



# Deephams Sewage Works Upgrade

## Planning Statement

Prepared by Adams Hendry Consulting Ltd  
for Thames Water Utilities Ltd  
June 2014

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TITLE: Deephams Sewage Works Upgrade - Planning Statement



CLIENT: Thames Water Utilities Ltd

PROJECT NO: TW/1023

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## Summary Statement

*[This is a Summary Statement, required as part of London Borough of Enfield's planning application local list of validation requirements, for planning applications exceeding 200 pages.]*

Thames Water Utilities Ltd is applying for planning permission for the Deephams Sewage Works Upgrade. Located in Edmonton, Deephams Sewage Works is Thames Water's fourth largest sewage works. The quality of the treated effluent that is discharged from the sewage works into Salmons Brook is controlled by the Environment Agency through quality standards in an environmental permit.

The Environment Agency has issued a significantly tighter environmental permit that comes into force in March 2017 and requires Thames Water to make improvements to the quality of the discharged effluent. Implementation of the proposed Upgrade will meet these environmental permit requirements.

It will also increase the capacity of Deephams Sewage Works to accommodate growth within the catchment that it serves. This increased capacity is necessary to accommodate planned regeneration within the Upper Lee Valley that forms a key part of the Mayor of London's and London Borough of Enfield's development plans.

The Upgrade will also improve the infrastructure at the sewage works, much of which is now over 50 years old, and deliver a significant reduction in the odour emissions from the Site, to the benefit of residential and commercial properties in the local area.

The Upgrade project is complex, as it is to be constructed within the existing Deephams Sewage Works site and has to be delivered whilst the existing sewage works remains operational and continues to treat the sewage to the existing permit requirements. This complexity is reflected in the design of the Upgrade, and in the range of supporting information submitted as part of this planning application.

The planning application comprises this Planning Statement, together with the planning application form and certificates, planning application drawings, an Environmental Statement, and other supporting documentation. Chapter 1 of this Planning Statement explains the full set of application documentation. Chapter 2 describes the Site and surroundings and Chapter 3 the Upgrade proposals.

The Non-Technical Summary of the Environmental Statement summarises the process through which the potentially significant environmental effects of the Upgrade proposals have been identified, assessed, and mitigated. The Environmental Statement and its appendices provide full details of the environmental impact assessment of the Upgrade.

Chapter 8 of this Planning Statement assesses the proposed Upgrade against national planning policies and guidance and Development Plan Policy. The Upgrade proposals meet a clear statutory need within an existing operational sewage works site. The assessment concludes that the proposals accord with national policies and guidance, Development Plan Policy, and other material considerations.

Further to the assessments presented by this application, in accordance with the statutory test set out in Section 38(6) of the Planning and Compulsory Purchase Act 2004, and as directed by the National Planning Policy Framework, where there is a presumption in favour of sustainable development, it is considered that this planning application for the Upgrade should be approved without delay.

## **1. Introduction**

### **1.1 Background context**

- 1.1.1 This Planning Statement has been prepared by Adams Hendry Consulting Limited on behalf of Thames Water Utilities Ltd (hereafter referred to as Thames Water) in support of its planning application for the Deephams Sewage Works Upgrade (the Upgrade).
- 1.1.2 Located in Edmonton within the London Borough of Enfield in north-east London, Deephams Sewage Works is Thames Water's fourth largest sewage works. It treats sewage collected from within its catchment and discharges treated effluent into the Salmons Brook, a tributary of the River Lee, in accordance with an environmental permit set by the Environment Agency.
- 1.1.3 The Environment Agency has issued a significantly tighter environmental permit that requires Thames Water to make improvements to the quality of the discharged effluent. The new permit comes into force in March 2017.
- 1.1.4 The Upgrade is a complex project, as it has to be delivered whilst the existing sewage works remains operational and continues to treat the sewage to the existing permit requirements. This requirement to remain operational throughout the Upgrade places significant engineering constraints on the project.
- 1.1.5 The Upgrade will meet the environmental permit requirements for the quality of effluent (treated wastewater) discharged from Deephams Sewage Works into Salmons Brook. The Upgrade will increase sewage treatment capacity to accommodate population growth and improve the infrastructure at the sewage works, much of which is now over 50 years old.
- 1.1.6 It will also deliver a significant reduction in odour emissions from the sewage works. Thames Water has worked closely with London Borough of Enfield on odour as part of preparing this planning application, and it has increased the level of odour reduction and odour mitigation following periods of public consultation in 2012 and 2014. Thames Water is committed to significantly reducing both the number of properties that experience odour and the level of odour that is experienced. All properties in the vicinity of Deephams Sewage Works will experience a significant reduction in odour as a result of the Upgrade, with the number of properties most or moderately affected by odour reducing by 99%.

