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# PLANNING APPLICATION

## 7 LAKES COUNTRY PARK CROWLE

### NORTH CHANNEL IMPROVEMENTS & ASSOCIATED LANDSCAPE WORKS

DEVELOPMENT CONTROL SECTION	
26 MAR 2008	
DATE RECEIVED	
Referred To	

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19 March 2008

Mark Simmons  
Development Control Team  
North Lincolnshire Council  
Church Square House  
PO Box 42  
Scunthorpe  
DN15 6XQ

Dear Mark

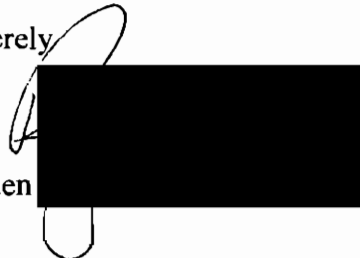
**Re; 7 Lakes Country Park, Wharf Road, Crowle**  
***Planning Application for North Channel Improvements & Associated Landscaping***

Further to our recent meetings, please find attached application for North Channel Improvements & Associated Landscaping. The application information is bound within one document, containing location plan, design & access statement and other supporting documents.

I trust this will be sufficient for you to process the application. Should you require further information, please do not hesitate to call me. I would be happy to discuss any points that may be raised by consultees prior to final decision.

Yours sincerely

Roger Harden



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**DESIGN  
&  
ACCESS  
STATEMENT**

**for**

**7 LAKES COUNTRY PARK  
CROWLE**

**NORTH CHANNEL IMPROVEMENTS  
& ASSOCIATED LANDSCAPE WORKS**

## **1.INTRODUCTION**

This Statement is to be read in conjunction with the following supporting documents

1. Site Location Plan
2. Plan of Extent of Works
3. Typical Cross Sections
4. Photographs of Banks & Channel
5. 7 Lakes Country Park Water Usage Boating & Fishing Rules

7 Lakes Country Park is a Holiday Park, which currently opens between March 1<sup>st</sup> & October 31<sup>st</sup> every year. The area within ownership is approximately 120 acres, of which 60 are lakes, 35 with permission for development and 25 as recreational area. These figures are approximate and are intended only as a guideline for this introduction. Planning Permission exists for the use of the main lake for jet ski and fishing, and is an integral part of the recreational facilities afforded by 7 Lakes Country Park. Good management of the water and banks is essential to operational success and safety for those using these areas.

## **2.ASSESSMENT OF PHYSICAL CONTEXT**

The site is partially developed with static caravans on concrete bases, fully serviced and an associated road network to provide access. There is a small complex of single storey brick buildings that comprise of offices, motel rooms, a lakeside bar with conservatories and a function room. A maintenance area and storage unit are based to the southern end of the site. The lakes provide a basis for leisure pursuits including fishing, water and jet skiing. The west side of the site is bounded by woodland interspersed with small lakes. The north of the site has grass areas with hedging and mature trees along the boundary. The east side is bounded by the A161, having a wide verge, recent hedging and irregular small areas of mature planting, further grass and the main lake between the caravans and the boundary. The southern boundary comprises of redundant derelict brickworks, an industrial packaging factory and a railway line. Housing exists to the north and east of the site, during summer months are mainly obscured by trees in leaf

## **3. SOCIAL / ECONOMIC CONTEXT AND PLANNING CONTEXT**

The economic needs and benefits of the caravan park to the local community are undoubted and the benefits felt particularly by the local shops, restaurants and leisure facilities in the immediate area. This application will have little effect on the local economy other than to enhance the facility and improve safety for the users and thus creating improved visitor/tourist numbers throughout the year increasing visitor spending in the local area. Greater visitor numbers on a regular basis will raise employment requirements within the caravan park itself, as well as it may possibly do to local business. Local shopkeepers & small service businesses are beginning to see marked improvement trends when the holiday park is open.

