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Planning, and Design and Access Statement submitted in support of a new kiosk on Bullfurlong Lane, Burbage, Leicestershire

Prepared for
Severn Trent Water

September 2007

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1.0 EXECUTIVE SUMMARY

1.1 Severn Trent Water 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 Severn Trent Water 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.

1.3 This planning, design and access statement has been prepared for Severn Trent Water to accompany a full planning application for the erection of a new above ground kiosk on the footpath of Bullfurlong Lane, Burbage, Leicestershire.

1.4 Severn Trent Water requires a new kiosk to house electronic equipment to monitor the overflow level of a combined storm overflow that overflows to a nearby watercourse. The kiosk will be linked by an underground duct to the combined storm overflow manhole.

1.5 The following drawing is submitted as part of this application;

- 507 – Bullfurlong Lane, Burbage (including Site Location Plan, Site Layout Plan, Elevations and Red Line Plan) - Drawing number 060292/C/149 Rev. A.

2.0 SITE DESCRIPTION AND SETTING

2.1 The site is located at the back of an existing footpath on the eastern side of Bullfurlong Lane, Burbage. The footpath is approximately 1.7m wide where the kiosk will be situated.

2.2 The related CSO manhole is located approximately 6.5m southwest of the proposed kiosk, within Bullfurlong Lane.

2.3 Drawing No. 060292/C/149 Rev. A details the location of the site.

2.4 Leicestershire County Council Highways Department own the site as the footpath forms part of the adopted highway.

2.5 The surrounding area contains existing dwellings.

3.0 THE DEVELOPMENT PROPOSALS

3.1 The proposed scheme involves the erection of one new above ground kiosk.

3.2 The application red line is shown on Drawing No. 060292/C/149 Rev. A.

3.3 The works requiring planning permission are as follows:

- One stainless steel kiosk, measuring 670mm long by 290mm deep by 1110mm high. The unit will be finished in a holly green powder coating.

3.4 Drawing No. 060292/C/149 Rev. A also provides the proposed elevations of the new kiosk.

3.5 The new kiosk will house electronic equipment to monitor the overflow level of an underground combined storm overflow.

3.6 The kiosk will be linked by an underground duct to the combined storm overflow manhole. This is considered to be Permitted Development by virtue of the Town and Country Planning (General Permitted Development) Order 1995 Schedule 2 Part 16 Class A (a) and therefore does not form part of this application.

4.0 DESIGN & 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 situated on the footpath on the eastern side of Bullfurlong Lane, Burbage. The dwelling named 'Brize Norton' is adjacent to the site.

4.3 The site is the preferred option for operational reasons, as it is in close proximity to the existing underground services and the combined storm overflow, and will contribute to the sewage network in the local area.

Layout

4.4 The proposed site is situated on an existing footpath, which is approximately 1.7m wide where the kiosk will be situated. The kiosk is located to the rear of the footpath and as such will not have an adverse impact on footpath users or road users.

Design and Scale

4.5 The proposed kiosk is designed in line with operational requirements. The kiosk will house electronic equipment to monitor the overflow level of a combined storm overflow.

4.6 The scale and height of the kiosk has been minimised as much as possible so as not to unduly affect the site and its surroundings. The small scale of the kiosk and its location ensures that it will not impinge upon users of the adjacent path or road. These measures will minimise the visual impact from the highway and from within the curtilage of nearby dwellings.

Appearance

4.7 The proposed kiosk will be constructed in stainless steel and will be finished in a holly green powder coating to ensure it is in line with operational requirements.

4.8 The kiosk will be located to the rear of the existing footpath and is a relatively small structure. It is also adjacent to a hedge, which is approximately 1.5m high, that will reduce the visual impact from nearby dwellings. As such, the visual impact of the kiosk will be minimal and it will be seen as part of the highway street furniture.

Access

4.9 The proposed location of the kiosk ensures that the site is accessible to Severn Trent personnel. The site will be accessed from Bullfurlong Lane, Burbage. Severn Trent Water personnel will visit the site approximately twice a year in a transit van. These visits will be for maintenance.

4.10 The kiosk has been designed and located so that it does not adversely affect the site, its surroundings and the use of the footpath. It will be located at the rear of the footpath, adjacent to a hedge and will be in close proximity to the underground services.

5.0 ENVIRONMENTAL CONSIDERATIONS

5.1 The proposed above ground kiosk is a relatively small structure that will not pose any adverse impacts on the site location and surroundings. The kiosk will be finished in holly green and will blend into the existing environment.

5.2 The installation of the kiosk will result in minimal excavated material. Any excavated material will be reused for backfill or will be taken of the site and disposed of at an authorised Landfill Site.

6.0 PLANNING POLICY CONTEXT

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

National Planning Policy Guidance

PPS1: Delivering Sustainable Development

6.2 PPS1 (ODPM, 2005) identifies sustainable development as the core principle underpinning planning. It states that effective planning facilitates and promotes sustainable and inclusive patterns of development. It maintains that planning is a positive and proactive process, operating in public interest through a system of plan preparation and control over the development and use of land. Planning should seek to maintain and improve the local environment and help to mitigate the effects of declining environmental quality.

6.3 Another key principle of PPS1 is the importance of high quality design of new developments in terms of function and impact, not just for the short term but also for the lifetime of the development.

6.4 The erection of a new kiosk responds to a proven need to overcome local problems of waste capacity, as well as leading to improvements in environmental and health quality.

