Tittesworth Water Visitor Centre

PLANNING, DESIGN AND ACCESS STATEMENT

Installation of 2 no. cabins

FISHER GERMAN

Contents

01 Introduction 2

Severn Trent Water 2

Scope of Project/Background 2

STWL/External Driver 2

02 Site and Surrounding Area 3

03 The Development Proposal 4

Amount and Scale 4

Layout 4

Appearance 4

Landscaping 3

Access 2

Flood Risk/Drainage 2

Ecology 2

Heritage 2

04 Planning Policy 1

Adopted Staffordshire Moorlands Local Plan (September 2020) 1

Leekfrith Neighbourhood Plan – Referendum Version (May 2021) 9

National Planning Policy Framework (NPPF) (July 2021) 9

05 Planning Policy Assessment 12

06 Conclusion 13

Document Author	Version	Date
Jenny Salt BA (Hons) MA MRTPI	A	11/08/2021

01 Introduction

Severn Trent Water

Severn Trent Water Limited (STWL) is a regulated business with statutory responsibilities for the provision of clean water and wastewater removal to over 4.3 million homes and businesses across the heart of the UK, stretching from the Bristol Channel to the Humber all the way to Shropshire and the East Midlands.

Severn Trent also has 10 reservoir sites, open to the public, within the Severn Trent region and two further sites in the Hafren Dyfrdwy region in Wales. These sites enable customers to explore the countryside and nature.

Scope of Project/Background

This document has been prepared on behalf of STWL to support the planning application seeking consent for the installation of 2 no. cabins at Tittesworth Water Visitor Centre.

This application should be read alongside the following plans and documents:

- 129967 – 03 - Location Plan
- 129967 – 02 - Existing and Proposed Block Plans
- 129967 – 01 - Existing and Proposed Block Plans

STWL/External Driver

The cabins have been installed to provide additional office space, meeting space and dry storage for the Severn Trent rangers working at Tittesworth Water Visitor Centre. The cabins were delivered and installed on 23rd July 2021.

02 Site and Surrounding Area

The application site is situated to the west of Tittesworth Water Visitors Centre, located at grid reference: Easting – 399293, Northing –360157. The proposed development falls within the jurisdiction of the Staffordshire Moorlands District Council.

The proposed site is situated within the Churnet Valley Masterplan Boundary and within the Countryside.

The proposed site is situated within the Leekfrith Neighbourhood Plan area. On 6th May 2021, a referendum was held on the plan, where 100 people voted in favour of the plan and 17 people voted against.

The proposed development is situated within flood zone 1, which is at low risk of flooding.

Leek Moors Site of Special Scientific Interest (SSSI) is situated approximately 1.8km to the north east of the proposed site at its closest point. The site is therefore within a SSSI Impact Risk Zone.

The nearest residential property and listed building is Grade II listed 'Marsh Farmhouse and Attached Outbuildings', located approximately 410m north east of the proposed site. This property is not] visible from the site given the distance between the proposed site and the property and the positioning of intervening vegetation.

At Tittesworth Water, the rangers currently have access to various stores, but these are not water tight so do not offer adequate dry storage. The rangers also have an office available to them, but this is not large enough to accommodate all the rangers that work at Tittesworth Water at any one time, nor does it allow space for meetings.

03 The Development Proposal

This application seeks consent for the installation of 2 no. cabins at Tittesworth Water Visitor Centre. The new cabins are required to provide additional office space, meeting space and dry storage for the Severn Trent rangers working at Tittesworth Water Visitor Centre.

Amount and Scale

The proposed works comprise the installation of 2 no. identical cabins, each measuring 5m in width, 3.6m in depth and 2.66m in height. The front elevation has a single personnel door measuring 0.9m in width, with a window measuring 150mm in width and 1255mm in height. The two side elevations and rear elevation have a single window in the centre, each measuring 690mm in width by 790mm in height.

Both cabins are sited on 40mm high slabs, making the overall height above ground level 2.7m.