#### **4. INVOLVEMENT OF LOCAL INTERESTS**

7 Lakes Country Park have had meetings with the local authority to discuss this application and have visited the site and noted the channel is silted and is the overflow exit route for the main lake. The application was considered to have a low visual effect on immediate environment provided suitable landscaping to the regarded bank was carried out.

#### **5. EVALUATION**

The channel is narrow and suffers with silting, possibly caused by wave action from both boating and wind generated waves. A deeper & wider channel would require less maintenance and be easier to maintain. The channel needs to retain a weir effect to maintain the water level in the main lake and the sluice improved below the bridge to restrict the movement of fish between the lakes. Deeping the channel and replacing reeds will benefit fish stocks in the lake by providing a sheltered environment in this part of the main lake. Attached to this statement is copy of 7 Lakes Country Park's rules for water use by their clients, which identifies this amenity as a core facility to maintain the business as a sustainable operation and its continued success as an economical benefit to the local community.

#### **6. DESIGN PRINCIPLES**

The channel will be widened to a maximum of 15 metres and a depth of 2 metres in the centre. The widening will occur to the north bank as there are caravans situated to the south. The new bank will be graded as the existing slope and blended into the banking at each end. The existing reeds will be saved and replaced. There will be some new tree planting at approximately 6m centres along the bank. There is no change to any water levels, or accommodation and thus a flood risk assessment is not considered necessary for this application

#### **7. AMOUNT OF DEVELOPMENT**

The excavation is restricted to the section of channel shown on the attached plans.

#### **8. LAYOUT**

The layout is determined by need for improved maintenance and that to facilitate fish stocks to the main lake.

#### **9. SCALE**

The scale is restricted as is the layout above and there will be no increase in land heights adjoining the development other than that created by planting.

## **10. LANDSCAPING**

The reshaping of the bank will be dressed in topsoil and grass seeded to maintain the area as one suitable for leisure purposes as exists at the moment. The bank edge will be planted with reeds saved from the existing bank line. The planting will be a selection of native deciduous trees selected from species that currently thrive on the site, which has little topsoil over a brick earth clay overlying layers of gypsum rock.

## **11. APPEARANCE**

Other than an increase in the visible area of water there is no change to the surrounding environment.

## **12. ACCESS**

Access to this area will not change and is either by existing bridge from the west or by path from the east, available to all holiday park users, As an ancillary application to the existing planning permission and adequately covered within the terms stated in North Lincolnshire's Site Licence granted in 2003, access onto & egress from the caravan park is considered not to be within the scope of this application.

