

DESIGN, ACCESS, AND PLANNING STATEMENT

**PLANNING APPLICATION
FOR THE CREATION OF A FISHING POND AND
ASSOCIATED WORKS**

**ON LAND TO WEST OF
IDLE BANK
WESTWOODSIDE
DONCASTER
DN9 2EL**

NOVEMBER 2024

Prepared by

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1.0 INTRODUCTION

Mark Simmonds Planning Services Ltd. have been instructed by North Lincs Property Ltd, ('the applicant'), to prepare and submit a Planning Application for the creation of a fishing pond and associated works on land to the west of Idle Bank, Westwoodside, Doncaster.

This planning application is supported by the following documents:

- | | |
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| 1. Design, Access and Planning Statement | 5. BNG Metric and Summary Report (Weddles) |
| 2. Flood Risk Assessment (EWE Associates Ltd) | 6. Preliminary Ecological Appraisal (Ecus) |
| 3. Site Location/Existing Plan | 7. Topography survey |
| 4. Proposed Site Plan | |

2.0 SITE PLANNING HISTORY

There is no planning history of the proposed site, but the below applications relate to the land west of the site.

Ref No: 2/1995/0673

Proposal: Extraction of soils materials and construction of a fishing pond.

Decision: Approve with Conditions

Decision Date: 17/11/1995

Ref No: PA/1996/2073

Proposal: Construct a fishing lake.

Decision: Approve with Conditions

Decision Date: 04/03/1997

Ref No: 2/1995/0192

Proposal: Construction of a coarse fishing lake and woodland.

Decision: Approve with Conditions

Decision Date: 02/06/1995

3.0 THE PROPOSAL

Full planning permission is being sought for the creation of a fishing pond and any associated works.

In terms of the nature of the business intended, the applicant would propose a small exclusive, membership-based fishing pond. This offers the applicant the ability to limit the number of members to ensure the quality of the facility and the health of the fish. A members owners club would also allow

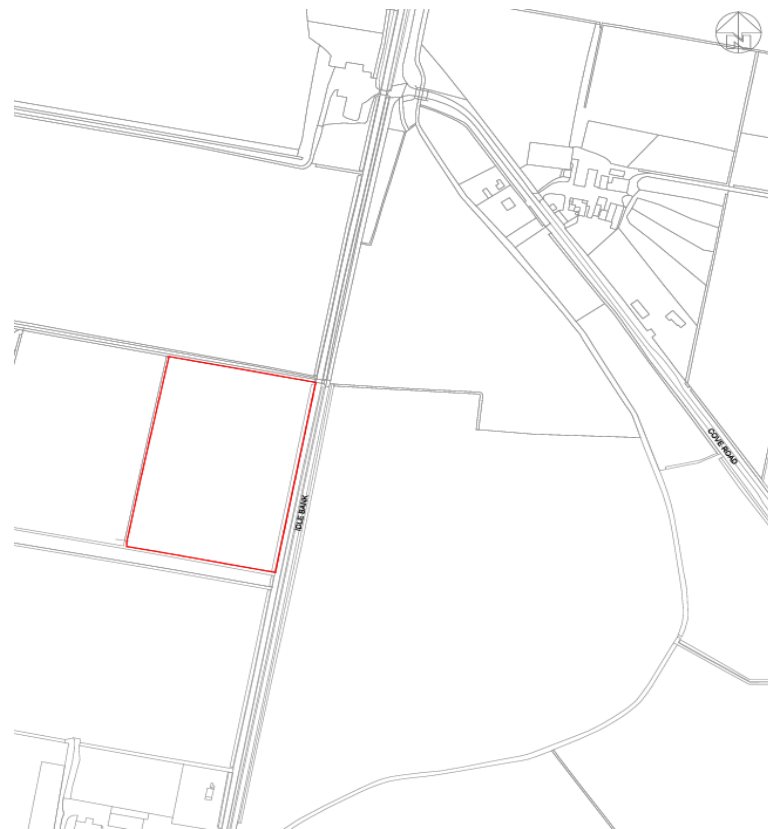
for the applicant to run an on-line booking system for members so that visits are prearranged, and anglers only turn up when they have a specific peg booked. The applicant has projected a maximum of 20 visitors per day in the peak season and of course, weather permitting.

There is sufficient space on the site to provide for generous amounts of parking which would exceed the projected visitors to the site.

The Council is asked to note that the facility is to be controlled so that numbers are regulated, and each member is signed up to a code of conduct for the use of the site.

4.0 SITE AND LOCATION

The site measures approximately 2.6ha and is located on land to the west of Idle Bank.