Layout

The layout of the proposed development is shown on plan ref: 129967 - 02, which has been submitted as part of this application.

Appearance

The cabins are constructed from plasticol steel external cladding and fully lined internally with vinyl-faced white plasterboard. The walls are insulated with 60mm glass fibre and the roof is insulated with 90mm glass fibre. The cabins have a soffit roof construction with a rubberised roofing blanket and plastic rainwater goods. Inside, there is an 18mm insulated chipboard floor with 2mm grey vinyl covering and white PVC skirting, coving and wallboard joint trims.

The appearance of the proposed cabins is detailed on plan ref: 129967 - 01, which has been submitted as part of this application. Photographs of the installation are also included in Figures 1 – 7 below.



Figure 1 – Front (north eastern) elevation of cabins



Figure 2 – Front (north eastern) elevation and Side (south eastern) elevation of cabins



Figure 3 – Side (south eastern) elevation of southern most cabin



Figure 4 – Side (north western) elevation of the southern most cabin

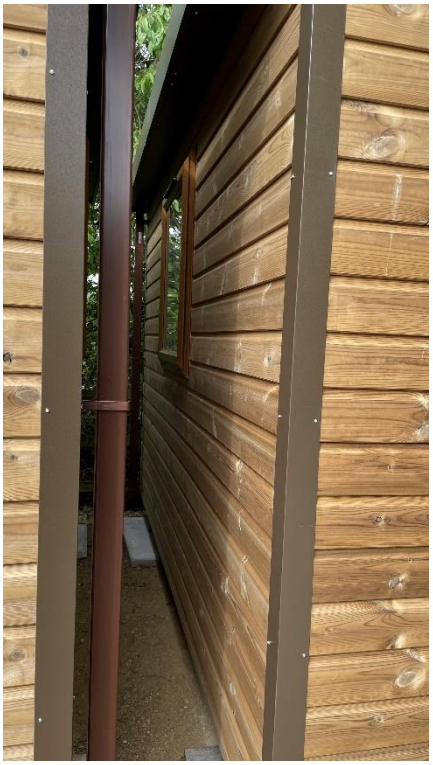

Figure 5 – Side (south eastern) elevation of the northern most cabin



Figure 6 – Side (north western) elevation of northern most cabin



Figure 7 – Rear (south western) elevation of northern most cabin

Landscaping

No landscaping requires removal to facilitate the proposed works.

Access

Access to site is from the highway to the north of Tittesworth Water Visitor Centre and then via a private track. No changes are required to the existing access route to facilitate the installation of the cabins.

Flood Risk/Drainage

The proposed development is situated within flood zone 1, which is at low risk of flooding. The cabins are sited on paving slabs, thereby having a limited impact on the ability for surface water to flow/drain underneath the cabins. Any surface water drainage resulting from the installation of the new cabins will naturally infiltrate into the surrounding land.

Ecology

The proposed works are located on an area of existing hardcore. It is therefore not considered that the proposed works would have any undue impact on protected species or their habitats.

Heritage

The nearest listed building is Grade II listed 'Marsh Farmhouse and Attached Outbuildings, located approximately 410m north east of the proposed site. This listed building is not visible from the location of the cabins so the installation of the cabins will not have any impact on any heritage assets.

04 Planning Policy

Planning policy relating to the application site is formed through:

- Local Planning Policy
- National Planning Policy

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires applications for planning permission to be determined in accordance with the Development Plan unless material considerations indicate otherwise. The development plan material to the proposal consists of:

- Adopted Staffordshire Moorlands Local Plan (September 2020)
- Leekfrith Neighbourhood Plan – Referendum Version (May 2021)

In addition to the Development Plan, applications should also have regard to the National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG), which are material considerations in any determination.