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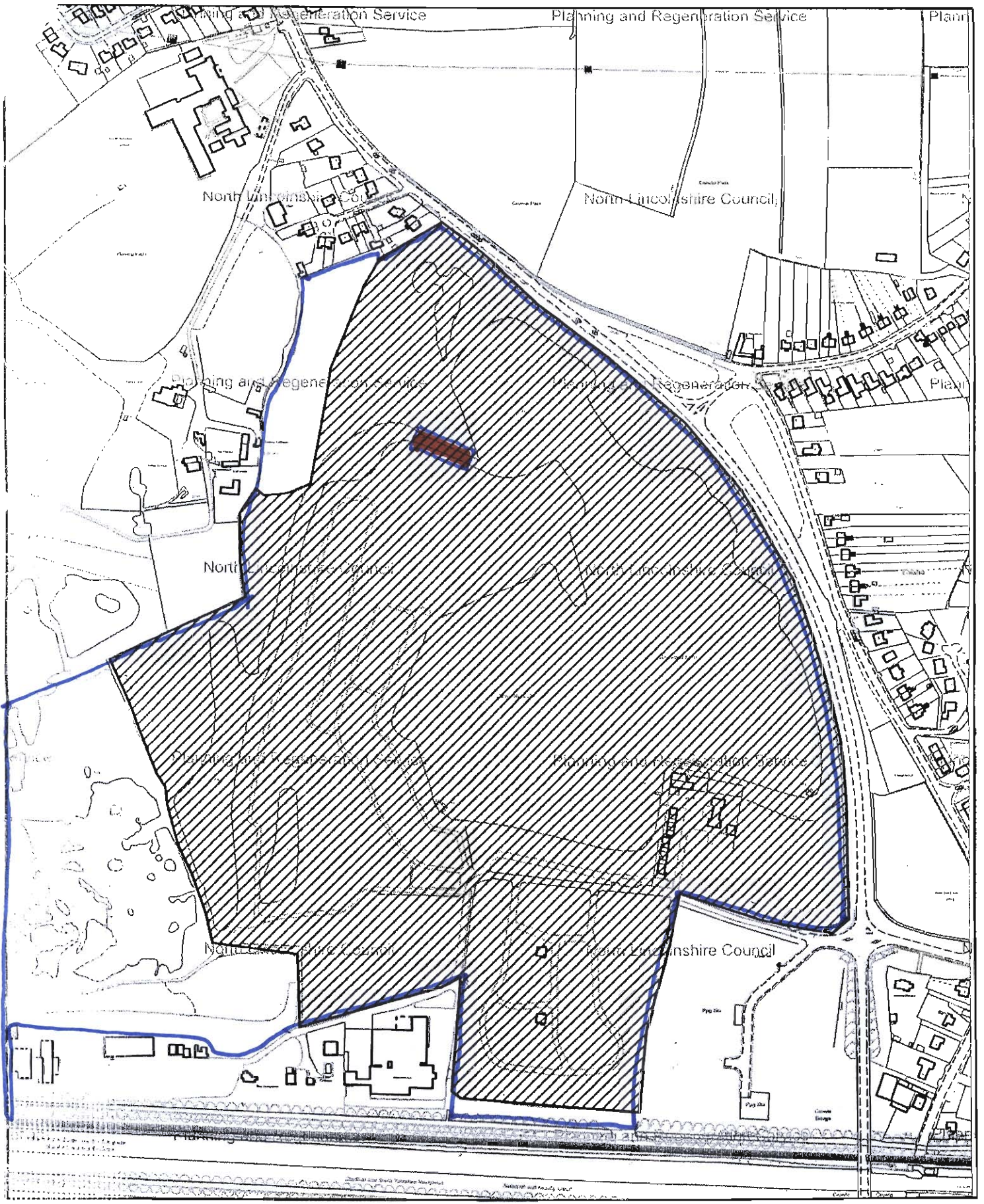
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# **7 LAKES COUNTRY PARK CROWLE**

## **NORTH CHANNEL IMPROVEMENTS & ASSOCIATED LANDSCAPE WORKS**

***LOCATION PLAN***  
***SCALE 1-5000***



Drawing Title: PLANCON/2004/0780      Drawn by:      Scale: 1:5000      Date: 31/01/2007



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**NORTH LINCOLNSHIRE COUNCIL 100013349 2007**



