

River Mease Impact Statement

in respect of

Proposed Residential Development Variation

Plots 5a, 6a, 7 & 8

rear of

69 Woodville Road

Overseal, Swadlincote, DE12 6LU

for

MILLER & WATSON CARPENTRY LIMITED

The site is identified as falling within the River Mease Special Area of Conservation (SAC)

All new developments within the SAC are subject to the following:

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 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 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 currently 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 to substitute the two four bedroom detached houses recently approved under Planning Permissions 9/2015/0518 and DMPA/2021/0725, with two pairs of two and three bedroom semi-detached.

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

The developer will therefore be required to make the necessary contribution per dwelling depending on its size, and water efficiency. All as secured by the Section 106 Unilateral Undertaking given on 21st July 2017 relating to Planning Permissions 9/2015/0518, and suitably revised or replaced as may be appropriate.

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