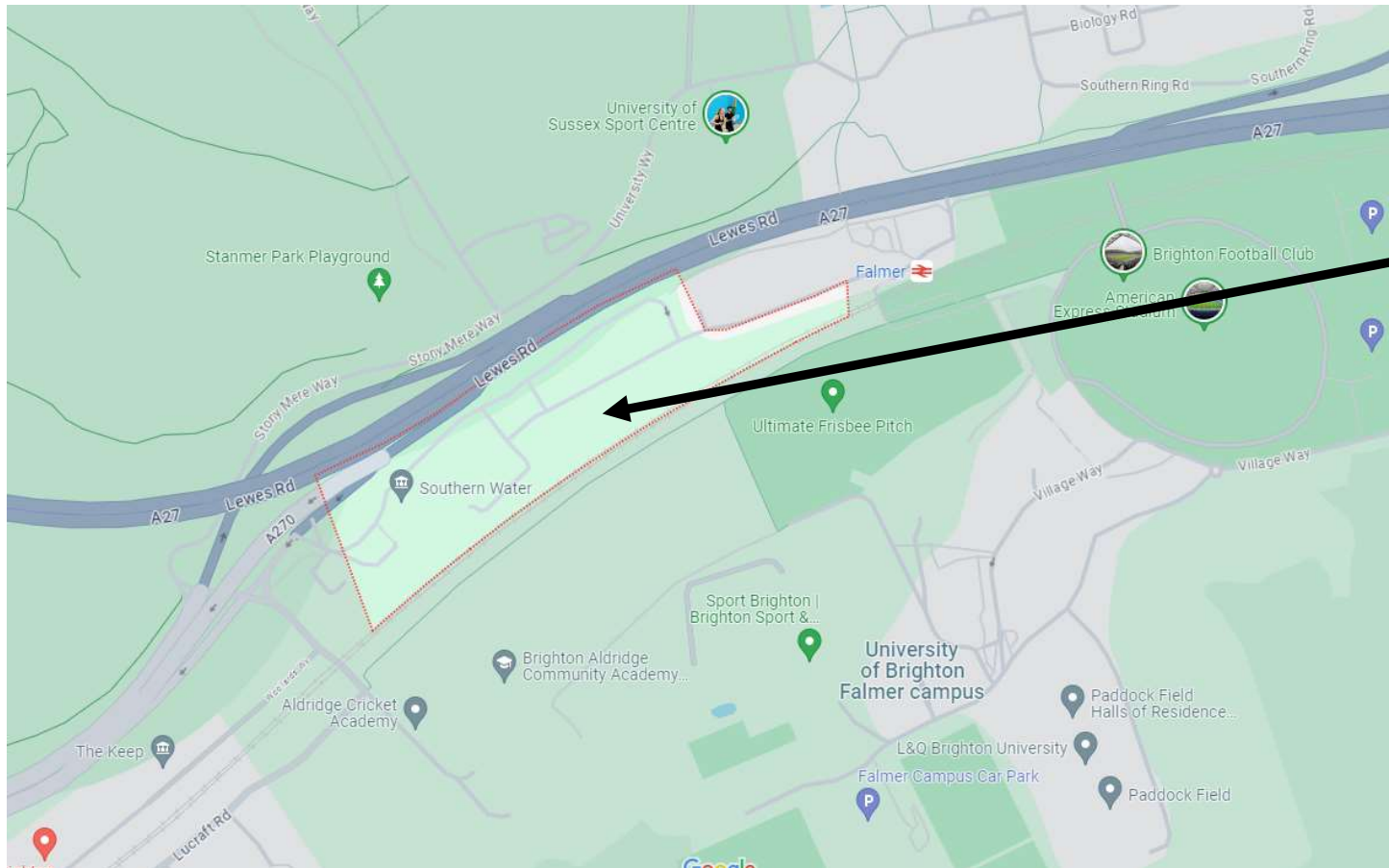
i.e. facilities for additional treatment of potable water supply to city

