DECISION DELEGATED TO HEAD OF PLANNING

Application No:	**H11-0057-23**	**Applicant:**	**Ms S Gaskin**
Proposal:	Details of landscaping and tree planting, foul & surface water disposal, protected species survey and ecological biodiversity measures (Conditions 6, 7, 10, 14 & 15 of H11-0573-22)		
Location:	Adj. 80 Wisbech Road Long Sutton Spalding		
Terminal Date:	11th May 2023		

Planning Policies

South East Lincolnshire Local Plan - Adopted: March 2019

02	Development Management
03	Design of New Development
04	Approach to Flood Risk
28	The Natural Environment
30	Pollution
31	Climate Change and Renewable and Low Carbon Energy

National Guidance

National Planning Policy Framework 2021

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 6, 7, 10, 14 & 15 of H11-0573-22 (details of landscaping and tree planting, foul & surface water disposal, protected species survey and ecological biodiversity measures).

Site Description

The site is located in countryside on the eastern side of Wisbech Road and is occupied by a large pond with extensive tree planting, including around the perimeter of the site. An associated dwelling (N0. 80 Wisbech Road) is situated to the south.

A builders storage yard (R K Builders Ltd) is situated some 50 metres to the north and a dwelling and associated car repair/sales business (No. 75/Wisbech Road Autos) to the north-west on the opposite side of Wisbech Road.

History

H11-1241-21 - Full - Demolition of existing bungalow and erection of new dwelling - Granted 7 February 2022.

H11-0573-22 - Full - Change of use of land to holiday park with alterations to existing lake and erection of 17 timber huts, 1 shepherd hut for office use and 9 touring caravan pitches - Granted 15 September 2022.

Consultation Responses

LCC Highways/SUDs

No objections

South Holland Internal Drainage Board

I note that the applicant intends to discharge surface water to the self-contained pond on the site. Whilst this proposal in its current format does not require Land Drainage Consent from the Board, I would like to take this opportunity to ensure that the applicant is aware that they must be able to store a 1 in 30 year rainfall event in the attenuation system (e.g. pond).

Lincs Bat Group

A sound report, and pleased to see trees with bat potential are to be retained rather than felled. Note comments on lighting - see 6.9; and Best Practice - 7.2 and 7.4.

Nature Conservation Officer

Of the meagre selection of trees that remain, the Tree Survey and Report by Ethical Arboriculture offers a fair representation. Bearing in mind the proposed use of the site I would agree to the removal of those suggested in the report, subject to them being thoroughly surveyed for protected species prior to removal.

Planning Considerations

Conditions 6 and 7 (details of landscaping and trees to be removed/retained) - The application is accompanied by a tree survey which identifies a variety of tree surgery, felling and maintenance operations (see appendix). Several of the remaining trees are to be removed due to poor health, dieback, damage and/or structural condition.

In lieu of the above, additional planting would be undertaken on site, including a shallow bund (0.9m approx) along the frontage. This includes new native hedging along the perimeters of the site, including the northern boundary which would also include 3m high Silver Birch every 10m. Hedge

and shrub planting would also be undertaken within the site.

Condition 10 (foul and surface water drainage) - Cesspools (3 no.) are located around the site with one being supplied with a direct disposal pit for all camping foul wastage to be disposed of in this location. Foul waste will be dispersed of when pools are full by a reputable waste company. The applicant has indicated that cesspools have been used to prevent contamination to the wildlife and ecology.

Surface water will be stored via 100l rainwater tanks harvested to flush the toilets to the camping pods and office. The system is a gravity fed system which will be stationed next to camping pods and office. The tank will be mains fed in the event of not enough water via an inlet and an additional outlet for overflow will be installed for excess water that will be fed to the lake.

Condition 14 (ecology survey) - The application is accompanied by an ecological survey which indicates the following:
Bats - there are trees on the site with bat roost potential. Remaining trees on the site which have bat roost potential are due to be retained, and so a neutral impact to roosting bats (if any are present) would be expected, in terms of habitat loss.

Badgers - The survey observed no indications of badgers.

Birds - The woodland, scrub, hedgerow and reed-bed habitats on the proposed development site are all suitable for nesting birds. The data search returned hundreds of records of various species of nesting birds which could all feasibly nest on this site. Without mitigation, the loss of habitat associated with vegetation clearance could lead to a permanent, minor negative impact on local populations of affected bird species. Mitigation in the form of compensatory planting is advised.

Great Crested Newt - The one water-body basin on the site was dry at the time of the survey and appears to have been consistently dry in recent years. There are no other known water-bodies within the surrounding 250m surrounding the proposed development site from which amphibians could venture onto the site.

The terrestrial habitats on the site are suitable for GCN, but the absence of any waterbodies for the species to use for breeding means the species presence here is extremely unlikely. The species is anticipated to be absent from the site and so a neutral impact is predicted due to loss of habitat and construction related impacts. In the long-term, the restoration of the on-site pond could lead to a positive impact on the local population of GCN, as it may provide a suitable breeding and foraging habitat for the species.

Reptiles - Reptiles are expected to be absent from the site due to its ecological isolation; the site is surrounded by arable fields and roads which are wholly unsuitable for reptiles, meaning it is extremely unlikely reptiles would venture onto the site.

Water Vole/Otter - the proposed development site itself holds no suitable habitat for these species. The absence of any ditches or other water-bodies means that both species are expected to be absent and so a neutral impact is predicted.

Condition 15 (ecological biodiversity measures) - Additional hedge and tree planting is to be undertaken on site. The pond is to be restored and Bat and Owl boxes are also proposed fixed to existing and proposed trees. Lincs Bat Group raise no objections.

The ecological report indicates that the proposed ecological enhancement measures would be expected to have a positive impact on certain valued ecological receptors, likely including amphibians and other aquatic/semi-aquatic wildlife, invertebrates and some foraging birds and bats.

Conclusion

That conditions 6, 7, 10, 14 & 15 of H11-0573-22 be discharged.