Adopted Staffordshire Moorlands Local Plan (September 2020)

The following policies from the Adopted Staffordshire Moorlands Local Plan are considered relevant to this application:

Policy SS 1: Development Principles

The Council will expect the development and use of land to contribute positively to the social, economic and environmental improvement of the Staffordshire Moorlands in terms of delivering, in partnership with other agencies and services:

- a mix of types and tenures of quality, affordable homes, to meet the needs and aspirations of the existing and future communities
- quality local services, including provision for education, healthcare, leisure, community, cultural and tourist facilities in response to anticipated population change and visitor numbers;
- easy access to jobs, shops and transport services by all sections of the community;
- increased economic prosperity and opportunities for employment and greater local capacity with an educated, skilled and flexible workforce;
- a healthy, safe, attractive, active, well-designed and well-maintained environment;
- development which maintains the locally distinctive character of the Staffordshire Moorlands, its individual towns and villages and their settings;
- development that is undertaken in a way that protects and enhances the natural and historic environment of the District and its surrounding areas, including the Peak District National Park, both now and for future generations.

- support development which secures high quality, sustainable environments, efficient and effective use of resources and contributes effectively to tackling climate change and reduced carbon emissions.

All proposals for development will be considered in the context of the District-wide Spatial Strategy and with regard to both its direct and indirect cumulative impact over the longer term. New development will make effective use of land and the best use of previously developed land and buildings.

POLICY SS 10: Other Rural Areas Strategy

The other rural areas comprise the countryside and the green belt outside of the development boundaries of the towns and larger villages and the open countryside surrounding the smaller villages.

These areas will provide only for development which has an essential need to be located in the countryside, supports the rural diversification and sustainability of the rural areas, promotes sustainable tourism or enhances the countryside. The Council and its partners will achieve this through the following actions:

1. Meet housing requirements and specific needs by:

- Restricting new build housing development in the countryside to that which has an essential need to be located in the countryside in accordance with Policy H 1;
- Allowing the conversion or replacement of an existing rural building in accordance with Policy H 1;
- Allowing extensions or additional domestic outbuildings to existing dwellings provided they are appropriate in scale and design and do not have a detrimental impact on the existing dwelling and the character of the rural area. The Council will assess schemes having regard to the original dwelling, in cases where cumulative change has occurred;
- Allowing suitable development which would secure the future conservation of a heritage asset in accordance with Policy DC 2;
- Allowing rural exceptions housing (in accordance with Policies H 1 and H 3);
- Allowing community facilities where that need cannot be met in a settlement within the hierarchy. In such cases the development should be in a sustainable location close to an existing serviced settlement.

2. Sustain the rural economy by:

- Enabling the limited expansion or development of business for employment uses where a rural location can be justified
- Supporting the diversification of existing farm enterprises
- Supporting the development of appropriate ICT and new means of communications to enable homeworking and small businesses reliant on e-technology;

3. Enhance and conserve the quality of the countryside by:

- Giving priority to the need to protect the quality and character of the area and requiring all development proposals to respect and respond sensitively to the distinctive qualities of the surrounding landscape;
- Limiting uses which generate a substantial number of regular trips in areas that are not well served by public transport;
- Ensuring renewable energy schemes are of an appropriate scale, type and location;
- Recognising and conserving the special quality of the landscape in the Peak District National Park (in accordance with Policy DC 3);
- Encouraging measures which protect and enhance the biodiversity, geological resources and heritage of the District.

4. Regenerate underused major developed areas in the countryside including:

- Bolton Copperworks, Froghall and Anzio Camp, Blackshaw Moor (in accordance with policies DSR 5 and DSR 6).
- Development of these areas shall be complementary to and not undermine the role of the towns and larger villages nor shall it undermine wider strategic objectives. It shall also avoid or minimise environmental impacts and congestion and safeguard and enhance natural and cultural assets.
- Facilitating the appropriate redevelopment of other major developed areas where the proposed development brings positive benefits to the area and any resultant environmental or highways concerns could be adequately addressed and minimised. Such proposals will be expected to provide supporting information that demonstrates clearly that the redevelopment will complement the overall development strategy for the District.