Map of Application Site



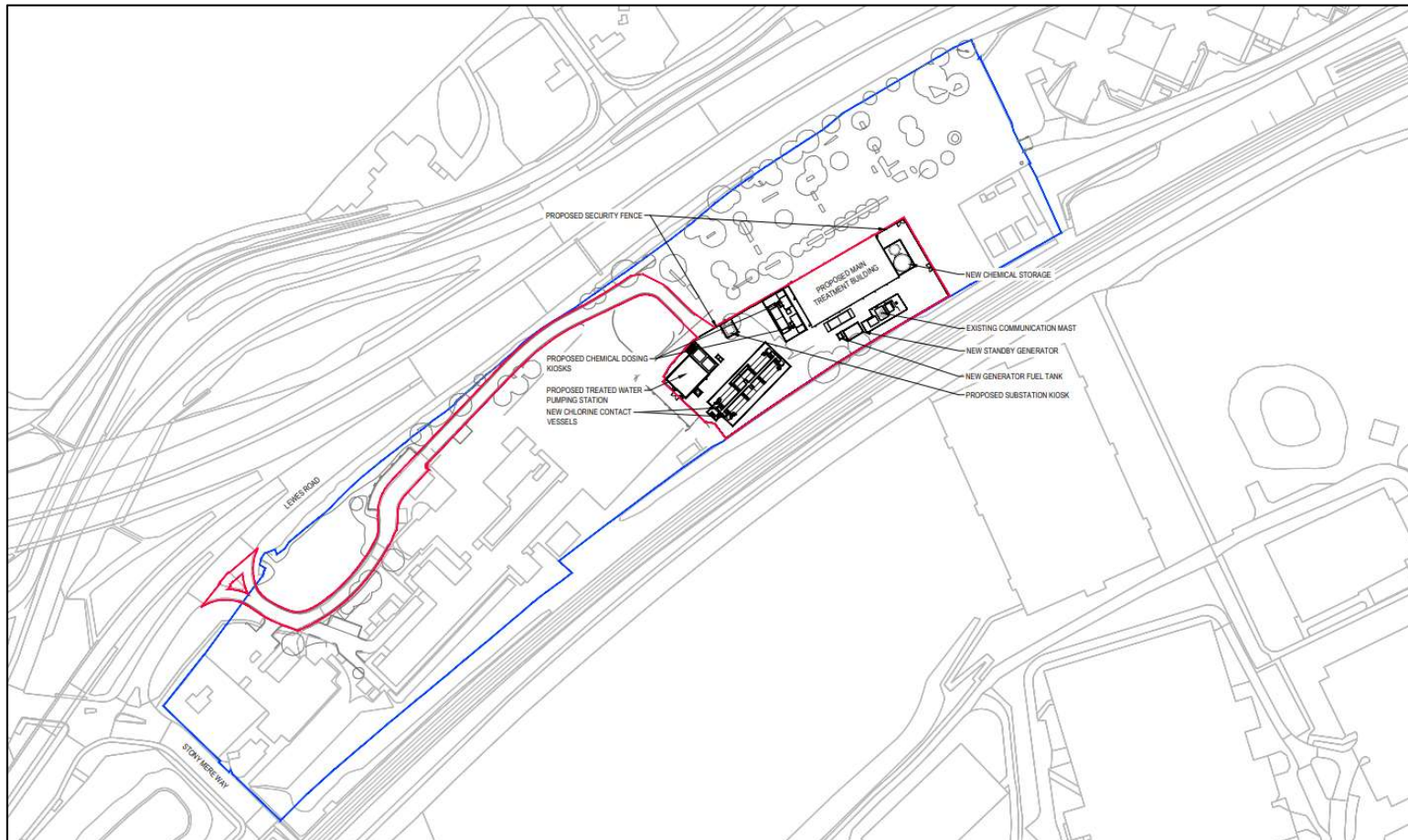
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Site Location



