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Planning Statement submitted in support of the erection of a new kiosk and associated permitted development works at Aston Firs Sewage Pumping Station (SPS), Sapcote, Leicestershire.

(Including Design and Access Statement)

PA 39211

Prepared for

Severn Trent Water

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D117319	1	Mar 08	Final	Russell Crow	Nigel Stuart-Baker

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Scott Wilson Ltd
McLaren Building
35 Dale End
Birmingham
B4 7LN
Tel: 0121 212 3035
Fax: 0121 212 1938
www.scottwilson.com

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1.0 INTRODUCTION AND BACKGROUND

Context

1.1 Severn Trent Water (STWL) is a regulated business with statutory responsibilities for the provision of water and sewerage services to over 8 million people in an area stretching from the Severn Estuary to the mouth of the River Humber.

1.2 STWL is currently implementing its Asset Management Plan for April 2005 to March 2010 (known as AMP4), which is the mechanism by which the regulator OFWAT defines a 5-year capital expenditure programme for water companies. Investment during the AMP4 period is in response to a number of key drivers. These drivers include new environmental and quality obligations, and investment to ensure the existing water distribution and sewerage networks and other assets both above and below ground, operate efficiently and effectively.

Proposal

1.3 This planning statement has been prepared for Severn Trent Water to accompany a full planning application for permission to construct a new kiosk which will renew life expired assets and improve the performance of Aston Firs SPS, Sapcote.

Background and Need

1.4 The proposed works are required to improve the performance of and access to the SPS to meet its consent with the Environment Agency and to replace life expired assets on the site.

1.5 The following supporting documents are submitted with this application:

- Location Plan (DRG No: S392111-PE015);
- Existing Site Layout (DRG No: S392111-PE016);
- Proposed Site Layout (DRG No: S392111-PE017); and
- Kiosk detail (DRG No: S392111-PE018).

2.0 SITE DESCRIPTION AND SETTING

2.1 Drawing S392111-PE015 details the existing site location.

2.2 The proposed site is located on the southern side of Hinckley Road / Sapcote Road, adjacent to the junction with Smithy Lane.

2.3 The proposed site is located approximately 1km north east of the village of Burbage, Leicestershire.

2.4 D. Tallis Hire Ltd is located adjacent to the site, the surrounding area is made up of agricultural land and woodland.

3.0 THE DEVELOPMENT PROPOSALS

3.1 The proposed scheme involves improving the performance of and access to the existing SPS at Aston Firs, Sapcote, Leicestershire and renewing life expired assets on the site.

3.2 The existing SPS site contains two kiosks.

3.3 The site is in operational use and the land/site is considered to be 'operational' land, although it is not owned by STWL. The area to be covered in grasscrete is already used for access by STWL vehicles.

3.4 The proposed works therefore demonstrate a sustainable solution by improving the performance of an existing site renewing life expired assets and improving vehicular access to the site.

3.5 Drawing Number S392111-PE017 details the proposed site layout, whilst drawing number S392111-PE018 details proposed kiosk.

Development requiring planning permission

3.6 ***1 x new kiosk***

- The second new kiosk will measure 3700mm x 600mm x 1750mm (H). The kiosk will be finished in colour Midnight Green (BS4800 12-B-29).

Permitted Development

3.7 The demolition of the two existing kiosks (Part 31: Class A (A)).

3.8 Two replacement access covers to the wet well (Part 16: Class A (a)).

3.9 Two new manhole covers (Part 16: Class A (a)).

3.10 Temporary site working area with cabin (Part 4: Class A (A)).

3.11 Change of location of the existing telegraph pole (Part 17: Class G (b)).

3.12 Grasscrete over the existing access area (Part 16: Class A (e)).

3.13 5 Bollards (Height 750mm) to prevent unauthorised vehicular access (Part 16: Class A (e)).

3.14 New dropped kerb to improve access from the highway (Part 16: Class A (e)).

Construction Compound

3.15 Site compound is subject to agreement between the contractor and the landowners for the contract period.

Traffic movements

3.16 During the construction period, which is estimated to take approximately 3 months, with 130 traffic movements in that time. These will be made up of:

- 4 no. Ready mixed concrete wagons;
- 12 no. lorries carrying general materials;
- 4 no. 16 tonne wagons to take materials from the site;
- 3 no. 15,000 litre tankers;
- 2 no. hydraulic excavators;
- 1 no. crane; and
- The rest of the visits will be made in vans.

3.17 It is anticipated that during the construction process there may be a requirement for temporary traffic lights, unless the road is considered wide enough with a temporary coned area. These arrangements are subject to agreement with Leicestershire CC Highways.

3.18 Post-construction the traffic movements to the SPS site are anticipated to include:

- Quarterly inspection of the SPS by a maintenance vehicle (usually a small van).
- 15,000 litre tanker visit at either 6 month or annual intervals.
- All other visits will be in response to reports of breakdowns or telemetry warnings.

Material Management

3.19 Any excavated material shall either be used for infilling on the site or disposed off at a suitable location.

Drainage

3.20 The use of grasscrete means that any water will soak into the surface as it does currently.

Odour and noise

3.21 There will be no odour or noise associated with the proposed SPS improvement.

4.0 DESIGN AND ACCESS STATEMENT

4.1 Article 6 of the Town and Country Planning (General Development Procedure) (Amendment) (England) Order 2006 now requires that planning applications be accompanied by a Design and Access Statement.

Location

4.2 The proposed kiosk will be sited within an existing SPS.

4.3 The proposed site is located on the southern side of Hinckley Road / Sapcote Road, adjacent to the junction with Smithy Lane.

