



Planning Statement

Construction of an Irrigation Lagoon, Replacement Pump House and Perimeter Bunding

Leadenhall Farm, Holbeach, Spalding, Lincolnshire

Dyson Farming Limited

August 2024

Planning Statement		
Agricultural Irrigation Lagoon	Dyson Farming Ltd	B036-27

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1 INTRODUCTION

1.1 Context

- 1.1.1 This Planning Application is submitted to South Holland District Council (“the Council”) on behalf of Dyson Farming Ltd (“the Applicant”) and seeks planning permission for the construction of a 50,000m³ water storage lagoon, pump house and associated infrastructure on agricultural land at Leadenhall Farm, Holbeach, Spalding, Lincolnshire. The proposed lagoon will be located adjacent to an existing water storage lagoon on the farm.
- 1.1.2 With increasing unpredictability of the UK climate, be it drier summers, flash flooding or uncertain rainfall in winter, there is growing pressure on agricultural businesses to develop water management facilities in relation to the security of supply for the short and long term. High productivity in terms of quality and yield are paramount in agriculture. Water security is one of the major components to achieving this.
- 1.1.3 The proposed water storage lagoon will be filled by rainwater and 2 existing abstraction licences (Nos. AN/030/0013/088 and AN/030/0013/077) granted by the Environment Agency.
- 1.1.4 The submission includes the following information, documents and drawings:

Documents

- Planning Statement (this document);
- Planning Application forms;
- Ecology Assessment & Biodiversity Net Gain Assessment (Appendix 1), and
- Flood Risk Assessment (Appendix 2).