5. Enhance tourist opportunities by:

- Supporting sustainable tourism developments and measures in the Churnet Valley in accordance with Policy SS 11 and the Churnet Valley Masterplan SPD;
- Allowing for small-scale tourism developments in other areas (in accordance with policy E 4);
- Establishing strong linkages between recreational and tourist resources;
- Recognising and developing the close linkages to the Peak District National Park.

6. Maintain the Green Belt within Staffordshire Moorlands. Strict control will continue to be exercised over inappropriate development within the Green Belt allowing only for exceptions as defined by Government policy.

Any development proposal that might have the potential to affect a European or Ramsar Site must itself be subject to appropriate assessment.

Policy SS 11: Churnet Valley Strategy

The Churnet Valley is identified as an area for sustainable tourism and rural regeneration. The Churnet Valley Masterplan provides a comprehensive framework for development in the Churnet Valley and development should be in accordance with the Masterplan. Within this area particular support will be given to the following forms of development and measures:

- short stay and long stay visitor accommodation;

- the expansion of existing tourist attractions and facilities and the provision of compatible new tourist attractions and facilities;
- measures to enhance, protect and interpret the landscape character and heritage assets of the Churnet Valley;
- measures to remediate and restore derelict land, buildings and features including the appropriate redevelopment of sites;
- actions to protect and enhance the biodiversity of the valley, including the maintenance, buffering and connection of designated sites and actions to mitigate climate change.
- measures that support and integrate the heritage transport infrastructure of the valley, sympathetically with enhancing and developing links to strategic footpaths, cycle and horse riding routes.
- measures to improve connectivity and accessibility to and within the Churnet Valley by sustainable transport means having regard to the Green Infrastructure Strategy.

Any development should be of a scale and nature and of a high standard of design which conserves and enhances the heritage, landscape and biodiversity of the area. Strong sustainable development and environmental management principles should also be demonstrated. The consideration of landscape character will be paramount in all development proposals in order to protect and conserve locally distinctive qualities and sense of place and to maximise opportunities for restoring, strengthening and enhancing distinctive landscape features.

Complementary and sensitive highway improvements to access routes and/or measures to support other alternative means of access will be required to serve any developments which generate significant additional demand for travel.

Policy SD 1: Sustainable Use of Resources

The Council will require all development to make sustainable use of resources, and adapt to climate change. This will be achieved by:

1. Having regard to the BMV agricultural classification of the land, with a preference for the use of lower quality over higher quality agricultural land. Development should also aim to minimise soil disturbance and to retain ecological connectivity as far as possible
2. Supporting or promoting proposals that remediate brownfield sites affected by contamination.
3. Re-use of sites affected by mining activity will be supported, provided that any mining legacy is appropriately addressed and it can be demonstrated that the site is safe and stable for the development proposed.
4. Supporting development that is located and designed to minimise energy needs and to take advantage of maximised orientation (subject to design and landscape policies) to achieve energy savings in line with Policy SD 3.
5. The Council will require applicants for all major-scale planning applications (10 or more residential units or 1,000+ square metres floor area) to demonstrate that they have

considered the energy efficiency, water conservation, sourcing of construction materials, and site orientation aspects of the scheme, and where possible the feasibility of integrating micro-renewables. The degree of detail expected will depend on the scale/complexity of the proposal.

6. The Council will encourage developers to investigate the potential for re-using construction or construction waste materials, especially those sourced locally (which can include those minerals available on site, as appropriate) and integrates where possible on-site waste management facilities.

Policy E1: New Employment Development

New employment development will be assessed according to the extent to which it supports and improves the local economy in terms of providing for the needs and skills of the existing and future local resident workforce and meeting identified business needs, having regard to the Spatial Strategy Policies in SS 2, SS 3, area strategy policies, and general employment land requirements set out in Policy SS 4. In general the Council will endeavour to support the expansion of existing businesses and new businesses in the District, subject to the provisions below.