Site

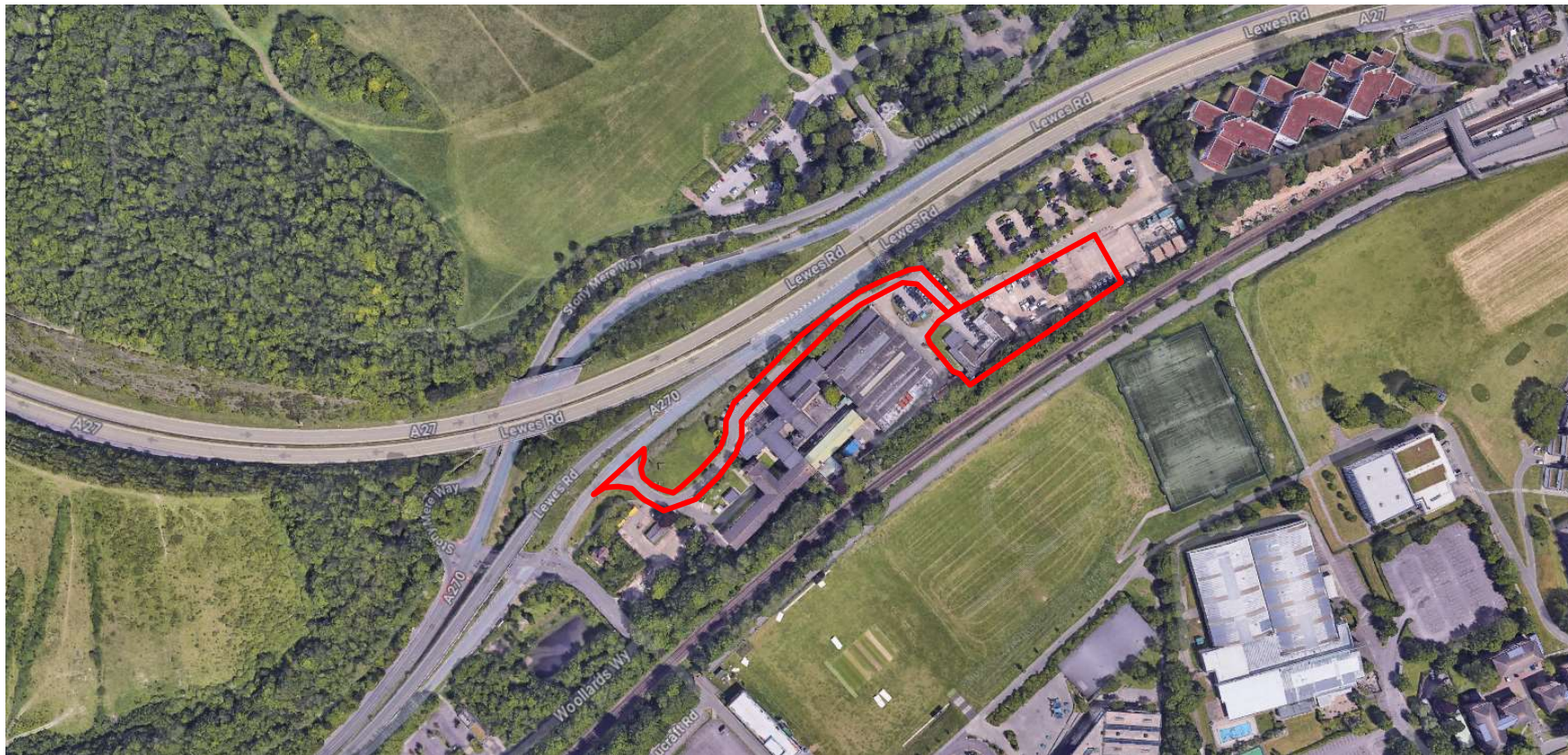
Site Boundary



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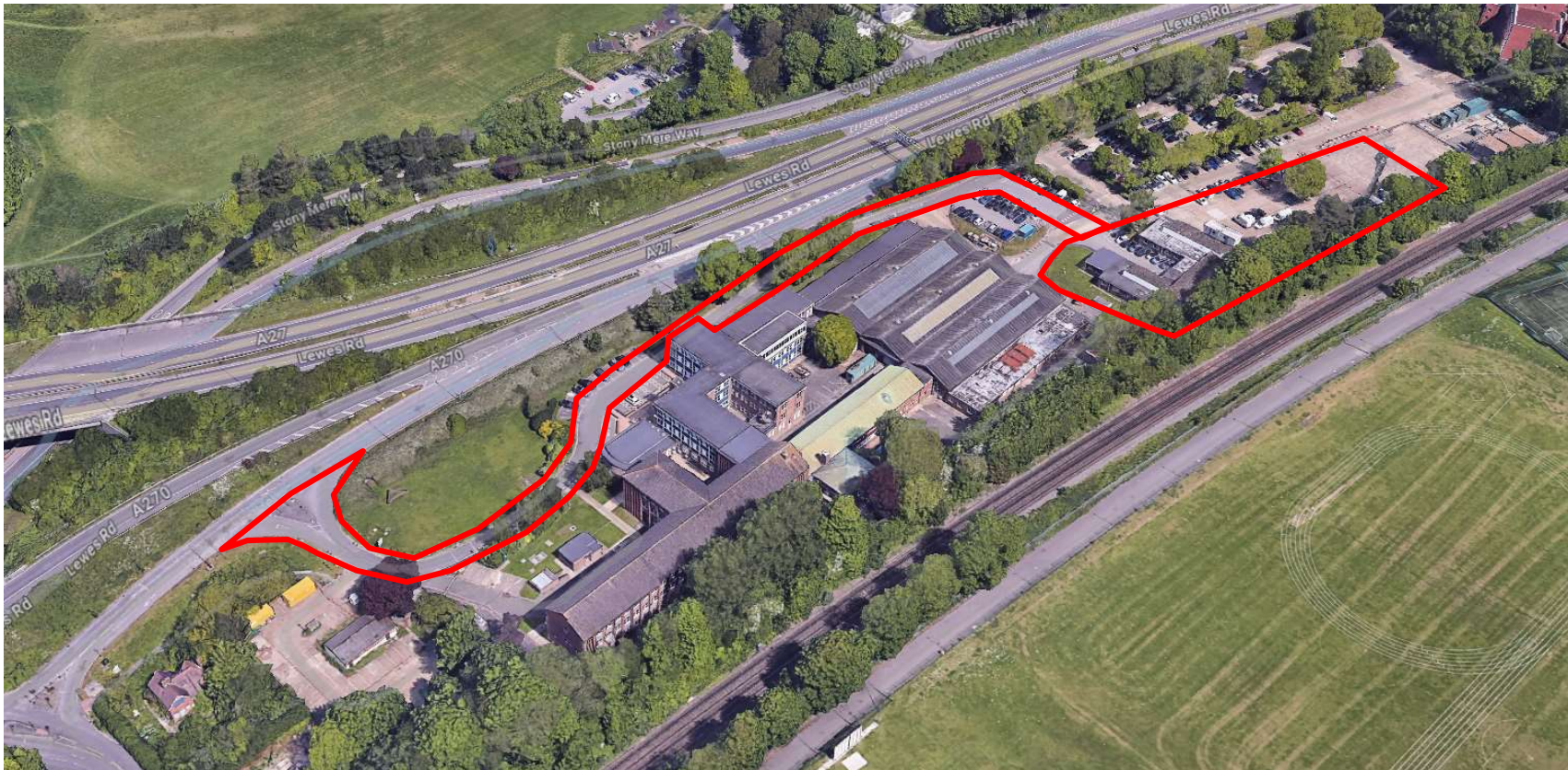
ID

Aerial photo of site



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3D Aerial photo of site



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Street photo of site



Southern Water Site Entrance

Slip Road from A27 to A270
(Lewes Road)