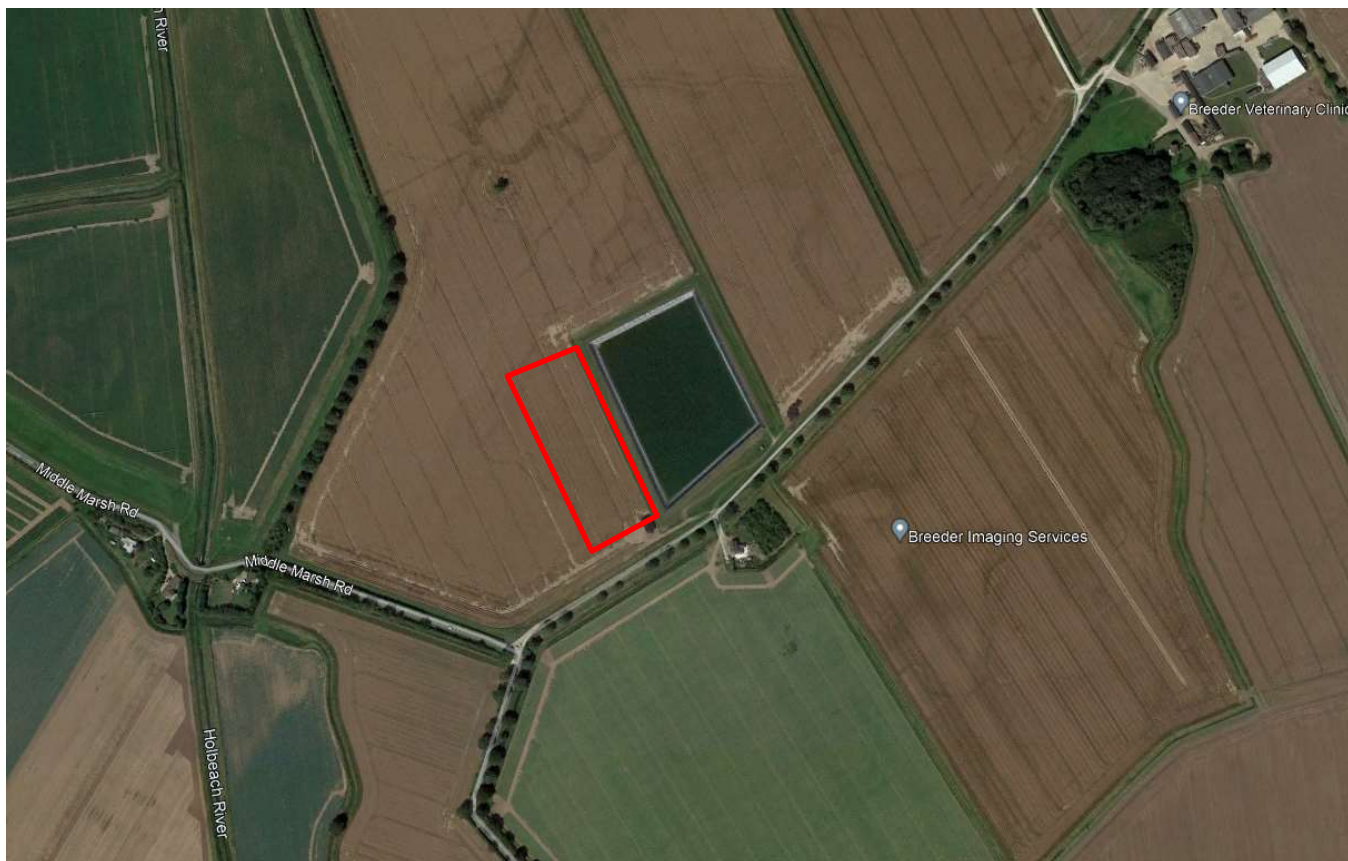
Drawings

- Drawing GPP/DF/LHL/20/01 titled Site Location Plan;
- Drawing GPP/DF/LHL/20/02 titled Site Layout Plan;
- Drawing AJF_DF_001 Layout and Design
- Drawing AJF/DF/002 – Proposed Bank and Cross Sections, and
- Drawing E22/0560/001 – Pump House Elevations.

1.2 The Application Site and its Setting

- 1.2.1 The Application Site, which is currently in agricultural use (arable land), is located approximately 2.0 kilometres (km) north west of Holbeach St Marks, within the open countryside.
- 1.2.2 The Leadenhall Farm complex is situated approximately 750 metres (m) to the north east of the Application Site, on the southern side of the internal haul road which serves the farm.
- 1.2.3 The proposed water storage lagoon will be located adjacent to an existing lagoon on the farm as shown edged in red below on the aerial image. The Planning Application boundary measures approximately 1.9 hectares (ha) as shown outlined in red on drawing no. GPP/DF/LHL/24/01 titled Site Location Plan. Other land within the Applicant's ownership is edged in blue.