In addition:

- All proposals should help maintain or enhance an appropriate range of employment premises and sites across the District in terms of their scale, location and type.
- Within or on the edge of the town centres and on existing employment sites where redevelopment for other uses is proposed, mixed use schemes will be promoted. Mixed use schemes should accommodate employment generating uses of a scale and nature appropriate to their location.
- New business developments (use class B1a) should be located in existing or proposed employment areas or in or on the edge of town centres. Preference will be given to town centre locations for office developments, unless ancillary to another use or specifically allocated. In other locations the Council will expect a sequential demonstration that there were no centre or edge of centre sites available first. Office (Class B1a) developments of 200m2 gross or more must provide an impact assessment regarding the impact of the proposal on town centre vitality and viability. This will not apply to appropriate expansions of existing authorised B1 sites.
- Other types of employment uses (including B use class developments (B1b, B1c, B2 and B8), commercial sui generis uses etc) should be located in existing or proposed employment areas. Such development outside of existing or proposed employment areas but within the settlement boundary may also be acceptable when it would not create undue harm to the character, appearance or amenity of the area. New-build developments not on existing or proposed employment sites and outside of the settlement boundary may be supported where a rural location can be justified.
- The sustainable redevelopment, intensification or improvement of existing employment sites for new business and industrial developments will be supported provided it would not have an unacceptable impact on the amenities, character or appearance of the area.

- Schemes involving the re-use of rural buildings for commercial enterprise, including tourism uses, will be considered favourably where the proposed use does not harm the building's character and/or the character of its surroundings.

To ensure that the District's workforce is suitably skilled, the Council will, where appropriate, seek to enter into agreements with developers and employers to contribute towards training programmes and employment support and employment access schemes.

Policy E3: Existing Employment Areas, Premises and Allocations

Employment areas, premises and allocations that:

- are well located to the main road and public transport network; and
- provide, or are physically and viably capable of providing through redevelopment, good quality modern accommodation attractive to the market without harm to the amenity of nearby residents; and
- are capable of meeting a range of employment uses to support the local economy;

will be safeguarded for such purposes.

Development of such areas that will lead to a loss of employment will not be permitted unless:

A) the site is identified in the Local Plan for development for non-employment uses; or,

B) it can be demonstrated that the site would not be suitable or viable for any continued employment use having regard to the above criteria and evidence can be provided that no suitable and viable alternative employment use can be found, or is likely to be found in the foreseeable future; or

C) substantial planning benefits would be achieved through development for non-employment uses which would outweigh the loss of the site for employment use (including for example funding to support off-site employment provision); and

D) In the event that B) or C) applies preference will be given to a mixed use scheme which retains as much employment floorspace on the site as possible (to be demonstrated by evidence). The Council will consider "enabling" development proposals (required to support improvements to existing employment premises or supporting infrastructure) on their individual merits. In such cases, a viability appraisal should be submitted to demonstrate that a change of use or redevelopment of the site is required to fund the improvements; and in all cases the Council will seek to retain as much employment floorspace on the site as possible.

Policy E4: Tourism and Cultural Development

New tourism and cultural development which complements the distinctive character and quality of the District will be supported having regard to the Area Strategies in Policies SS 5 to SS 10 and and Churnet Valley Strategy Policy SS 11.

In addition:

1. New tourist, visitor and cultural accommodation, attractions and facilities should be developed in locations that offer, or are capable of offering either:

A. good connectivity with other tourist destinations and amenities, particularly by public transport, walking and cycling; or

B. in locations in or close to settlements where local services, facilities and public transport are available; or

C. in areas specifically identified for tourism development in the Churnet Valley Masterplan or other relevant documents.

2. Developments in other locations may be supported where a rural location can be justified.

New accommodation, attractions and facilities should:

A. support the provision and expansion of tourist, visitor and cultural facilities in the rural areas where needs are not met by existing facilities; and

B. all development shall be of an appropriate quality, scale and character compatible with the local area, protect the residential amenity of the area, enhance the heritage, landscape and biodiversity of the area and shall not harm interests of acknowledged importance.