4.4 Drawing number S392111-PE015 details the location of the site.

Layout

4.5 At present, the existing SPS site contains a two kiosks and is covered in a mixture of grass, mud and concrete surfacing.

4.6 The proposed site layout will provide easier access for STWL personnel.

4.7 Details of the proposed layout are shown on Drawing No. S392111-PP017.

Scale and Appearance

4.8 The proposed development has been designed to be as minimal in scale as far as operationally possible for this type of plant while the siting of the structures has helped to reduce the visual impact of the works. Furthermore, it presents a sustainable solution by improving an existing site.

4.9 The proposed development will include:

4.10 ***1 x new kiosk***

- The new kiosk will measure 3700mm x 600mm x 1750mm (H). The kiosk will be finished in colour Midnight Green (BS4800 12-B-29).

4.11 Permitted development works on the site are outlined in Section 3.

Landscaping

4.12 There will be no landscaping involved as part of this scheme, nor will the proposal result in the loss of any existing landscaping features. The site is screened by several large trees that minimise views into the site.

Access

4.13 The existing access will be improved by the provision of a dropped kerb. The grasscrete area will also provide an improved surface for STWL vehicles to drive on to.

5.0 ENVIRONMENTAL CONSIDERATIONS

5.1 There are no adverse environmental impacts anticipated as a result of the proposed works.

5.2 The majority of the work is within the existing SPS and the work outside of the existing site is a grass verge, adjacent to the highway, which is of low ecological value.

5.3 There is no works proposed on the hedges or trees surrounding the site and so no adverse impact on nesting birds is anticipated.

5.4 There are no noise or odour issues anticipated as a result of the proposed work.

6.0 PLANNING POLICY CONTEXT

6.1 This section appraises the proposed development against national, regional and local planning policy guidance and planning policy.

National Policy

- PPS1: Delivering Sustainable Development
- PPS7: Sustainable Development in Rural Areas
- PPS9: Biodiversity and Geological Conservation

Regional Policy

RSS 8 (East Midlands) March 2005

- Policy 15
- Policy 16

County Policy

Leicestershire County Council Structure Plan

- Strategic Policy 8

Local Policy

Blaby District Local Plan (1999)

- Not designated

Appraisal

6.2 PPS1 highlights the importance of high quality inclusive design in the layout of new developments in terms of function and impact, not just for the short term but also for the lifetime of the development. It aims to maintain and improve the local environment and help to mitigate the effects of declining environmental quality, importance of high quality design of new developments in terms of function and impact, not just for the short term but for the lifetime of the development.

6.3 Regional policies 15 and 16 look at the Three Cities Sub-Area in the East Midlands. They are focused on larger scale development but the proposed development will provide high quality design whilst retaining and enhancing the character of the area.

6.4 The proposed development meets minimal operational requirements for the site and surroundings. Its scale, design and materials have been carefully considered to blend with its surroundings while helping to improve performance, in line with Environment Agency targets.

6.5 The proposal improves an existing site thus providing a sustainable solution that does not unduly encroach on the open countryside. The overall above ground element of the proposed development will be similar to what currently exists on the site and as such will not increase the overall impact of the site on its surroundings.

6.6 The proposal has regard to the local character retaining existing landscape features for screening purposes, whilst the buildings have been colour and appearance has been maintained, where possible, to blend with the current surroundings.

6.7 PPS7 refers specifically to development in rural areas identifying that where significant harm cannot be prevented, adequately mitigated against or compensated for, then planning permission should be refused. Strategic Policy 8 in the Structure Plan has regard to development in the countryside and is satisfied by the fact that the proposed development will take place on a previously developed site thus minimising the impact of the development on the rural area.

6.8 PPS9 highlights that planning decisions should aim to prevent harm to biodiversity and geological interests. As demonstrated in section 5 (Environmental Considerations) of this report, there are considered to be no significant impacts on designated areas, habitats or protected species as a result of the development. The development has had regard to its local context and has been designed in such a way to reduce its impact on the environment by utilising modern sustainable building standards.

6.9 The proposed dropped kerb and grasscrete area will improve the access for STWL maintenance vehicles and ensure the safety of operational personnel, by allowing them to park away from the road.

6.10 Furthermore, the proposal takes account of the existing landscape character, ensuring it key features are conserved and enhanced. All existing landscape features associated with the site will be retained, further blending the development with its surroundings. The proposed development would not result in the loss of any of the current screening on the site.

6.11 In light of the policy context, the proposed development complies with the relevant policy appraised above.

7.0 SUMMARY AND CONCLUSIONS

7.1 The planning application proposes the improvement of performance of and access to Aston Firs SPS, Sapcote, Leicestershire. The proposed development will include:

7.2 ***1 x* new *kiosk***

- The second new kiosk will measure 3700mm x 600mm x 1750mm (H). The kiosk will be finished in colour Midnight Green (BS4800 12-B-29).

7.3 There are also associated Permitted Development works; these are outlined in Section 3 of this Supporting Statement.

7.4 The proposed development will be constructed within the existing SPS and will replace and enhance the existing assets thus providing a sustainable development solution for the works.

7.5 The development represents an environmentally sustainable solution for sewage treatment in the area.

7.6 The proposed development has been carefully designed and located to minimise impact on the surrounding land uses. The proposal therefore conforms to national, regional and local planning policy.

7.7 In light of the supporting evidence provided in this statement it is respectfully requested that planning permission be granted for the above detailed proposal.