The Application Site

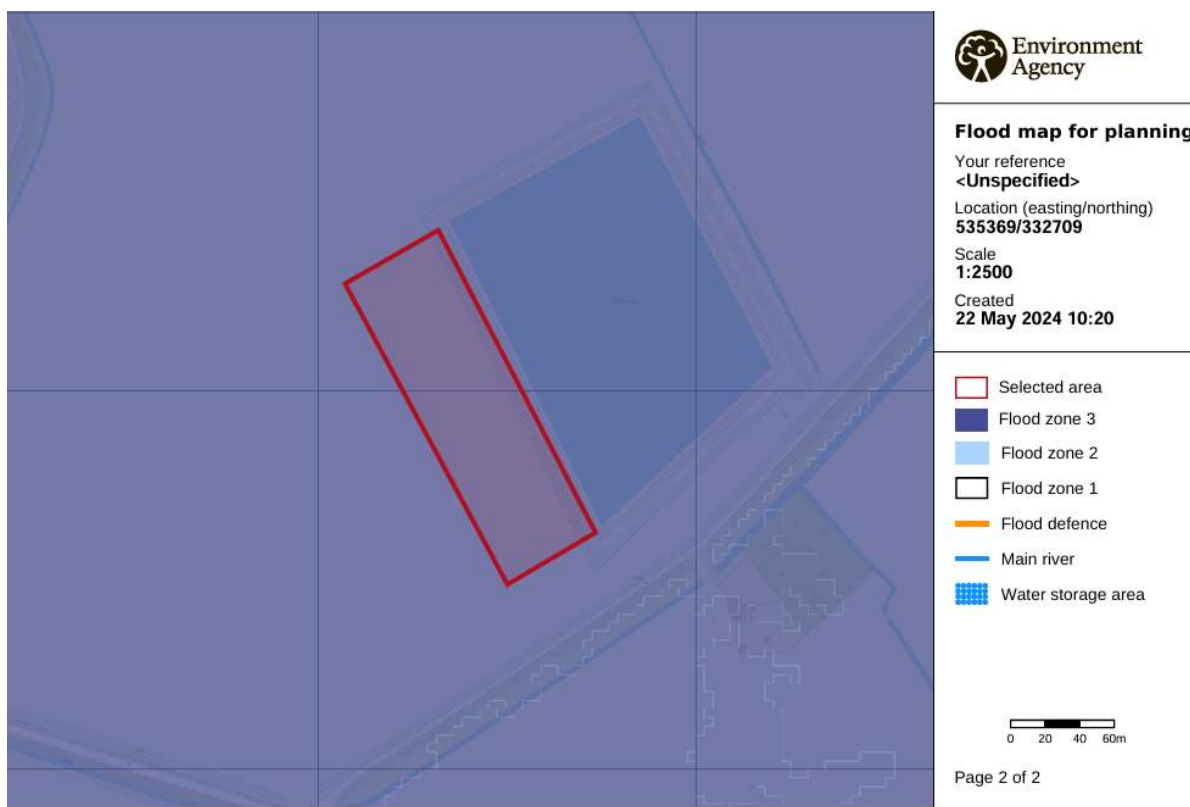


- 1.2.4 The surrounding land is in agricultural use is generally flat and open. There is a single residential property which is located approximately 85m to the south-east of the Application Site which is in the Applicant's control/ownership.

- 1.2.5 There are no Public Rights of Way (PRoW) within close proximity of the Application Site, there is however, a Bridleway (Holb 19/4) which is located approximately 430m to the north of the site alongside a drain known as, Decoy Drain.

Flood Map for Planning

- 1.2.6 The Application Site is situated within Flood Zone 3a, with a greater than 1 in 100-year probability of river flooding. The nearest major watercourse is the River Welland, which is located approximately 1.4km to the north of the site.



- 1.2.7 Land to the north, south and east of the River Welland, known as The Wash, is of ecological importance due to the biologically rich saltmarshes and range of breeding and non-breeding birds amongst other qualities and has been designated as a Site of Special Scientific Interest (SSSI), Special Protection Area (SPA), Special Area of Conservation (SAC) and RAMSAR site. The designation is approximately 1.5km to the north of the Application Site.
- 1.2.8 There are no Scheduled Ancient Monuments (SAMs) within 2km of the Application Site. The nearest listed building is Leaden Hall, which is Grade II Listed and is located approximately 2km to the south-west of the Application Site.

2 PROPOSED DEVELOPMENT

2.1 Introduction

- 2.1.1 This Planning Application is submitted to South East Lincolnshire Council on behalf of the Applicant seeking planning permission for the construction of a circa 50,000m³ water storage reservoir, pump house and associated infrastructure on agricultural land at Leadenhall Farm, Holbeach, Spalding, Lincolnshire. The proposed lagoon will be located adjacent to an existing agricultural water storage lagoon.

2.2 Description of Development

- 2.2.1 The description of development is proposed to be as follows:

“The construction of an agricultural irrigation lagoon, replacement pump house and perimeter bunding”.

2.3 Engineering Works

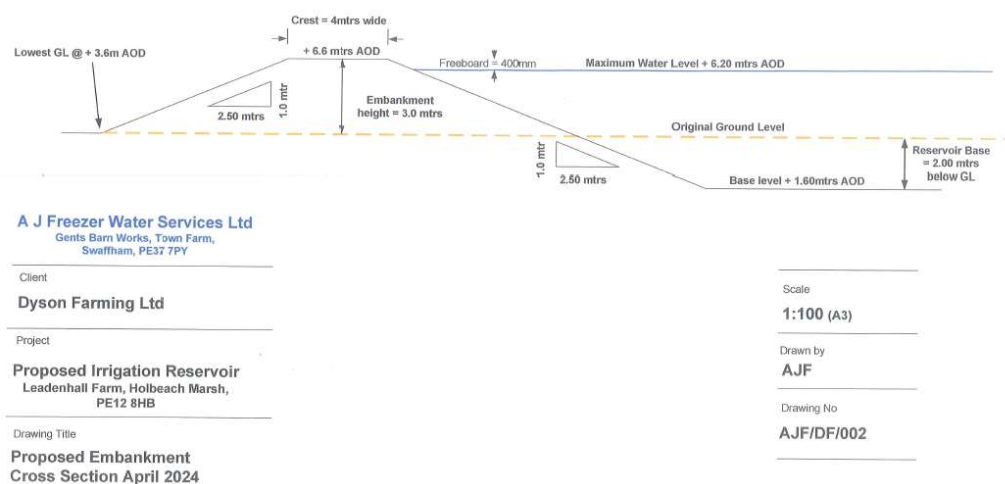
- 2.3.1 The excavation of topsoil, subsoil and clay will be undertaken to create the agricultural water reservoir as shown on drawing nos. GPP-DF-LH-NL-24-02 titled Site Layout Plan. Excavated material including clay will be used for the construction of the lagoon embankments and to create the lagoon floor. All excavated material will be utilised on the Application Site and within the development.