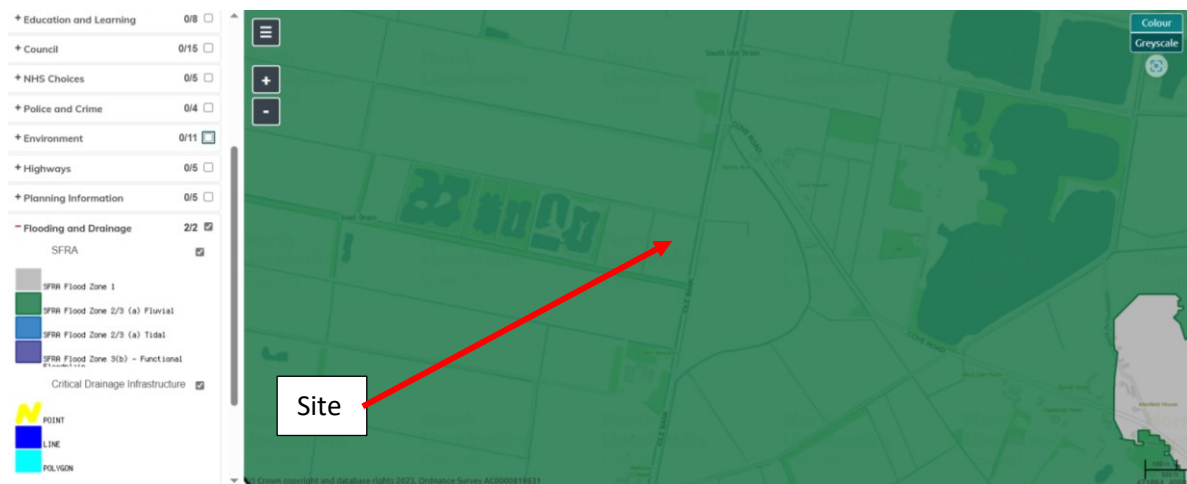
Site Location Plan (Not to scale – please see submitted plans for scaling)



North Lincolnshire Local Plan – (2024) Inset map.



Aerial view of site (Google maps 2024)



North Lincolnshire SFRA map identifies the site to be Flood Zone 2/3 (a) Fluvial.

5.0 DESIGN

The Fishing Pond will be constructed as demonstrated on the proposed site plan. Cross sections of the pond have been submitted alongside the application.

The design has been kept as organic as possible so as to create a thriving habitat for the course fish and related nature and habitats which benefit from such development. The pond is rather modest in comparison to a number of examples in the local area, but it is considered to offer an alternative to the larger facilities which are popular with tourists in the area and provides a more niche angling experience to members. The size of the facility is in keeping with the existing fishing lakes/ponds that are in the closest vicinity to the site and shall offer further variety and choice to local anglers. The existing local fishing facilities are well established and have proven very popular with the need often exceeding current capacity.

7.0 PLANNING POLICY

The National Planning Policy Framework (NPPF 2023)

It sets out Central Government's planning policies for England and how these are expected to be applied.

Paragraphs 7 and 8 define the commitment to sustainable development based on three dimensions:

"An economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

"A social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and

"An environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

This is followed by a commitment to a presumption in favour of sustainable development. Paragraph 11 states that "for decision-taking this means:

c) Approving development proposals that accord with the development plan without delay, or; d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

- i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

Paragraph 11 states that for 'plan making' this means:

Plans and decisions should apply a presumption in favour of sustainable development.

- a) plans should positively seek opportunities to meet the development needs of their area, and be sufficiently flexible to adapt to rapid change;
- b) strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas, unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area; or
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

For decision-taking this means:

- c) approving development proposals that accord with an up-to-date development plan without delay; or
- d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

Supporting a prosperous rural economy

Paragraph 84:

'Planning policies and decisions should enable:

- a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings;**
- b) the development and diversification of agricultural and other land-based rural businesses;
- c) sustainable rural tourism and leisure developments which respect the character of the countryside; and**
- d) the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.

Planning and flood risk

Paragraph 159:

Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere.

Paragraph 162:

The aim of the sequential test is to steer new development to areas with the lowest risk of flooding from any source. Development should not be allocated or permitted if there are reasonably available sites appropriate for the proposed development in areas with a lower risk of flooding. The strategic flood risk assessment will provide the basis for applying this test. The sequential approach should be used in areas known to be at risk now or in the future from any form of flooding.

Paragraph 168:

Applications for some minor development and changes of use should not be subject to the sequential or exception tests but should still meet the requirements for site-specific flood risk assessments set out in footnote 55.

Footnote 55 states:

“ A site-specific flood risk assessment should be provided for all development in Flood Zones 2 and 3. In Flood Zone 1, an assessment should accompany all proposals involving: sites of 1 hectare or more; land which has been identified by the Environment Agency as having critical drainage problems; land identified in a strategic flood risk assessment as being at increased flood risk in future; or land that may be subject to other sources of flooding, where its development would introduce a more vulnerable use.