Google

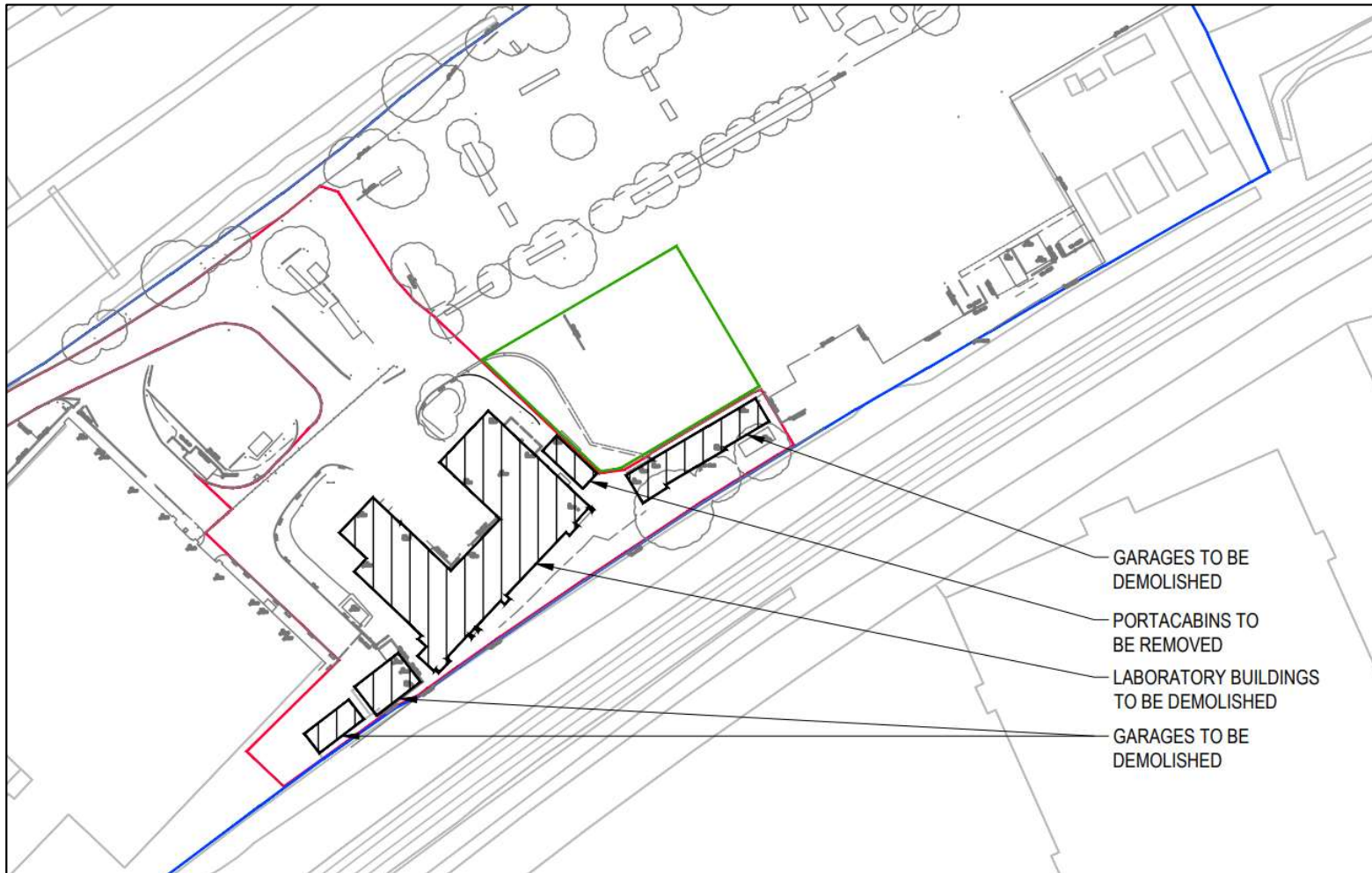


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Photo of Proposed Site (facing south-west)