Storage Capacity

- Storage volume – Approx. 50,000m³

Dimensional Summary

- Overall depth – 3m
- Water depth – 2.25m
- Freeboard – 0.4m
- Crest width – 4m
- Dry slope – 1:3
- Wet slope – 1:4
- Max height of embankment – 1.7m (crest to ground level)



- 2.3.2 The embankments will be constructed in layers and the clay will be compacted using a towed vibrating roller. Perimeter embankments will be seeded with grass and a wildflower mix around the margins of the lagoon. Drawing reference AJF_DF_002 shows the proposed bank and cross sections and drawing reference AJF_DF_001 shows the layout and design of the proposed lagoon.

2.4 Lining

- 2.4.1 The agricultural irrigation reservoir will be lined with a 2 millimetre (mm) high-density polyethylene (HDPE) membrane and laid on a 300gsm geotextile.

2.5 Pump House

- 2.5.1 A replacement pump house will be constructed to the south east of the proposed lagoon. The pump house will be 4 metres wide by 4 metres long and 3.35 metres high (to the ridge). Elevations of the proposed pump house are shown on drawing reference E22-0560-001 titled 'Pump House Elevations'. The pump house will have an appearance similar to the photograph below.



2.6 Hours of Construction

2.6.1 Construction works will be undertaken between 7am and 7pm daily.

2.7 Timescales

2.7.1 It is anticipated that the engineering operation will take approximately 6–8 weeks to complete.

3 PLANNING POLICY CONTEXT

3.1 Introduction

3.1.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that the determination of a Planning Application must be made in accordance with the Development Plan unless material considerations indicate otherwise.

3.1.2 In this instance, the Development Plan consists of the following document:

- South East Lincolnshire Local Plan (adopted March 2019).

3.1.3 The main policies of the adopted Local Plan considered relevant to the proposal are set out below.

3.2 The Development Plan

South East Lincolnshire Local Plan

3.2.1 The South East Lincolnshire Local Plan (SELLP) was submitted to the Secretary of State on 23rd June 2017 and underwent an Examination in Public (EiP). The Plan identifies land and allocates sites, for different types of development, such as housing and employment, in order to meet the area's needs. It also includes policies, against which Planning Applications are considered. The Plan was adopted on 8th March 2019.

3.2.2 The main policies of the SELLP are as follows:

- Policy 1: Spatial Strategy;
- Policy 2: Development Management;
- Policy 3: Design of New Development;
- Policy 4: Approach to Flood Risk;
- Policy 28: The Natural Environment, and
- Policy 30: Pollution

3.3 Other Relevant Documents

3.3.1 The National Planning Practice Guide (NPPG) confirms that the National Planning Policy Framework (NPPF) represents up-to-date government planning policy and must be taken into account where it is relevant to a Planning Application.

3.3.2 The following documents are therefore considered to represent a material consideration in the determination of this Planning Application.

- South East Lincolnshire Strategic Flood Risk Assessment (SFRA) (March 2017)
- National Planning Policy Framework (December 2023), and
- National Planning Practice Guidance.

4 ASSESSMENT OF THE PROPOSAL

4.1 Introduction

4.1.1 From an assessment of the Development Plan and other relevant documents, the main issues in the assessment of the proposed development are as follows:

- Principle of the Development;
- Best & Most Versatile Agricultural Land, and
- Environmental & Amenity Considerations.

4.1.2 The following section considers the main planning issues in turn.

4.2 Principle of the Development

4.2.1 The proposed irrigation lagoon will be constructed on what is currently agricultural land (arable) at Leadenhall Farm adjacent to an existing water storage lagoon. The Application Site is located on land which is designated as open countryside within the SELLP (Policies Map).

4.2.2 Policy 1 (Spatial Strategy) of the SELLP states that *“in the countryside development will be permitted that is necessary to such a location and/or where it can be demonstrated that it meets the sustainable development needs of the area in terms of economic, community or environmental benefits”*.

4.2.3 The above policy aspirations are also echoed at paragraph 88 of the NPPF, it also provides support for the economic growth in rural areas in order to create jobs and prosperity through a positive approach to sustainable new development. In order to promote a strong rural economy, planning policies and decisions should enable:

“the development and diversification of agricultural and other land-based rural businesses...”

