



**TEMPLATE:  
DESIGN AND ACCESS STATEMENT FOR PLANNING APPLICATIONS  
(no listed building consent required)**

Rupert Baron  
Hills Farm  
Calves Hill  
Chedworth  
GL54 4AH

**Proposed Development –**

Replacement of existing domestic water treatment plant. A Bio-Pure 3 will be installed. The plant is EN 12566-3, Annex B compliant.

The plant is a biological aeration system. A performance results certificate accompanies my email. The file is entitled Bio-Pure PIA Certificate.

**Assessment of the surroundings of the proposed development –**

The plant will be situated in a field 50 meters from the house. The plant is over 100 meters from any other dwelling and cannot be seen from public highway or public footpath. The plant will be underground. Post installation there will be nothing visible.

**Consultation -**

I have not involved or consulted the local community, special interest groups, professionals etc about my development proposals.

**Evaluation –**

My evaluation of the surrounding area and the work involved is that the replacement of the plant will:

- Ensure a higher quality of water discharge – which itself is good for the environment
- The replacement will have no impact on the surrounding area
- The replacement work will not cause any damage to trees or habitat
- The work will have no impact in terms of noise or nuisance to the surrounding area.

**DESIGN COMPONENTS**

**Proposed Use(s) -**

I am obliged by regulation to have a domestic water treatment plant

**Amount and density of development –**

Not applicable

**Layout -**

The layout was determined by the layout of the existing plant. I am simply replacing the existing unit with a new one. It will occupy a slightly smaller foot-print than the existing plant.

**Scale –**

The plant is buried and will not be seen.

Depth 2.4 meters

Diameter 2.1 meters – it is circular

Weight 200kg

Capacity 3000 litres

**Landscaping –**

Once the unit has been installed and the old unit “capped” and covered over, the land would be returned to its original condition, namely a sheep field.

Spoil from the works will be sympathetically spread on the field and re-seeded.

**Appearance –**

Once the work has been completed there will be no evidence that the work has taken place.

**ACCESS COMPONENTS**

**Technical advice –**

There are no access issues whatsoever. The equipment required to excavate the hole will be little bigger than a 1 tonne digger, which can be brought into the field through my drive.

**Relevant Policies -**

All relevant policies have been considered and will be complied with in full.

**Degree of access**

Not applicable. There are no access issues. This is a domestic treatment plant.

**Future access requirements**

Not applicable. There are no future access issues. This is a domestic treatment plant.

**Emergency access**

Not applicable. There are no emergency access issues. This is a domestic treatment plant.

Please feel free to add any further design and access information that you feel may be relevant to your application.

All that is required is a hole roughly three meters deep and two meters wide be dug. The new plant be lowered into it and connected to the existing waste water pipework. The ground will be made good.