**Planning and Regeneration Service**  
Head of Service,  
**T Lyman** BSc(Hons), DipTP, MRTPI

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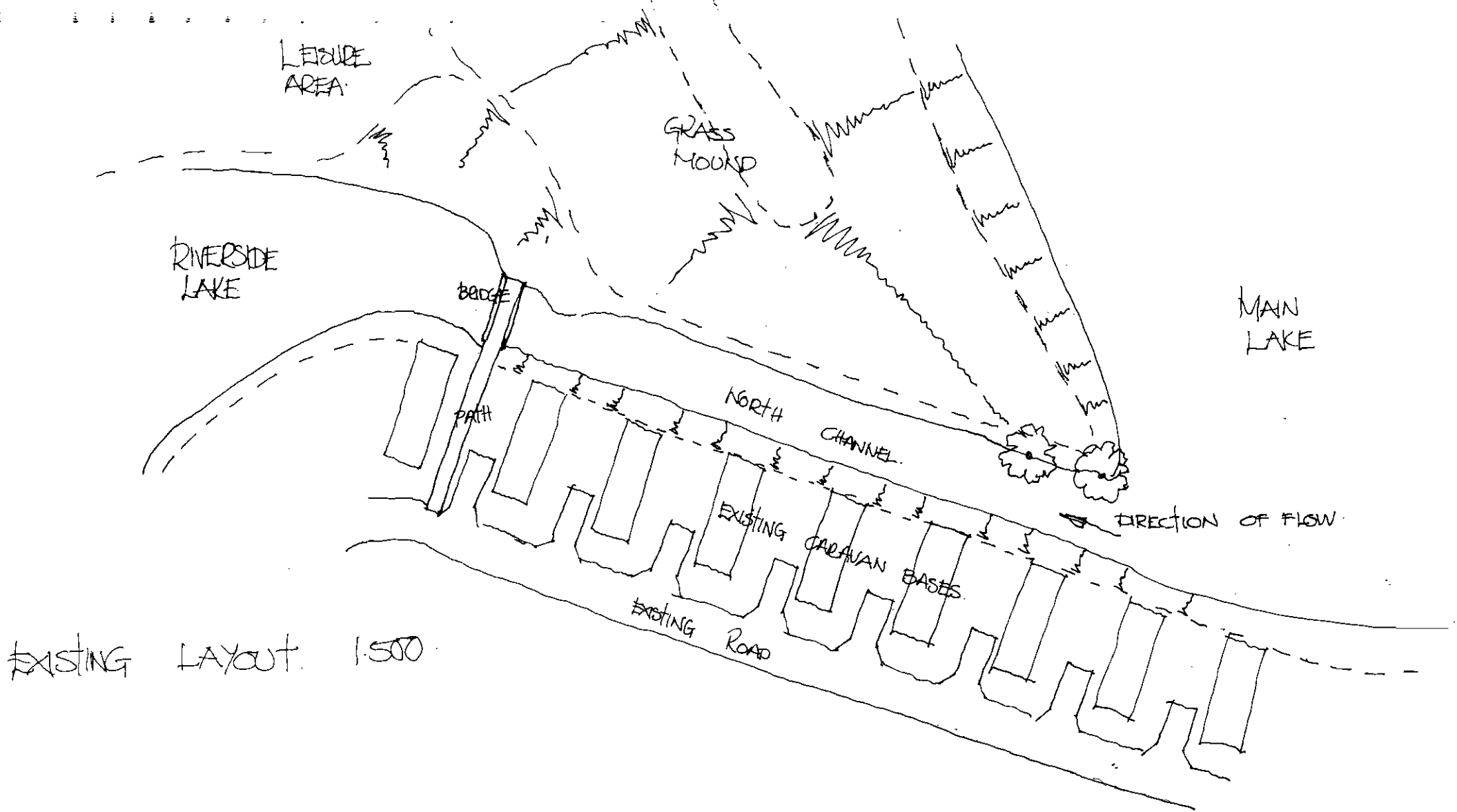
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# **7 LAKES COUNTRY PARK CROWLE**