PPS10: Planning and Waste Management

6.5 PPS10 Planning for Sustainable Waste Management (ODPM 2005) recognises that the land use planning system has an important role to play in achieving sustainable waste management. It sets out objectives to provide a planning framework, which will:

- Help enable adequate provision of waste management facilities to meet the needs of society;
- Deliver sustainable development through driving waste management up the waste hierarchy;
- Provide a framework in which communities take more responsibility for their own waste; and
- Help implement the national waste strategy.

The government wishes to see future waste management decisions based on the following principles:

- Consideration of the Best Practicable Environmental Option for each waste stream;
- Regional self sufficiency;
- A waste hierarchy; and
- Consideration of other spatial planning concerns such as transport, housing, economic growth, natural resources and regeneration.

6.6 The proposed kiosk will enable improvements to the current situation to the benefit of all and fulfils national criteria.

Regional Planning Policy

The Regional Spatial Strategy (RSS8) for the East Midlands (March 2005)

6.7 The site falls within the 'Three Cities Sub-Area' of the Regional Spatial Strategy for the East Midlands (RSS8).

6.8 The proposal will be consistent with Policy 15 (Development in the Three Cities Sub Area) as it promote environmental enhancement by improving the sewage processes in the area.

6.9 The proposal will help to achieve the sustainable objectives of the Regional Spatial Strategy for the East Midlands (RSS8) by providing for the prudent use of natural resources and the effective protection of the environment.

Local Planning Policy

Leicestershire, Leicester and Rutland Structure Plan 1996-2016 (Adopted December 2004)

6.10 The application site is not designated on the Key Diagram for the Leicestershire, Leicester and Rutland Structure Plan.

6.11 The proposal helps to achieve the vision and objectives of the Structure Plan as well as being in compliance with Resource Management Policy 1 (Pollution). In particular, it will promote sustainable development by protecting the natural environment, and will ensure that waste materials are managed efficiently. Further, the proposed building is relatively small in scale and will be finished in an appropriate colour (holly green) that will make it unobtrusive in the existing environment.

Adopted Hinckley and Bosworth Local Plan

6.12 The application site is not designated on the Proposals Map for the Hinckley and Bosworth Local Plan.

6.13 Policy BE1 deals with the design and siting of development. It states: "The borough council will seek to ensure a high standard of design in order to secure attractive development and to safeguard and enhance the existing environment. Planning permission will be granted where the development:

a complements or enhances the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features;

b avoids the loss of open spaces, important gaps in development, vegetation and features which contribute to the quality of the local environment;

c has regard to the safety and security of both individuals and property;

d incorporates design features which reduce energy consumption, encourage recycling and minimise the impact of the development on the local environment;

e incorporates landscaping to a high standard where this would add to the quality of the design and siting;

f to which the general public would have access, has regard to the needs of wheelchair users, other people with disabilities, elderly people and those with young children;

g ensures that there is adequate highway visibility for road users and adequate provision for on and off street parking for residents and visitors, and manoeuvring facilities;
h is not adversely affected by activities in the vicinity of the site which are unlikely to cause a nuisance to the occupiers of the proposed development.
i does not adversely affect the occupiers of neighbouring properties; and
j the development of the site is not prejudicial to the comprehensive development of the larger area of land of which the development forms part.

In addition for residential proposals, planning permission will be granted where the development:
i provides a strong common link between the proposed buildings, spaces and landscape features and the character of the local area;
ii ensures an adequate degree of amenity and privacy is provided by the space between the buildings; and
iii provides sufficient garden area with boundary treatments that reflects existing features in the area.

6.14 The proposed development will be consistent with this policy as the kiosk is of a small scale and will be unobtrusive in the surrounding environment. The kiosk will be located to the rear of an existing footpath and will ensure that there is adequate highway visibility for road users. It will also improve sewage processes in the area.

6.15 Policy Res6 is in regard to non-residential uses in residential areas. It states: "Planning permission will not be granted for development other than residential in existing residential areas, within settlement boundaries, unless it can be demonstrated that there will be no detrimental effects in terms of:
a the effect on the amenities of neighbours and the general character of the locality;
b the provision of satisfactory off-street parking and servicing as prescribed under policy T5; and
c the effect on the local traffic situation.

6.16 The kiosk will be located in an existing residential area, however, it will be unobtrusive in the surrounding environment due to its location at the rear of a footpath, and small scale and colour (holly green). The kiosk will not affect the local traffic situation as it will be located approximately 1.7m from the edge of the footpath.

7.0 SUMMARY AND CONCLUSIONS

7.1 This planning application proposes to erect an above ground kiosk on the footpath on the eastern side of Bullfurlong Lane, Burbage, Leicestershire.

7.2 The kiosk is required to house electronic equipment to monitor the overflow level of a combined storm overflow that overflows to a nearby watercourse. The kiosk will be linked by an underground duct to the combined storm overflow manhole. This is considered Permitted Development by virtue of the Town and Country Planning (General Permitted Development) Order 1995 Schedule 2 Part 16 Class A (a).

7.3 There are no environmental issues arising from the proposal.

7.4 The development represents an environmentally sustainable solution for waste management in the local area.

7.5 The proposed kiosk has been carefully designed and located to minimise its impact on the surrounding environment. The proposal therefore conforms to national, regional and local planning policy.

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