



Planning Statement
Anglian Water Services Ltd

Erection of a Glass-Reinforced Plastic (GRP) Kiosk to house electrical control equipment within the operational boundary of Pytchley STW.

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1. Introduction

This statement supports the application submitted by Anglian Water Services Ltd for the Erection of a Glass-Reinforced Plastic (GRP) Kiosk to house electrical control equipment within the operational boundary of Pytchley STW.

Anglian Water Services Ltd (Anglian Water) has a long term strategy for delivering service, reliability and value for money for its customers. The strategy identifies a number of challenges that the region faces in the future; this includes meeting all current and future legal and regulatory obligations to protect and enhance the water environment whilst reducing our contribution to climate change.

To ensure continued efficient operation at Pytchley STW it is necessary to erect a new electrical panel for the control of plant and machinery.

2. Proposed Development

2.1. The Site

Pytchley STW is an established works located approximately three miles south west of Kettering and 150m south of the village of Pytchley. The site is accessed through an existing access from Church Road through a garaged area along a hedged concrete track. The site is extensively screened along the north east and west boundaries by a mature tree and hedgerow. The vicinity in the area around the STW is predominantly arable.

2.2. The proposal

The proposed development consists of the erection of one kiosk to house electrical control panels. This is located close to associated equipment along the south eastern boundary of the site on existing gravelled area. The kiosk will be manufactured off site and delivered and installed in one unit onto a pre-cast concrete base.

The kiosk will be constructed from GRP coloured Green BS 14 C 39 as this is the dominant colour on site. Size: 1.1m x 4m x 2.9m high.

3. Planning Policy

Circular 17/91 'Water Industry Investment: Planning considerations

Circular 17/99 gives guidance to Local Planning Authorities (LPAs) on the planning implications of the investment programme being undertaken by the water industry in order to comply with National and European legislation. It advises local authorities to 'give sympathetic consideration to development proposals aimed at enhancing the treatment of sewage'. It states that 'projects are being undertaken to a strict timetable in order to meet specific European legislative requirements. Expedited handling should be given to all proposed works, irrespective of size, which are aimed at meeting water companies' obligations. Further advice in paragraph 15 states that 'the scope for altering the scale, location or elevation of treatment is limited. Such considerations may be sufficient to outweigh planning objections which would otherwise give grounds for refusal of planning permission'

National Planning Policy Framework

National Planning Policy Framework (NPPF) (March 2012) sets out the Government's planning policies for England and is a material planning consideration in the determination of planning applications. The NPPF does not contain specific waste policies as these will be published as part of the National Waste Management Plan for England. In the interim, national waste planning policy continues to be set out in Planning Policy Statement 10 'Planning for Sustainable Waste Management' and decisions on waste applications should have regard to policies in the NPPF so far as they are relevant.

Planning Policy Statement 10 (PPS10) "Planning for Sustainable Waste Management"

PPS10 remains in force despite the recent introduction of the NPPF. PPS10 reiterates the principles of sustainable waste management and waste hierarchy and states that in considering planning applications for new or enhanced waste management facilities, waste planning authorities should consider the likely impact of the development on the local environment and amenity.

Minerals and Waste Development Framework/Local plan

The Northamptonshire Mineral and Waste Development Framework Core Strategy Development Plan Document was adopted in 2010 and the Control and Management of Development DPD adopted in 2011. These provide guidance for the control of development and planning requirements for waste in the locality.

Due to the location, size and design of the proposed kiosk, it is considered that there will not be any adverse impact on local amenity or appearance of the surrounding area. This is in accordance with Policies CS1, CS14 of the Minerals and Waste Development Framework Core Strategy Development Plan Documents and Policies CMD1, CMD7 and CMD10 of the Minerals and Waste Development Framework Control and Management of Development DPD.

4. Conclusion

The proposed development is located within the operational boundary of the site and will be screened from various locations due to the topography of the site, existing trees and vegetation, and plant. Overall, there will not be any adverse visual impact on the character or appearance of the surrounding area as a result of the proposals. Anglian Water believes that the proposed development is in accordance with local and national planning policies and will provide greater improvements to the environment and wider public that outweigh any adverse effects resulting from the proposals.