## **NORTH CHANNEL IMPROVEMENTS & ASSOCIATED LANDSCAPE WORKS**

### ***PLAN OF EXTENT OF WORKS***



EXISTING LAYOUT. 1:500

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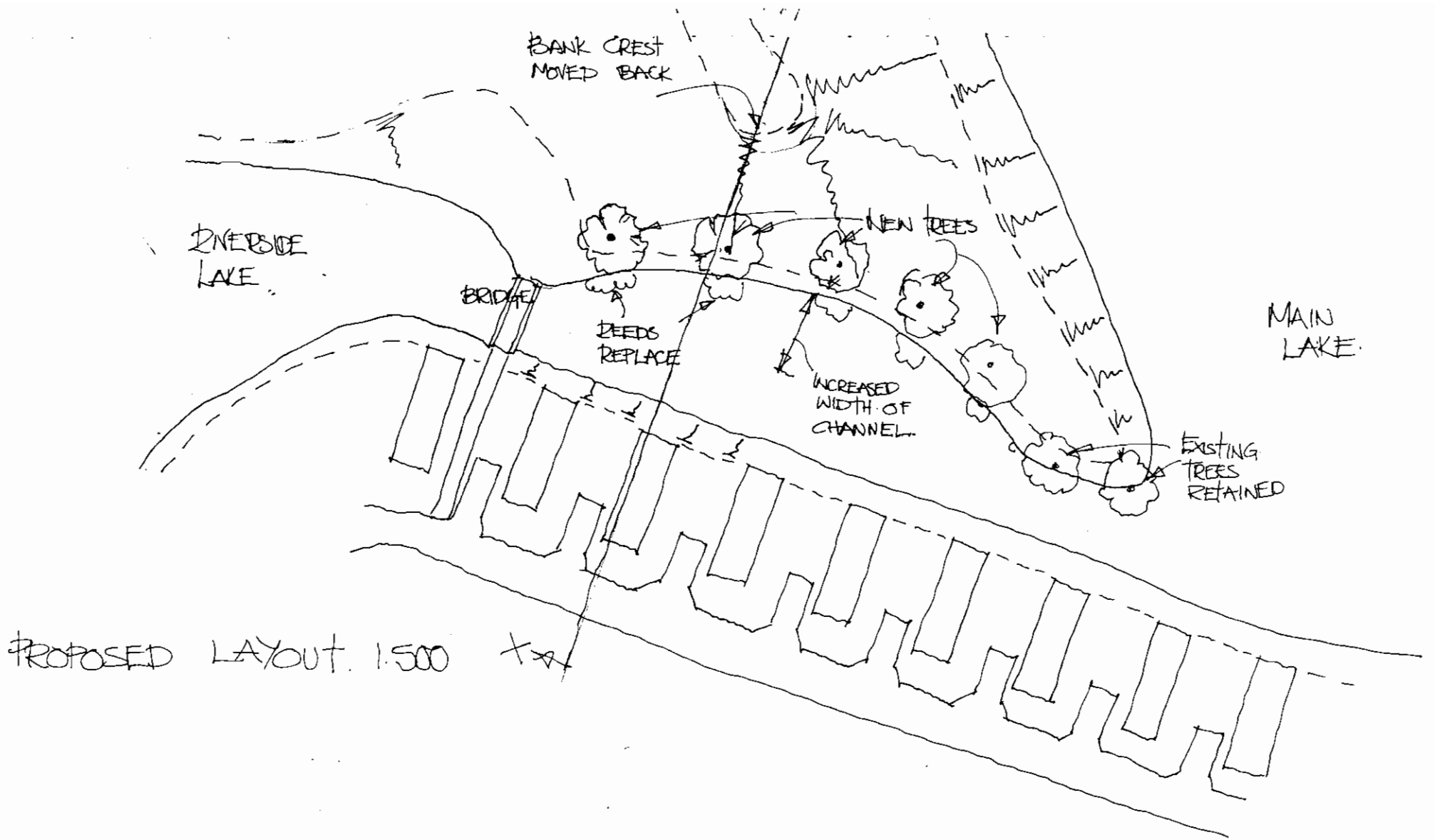
NORTH CHANNEL IMPROVEMENTS  
PROJECT & ASSOCIATED LANDSCAPING. job no. 2008/103

scale 1:500

client 7 LAKES COUNTRY PARK

drawg no. 01

date MAR 2008



PROPOSED LAYOUT 1:500

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NORTH CHANNEL IMPROVEMENTS  
 Project ASSOCIATED LANDSCAPING Job no 2008/103 No 1:500

7 LAKES COUNTRY PARK. DWG no 02. date MAR 2008

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# **7 LAKES COUNTRY PARK CROWLE**

## **NORTH CHANNEL IMPROVEMENTS & ASSOCIATED LANDSCAPE WORKS**

### ***TYPICAL CROSS SECTIONS***



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# **7 LAKES COUNTRY PARK CROWLE**

## **NORTH CHANNEL IMPROVEMENTS & ASSOCIATED LANDSCAPE WORKS**

### ***PHOTOGRAPHS OF EXISTING CHANNEL & BANKS***





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# **7 LAKES COUNTRY PARK CROWLE**

