Mr S Kennally

Planning, Design and Access Statement
Full Planning Application
Stationing of 17 Additional Cabins and Static Caravans for Use as Tourism Accommodation
North View Fishing Lakes, North Road, Gedney Hill, Spalding, Lincolnshire, PE12 0NS

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1. THE PROPOSAL

1.1. North View Fishing Lakes has now been established for in excess of 17 years with the first lake having been dug in 2004. Since then, a further 2 lakes have been completed, together with managers accommodation, static and touring holiday accommodation, and ancillary facilities. The complex now covers approximately 10 ha and is one of the premier coarse fisheries in the area.

1.2. This application seeks full planning permission for the stationing of a further 17 tourism units consisting of 4 static units and 13 log cabin/lodge style units. Both types of accommodation already feature on site.

1.3. There will be 14 additional units located loosely around the south westerly and newest lake at the complex, with a further 3 units on the southern eastern bank of the middle lake.

1.4. All the proposed units are located within the existing complex.

1.5. The application is accompanied by a Flood Risk Assessment in accordance with the NPPF.

2. USE

2.1. North View Fishing Lakes is now well established as one of the area's premier coarse fisheries, and is a well-known holiday destination for those wishing to stay and fish on any of the three coarse fishing lakes which stock a good variety of coarse fish including large specimen carp.

2.2. The principle of tourism accommodation is already established on the site following the granting of permission for earlier phases.

2.3. Gedney Hill is within walking distance of the complex where there is a range of facilities that adequately serves those on holiday at the site.

2.4. The addition of further tourism accommodation at the site accords with South East Lincolnshire Local Plan (the local plan) Policy 1.

3. LANDSCAPE AND APPEARANCE

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

3.2. 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.

3.3. 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. The other two lakes are also in the process of maturing in a similar way. A hedge nearly 190m long defines the south western site boundary of the complex which then returns a further 80m along the north western boundary, parallel with West Drove North. There is a variety of planting within the site which serves to screen both the existing and proposed development from wider public views. Eight of the units are to be located to the north west of the most recent fishing lake within an area already defined by mature

and semi-mature planting and a hard surfaced access track. The remaining units are sited in three groups of three units, one group at the south eastern end of the middle (second) lake and the other two groups at the north western and south eastern end of the southern lake.

3.4. Having regard to the existing landscaping in and around the lakes, the development will have a light touch on the landscape and is compliant with local plan Policy 2.

3.5. The accommodation takes the form of traditional static caravans (x 4) and lodge style cabins (x13), both of which can already be seen on the earlier phases of the complex. Plans and annotated photographs provide the typical dimensions for each. Both forms of accommodation are relatively typical alternatives to 'bricks and mortar' and will go largely unnoticed in the existing complex.

4. ACCESS AND HIGHWAYS

4.1. There are two vehicular access points serving the overall complex which is due to the fact that there is a large drainage ditch which separates the northern most lake, car park and tourism accommodation from the remaining two lakes to the south. The southern most access will serve the proposed accommodation and a stone chipping surfaced track already serves the eight units along the north western boundary of the site. The remaining 9 units will be accessed via similar stone chipping surfaced tracks off the existing internal access road. There will be parking available adjacent to each unit.

4.2. As mentioned earlier, there is access on foot into the village with the nearest footway some 130m from the site entrance. The village has a convenience store and public house which caters for the day to day needs of most visitors to the site.

4.3. The existing vehicular access into the site is good with excellent visibility in both directions.

4.4. The proposal is, therefore, compliant with Local Plan policy 3 and the general principles of sustainable development as set out in the NPPF.

5. FLOOD RISK

5.1. The application is accompanied by a Flood Risk Assessment which identifies that the site is safe from flooding.

6. CONCLUSIONS

6.1. Due to continued success of the fishery, the applicant requires additional accommodation on site to meet customer demands.

6.2. The new accommodation is located within the existing complex and is set amongst landscaping which helps to screen the site from the two open agricultural fields to the south.

6.3. In terms of overall impact, the proposal will have a light touch on the landscape and serves to add to the existing tourism offer at the complex.

6.4. There will be a direct impact on the local economy in terms of spend in the local facilities and additional work for those involved in the maintenance of the site and the accommodation.

6.5. The Flood Risk Assessment that accompanies the application concludes that the site is safe from flooding with a 'no hazard' rating according to the South Holland Strategic Flood Risk Assessment. There is therefore no requirement to limit the occupancy of the accommodation on flood risk grounds.

6.6. The proposal complies with adopted policies in the local plan, the principles of sustainable development as set out in the NPPF and is acceptable in all other respects.

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