DECISION DELEGATED TO HEAD OF PLANNING

Application No:	**H07-0477-22**	**Applicant:**	**Mr S Kennally**
Proposal:	Details of landscaping, external illumination, means of foul & surface water disposal and ecological survey (Conditions 5, 6, 8 & 9 of H07-0549-21)		
Location:	North View Fishing Lakes North Road Gedney Hill		
Terminal Date:	14th January 2024		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

02	Development Management
03	Design of New Development
04	Approach to Flood Risk
30	Pollution

National Guidance

National Planning Policy Framework 2023

Section 2. Achieving sustainable development.
Section 12. Achieving well designed places.
Section 14. Meeting the challenge of climate change, flooding and coastal change.
Section 15. Conserving and enhancing the natural environment.

Representations:

	Object	Support	No Obj.	Comments
HIGHWAYS & SUDS SUPPORT	0	0	0	1
SOUTH HOLLAND INTERNAL DRAINAGE BOARD	0	0	0	1
OTHER STATUTORY BODIES	0	0	0	1

CASE OFFICER ASSESSMENT

Proposal

The application is to discharge conditions 5, 6, 8 & 9 of H07-0549-21 (details of landscaping, external illumination, means of foul & surface water disposal and ecological survey).

Site Description

The site lies in open countryside with Gedney Hill village to the south west and Gedney Hill golf course to the north. The entire fishing complex lies between the parallel roads of West Drove North and North Road.

To the north east there is existing residential development fronting North Drove and open agricultural fields to the south before the built-up edge of the settlement is reached. The golf course to the north incorporates a significant number of trees which are now maturing and provide a large green oasis in what is a landscape dominated in the main by open fields in monoculture. North View Fishing Lakes also incorporates a number of trees and shallow earth bunds with the northern most and oldest lake benefitting from the most landscaping.

Recent Planning History

H07-1338-05 - Full - Change of use of agricultural land to fishing lakes in association with existing North View Lakes facilities - Granted 30 December 2005.

H07-0846-08 - Full - Proposed fishing lake, additional touring caravan pitches, new accommodation for site manager, log cabins and a clubhouse - Withdrawn 4 February 2009.

H07-0211-09 - Full - Proposed fishing lake, additional touring caravan pitches, log cabins and club house (part retrospective) - Granted 14 September 2009.

H07-0938-10 - O/A - Residential development - affordable housing - Refused 21 February 2011. Appeal dismissed.

H07-0244-12 - S73A - Variation of Condition 3 of H07-0211-09 to allow log cabins to be used as holiday accommodation only and not be occupied during the period of 1st February and 28th February in any one year - Refused 6 June 2012.

H07-0541-12 - Full - Proposed dwelling for manager/owner - Granted 19 September 2012.

H07-0549-21 - Full - Stationing of 17 additional cabins and static caravans for use as tourism accommodation - Granted 9 August 2021.

Consultation Responses

LCC Highways/SUDs

Does not wish to restrict the grant of permission.

South Holland Internal Drainage Board

Note that the applicant intends to discharge surface water to self-contained ponds. As highlighted in our correspondence regarding H07-0549-21 (our ref 21_04522_P, dated 28/05/2021), the ponds will need to provide sufficient capacity to store storm water as per national guidance (see https://www.gov.uk/government/publications/sustainable-drainagesystems-non-statutory-technical-standards). The design may need to account for unattenuated overspill of surplus storm water from these ponds and a safe route for its discharge. In addition, if the ponds are connected to the wider local drainage network, or if the proposals change to include a direct discharge of surface water to a watercourse, the proposed development will require land drainage consent in line with the Board's byelaws (specifically byelaw 3).

Lincs Bat Group

It is a standard report, too early in the year to establish the level of bat activity over the lakes, which is likely to be considerable in the summer, so we would endorse the references to bat boxes and in particular lighting.

Planning Considerations

Condition 5 (Landscaping) - Additional native hedge and tree planting is proposed, which is considered acceptable and a bio-diversity gain.

Condition 6 (External illumination) - Details of lighting have been provided, consisting of 20W 240v compact floodlights. However, it hasn't been demonstrated that they will be bat friendly as recommended within the Preliminary Ecological Appraisal.

Condition 8 (Foul and Surface Water Drainage) - Foul water would be disposed of to package treatment plants, with an outfall to adjoining drains. Surface water would be discharged to the self-contained pond. South Holland Internal Drainage Board has advised that the ponds will need to provide sufficient capacity to store storm water and that the design may need to account for unattentuated overspill of surplus storm water from these ponds and a safe route for its discharge. Insufficient details have been submitted in this respect.

Condition 9 (Ecological Survey) - Condition 9 essentially relates to protected species and states the following:

"Prior to the siting of any cabin or static caravan hereby permitted an ecological survey shall be carried out to determine the presence, or otherwise, of protected species upon the site and the results of such a survey shall be submitted to the Local Planning Authority. If protected species are present a working design, method and timetable to mitigate any harm to the species involved shall be submitted to and approved in writing before any works of demolition are commenced and thereafter be carried out in accordance with the approved details prior to occupation."

It should be noted that it makes no reference to bio-diversity enhancement measures.

The preliminary ecological appraisal indicates the following:

Bats - Trees have negligible potential to support roosting bats. However, the site (pond especially) and surrounds offer suitable foraging and commuting habitats. Bat friendly lighting should be installed. Recommends new roosting features as a bio-diversity enhancement.

Birds - Four species of birds recorded. Recommends bird boxes as bio-diversity enhancement..

Badgers - No evidence of badgers.

Hedgehog - Site considered to be a suitable hedgehog habitat. Hedgehog homes recommended as a bio-diversity enhancement.

Reptiles - Pond area poor suitability.

Conclusion

That conditions 5, 6, 8 & 9 of H07-0549-21 not be discharged due to insufficient information relating to the provision of bat friendly lighting and also disposal of surface water.