

DESIGN & ACCESS STATEMENT

FOR

PRIVATE FISHING LAKE

AT

**CROSS KEYS FARM
QUADRING FEN**

1. Introduction

This Design & Access Statement accompanies a change of use planning application for a private fishing lake at Cross Keys Farm, Quadring Fen, Spalding.

It should be read in conjunction with the following drawing:

Drawing No's. WES/1690/14/00
WES/1690/14/01
WES/1690/14/02

This Design and Access Statement has been written to meet the requirements of Article 4c of the Town & Country Planning (General Development Procedure) (Amendment) (England) Order 2006.

When preparing this application the following policies have been taken into account:-

NATIONAL POLICIES
National Planning Policy Framework 2012

This policy forms the basis upon which this application has been designed.

2. Background

This application seeks for permission to change the use of an area of land to a private fishing lake to be used in association with the existing dwelling. The lake will be for the Applicants own families use and not for any commercial purpose.

3. Location

The proposed fishing lake is to be located within the boundary of the land associated with the Applicants dwelling, Crosskeys Farm, Quadring Fen. Within the 10 acres of land the lake will sit towards the northern boundary which looks out on to open farmland, the approximate size of the area of the site devoted to this can be seen on the accompanying block plan. The area of the site is well screened from passing traffic on the western and southern boundary by a large number of mature trees, all of which are to be retained, this will both help to maintain the privacy the site currently enjoys as well as reduce the impact the fishing lake will have on the surrounding area.

4. The Lake

The lake will take a natural shape, as can be seen on the accompanying plans, designed to appear as if it was formed by natural causes. The size and shape shown on the plans, although indicative, resemble the general approach the applicants mean to take, both in terms of its overall size in relation to the site and its appearance. The area will be excavated to a maximum depth of 2400mm/8ft with the depth decreasing towards the banks, this being said there will be a steep gradient bank around the perimeter of the lake in order to avoid the likelihood of herons and other birds being able to stand in the lake. An island will be left in the centre of the lake, again shaped in a natural form, this will give both a physical feature and an area for wildlife to live and take shelter. The excavated soil will be removed and spread on nearby farmland. In order for the lake to be filled a borehole will be drilled to below the level of the water table allowing the area to fill naturally, as the water table is so close to the surface in this area this method of filling the lake is deemed to be the most suitable.

5. Fish stock

A small number of species of fresh water fish are to be introduced to the lake initially, these are to be;

- Carp
- Tench
- Roach

There is scope in the future for other species to be added dependant on the Applicants success with the three initial species in terms of breeding and management etc and their development in the lake. Other species that may be introduced in the future are:

- Rudd
- Bleak
- Bream

6. Access

It is proposed that there will be no change to the existing vehicular access to the property.

7. Landscaping

There will be minimal landscaping around the lake area although some examples of larger landscaping that are to be incorporated are;

- Alder
- White cherry
- Silver birch

These will be spread out amongst the site, with relatively few in number, to give small areas of cover for both people and wildlife.

Some smaller landscaping examples to be incorporated in to the scheme are;

- Blackthorn
- Dog rose
- Hazel
- Golden rose
- Dogwood

These smaller trees and shrubs are to be arranged in small clusters around the site in order to give habitats and areas of cover for wildlife.

8. Conclusion

It considered that the proposed lake will not cause any detrimental harm to the existing countryside.