AXONBECKETT

DESIGN & ACCESS STATEMENT

Project Ref:	**07846**
Address:	**Rogues Lane Barwell Leicestershire**
Proposal:	**Proposed Fishing Pool**
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1.1 The Process

The project has been built up using the following steps of: Assessment, Involvement, Evaluation and Design.

1.1.1 Assessment

1.1.1.1 Physical

The site is situated on the southern side of Rogues Lane which runs in an East/West direction leading to either Stoke Golding and Barwell (A447). The site is in open countryside and has an existing fishing pool to the south, which is currently naturally supplied by an existing spring and surface water run off. Levels across the site fall in westerly direction with a brook running in a northerly direction along the western boundary.

The existing access to the site is shared to an existing farm track, Frith House Farm lies to southeast whilst Rogues Lane Nurseries lies to the west of the site. Overhead electrical cables currently span across the site in east/west direction.

The existing pool currently discharges excess water into the adjacent brook during exceptional rainfall and ground saturation.

1.1.1.2 Social

The site lies in open countryside and currently has no of very little impact on the existing surrounding areas. Any new buildings in open countryside must comply with local planning policies.

1.1.1.3 Economic

The existing pool is used for private leisure. Gaining planning permission to extend the existing pool will have no economic impact to the locality since it is for private use only.

1.1.1.4 Planning policy

The scheme has been developed with reference to Local Planning Policies BE1, BE27 and NE5 and National Planning Policy Guidance/Statements PPS1: Delivering Sustainable Development (February 2005), PPS 22: Renewable Energy

1.1.2 Involvement

Consultations were held with:
Planning Officer – Louise Forman
Highways Officer – n/a
Local Residents action group – n/a

1.1.3 Evaluation

The site is in open countryside and has been privately used as a fishing site for many years. The current owner is a passionate fisherman and is seeking to provide a secondary pool, two small growing on pools and an ancillary building for grass cutting mower storage, fish food storage, tea making facility and a WC. The site is currently used at weekends by the client and it is proposed the site will continue to be used at weekends by the client and occasionally with friends for private leisure purposes.

Two trial holes approximately 2m deep and a third approximately 1m deep as shown on the plan (Fig 01) demonstrated the soil to be predominantly clay (Fig 02, Fig 03 & Fig 04). It is considered that the existing nature of the ground will negate the need to import clay and the cut & fill of soil within the site should be sufficient to create and line the pool.

The client has appointed Andrew Ellis Independent Fisheries Consultant to prepare a report for assessing the existing site including guidance notes on the proposed pool design. A brief report from the Fishery Advice department at the Environment Agency is available upon request concerning the existing pool, its environs and content.

Following continuous channels of communication with the case officer, it had been established that the initial proposals tabled was acceptable, subject to further detail design of the engineering levels.



Fig 01 – Site Plan



Fig 02 – Trial Hole No1



Fig 03 – Trial Hole No2



Fig 04 – Trial Hole No3

1.1.4 Design

The proposal reflects the client's brief of a new fishing pool, 2 growing on pools and an ancillary building. Due to the sensitivity of the site in 'Open Countryside', the building is proposed as timber frame and timber clad unit to provide an agricultural approach.

The site is to be environmentally self sufficient, which will include a wind turbine for generating electricity, underground water harvesting facilities for water supply and reed bed sewerage system for disposal of foul waste.

The design of the new pool and growing on pools are set out as recommended by Independent Fisheries Consultant.

1.2 USE

The additional pool and facilities is simply an addition to the existing use on site for private use only.

1.3 AMOUNT

The client is applying for an additional fishing pool and growing on pools in order to grow and fish a variety of species in addition to the existing variety.

The unit is sized to accommodate up to 1 tonne of fish food, a sit on grass cutting mower, a WC and tea making facilities with seating area for up to 6-8 people.

It is considered that the existing site is suitable for agricultural and leisure requirements only. Any other form of development is considered unsuitable.

1.4 LAYOUT

The pool(s) have been set out in accordance with Independent Fisheries Consultant and the ancillary unit has been set out for its functional purpose.

The location of the new pool is situated at the lower part of the site to capitalise on surface water drainage that will be collected using a herringbone drainage system. Excessive water in the existing pool will discharge into the proposed pool and discharge into the adjacent brook in the event of excessive rain.

The location of the unit and growing pools are situated remotely from Rogues Lane for privacy whilst sufficiently visible from the highway for security surveillance. The unit is positioned on a plateau that will provide opportunity to collect surface water from the upper levels of the site for water harvesting and the growing on pools, whilst being elevated to allow the reed bed sewerage system to discharge naturally into the ground.

The wind turbine is situated at the highest point of the site near the boundary and at least 15m away from the overhead cables for Health & Safety requirements.

Visual aspects from the unit will have little impact on adjacent properties.

The external configuration allows adequate space for manoeuvring and parking vehicles within the curtilage of the site and where access is required to the ancillary unit, a proprietary plastic mesh track is used to minimize visual impact yet, provide the necessary vehicular traction necessary in the event of excessive rainfall and soil saturation.

1.5 SCALE

The proposed ancillary unit will be single storey only to minimize the impact of new development in the open countryside.

1.6 LANDSCAPING

As part of the cut & fill exercise, it is considered that supplementary soil will be available and can be used to provide bunding along the north and west boundaries of the site. The engineered landscaped bund in addition to proposed planting, will provide a landscaped screen along Rouges Lane for additional privacy and in particular, sound attenuation.

1.7 APPEARANCE

The design and detail of the proposed unit is to generally echo agricultural units in open countryside. The unit will be timber frame and timber clad with all the doors and windows in timber frame.

2.0 ACCESS

This statement will look at the two main facets of access relating to the application, Vehicular and transport links and Inclusive Access.

2.1 Vehicular and Transport Links

An existing access serves the existing site

2.1.3 Access and Egress Locations

Access to and from the site will remain unchanged.

2.1.4 Local Public Transport

Bus Route No.82 travels between Hinckley and Barwell whilst bus route No.86 travels between Hinckley & Stoke Golding.

The closest train station is Hinckley.

2.2 Inclusive Access

This section aims to describe how everyone can get to and move through the dwelling as extended on equal terms regardless of age, disability, ethnicity or social grouping.

- Level access for pedestrians is provided to all access points of the unit.
- The new accesses have a maximum 1:20 gradient to accommodate disability requirements.

- External areas immediate to the unit, are laid to falls with minimum 1:20 gradients.
- A separate WC is provided with level access.