4.2.4 The eastern regions of the UK face ongoing challenges related to water scarcity and climate variability, making investment in major (and sustainable) water infrastructure projects a necessity. An adequate water supply will enable the Applicant to optimise planting schedules, implement efficient irrigation practices, and maintain healthier soil conditions. This will enable the Applicant to produce better crop quality and increased agricultural output, improving food supply for the UK.

4.2.5 Climate change has brought about changes in weather patterns, leading to more erratic rainfall and prolonged dry spells. These changes have had direct implications for agricultural operations, as crops

depend heavily on consistent water availability. Investing water storage facilities will help the Applicant mitigate the impact of water scarcity on the farming operation.

- 4.2.6 A reliable water source will enable the Applicant to safeguard crop yields and maintain agricultural productivity, even during periods of reduced rainfall.
- 4.2.7 There is a demonstrable need for the proposed water storage lagoon to future proof the agricultural operations from the effects of climate change. The principle of the irrigation lagoon alongside the existing one in the proposed location is considered to be acceptable and is fully compliant with the aspirations of Policy 1 of the SELLP and the NPPF in relation to development in the countryside.

4.3 Best & Most Versatile Agricultural Land

- 4.3.1 The Application Site consists of agricultural land, which is currently being used for the growing of crops. Policy DM12 (Best and Most Versatile Agricultural Land) of the LMWLP states that *“proposals for waste development that include significant areas of best and most versatile agricultural land will only be permitted where it can be demonstrated that: no reasonable alternative exists”*.

- 4.3.2 Paragraph 180 of the NPPF states:

*“Planning policies and decisions should contribute to and enhance the natural and local environment by: a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and **soils** (in a manner commensurate with their statutory status or identified quality in the development plan)*

- 4.3.3 The proposed development will not require a significant area of best and most versatile agricultural land (0.8ha in total) when considering the extent of the wider farm holding and will be to the benefit of the Applicant in terms of providing a valuable water storage facility and safeguard crop yields and maintain agricultural productivity. The benefits of the proposed water storage lagoon far outweigh any loss of best and most versatile agricultural land.
- 4.3.4 The proposal will not therefore conflict with planning policies seeking to protect best and most versatile agricultural land from inappropriate forms of development.

4.4 Environmental & Amenity Considerations

Ecology and Biodiversity Net Gain

- 4.4.1 An Ecological Assessment of the potential impacts of the proposed development has been undertaken and the full report can be found at Appendix 1 to this statement. The Ecological Assessment is also accompanied by a Biodiversity Net Gain Assessment report including completion of the 2024 DEFRA metric.
- 4.4.2 Policy 28 of the SELLP relates to “The Natural Environment” and states that
- “A high quality, comprehensive ecological network of interconnected designated sites, sites of nature conservation importance and wildlife-friendly greenspace will be achieved by protecting, enhancing and managing natural assets”.*
- 4.4.3 Policy 28 also seeks to ensure that all development proposals shall provide an overall net gain in biodiversity. This policy aspiration is mirrored in the NPPF at chapter 15. This is reinforced by the Environment Act 2021 under Schedule 14 which requires that provision is to be made “for biodiversity gain to be a condition of planning permission in England.” (HM Government 2021). A minimum 10% net gain is now mandatory (as of February 2024).
- 4.4.4 The Ecological Assessment report has been produced with reference to current guidelines for ecological assessments (e.g. CIEEM, 2017 and 2017a) although adapted to be appropriate for the conditions on Site. Biodiversity – Code of Practice for Planning and Development. The assessment comprised the following:
- Desk study
 - Extended Phase 1 Habitat Survey
- 4.4.5 An Extended Phase 1 Habitat Survey was undertaken at the Site in accordance with industry standards (JNCC, 2010) and best practice guidance although adapted to be appropriate to the Site. The conditions and assessors of the survey are provided in the Appendix to the Ecological Assessment.
- 4.4.6 The vegetation and broad habitat types within the Site were noted during the survey in accordance with the categories specified for a Phase 1 Vegetation and Habitat Survey (JNCC, 2010). Dominant plant species were recorded for each habitat present using nomenclature according to Stace (2019). The Site was also appraised for its suitability to support notable flora, with regards to the Guidelines for Preliminary Ecological Appraisal (CIEEM, 2017).

