

Introduction

Plan-A were approached by the owner of an existing fisheries business to advise in respect of their proposals for a large area of redundant land in their ownership. The proposals comprised the creation of a new 1.5 acre coarse fishing lake on part of the site, with the associated spoil used to restore and create a landscape 'nature reserve' on an area of adjoining land.



The Site

The site lies within the Cotswold Water Park to the north of Lechlade and comprised an area of partially cleared scrubland, which had resulted from the infilling of former gravel workings during the 1960's. It is set within a wider context of agricultural land, lakes and scrubland, interspersed with small pockets of woodland. It falls within an area of the Cotswold Water Park designated for low-intensity recreation.

Our Approach

As a long-established fisheries business, our clients came to us with a clear idea of their objectives for the site and had undertaken their own preliminary discussions with the Environment Agency and other relevant parties. However, there still remained a need to ensure the proposals complied with all relevant planning policy requirements and addressed all other material planning considerations.

The starting point was to establish those elements of the planning policy framework against which the proposals would be considered and coordinate the provision of relevant information and documentation to demonstrate how they had been satisfactorily addressed. Accordingly, the application submission included a photo montage of the proposed lake, detailed sections through a series of landscaped bunds proposed and an ecology survey which addressed issues such as the presence of great crested newts within the vicinity of the site.

Whilst the Council's biodiversity officer confirmed they had no objections, it proved necessary to amend the proposed landscaping scheme to reduce the height of some of the proposed bunds. However, following the submission of revised plans, the proposed development was approved subject to a number of conditions. Plan-A were then retained by the applicant to manage and coordinate the discharge of those conditions so that work could commence.