## **NORTH CHANNEL IMPROVEMENTS & ASSOCIATED LANDSCAPE WORKS**

### ***7 LAKES COUNTRY PARK WATER USAGE BOATING & FISHING RULES***



Tel: 01724 711814  
Fax: 01724 712858  
Web: [www.7lakes.co.uk](http://www.7lakes.co.uk)  
Email: [info@7lakes.co.uk](mailto:info@7lakes.co.uk)

7 Lakes Country Park  
Wharf Road,  
Crowle,  
North Lincolnshire DN17 4JS

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## **RULES FOR USE OF THE MAIN LAKE 2008**

7 Lakes Country Park reserve the right to change these rules without notice. These rules are to ensure that everyone can enjoy the lake safely. It is the duty of all craft owners to ensure that all the rules are obeyed. Failure to do so may lead to membership being cancelled with no refund. 7 Lakes Country Park cannot accept any responsibility or liability for damage to property whilst within the boundaries of the Park.

### **To be allowed on the lake**

- All craft have to be registered with 7 Lakes County Park before they can be used on the lake.
- All craft have to be owned by a caravan owner or their immediate family.
- All craft (powered and unpowered) must carry suitable safety equipment.
- All craft have to be insured.
- All changes to your craft have to be registered with 7 Lakes Country Park.
- All insurance changes to your craft have to be registered with 7 Lakes Country Park.
- Any craft used on the lake must be made specifically for and fit for the purpose it is being used for e.g. an old speed boat cannot be converted into a rowing boat.
- Jet Skis can be left on the lake if they are moored on a purpose built mooring pontoon, Hydroport / EZ Dock type, otherwise they must be removed from the lake after use and stored on land.
- Rowing boats must be professionally made and fit for the purpose they are being used for, be a maximum of 4 meters long and be stored ashore after use.
- Sailing dinghies must be professionally made and fit for the purpose they are being used for, be a maximum of 4 meters long and be stored ashore after use.
- Powered craft (other than Jet Skis) are not allowed on the lake due to the restrictions of our planning consent. The only powered craft allowed to be permanently on the lake is the safety boat.
- Have knowledge of your craft operation and safety rules
- Never operate a craft after consuming alcohol or drugs
- Always wear a suitable buoyancy aid, clothing and shoes
- Be able to swim
- Show a current copy of insurance, not a cover note, with a minimum of **£1,000,000** 3<sup>rd</sup> party liability insurance. A copy of this insurance must be given to 7 Lakes Country Park
- Ensure all riders are covered by your insurance policy. This includes under 16s that need RYA certification

### **While using the lake you must**

- Travel in an ANTI-CLOCKWISE direction
- Follow the designated course indicated by marker buoys. In the slalom sections keep Red Buoys to your left and Yellow Buoys to your right.
- Water Ski and Toys use the centre section of the lake.
- Keep a distance of 10 metres between other craft, jetties and embankments
- Keep a distance of 20 metres from the front of the caravans
- Drive at a safe, suitable speed to avoid collisions
- Not alter your course of direction or speed when being overtaken



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Wharf Road,  
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North Lincolnshire DN17 4JS

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- Give way to any craft you are overtaking
- Always look behind you before preparing to turn
- Operate craft safely with the manufacturers recommendations in mind

#### **Things not to do on the lake**

- No swimming or paddling in the lakes
- Do not operate craft near the slipways – this area is for launching only
- Do not remove stones from the banks or water as this erodes the embankment
- Never exceed the crafts maximum load weight, or carry more people than the craft is designed
- No craft is permitted to use the stream leading from the northern end of the main lake

#### **Jet Ski Safety Flag System**

- When the Red Flag is displayed on either the Safety Boat or Ski no powered craft are allowed on the water. After the water is deemed safe the Green Flag will be displayed at 11am and Jet Ski use may begin. The Red Flag will be displayed again at 6pm signalling the end of Jet Ski use of the lake. If the Red Flag is displayed at any time between 11am and 6pm everyone must stop immediately as this signals an emergency situation. It is vital that everyone remains in this position until instructed to move by the Park Ranger or the Green Flag is displayed once again.

