

RIVER MEASE IMPACT STATEMENT

LAND AT 69, WOODVILLE ROAD, OVERSEAL

PROPOSAL; THE DEVELOPMENT OF SIX DWELLINGS

The site has been identified as falling within a Special Area of Conservation (SAC)

The River Mease was designated by the Secretary of State as a Special Area of Conservation (SAC) under the EC Habitats Directive on the 1st April 2005. The SAC is protected through the provisions of the Conservation of Habitats and Species Regulations 2010 (SI No. 490), commonly referred to as the Habitats Regulations.

The SAC incorporates the Gilwiskaw Brook downstream of Packington village and the River Mease from its confluence with the Gilwiskaw Brook to its confluence with the River Trent. It is designated for its internationally important habitats and species, which are collectively referred to as its „interest features“.

All new developments within the SAC are subject to;

River Mease Water Quality Management Plan: Developer Contributions Scheme

The Developer Contributions Scheme is a requirement of the River Mease Special Area of Conservation Water Quality (Phosphate) Management Plan (WQMP). The developer contribution scheme (DCS) is relevant to development which results in a net increase in phosphorous load being discharged to the River Mease Special Area of Conservation (SAC). It currently applies to all development which contributes additional wastewater via the mains sewerage network to a sewage treatment works which discharges into the catchment of the River Mease SAC.

All new development which contributes additional wastewater to the foul water catchment areas of the above treatment works will be subject to a developer contribution.

A developer contribution is made by a landowner or developer to ensure that where planning permission is granted for new development any impact on the environment is in accordance with appropriate regulatory obligations and the infrastructure (eg transport and schools) necessary to support the development is provided.

By securing these contributions, Planning Authorities can help to improve the quality and sustainability of individual development schemes and their acceptability to local communities.

Developer contributions are necessary because the water quality of the River Mease is in an unfavourable condition and to allow further development without mitigation would be contrary to the Habitat Regulations and therefore unlawful.

All development within the catchment will have a direct impact on the water quality within the River Mease. Therefore contributions to improve the water quality have a direct relationship with proposed development in the catchment.

Contributions are sought on an equitable basis whereby different sized dwellings make different contributions relative to the scale of their potential impact.

The development proposed is for six dwellings comprising two 4bed, two 3bed and two 2bed dwellings.

It is proposed that the foul water from the development will discharge to the main sewer within Woodville Road the increase in loading being mitigated by means of the Developer Contribution Scheme.

The developer will need to contribute between £86 and £354 per dwelling depending on its size, and water efficiency

Surface water from the development is likely to be dealt with by soakaways and a SUDS system specifically designed for the site.



1:500 proposed site plan

● indicates position of soak away to BRE Digest 365

—●— indicative foul layout to public sewer

