

Mr S Kennally

Planning, Design and Access Statement
Full Planning Application
Stationing of 8 Lodges and 32 Static Caravans
(Some to Replace Existing Touring Caravan
Pitches Resulting in a Net Gain of 18 new Units)
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 20 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, all of which are now well-established. The complex now covers approximately 10 ha and is one of the premier coarse fisheries in the area and a popular tourism destination in South Holland District.
- 1.2. This application seeks full planning permission for the stationing of a further 8 lodges adjacent to the existing ones along the North Drove frontage, 14 static caravans within the existing complex to replace some existing touring caravan pitches and 18 static caravans on a thin piece of agricultural land between the existing complex and the golf course to the north, recently purchased by the applicant.
- 1.3. The application is accompanied by a Flood Risk Assessment in accordance with the NPPF together with the necessary Biodiversity Net Gain assessment and post-development planting proposals.

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 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, the most recent being in 2021.
- 2.3. Gedney Hill village is within walking distance of the complex where there is a range of facilities that adequately serves those on holiday at the site. Immediately next to the site (north) is the Gedney Hill Golf Club.
- 2.4. The addition of further tourism accommodation at the site accords with South East Lincolnshire Local Plan (the local plan) Policy 1: Spatial Strategy and Policy 9: Promoting a Stronger Visitor Economy.

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 immediately 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 application site and golf course to the north incorporate a significant number of semi-mature and mature trees in stark contrast to the surrounding landscape which is dominated in the main by open fields in monoculture.
- 3.3. 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.
- 3.4. It is proposed to site 8 lodges of the same design as those approved in 2021 parallel with North Drove which will be served by two new

internal access tracks served off the existing entrance which serves the southern part of the overall complex. It is proposed to incorporate planting within the site to assist in screening these 8 lodges and there will be wild flower planting within the IDB easement parallel to North Drove. This part of the existing complex is characterised by short mown grass and landscaping, existing lodges and static caravans, car parking areas and infrastructure. This part of the proposal benefits from the backdrop of the existing complex and having regard to this existing character, will go largely unnoticed.

- 3.5. The second part of the proposal will see the removal of 16 touring caravan pitches and introduction of static caravans in their place. The most recent permission in 2021 permitted 8 new static caravans however, only 6 have been installed and it would not now be possible to introduce the extra 2. Therefore, having regard to the loss of 16 touring caravan spaces together with the reduction from 8 to 6 statics in the south western corner, when set against the proposed 22 new lodges and statics, there will only be a net increase of 4 units within the existing complex. These changes will therefore go largely unnoticed within the existing complex.



Some of the existing touring caravan pitches to be replaced.

- 3.6. The proposal also sees the addition of a strip of land which is currently 'sandwiched' between the existing complex and the golf club to the north. Here it is proposed to site 18 new static caravans with access from within the existing complex. This strip of land has an open frontage to North Drove however the statics will be sited 46m back from the road frontage at a point which coincides with a strong planting belt of mature trees on the golf course to the north. As the statics are parallel to each other and at right angles to North Drove the impact on the street scene will be minimal and fleeting. To the south of this strip of land there is a existing line of mature Leylandii trees which screen this element of the proposal entirely from the south.



Looking west into the application site from North Drove with the existing complex behind the leylandii trees on the left (south) and the golf course to the right (north).

- 3.7. Having regard to the existing landscaping in and around the lakes and golf course, the development will have a light touch on the landscape and is compliant with local plan Policy 2.
- 3.8. The accommodation takes the form of traditional static caravans and lodge style cabins, 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 forms of tourism accommodation 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 proposed 18 statics will be served via the existing northern access onto North Drove.
- 4.2. North Drove is long, straight rural road with excellent visibility in both directions from both existing points of access.
- 4.3. There is access on foot into the village with the nearest footway some 130m from the southern 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 and the addition of further tourism accommodation on site will have a positive impact on the local economy.
- 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. DRAINAGE

- 5.1. Gedney Hill village does not have a public sewerage system and is therefore reliant on package treatment plants and although some of the proposed units will rely on existing systems on site, it is proposed to introduce further plants to cater for the additional units and these are shown on the site plan.

6. BIODIVERSITY NET GAIN

- 6.1. The proposal is subject to mandatory biodiversity net gain and accordingly a baseline assessment has been carried out in accordance with the latest DEFRA metric together with post-development proposal to achieve the necessary 10% gain.

7. FLOOD RISK

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

8. CONCLUSIONS

- 8.1. Due to continued success of the business, the applicant requires additional accommodation on site to meet customer demands and is upgrading the existing touring caravan offering in favour of static caravans. Having regard to the loss of touring caravans and the reduction of 8 to 6 static caravans on the 2021 phase the proposal actually results in a net gain 18 of new units overall.
- 8.2. Some of 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.
- 8.3. The 18 new units which will be located on the additional land are located between the heavily landscaped complex and the equally heavily landscaped golf course to the north. Accordingly, there will be little impact beyond the site boundary.
- 8.4. In terms of overall impact, the entire proposal will have a light touch on the landscape and serves to add to the existing tourism offer at the complex.
- 8.5. 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.
- 8.6. 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.
- 8.7. 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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