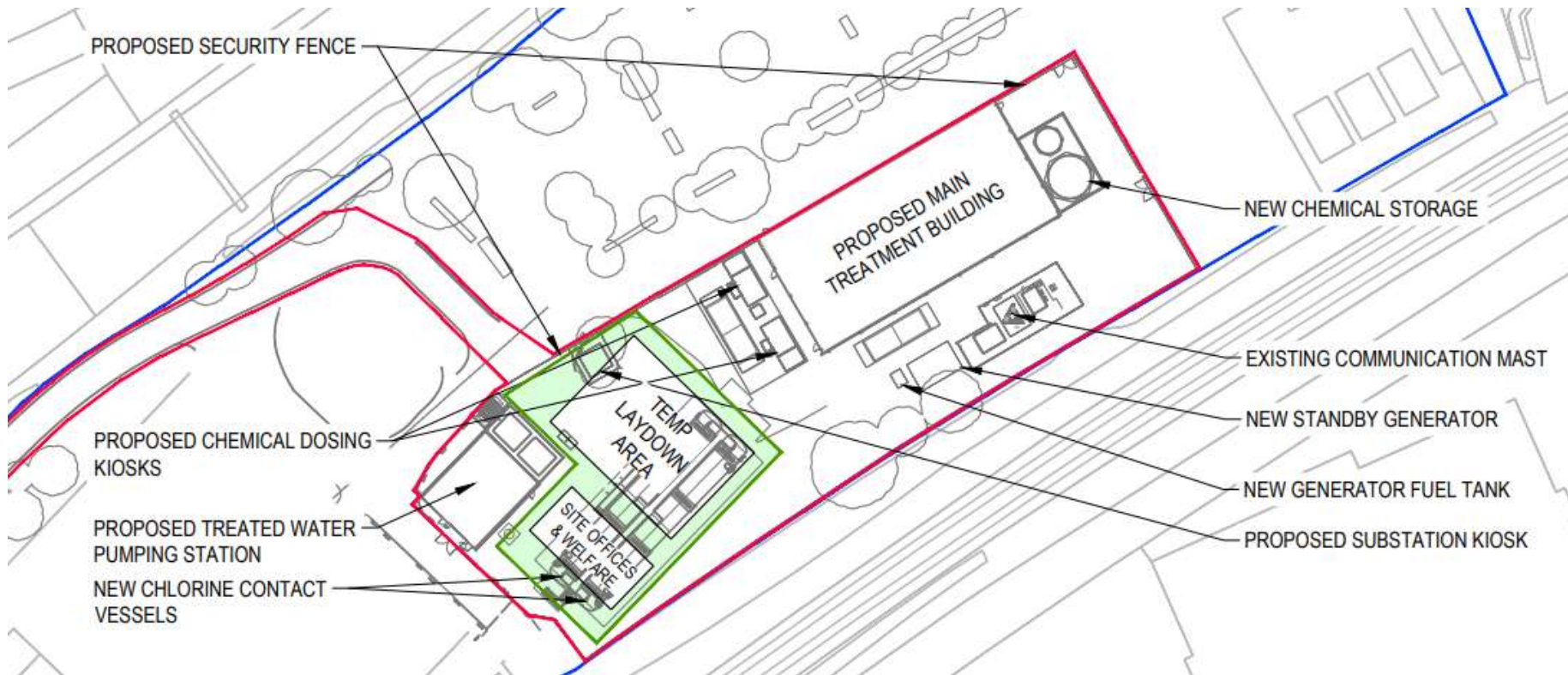


Demolition (already approved)



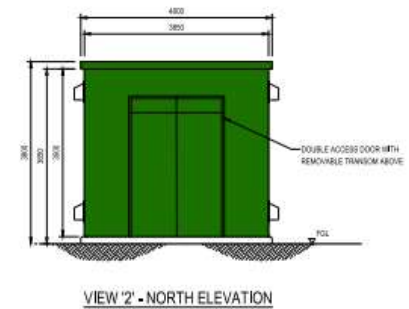
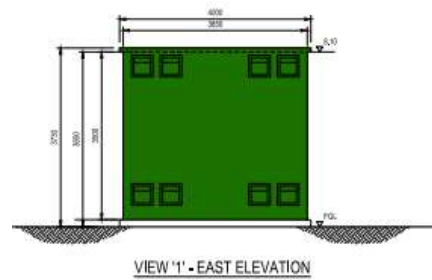
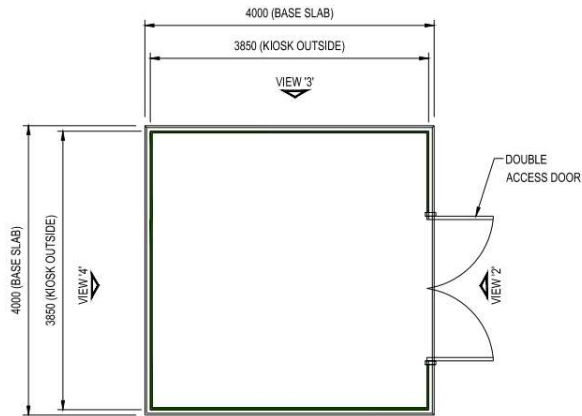
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Proposed Site Layout

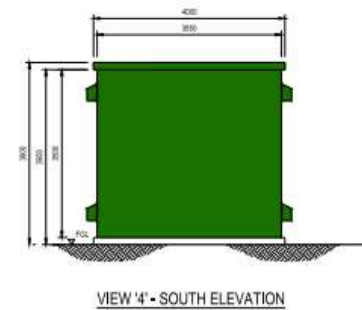
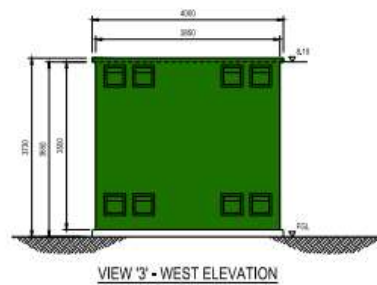


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Proposed Substation

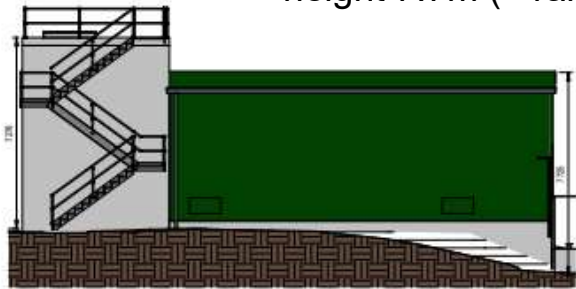


Measurements:
4m X 4m, 3.8m height.

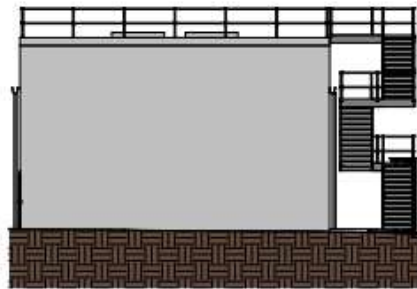


Treated Water Pumping Station

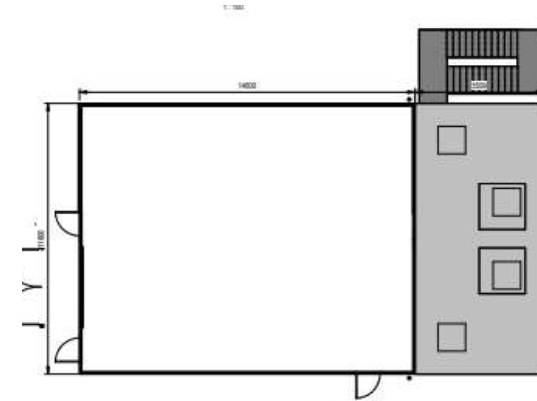
Measurements:
14.6m X 11.8m, max
height 7.7m (+ railings).



