



INTERNAL CONSULTATION

Formal response of:	Planning Policy
Application ref. DMPA//2019/1007	
CHANGE OF USE OF LAND TO FORM A SEASONAL WEDDING VENUE INCLUDING THE ERECTION OF FOUR LINKED TIPIS AND THE CONSTRUCTION OF A TIMBER A FRAME CEREMONY STRUCTURE WITH ASSOCIATED WORKS AT BEEHIVE WOODLAND LAKES, ROSLISTON	
Recommendation: ☐ No objection ☒ No objection subject to conditions ☐ No objection subject to conditions and/or a planning obligation ☐ Objection	
Reasons for recommendation: The site, although located in the River Mease Catchment would be served by mobile toilets which is normal for such development types/uses in rural areas. I do not consider this approach would represent an attempt to mitigate effects on the SAC justifying an appropriate assessment given the nature of the proposal. STW is not licenced to receive tankered deliveries of waste water into treatment works at any Mease catchment works and so any discharges would be exported out of catchment and would have no effect on the SAC. If the flows were to go to the foul network it would be served by Clay Mills and so would also be exported out of catchment. No payment is required in respect of the DCS in respect of foul flows. In respect of surface water policies SD2 and SD3 includes requirements regarding the use of SUDS. These coupled with existing building regulations will ensure that surface water from the site will not have any tangible impact on the SAC which is located a significant distance to the south. Please reconsult should amended plans to treat via a PTP be proposed as I would wish to undertake a more considered appraisal and if necessary an appropriate assessment required under the Habitat Regulations	
Requested conditions (if relevant): None beyond standard conditions relating to SUDS if appropriate.	
Reason(s) for any requested conditions being pre-commencement conditions:	
Recommended advisories (if relevant, including how to overcome any objection):	
Date of response:	13 Sept 2019
Contact name/details:	Kevin Exley 01283 228717