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Dear Sirs

**NESTLE WATERS UK LIMITED LIGHTWOOD ROAD  
PROPOSED PUMP HOUSE BUILDING  
PLANNING PORTAL REF. PP-03930536**

An application for the construction of pump house and a new borehole on land west of Lightwood Road on behalf of Nestle Waters (UK) Ltd has today been submitted via the planning portal.

The application comprises:

- i. Application form
- ii. Site location plan Ref: BS14027.010
- iii. Proposed Site Layout Plan Ref: BS14027.011
- iv. Proposed Elevations and Sections Ref: BS14027.012
- v. Proposed Landscaping Plan Ref: BS14027.013
- vi. This covering letter
- vii. Application fee of £195.00 (Submitted under separate cover)

**Context**

Nestle Waters currently extracts water from an existing Borehole to the north of the proposed borehole but supply from that source is diminishing and a new more reliable supply is required to supply the new bottling plant at Waterswallows Land.

**Application site**

The application site is located towards the northern end of Lightwood Road on its west side, approximately 1.2 km north west of the town centre. At this point Lightwood Road is a track. The site is currently grassland/ moorland in an area of open countryside. The site slopes up from east to west. It is enclosed on its north boundary by a woodland – Light Wood. The east boundary was originally a stone wall with an access gate, currently this has been removed to allow access to site. It is proposed to reinstate this stone wall and gate adjoining Lightwood Road. The south boundary is formed by a stone wall. There is no defined west boundary to the application site which rolls into a larger field in the applicant's ownership. The nearest dwelling is 215 metres to the south.

## **Proposal**

The scheme comprises a small building to enclose new borehole. The building will measure 4.8 m by 5.0 m and will have a pitch roof. It will measure 2.52 m to eaves and 3.77m to ridge.

The site of the building will be levelled to create a stable platform. A small retaining structure will be built around the south, west and north elevations of the buildings.

### ***Walls***

The walls are to be a traditional cavity wall construction. The internal face is to be 100mm thick blockwork. The external face is to be Stanton Moor Sandstone with a pitched face and the height is to be 140mm. The mortar is to be cement based and dyed to replicate traditional lime mortar.

### ***Roof***

The roof is a shallow pitch Kingspan Trapeziodal Roof system KS1000/2000 RW. A safety ridge system will be installed to comply with CDM regulations. The roof and all soffit and fascia boards will be finished in Anthracite Grey (RAL 7016).

### ***Door***

The door is to be a secure steel construction and painted Anthracite grey (RAL 7016).

### ***Boundary and Surface materials***

- Surrounding the building will be Marshalls - Driveline Piora permeable block paving, Buff colour.
- For hygiene reasons a crossed stainless steel grating is to be installed to allow mud to be removed from footwear prior to entry.
- The wall across the front of the site will be made from stone to match existing walls. Stone will be sourced locally from Dale View Quarry.
- New gates are proposed to be galvanised steel, 6 bar field gates to match the gates in the local area.

## **Planning Policy**

### ***National Policy***

Paragraph 19 of the NPPF sets out the Government's commitment to ensure the planning system does everything it can to support sustainable economic growth. Planning should operate to encourage and not act as an impediment to sustainable growth. Therefore significant weight should be placed on the need to support economic growth through the planning system.

### ***Local Plan***

The current statutory Local Plan is the High Peak Local Plan adopted in 2005. The application site falls within an area designated as countryside on the Local Plan Proposals Map. The woodland to the north of the site is designated as a Site of Importance for Nature Conservation (Derbyshire Wildlife Site).

Within the Countryside, Policy OC1 states that Planning Permission will be granted for development which is an integral part of the rural economy and which can only be carried out in the Countryside provided:

- the development will not detract from an area where the open character of the countryside is particularly vulnerable because of its prominence or the existence of a narrow gap between settlements; and
- the development will not generate significant numbers of people or traffic to the detriment of residential amenity, highway safety, landscape or air quality or otherwise have an unacceptable urbanising influence; and
- the development will not have a significant adverse impact on the character and distinctiveness of the countryside

Policy OC4 is permissive of development considered appropriate in the Countryside provided that its design is appropriate to the character of the landscape

Policy OC8 addresses development proposals that affect site of Nature Conservation Importance. Development likely to have an adverse effect on Local Nature Reserves, a Derbyshire Wildlife Register site or a Regionally Important Geological Site will only be permitted where:

- measures are in place to ensure appropriate mitigation and compensatory measures including the management of such provision
- it can be clearly demonstrated that there are reasons for the proposal that outweigh the need to safeguard the substantive nature conservation value of the site;

Policy EMP7 is permissive of business and industrial development in the countryside, provided that:

- the development can be accommodated within existing buildings; or
- any new buildings, alterations or extensions are essential, and well-related to existing buildings and appropriate to a countryside location in terms of scale, siting, design and external appearance; and
- adequate site access is available and the development will not significantly increase traffic movements, particularly on unsuitable narrow roads

### Assessment

As highlighted above, the pump house is required to protect and house the new borehole that will supply mineral water to the Nestle Waters (Buxton Water) bottling plant. The location of the borehole is determined by the source of the water supply. The location of the borehole and the pump house is locationally specific and cannot be located in any other location. The policy therefore meets the requirements of Policies OC1 and OC8 in that it can only be carried out in the countryside in this location.

The pump house is located next to a site of Importance for Nature Conservation. The building is small scale and will be unmanned. Employees will only visit to maintain the borehole. There will be no building operations within the SINC and any impact will be minimal.

The building is low rise and will be faced with natural stone. It will be screened by existing and new stone walls and will visually inconspicuous. There will be no impact on the residential amenity of dwellings to the south.

The development will not generate significant numbers of people or traffic to the detriment of residential amenity, highway safety, landscape or air quality or otherwise have an unacceptable urbanising influence. Nor will it have an significant adverse impact on the character and distinctiveness of the countryside

The borehole is of vital importance to the continued operation of the Buxton Water bottling plant at Waterswallows Lane. That plant employs over 200 people and is a major employer in the local economy. The main impacts of the new building will arise during the construction phase. These impacts will be short term and minor in nature. The economic importance of the building and borehole outweigh the minor short term impact.

Should you have any queries regarding the application, please do not hesitate to contact me.

Yours sincerely



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**Alps Group Limited**