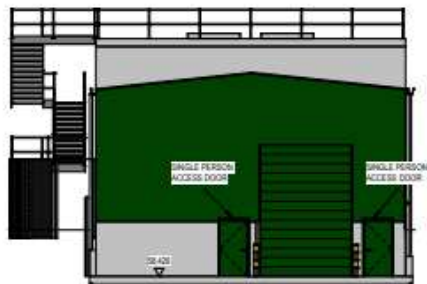
NORTH ELEVATION
1:50



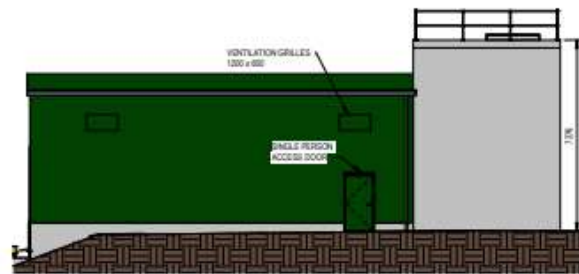
EAST ELEVATION
1:50



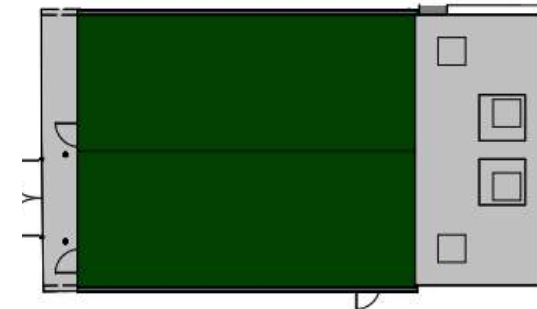
FLOOR PLAN
1:100



WEST ELEVATION
1:100



SOUTH ELEVATION
1:100



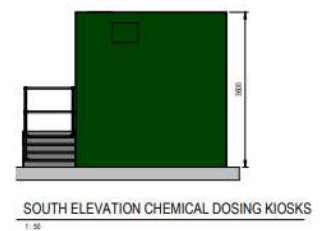
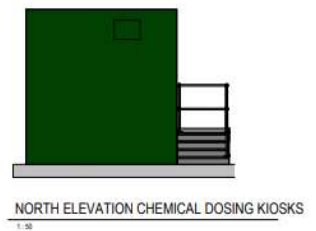
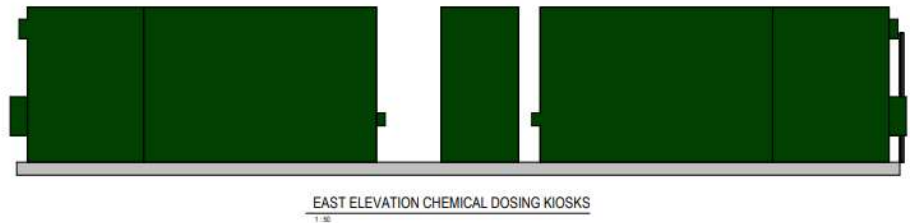
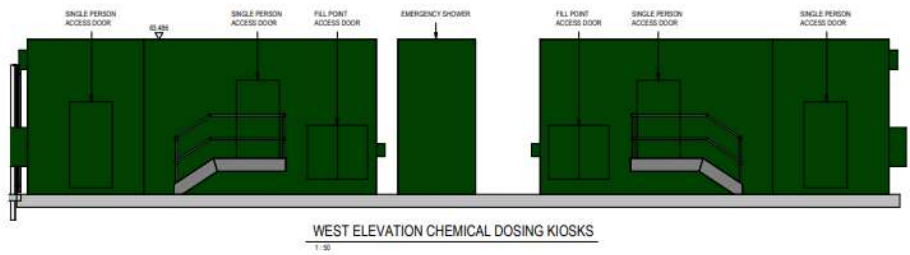
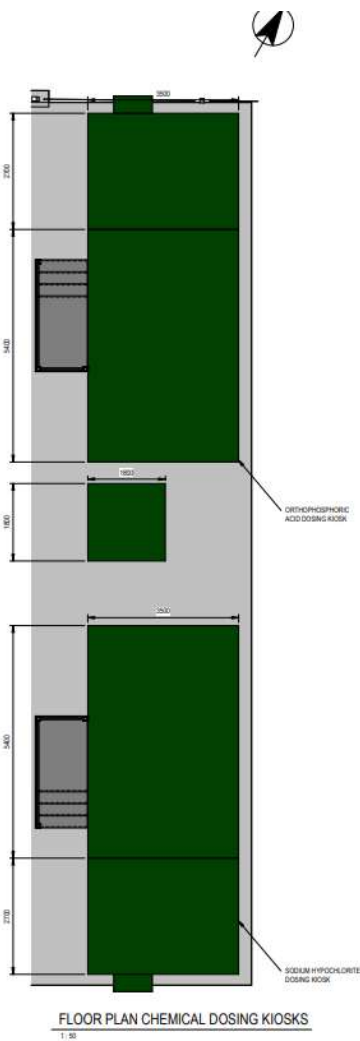
ROOF PLAN
1:100