#### **Disciplinary Procedure**

- If it is deemed that anyone using the water or facilities around the water are acting in a dangerous or discourteous manner a verbal warning will be given. A second infringement will result in a 24 hour ban from the water. A further infringement after the 24 hour ban has passed will result in a total ban from the water.

#### **Fuel Storage**

- A maximum of 80 litres of fuel is allowed to be stored on site. Fuel must be held in metal 20 litre jerry cans marked **Petroleum Spirit Highly Flammable**. The cans must be stored in outside stores or in vehicles not under or inside caravans. It is advisable to fill the Jet Ski on arrival to minimise the amount of fuel held on shore.

#### **Please Note**

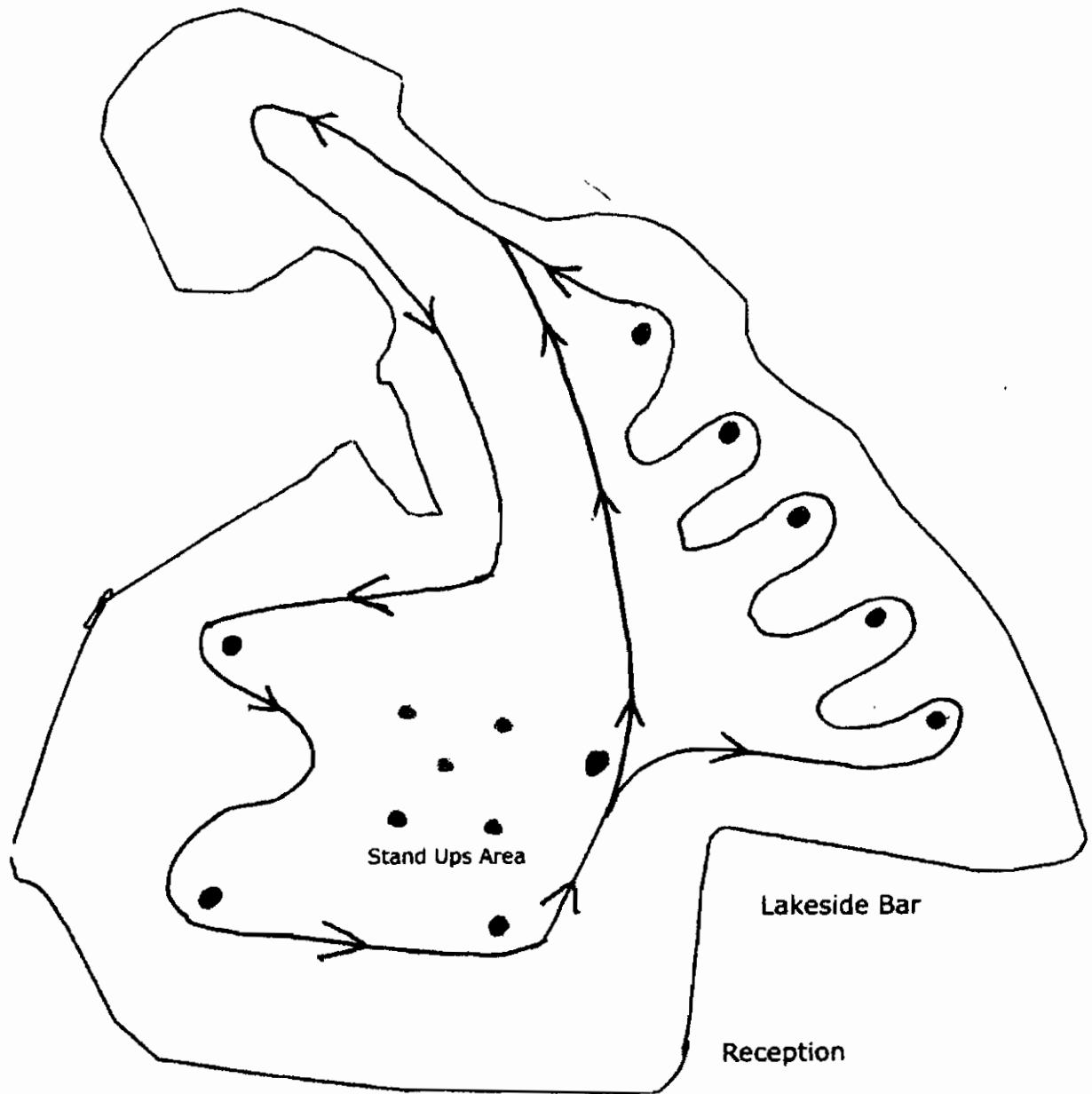
- To fulfil 7 Lakes Country Park insurers criteria everyone operating a Jet Ski after **1<sup>st</sup> March 2009** will be required to hold a current RYA PWC Certificate of Competence. Courses to achieve this standard will be held at 7 Lakes Country Park throughout 2008.