Policy DC 1: Design Considerations

All development shall be well designed and reinforce local distinctiveness by positively contributing to and complementing the special character and heritage of the area in line with the Council's Design Guide SPD. In particular, new development should:

1. be of a high quality and add value to the local area, incorporating creativity, detailing and materials appropriate to the character of the area;

2. be designed to respect the site and its surroundings and promote a positive sense of place and identity through its scale, height, density, layout, siting, landscaping, character and appearance;

3. create, where appropriate, attractive, active, functional, accessible and safe public and private environments which incorporate public spaces, green infrastructure including making provision for networks of multi-functional new and existing green space (both public and private), landscaping, public art, 'designing out crime' initiatives and the principles of Active Design;

4. incorporate sustainable construction techniques and design concepts for buildings and their layouts to reduce the impact of the development;

5. protect the amenity of the area, including creation of healthy active environments and residential amenity, in terms of satisfactory daylight, visual impact, sunlight, outlook, privacy, soft landscaping as well as noise, odour and light pollution;

6. promote the maintenance, enhancement, restoration and re-creation of biodiversity and geological heritage, where appropriate;

7. provide for safe and satisfactory access and make a contribution to meeting the parking requirement arising from necessary car use;

8. require new developments to be well integrated for car, pedestrian and cycle use as well as other sustainable transport links;

9. ensure that existing drainage, waste water and sewerage infrastructure capacity is available, and where necessary enhanced, to enable the development to proceed;

10. ensure, where appropriate, equality of access and use for all sections of the community;

11. be served by high speed broadband (>30mbps) unless it can be demonstrated through consultation with Next Generation Access Network providers that this would not be possible, practical or economically viable. In all circumstances during construction of the site sufficient and suitable ducting should be provided within the site and to the property to facilitate ease of installation at a future date.

Policy DC 2: Historic Environment

1. The Council will conserve and where possible enhance heritage assets, including their setting in a manner appropriate to their significance. This will take into account the desirability of maintaining and enhancing their significance and will ensure that development proposals contribute positively to the character of the built and historic environment.

2. Protection will be given to designated heritage assets and their settings and non-designated heritage assets as set out in the NPPF.

3. All applications likely to affect heritage assets will require the submission of a heritage statement, including a qualitative visual assessment where appropriate.

4. Where development is likely to affect archaeology, both designated and undesignated, the Council requires the submission of a desk based assessment, and where appropriate, field surveys and trench evaluation by a qualified professional.

5. Where the loss of significance is unavoidable, recording should take place and this should be added to the Historic Environment Record as a minimum, held by Staffordshire County Council.

6. The Council will continue its proactive approach to heritage assets at risk and welcomes development proposals which would result in the sympathetic reuse of these assets in line with NPPF policy.

7. The Council will promote development which sustains, respects or enhances buildings and features which contribute to the character or heritage of an area and those interests of acknowledged importance through the use of Conservation Area Appraisals, Design Guidance and Statements, Archaeological Assessments, Characterisation Studies and Masterplanning.

Policy DC 3: Landscape and Settlement Setting

The Council will protect and, where possible, enhance local landscape and the setting of settlements in the Staffordshire Moorlands by:

1. Resisting development which would lead to prominent intrusion into the countryside or have a significant adverse impact on the character or the setting of a settlement or important views into and out of the settlement as identified in the Landscape and Settlement Character evidence;
2. Supporting development which respects and enhances local landscape character and which reinforces and enhances the setting of the settlement as identified in the Landscape and Settlement Character evidence;
3. Supporting developments which conserve or enhance the biodiversity qualities of any natural or man-made features within the landscape, such as trees, woodlands, hedgerows, walls, watercourses or ponds;
4. Supporting opportunities to positively manage the landscape and use sustainable building techniques and materials which are sympathetic to the landscape;
5. Ensuring that development does not adversely affect the wider setting of the Peak District National Park.

Leekfrith Neighbourhood Plan – Referendum Version (May 2021)

There are no policies within this Neighbourhood Plan, which are considered relevant to this proposal.

