



LOCATION OF WATER RECYCLING CENTRE



VIEW, SECTION & ELEVATION LOCATIONS



VISUAL 1



VISUAL 3



VISUAL 2

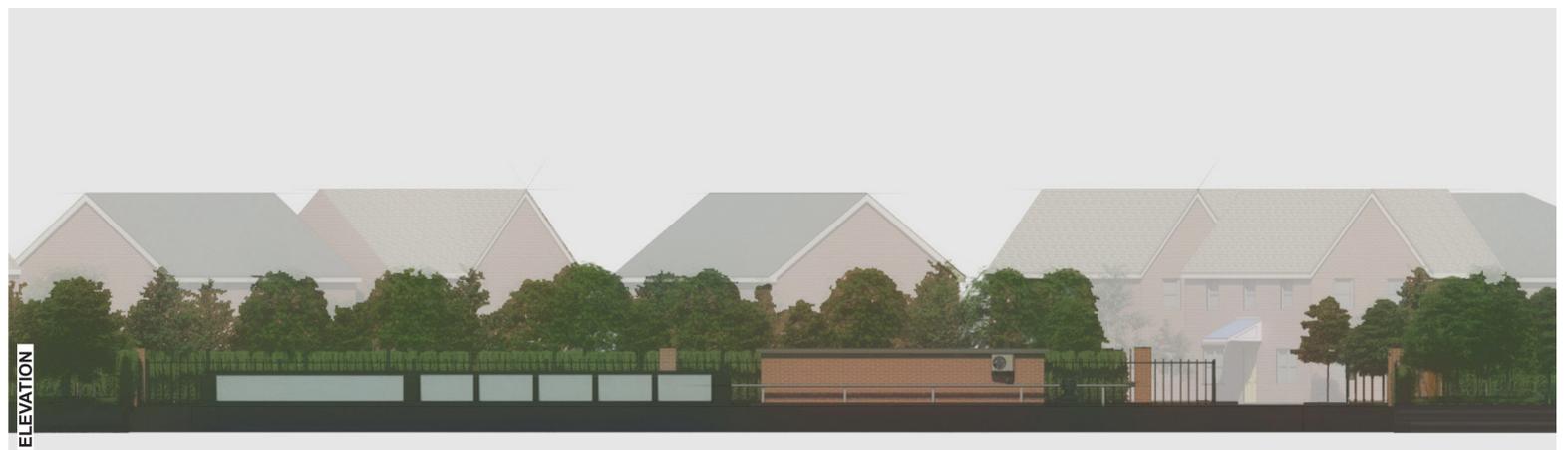
In accordance with the Draft Canterbury District Local Plan to 2045 (October 2022) the site is allocated for mixed use development. As a part of the allocation a series of criteria are set out regarding Development Mix, Design and Layout and Landscape and Green Infrastructure.

The Development Mix criteria requires the inclusion of *Non-residential development which includes: (ii) Provision of a new high quality waste water treatment works at an appropriate location within the site; ...*

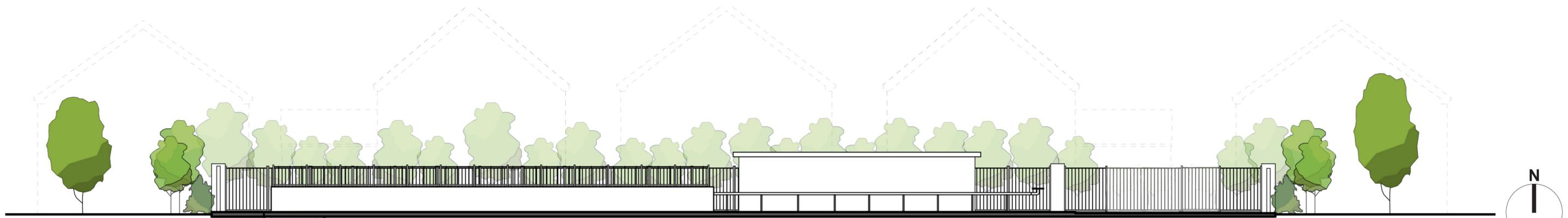
The surrounding Visuals, Section and Elevations illustrate how the proposed Water Recycling Centre will be positioned on the site and also how it will relate to the proposed and existing dwellings in its vicinity.

The Water Recycling Centre has been positioned in the south eastern parcel of the site, it covers an area of 0.15ha and adjoins existing vegetation on the site boundary on its north eastern edge. The layout shown above has been provided by the relevant Water Authority and amendment to fill the area set aside for the facility.

The layout indicates that the Water Recycling Centre will be enclosed by a 5m wide green buffer that includes a combination of tree planting and hedgerows. Vegetation will be positioned to filter views that may be available of the facility from the surrounding area. It will have a singular vehicle access point and will be enclosed by a combination of walls and fencing. The maximum structure height is 2.35m meaning that a considered approach to planting within the green buffer will mitigate potential views effectively.



ELEVATION



SECTION

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