- 4.4.7 In line with the requirements of Biodiversity Net Gain Assessment, the condition of the habitats was also assessed against the habitat condition criteria relevant to the Statutory Biodiversity Metric.
- 4.4.8 The Site was inspected for evidence of, and its potential to support, protected or notable species, especially those listed under the Schedule 2 of the Habitat Regulations, Schedule 5 of the W&CA, the CRow Act, those given extra protection under the NERC Act, and species included in the local BAP where relevant.
- 4.4.9 There is one statutory designated site, The Wash which is a Site of Special Scientific Interest (SSSI), National Nature Reserves (NNR), Ramsar, and Special Protection Areas (SPA) within 2 km of the Site as identified by MAGIC which lies approximately 1.3 km north of the Site. This SSSI is designated because the mudflats and saltmarshes represent one of Britain's most important winter-feeding areas for waders and wildfowl outside of breeding season.
- 4.4.10 The Site lies within the Impact Risk Zones (IRZ) of The Wash SSSI/SPA/NNR/Ramsar. The development proposal within the Site are not listed as potential risks and causes of risk to the SSSI's, SPAs, NNRs and Ramsar Sites.
- 4.4.11 One non-statutory designated site within 1 km of the Site, as provided by the Lincolnshire Environmental Records Centre (LERC), returned 7th of June 2024. Moulton River, which is 550 m west with good connectivity to the Site via agricultural drains, urban areas, agricultural land and grassland.
- 4.4.12 The Site has/has the potential to support the following Protected and Notable Species:
- Badger;
 - Hedgehog; and
 - Nesting birds (including schedule 1 birds);
- 4.4.13 In terms of the evaluation, the arable fields present within the site seem to be subject to intensive management, with frequent cultivation and applications of agro-chemicals likely. Such measures significantly reduce plant and invertebrate species diversity and hence the ecological value of such habitats. The arable fields provide suitable habitat for farmland birds and other Priority species such as brown hare, however the fields lack floral diversity. Under the current proposals, no habitats meet the UK BAP criteria as priority habitats.
- 4.4.14 The Ecological Assessment has considered the potential impact upon protected or notable species. It is concluded that there are no S41/Priority Habitats within the Site or the area surrounding the Site. No

protected or notable species will be negatively impacted if appropriate mitigation and precautions are followed.

Biodiversity Net Gain

- 4.4.15 A Biodiversity Net Gain Assessment (BNG) is enclosed at Appendix 1 to this statement. The BNG assessment is being completed in accordance with the Good Practice Biodiversity Net Gain Principles. Details of the approach used to determine the baseline biodiversity conditions at the Site and predicted biodiversity net gain of the Site are documented below.
- 4.4.16 The Site was subject to a habitat survey during June 2024. This included a review of the current condition of the habitats on Site. The BNG assessment uses the Statutory Biodiversity Metric in line with best practice.
- 4.4.17 The proposal includes the creation of neutral grassland in the lagoon's margins to provide BNG. A positive habitat biodiversity unit change of 60.67% is anticipated based on the current creation proposals associated with standing water (reservoir) and other neutral grassland. Hedgerow and watercourse habitat units do not apply in this case.
- 4.4.18 The assessment demonstrates the biodiversity net gain units that could be derived from the proposed creation at the Site is 3.48 habitat units.
- 4.4.19 The habitat baseline is shown in the table below as 3.93 units.

Habitat	Area (ha)	Distinctiveness	Condition	Total Habitat Units
Cropland	1.71656	Low	Condition Assessment N/A	3.43
Developed land; sealed surface	0.08925	V.Low	Condition Assessment N/A	0.00
Modified grassland	0.22662	Low	Poor	0.45
Bare ground	0.0211	Low	Poor	0.04
Total				3.93
Notes ¹ See the 'Retained column' in the completed Statutory Metric with regard to identification of some of the urban trees which are retained within the scheme.				

4.4.20 The amount of habitat creation (including retained and enhanced) is shown in the table below as 6.31 units.

Habitat	Area (ha)	Distinctiveness	Condition	Total Habitat Units
Proposed				
Other neutral grassland	0.5557	Medium	Moderate	4.15
Reservoir	1.49274	V.Low	N/A - Other	2.06
Bare ground	0.03003	Low	Poor	0.06
Retained				
Developed land; sealed surface	0.08925	V.Low	Condition Assessment N/A	0.00
Bare ground	0.0211	Low	Poor	0.04
Total				6.31

4.4.21 The proposal ecological enhancement concludes that the BNG value of 60.67% is predicted as shown on the Defra metric 3.5 below.