Footnote 56 states:

This includes householder development, small non-residential extensions (with a footprint of less than 250m²) and changes of use; except for changes of use to a caravan, camping or chalet site, or to a mobile home or park home site, where the sequential and exception tests should be applied as appropriate.”

North Lincolnshire Local Development Framework, Core Strategy (Adopted June 2011)

Policy CS1: Spatial Strategy for North Lincolnshire

Para (c) of Policy CS1 supports thriving rural communities and a vibrant countryside through the protection and enhancement of local services, creating opportunities for rural economic diversification and the promotion of tourism.

- Rural settlements will be supported as thriving sustainable communities, with a strong focus on retaining and enhancing existing local services to meet local needs. Development will be limited and should take into account levels of local service provision, infrastructure capacity and accessibility. Any development that takes place should be in keeping with the character and nature of the settlement.

Policy CS19: Flood Risk

The council will support development proposals that avoid areas of current or future flood risk, and which do not increase the risk of flooding elsewhere.

North Lincolnshire Local Plan (2003)

The North Lincolnshire Local Plan was adopted in May 2003 and is used to make planning decisions. This plan has been replaced by the Local Development Framework.

Some of its policies have been replaced following the adoption of the Core Strategy and the Housing and Employment Land Allocations DPD.

Relevant saved policies:

Policy RD2 - Development in the Open Countryside

Policy DS16 – Flood Risk

Policy T2 (Access to Development)

Policy DS1 (General Requirements)

Policy DS7 (Contaminated Land)

Policy DS16 (Flood Risk)

The new Local Plan, despite its late stages, has been disregarded by the Council. Therefore, we must rely on the 2003 Local Plan policies which are now very much out of date and in need of review.

8.0 MATERIAL CONSIDERATIONS AND POLICY

Policy CS1

Policy CS1 Policy CS1 of the Core Strategy says that rural settlements will be supported as thriving sustainable communities, with a strong focus on retaining and enhancing existing local services to meet local needs. Development will be limited and should take into account levels of local service provision, infrastructure capacity and accessibility. Any development that takes place should be in keeping with the character and nature of the settlement.

The application site is a short distance from fishing lakes, golf courses and caravan sites for holiday accommodation. The area has greatly benefitted from local investment and the tourism market has flourished and in turn supports many local businesses.

This facility seeks to capitalise and indeed add to the current rural prosperity by providing a member only fishing facility for local anglers. It is expected that members of the angling community will use local angling suppliers, visit local pubs and restaurants and shop locally for provisions, all of which offers economic enhancements to the area.

Flood Risk

The site falls within Flood zone 2/3 (a) fluvial. A flood risk assessment has been submitted alongside this application which concludes that there is a low risk of flooding from tidal and fluvial sources. The proposal is of a low risk and will improve surface water drainage in the area.

Highway Safety

Highways Safety Policies RD2 and DS1 require that proposals do not adversely impact upon highways safety and provide suitable parking for the development.

Policy T2 is concerned with access to development and states that all development should be served by a satisfactory access.

The access into the site is an existing access track which leads to the fishing ponds further up the site to the west. Therefore, the site has the capacity for a safe access and for suitable parking arrangements, and on this basis fully accords with Local Plan policies T2 and T19.

The Highway Authority is asked to consider that the use for Members only with an online booking procedure to ensure that a peg is available to visitors will be operated. This is considered to be the most efficient way of monitoring visitor numbers to the site so that its use is moderate and organised. The applicant proposes a maximum of 20 visitors to the site at the peak of its use in favourable weather.

Ecology

Policy CS17 is concerned with Biodiversity it states that the council will promote effective stewardship of North Lincolnshire Wildlife. The policy is reinforced by paragraph 8 (in part) as well as paragraph 174 of the NPPF which puts forward bio-diversity principles.

A Preliminary Ecological Appraisal and Biodiversity Net Gain metric have been submitted alongside this application.

The Biodiversity Net Gain summary reports states 'Based on the Statutory Defra Biodiversity Metric calculations, the proposed development will result in an overall change in Habitat Units to +33.69% (+1.95 Habitat units) and a change in Watercourse Units to +54.88% (+959.85 Watercourse units). Trading rules were also satisfied.'

9.0 CONCLUSION

Overall, it is considered that the proposal represents sustainable development which complies with both Local and National Policy considerations. The proposed use of the fishing facility will be controlled and ran on a membership only basis, rather than to the general public. This allows for the use to be controlled and monitored by the applicant to minimise any adverse impacts on the locality and the highway network. On this basis the Council is asked to support this proposal and by association expand upon these areas growing rural prosperity.