### **1.2 The Applicant**

- 1.2.1 Thames Water is the largest water and wastewater company in the United Kingdom. It supplies water to 9 million customers and collects wastewater from over 15 million customers in London and the Thames Valley region. The area served by Thames Water is approximately 5000 square miles (over 13,000 square kilometres). The company is committed to making substantial improvements to its wastewater infrastructure at its London sewage works sites in order to improve water quality.
- 1.2.2 Deephams Sewage Works constitutes operational land as defined in the Town and Country Planning Acts, that being land that is either specifically used or held for the purposes of carrying out Thames Water's statutory undertakings.



- 1.2.3 The development is proposed on and under land owned by Thames Water, and Thames Water is the freehold owner of Deephams Sewage Works. The extent of the application site, and of Thames Water's land ownership, is shown in Application Drawing A630-AHCL-102 (Planning Application Drawings Folder 1).

### **1.3 The Decision Making Framework**

- 1.3.1 Deephams Sewage Works is located within the London Borough of Enfield (LBE) administrative area.
- 1.3.2 An application for planning permission is being made by Thames Water under the Town and Country Planning Act 1990 and determination of this application will reside with the LBE.
- 1.3.3 Under the Town and Country Planning (Mayor of London) Order 2008, the Mayor of London will be consulted on the scheme as it falls within the definition of a strategic application as a waste development occupying a site over one hectare. In addition to commenting on the application, the Mayor has the right to issue a direction to LBE to require the application to be referred to him for final determination if he so requires.

### **1.4 Environmental Impact Assessment**

- 1.4.1 The Upgrade is considered to constitute an Environmental Impact Assessment (EIA) development, within the terms of paragraph 13 (a) of Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 2011 (2011 EIA regulations).
- 1.4.2 This planning application is therefore accompanied by an Environmental Statement (ES), which has been prepared on Thames Water's behalf by Cascade Consulting.
- 1.4.3 That ES is informed by the outcomes of a scoping process undertaken as part of the preparation of the planning application for the proposed development. The outcome of that scoping process comprises a Scoping Opinion issued by the LBE on 24th April 2014 under Regulation 13 of the 2011 EIA Regulations in response to a Scoping Opinion Request and Scoping Report prepared and submitted by Thames Water on 12th February 2014. A copy of the Scoping Report and the Scoping Opinion Report are provided at Appendix 2.1 and Appendix 2.2 of the accompanying ES.
- 1.4.4 The ES provides the information required by Regulation 2(1) and Schedule 4 to the 2011 EIA regulations and Annex IV of the EC Directive on Environmental Impact Assessment 85/337/EEC, and codified in Directive 2011/92/EU, and the formal Scoping Opinion adopted by LBE issued on 24th April 2014.

### **1.5 Format of this Statement**

- 1.5.1 This planning statement prepared by Adams Hendry Consulting Ltd includes the following chapters:
- Chapter 2: Description of the Site and its Surroundings
  - Chapter 3: Description of the Proposed Development
  - Chapter 4: Need for the Upgrade
  - Chapter 5: Alternatives

- Chapter 6: Pre Submission Consultation
- Chapter 7: Planning and Environmental Policy Context
- Chapter 8: Analysis of Planning and Environmental Issues
- Chapter 9: Summary and Conclusions

## 1.6 The Content of the Planning Application

- 1.6.1 The planning application comprises a series of documents and information, as identified in Table 1.1 below.

**Table 1.1: Planning Application Contents**

Item	Location
<b>Deephams Planning Application Folder</b>	
Planning Application Form and related Ownership Certificates	Tab 1
CIL Additional Information Form	Tab 2
Planning Statement	Tab 3
Statement of Community Involvement	Tab 4
Design and Access Statement	Tab 5
Sustainability Statement	Tab 6
Energy Statement	Tab 7
Transport Statement	Tab 8
Flood Risk Assessment	Tab 9
Draft Heads of Terms for Legal Agreement	Tab 10
Local Employment Strategy	Tab 11
<b>Planning Application Drawings Folder 1</b>	
<b>Planning Application Drawings Folder 2</b>	
<b>Environment Statement Volume 1 (Non Technical Summary)</b>	
<b>Environmental Statement Volume 2</b>	
<b>Environmental Statement Volume 3 (Appendices) Folder 1</b>	
<b>Environmental Statement Volume 3 (Appendices) Folder 2</b>	

- 1.6.2 A 'Validation Checklist' is enclosed with the covering letter for the planning application. This identifies the location of the documents LBE require to be submitted as part of the planning application.