National Planning Policy Framework (NPPF) (July 2021)

National policy is set out in the NPPF which was updated in July 2021. This framework seeks to ensure sustainable forms of development and good design, alongside the protection and enhancement of the environment.

Paragraph 8 states that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways. The first of these is an economic objective, to help build a strong, responsive and competitive economy by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and co-ordinating the provision of infrastructure.

Paragraph 11 states that there should be a presumption in favour of sustainable development. Local plans should positively seek opportunities to meet the development needs of their area and development proposals which accord with and up-to-date development plan should be approved without delay. Where there are no relevant development plan policies, or the policies are out-of-date, permission should be granted unless policies in the Framework that protect areas or assets of particular importance prove a clear reason for refusing the proposed development, or the adverse

impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

Paragraph 12 states that where a planning application conflicts with an up-to-date development plan Local Planning Authorities may take decisions that depart from an up-to-date development plan where material considerations in a particular case indicate that the plan should not be followed.

Paragraph 20 states that strategic policies should set out an overall strategy for the pattern, scale and quality of development, and make sufficient provision for:

a) housing (including affordable housing), employment, retail, leisure and other commercial development;

Paragraph 84 states that planning policies and decisions should enable sustainable rural tourism and leisure developments which respect the character of the countryside.

Paragraph 124 states that planning policies and decisions should support development that makes efficient use of land, taking into account the identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it.

Paragraph 130 states that planning policies and decisions should ensure that developments:

A. Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
B. Are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
C. Are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
D. Establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
E. Optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
F. Create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users, and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

Paragraph 134 states that permission should be refused for development of poor design that fails to reflect local design and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes. Conversely, significant weight should be given to:

a) development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and/or

b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

05 Planning Policy Assessment

This application seeks consent for the installation of 2 no. cabins at Tittesworth Water Visitor Centre.

The new cabins are required to provide additional office space, meeting space and dry storage for the Severn Trent rangers working at Tittesworth Water Visitor Centre. This provision of these cabins will allow a more efficient and safe working environment for rangers and provide essential dry storage for the rangers' equipment which is needed to maintain the upkeep of the visitor site. The sustainable provision of these additional buildings help support an existing viable rural leisure and tourism business, in line with policies SS1, SS10, SS11, E1, E3 and E4 of the Staffordshire Moorlands Local Plan.

The cabins have been sited to the west of the Tittesworth Water Visitor Centre at the end of an access track intended only for access by the rangers, not the public. They are located in an area of existing hardstanding, which is well screened from all directions. The cabins have been constructed with timber effect cladding, which is deemed appropriate in its natural setting. The design of the cabins is not considered to detract from the character of the wider landscape in line with policies SS1, DC1 and DC3 of the Staffordshire Moorlands Local Plan.

The proposed works are situated on an area of existing hardstanding, which has low ecological value. Consequently, the proposed works are not considered to have a detrimental impact upon any protected species or their habitats.

The nearest listed building and residential property is Grade II listed 'Marsh Farmhouse and Attached Outbuildings, located approximately 410m north east of the proposed site. This listed building is not visible from the location of the cabins so the installation of the cabins will not have any impact on any heritage assets or residential amenity, in line with policy DC2 of the Staffordshire Moorlands Local Plan.

The proposed cabins are sited outside the adjacent flood risk area and are positioned in slabs which ensure surface water drainage is not interrupted and can continue to flow towards the reservoir.

No additional ongoing traffic movements are required as part of the cabin development. The proposed works will therefore have no undue impact on highways safety.

The proposed works are considered to accord with both local and national planning policy.

06 Conclusion

This application seeks consent for the installation of 2 no. cabins at Tittesworth Water Visitor Centre. The new cabins are required to provide additional office space, meeting space and dry storage for the Severn Trent rangers working at Tittesworth Water Visitor Centre.

The development is not considered to result in any significantly adverse impacts on the landscape, heritage, ecology, flood risk or amenity nor highways safety.

The works are considered to accord fully with all relevant national and local planning policy and it is respectfully requested that the application be approved.