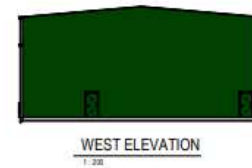
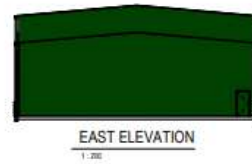
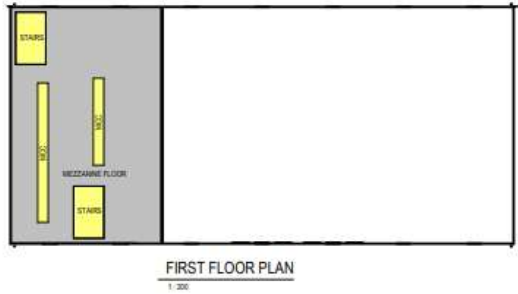
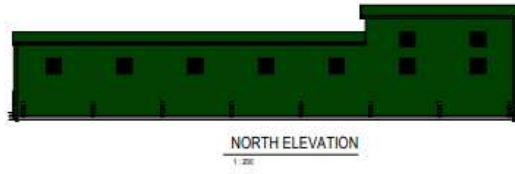
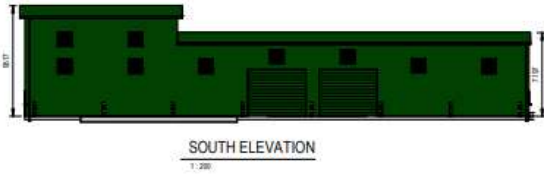
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Chemical Dosing Kiosks

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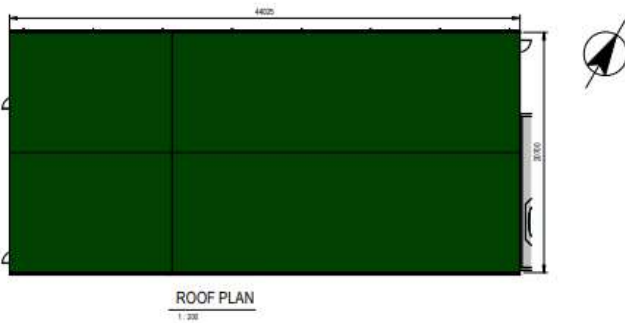
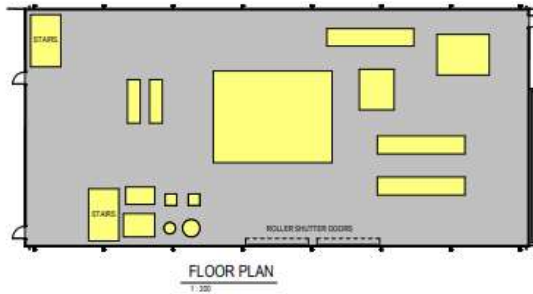


Measurements:
3.5m X 8.1m, height 3.6m



Main Treatment Building

Measurements:
20.7m X 55m, roof pitch to 9.5m



Impact on Trees








- All subject to an Area Tree Preservation Order
- 60 trees & 6 groups within site.
- Removal:
 - 1 Category B tree: tree T9 – Silver Maple; moderate quality/value; on site of proposed main treatment building.
 - 1 Category C tree: tree T11 – Norway Maple; low quality/value; on site of proposed main treatment building.
 - 1 Category C group: group G1 – Common Hawthorn; low quality/value; on proposed access route to pumping station.



Trees/Biodiversity (north)



LEGEND

-  SOUTHERN WATER LAND OWNERSHIP BOUNDARY
-  PLANNING APPLICATION BOUNDARY
-  EXISTING TREES IDENTIFIED IN TREE SURVEY
-  REMOVED TREES
-  TREES ON TOPO NOT IDENTIFIED IN TREE SURVEY
-  NEW TREE PLANTING
-  ENHANCED GRASSLAND

Trees/Biodiversity (south)

Seed mix
Emorsgate EM6F Wild Flowers for Chalk and Limestone Soils at a rate of 1.5g/m², with additional yellow rattle seed at 1g/m².

Ground preparation
Prepare ground for sowing in late summer by cutting hard and create gaps with either harrows or by raking to create around 50% bare soil. Remove perennial weeds such as docks and thistles.