#### **Lake Use Times**

8am – 11am for unpowered craft.  
11 am - 6pm (or dusk if sooner) powered craft.  
6pm – dusk unpowered craft.

# Clearwater Lake - 7 Lakes Country Park

Full Course Distance 0.74 Mile or 1.190 Kilometer



Slalom Section  
Red Buoy - To Your Left  
Yellow Buoy - To Your Right  
Green & Blue Bouys - Stand Ups Area

## 7 Lakes Country Park Fishery Rules

- ❖ It is the responsibility of every angler to hold a current Environment Agency Licence.
- ❖ Membership Cards must be carried at all times.
- ❖ There is no fishing on Clearwater Lake at weekends or Bank Holidays between the hours of 11:00 hrs and 18:00 hrs with the exception of people with private fishing pegs.
- ❖ All landing nets, weigh slings and slings must be dipped before use, and be of carp-friendly sack material. The net dips can be found at the Fishing Stations located next to the main Car Park near The Pumphouse Lake and over the footbridge between Clearwater and Riverside.
- ❖ No placing of fish on the bank whilst unhooking unless positioned on an unhooking mat. The mat must be wet prior to the fish being introduced. No handling of fish with a rag or towel.
- ❖ Carp friendly landing nets must be used. Ideally nets should carry the Angling Foundation's Water Lily logo, to prevent damage to the fish in accordance with the Animal Welfare Act. Landing nets must be used to land all fish.
- ❖ No non-biodegradable baits to be introduced to the water – this includes peanuts, cat food, dog food or macaroni cheese. Please use groundbait responsibly and in moderation.
- ❖ No live bait for pike and catfish. Dead baits only.
- ❖ Waste or unused bait must not be disposed of in the waters. Yellow bins are provided around the waters on posts to deposit all waste.
- ❖ Barbless hooks only unless fishing for Pike where semi barbed are allowed.
- ❖ Maximum hook size is 6.
- ❖ Keep nets must only be used for silver fish - unless in an official match situation which will be notified by management beforehand. Ideally, nets should carry the Angling Foundation's Water Lily logo. Fish must be returned as soon as possible, after being caught in a proper manner, to ensure a healthy stock is maintained, again in accordance with the Animal Welfare Act.
- ❖ Fish must not be transferred between lakes.
- ❖ Rods must not be left unattended at any time.
- ❖ Under fourteen year olds must be accompanied by an adult at all times on the banks.

- ❖ Bite alarms must be set so as not to annoy other anglers or residents of 7 Lakes Caravan Park.
- ❖ All site members must bailiff the waters.
- ❖ No night fishing near caravans.
- ❖ Cars to be parked in the Car Park by Pumphouse Lake. Parking by the lakeside is not permitted.
- ❖ All litter including tab ends to be removed and placed in the bins provided.
- ❖ No campfires allowed.
- ❖ No loud music to be played on the bank side.
- ❖ Help and advice is available at all times – please do not hesitate to ask. Anyone failing to adhere to 7 Lakes Country Park Fishery Rules will be asked to leave the banks.