On-site baseline	Habitat units	3.93		
	Hedgerow units	0.00		
	Watercourse units	0.00		
On-site post-intervention (including habitat retention, creation & enhancement)	Habitat units	6.31		
	Hedgerow units	0.00		
	Watercourse units	0.00		
On-site net change (units & percentage)	Habitat units	2.38	60.67%	
	Hedgerow units	0.00	0.00%	
	Watercourse units	0.00	0.00%	
Off-site baseline	Habitat units	0.00		
	Hedgerow units	0.00		
	Watercourse units	0.00		
Off-site post-intervention (including habitat retention, creation & enhancement)	Habitat units	0.00		
	Hedgerow units	0.00		
	Watercourse units	0.00		
Off-site net change (units & percentage)	Habitat units	0.00	0.00%	
	Hedgerow units	0.00	0.00%	
	Watercourse units	0.00	0.00%	
Combined net unit change (including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	2.38		
	Hedgerow units	0.00		
	Watercourse units	0.00		
Spatial risk multiplier (SRM) deductions	Habitat units	0.00		
	Hedgerow units	0.00		
	Watercourse units	0.00		
FINAL RESULTS				
Total net unit change (including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	2.38		
	Hedgerow units	0.00		
	Watercourse units	0.00		
Total net % change (including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	60.67%		
	Hedgerow units	0.00%		
	Watercourse units	0.00%		
Trading rules satisfied?	Yes ✓			
Unit Type	Target	Baseline Units	Units Required	Unit Deficit
Habitat units	10.00%	3.93	4.32	0.00
Hedgerow units	10.00%	0.00	0.00	0.00
Watercourse units	10.00%	0.00	0.00	0.00
No additional new habitat units required to meet target ✓				
No additional hedgerow units required to meet target ✓				
No additional watercourse units required to meet target ✓				

- 4.4.22 It is therefore concluded that the proposed restoration of the site can achieve an overall net gain on completion in compliance with the requirements of Policy 28 of the SELLP and the NPPF.

Conclusion

- 4.4.23 In conclusion, the proposed development will have no unacceptable adverse ecological impacts. There are opportunities to enhance local biodiversity and to provide BNG through the provision of additional habitats on the Application Site. It is therefore concluded that the proposed development is fully compliant with Policy 28 of the SELLP and with the aspirations of the NPPF.

Water Environment & Flood Risk

- 4.4.24 In accordance with the NPPF, A Flood Risk Assessment (FRA) has been undertaken as the Application Site is located within Flood Zone 3a (highest risk of flooding). The FRA is attached at Appendix 2 to this report.
- 4.4.25 Policy 4 of the SELLP (Approach to Flood Risk) and sets out a range of criteria within which development proposed within an area at risk of flooding (Flood Zones 2 and 3 of the Environment Agency's flood map or at risk during a breach or overtopping scenario as shown on the flood hazard and depths maps in the Strategic Flood Risk Assessment) should comply.
- 4.4.26 The NPPG confirms that 'Land and buildings used for agriculture and forestry' is classified as 'Less Vulnerable'. Table 3 of the NPPG 'Flood Risk Vulnerability and Flood Zone Compatibility' (see below) states that less vulnerable development is 'appropriate' in Flood Zone 3a. This fulfils the requirements of the sequential test.
- 4.4.27 The FRA concludes that, although the Application Site is located within Flood Zone 3a, the surrounding area benefits from flood defence measures in the form of embankments including drainage ditches designed to drain the surrounding land into the River Welland. The land is therefore well equipped to deal with a flood event.
- 4.4.28 As all rainfall will be contained within the lagoon and there is no increase in the risk of surface water flooding to external receptors. Hence, the surface water flood risk to neighbouring land is considered very low and mitigation measures are not required.
- 4.4.29 The proposed lagoon will cause some very slight changes to the run-off characteristics of the site, due to the construction of the embankments. There is currently an overall very low risk of surface water flooding across the site, and this is not expected to change as a result of the proposed development.