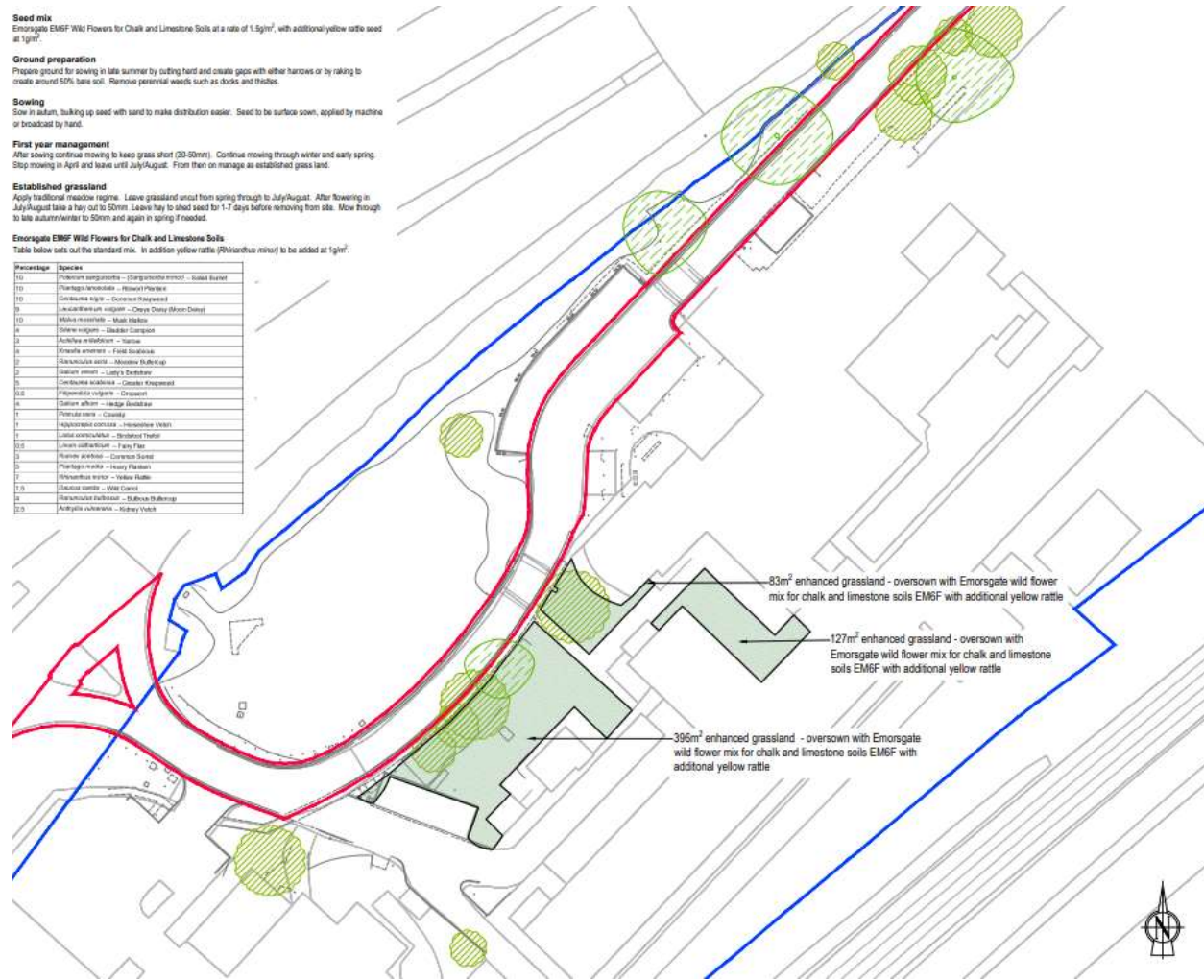
Sowing
Sow in autumn, bulking up seed with sand to make distribution easier. Seed to be surface sown, applied by machine or broadcast by hand.

First year management
After sowing continue mowing to keep grass short (30-50mm). Continue mowing through winter and early spring. Stop mowing in April and leave until July/August. From then on manage as established grass land.








Established grassland
Apply traditional meadow regime. Leave grassland uncut from spring through to July/August. After flowering in July/August take a hay cut to 50mm. Leave hay to shed seed for 1-7 days before removing from site. Mow through to late autumn/winter to 50mm and again in spring if needed.

Emorsgate EM6F Wild Flowers for Chalk and Limestone Soils
Table below sets out the standard mix. In addition yellow rattle (P/10/20/20 mix) to be added at 1g/m².

Percentage	Species
10	Polygonum sanguinalis - (Sanguinella minor) - Galia borealis
10	Plantago lanceolata - (Honey) Plantain
10	Centaurea jacea - Common Knapweed
5	Linum catharticum - (Oxeye Daisy) (Black Daisy)
10	Milva monticola - Maid Hair
2	Senecio vulgaris - (Jackdaw) Common
2	Arctium lappa - (Lappa)
2	Knautia arvensis - (Field Scabious)
2	Helianthus annuus - (Common Sunflower)
2	Galium aparine - (Lime) Galium
2	Centauria erythraea - (Cocksfoot) Knapweed
10	Prunella vulgaris - (Common) Blackberry
2	Galium aparine - (Lime) Galium
1	Potentilla anserina - (Cranberry)
1	Thymus praecox - (Common) Thyme
1	Lotus corniculatus - (Birdfoot) Lotus
0.5	Linum catharticum - (Oxeye) Flax
2	Malva sylvestris - (Carnation) Mallow
2	Phacelia tanacetifolia - (Tansy) Phacelia
2	Rhynchospora alba - (Yellow) Rattle
7.5	Stachys recta - (Wild) Stachys
2	Helianthus annuus - (Common) Sunflower
0.5	Arctium lappa - (Lappa) Galium



LEGEND

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-  NEW TREE PLANTING
-  ENHANCED GRASSLAND

Representations

- None received
- No consultee objection, subject to conditions



Key Considerations in the

Application

- Principle of the development
- Design and appearance
- Impact on amenity
- Impact on the environment



Conclusion and Planning Balance

- Site in established water treatment use so principle acceptable;
- Facilities have functional appearance but in keeping with site, well screened from surroundings;
- Set back from neighbouring dwellings;
- Two trees & one group to be removed – mitigation planting proposed including biodiversity improvements.

Recommend: Approve

