Design and Access Statement

Site address: Brington STW, Great Brington, Northampton NN7 4JL E: 466486, N: 265628

Contact details

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Description of development

Erection of two Glass-Reinforced Plastic (GRP) Kiosks to house electrical and control panels within the operational boundary of Brington STW.

1. Context

This Design and Access Statement supports the application submitted by Anglian Water Services Ltd for the erection of two glass reinforced plastic kiosks at Brington 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 providing for future resilience.

To ensure continued compliance at Brington STW it is necessary to erect new electrical panels for control of plant and machinery and filter equipment. The equipment is to be housed within two kiosks within the site.

2. Design principles and concepts

Brington STW is located approximately 500 meters north of Great Brington, south of Hazel Tree Farm. The site is accessed from an unclassified road leading from Whilton Road. The site is well screened on all sides by established trees and hedgerows and is surrounded by arable land.

The proposed development includes the erection of two kiosks to house electrical control panels. This kiosks are to be located close to associated equipment within the eastern portion of the site. The kiosks will be manufactured off site and delivered and installed in one unit onto a pre-cast concrete base.

The kiosks will be constructed from GRP coloured Green BS 14 C 39. Full details are shown on the accompanying drawing SEW-08108-BRINST-SS-PLG-001.
Kiosk sizes are as followings:

**MCC Kiosk**
Size: 4.0m x 3.0m x 3.6m high
Area 12m²

**Filter Kiosk**
Size: 7.5m x 3.0m x 3.6m high
Area 22.5m²

**Lighting**
There is no additional external lighting planned for this development.

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### 3. Local Development Framework and Consultation

**Circular 17/91 ‘Water Industry Investment: Planning considerations**
Circular 17/91 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.

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### 4. Access to the development

Access to the proposed development will use the existing site access leading from the unclassified road off Whilton Road.