- 4.4.30 The agricultural irrigation reservoir will be lined with a 2 millimetre (mm) high-density polyethylene (HDPE) membrane and laid on a 300gsm geotextile. The lagoon will be designed with a freeboard of 0.4m above the maximum water depth. In the event of a rainfall storm event, the accumulated water in the lagoon would prevent over topping. The lagoon will therefore provide sufficient storage capacity for a rainfall storm event.
- 4.4.31 The surrounding area benefits from flood defence measures including drainage ditches and is therefore well suited to cope with extreme flood events very quickly. The actual risk of flooding to the Application Site is very low given the level and condition of the existing flood defence measures.
- 4.4.32 The Environment Agency provides a free flood alert service. The Applicant is already registered on the alert database which provides early warning to ensure the site is prepared for a flood event.
- 4.4.33 It is therefore concluded that the proposal will not give rise to an increased risk of flooding in the locality or have adverse impacts on the water environment. The proposal is therefore fully compliant with Policy 4 of the SELLP and national planning guidance relating to flood risk.

Landscape & Visual Impact

- 4.4.34 The Application Site is fairly remote and is located on agricultural land at Leadenhall Farm, within the open countryside. The site does not lie within an Area of Outstanding Natural Beauty (AONB) or a Special Landscape Area (SLA).
- 4.4.35 The nearest residential property is located approximately 100m to the south of the Application Site which is in the Applicant's ownership/control. The nearest properties beyond the Applicant's farm holding, are approximately 1.5km to the south and 1.8km to the east of the site.
- 4.4.36 Policy 2 of the SELLP (Development Management) states that

"Proposals requiring planning permission for development will be permitted provided that sustainable development considerations are met, specifically in relation to:

1. size, scale, layout, density and impact on the amenity, trees, character and appearance of the area and the relationship to existing development and land uses;"

- 4.4.37 The Application Site is located within National Character Area (NCA) 46 – The Fens. The local landscape is described as follows:

“A large, low-lying, flat landscape with many drainage ditches, dykes and rivers that slowly drain towards the Wash, England’s largest tidal estuary. Elevations rarely pass the 10m contour, and typically vary by little more than one or two metres over long distances. Much of the land is below sea level, relying on pumped drainage and the control of sluices at high and low tides to maintain its agricultural viability. The level horizons and the huge scale of the landscape create a strong sense of isolation and tranquillity, and a distinctive sense of place”.

- 4.4.38 The proposal will not require the removal or loss of any existing hedgerows or trees in the locality. The proposed water storage lagoon will retain an agricultural appearance, adjacent to an existing lagoon, and will not therefore, be an alien feature in the existing rural landscape. The perimeter soil bunds will only be 1.7m high and will be seeded with grass so that they assimilate into the local landscape and avoid any adverse visual amenity impacts.
- 4.4.39 Short, medium and long-distance views will be limited, broken by existing field boundary hedgerows and mature trees. The agricultural nature of the proposed development will not give rise to any unacceptable adverse landscape or visual impacts and will be fully compliant with the requirements of Policy 2 of the SELLP and the NPPF.

5 CONCLUSION

5.1 The Planning Balance

- 5.1.1 This Planning Application is submitted to the Council on behalf of the Applicant and seeks planning permission for the construction of a 50,000m³ water storage lagoon, pump house and associated infrastructure on agricultural land at Leadenhall Farm, Holbeach, Spalding, Lincolnshire. The proposed lagoon will be located adjacent to an existing water storage lagoon on the farm.
- 5.1.2 There is a demonstrable need for the proposed water storage lagoon to future proof the agricultural operations from the effects of climate change. A reliable water source will enable the Applicant to safeguard crop yields and maintain agricultural productivity, even during periods of reduced rainfall. The principle of the irrigation lagoon alongside the existing one in the proposed location is considered to be acceptable and is fully compliant with the aspirations of Policy 1 of the SELLP and the NPPF in relation to development in the countryside.
- 5.1.3 The Application Site, which is approximately 1.9 hectares, is currently used for the growing of crops. The loss of the agricultural land for the construction of water storage lagoon, will not be a significant loss, in relation to, and when considering, the extent of the wider farm holding.
- 5.1.4 There will be no unacceptable adverse environmental or local amenity impacts as a result of the proposed development in relation to ecology, the water environment and flood risk, and landscape and visual impacts.
- 5.1.5 It is therefore concluded that the proposal is a sustainable form of development and is fully compliant with the Development Plan and national planning policy. There are no reasons why the proposal should not therefore be supported by the Local Planning Authority.

APPENDIX 1: ECOLOGICAL ASSESSMENT & BNG REPORTS

APPENDIX 2: FLOOD RISK ASSESSMENT

GP

GP PLANNING LTD

GP PLANNING LTD

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