PATRICK PARSONS

Design and Access Statement

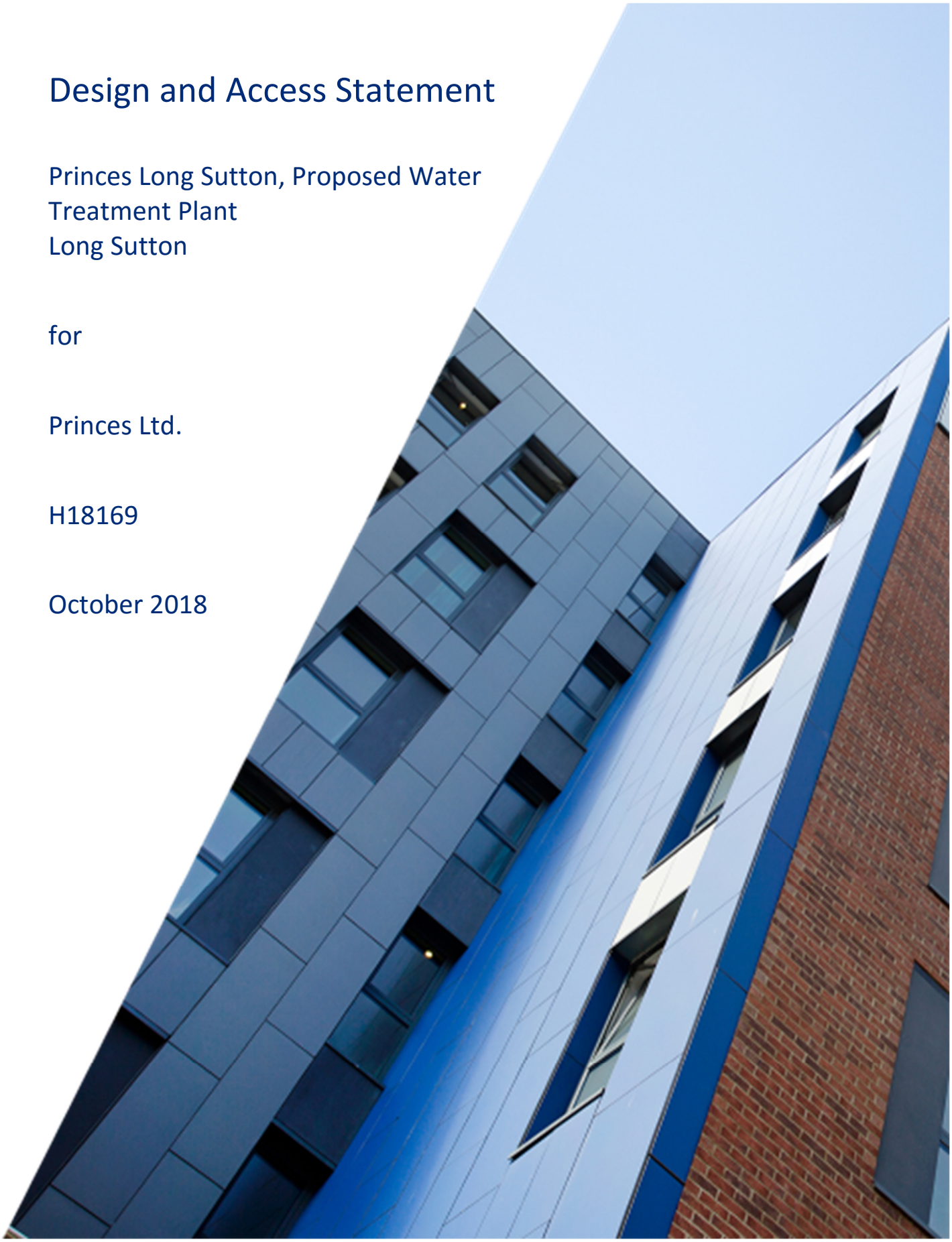
Princes Long Sutton, Proposed Water Treatment Plant
Long Sutton

for

Princes Ltd.

H18169

October 2018



Design and Access Statement

Princes Long Sutton, Proposed Water Treatment Plant

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1.0 Introduction

1.1 This design and Access Statement is provided in support of an application for planning permission within the Princes Ltd., Bridge Road, Long Sutton, PE12 9EQ. The proposed works are:

- Formation of new water treatment works on existing site including the erection of a new 11 metre x 5 metre x 5.8 metre high building.
- Installation of various tanks and process equipment as shown on the planning drawing. The largest new tank (a soft water treatment tank) is approximately 11.5 metres high, with a diameter of approximately 11 metres.

1.2 Princes Ltd. is a large working food production facility; the proposals herewith will enhance and contribute to the site's continued development, which is a major employer within the local community contributing greatly to the local economy and employment.

1.3 The planning policy context is set by the saved policies of Fenland District Council, national planning policies and supplementary planning material produced by the Council.

2.0 Access

2.1 Principal vehicular and pedestrian access into the site is currently via the main entrance off Bridge Road to the North of the site which is used by all heavy goods traffic. There is a separate entrance off Bridge Road for car parking.

2.2 The main access to the site will not be affected by the proposed development

2.3 An internal roadway network and pedestrian links provide access to all areas of the site.

2.3. The number of vehicles entering and leaving the site will not materially increase due to this development.

2.4 Disabled persons will not be employed in the vicinity of the proposed building for Health and Safety reasons as a high level of mobility and physical movement is required in this area.

3.0 Proposals & Character

3.1 Development proposal includes the erection of a single bay building and installation of water treatment tanks. The proposals are required to enhance the current provision to the food production facilities. The proposed development will be built within the existing water treatment facility at Princes Long Sutton site.

3.2 No improvement to internal transport links will be required as a result of the proposed development.

3.3 The highest installation as part of the new development is the water treatment tank at 11.5 metres high. The new tank is no higher than existing tanks within the existing water treatment facility.

3.4 The buildings will be colour matched to the existing building in Goosewing Grey cladding.

3.5 No trees are to be removed as part of this proposal.

3.6 The form of construction and selection of materials has been chosen to allow for speedy construction on site and as appropriate for use in the food production facility and to be consistent with previous developments on the site.

4.0 Community Safety

4.1 The proposed development is within the existing secure operations of the Princes Ltd. and as such there is no public access to the grounds or buildings. General access is via the secure Main Gate to the North of the site or the staff car park. The overall site is fully secured with perimeter fencing with internal security incorporated.

4.2 The proposals will have no impact upon community safety associated with the surrounding area to the site.

5.0 Environmental Sustainability

5.1 The proposed development will be in line with current building regulations and include environmental enhancements where appropriate and practicable.

6.0 Movement To, From and Within the Development

6.1 The proposal does not necessitate the introduction of any further roadways or hardstanding area to that already existing within the site.

7.0 Conclusion

7.1 The proposals contained within this application will enhance existing facilities and therefore support the continued development of the site and promote the success of the Princes Ltd.

7.2 The proposals are entirely within the enclosure of the site with no increased impact to the surrounding area.

7.3 The proposals are critical for Princes Ltd. and to allow them to continue to perform their operations as a successful business which is extremely important to the local community.

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