



South Ormsby Estate

---

# **SOUTH ORMSBY LAKE - WEIR**

Planning Statement





South Ormsby Estate

---

# SOUTH ORMSBY LAKE - WEIR

Planning Statement

**PLANNING STATEMENT (VERSION 1) PUBLIC**

**PROJECT NO. 70070079-131**

**DATE: DECEMBER 2023**

WSP

Level 2

100 Wharfside Street

Birmingham

B1 1RT

Phone: +44 121 352 4700

WSP.com

# CONTENTS

---

<b>1</b>	<b>INTRODUCTION</b>	<b>1</b>
<b>2</b>	<b>BACKGROUND</b>	<b>2</b>
<b>2.2</b>	<b>SITE AND SURROUNDINGS</b>	<b>2</b>
<b>2.3</b>	<b>CURRENT CONDITION AND APPLICATION CONTEXT</b>	<b>4</b>
<b>2.4</b>	<b>SITE HISTORY</b>	<b>5</b>
<b>3</b>	<b>PROPOSED DEVELOPMENT</b>	<b>6</b>
<b>4</b>	<b>POLICY AND LEGISLATIVE FRAMEWORK</b>	<b>7</b>
<b>4.2</b>	<b>NATIONAL POLICY</b>	<b>7</b>
<b>4.3</b>	<b>LOCAL POLICY</b>	<b>7</b>
<b>4.4</b>	<b>OTHER MATERIAL CONSIDERATIONS</b>	<b>8</b>
<b>5</b>	<b>PLANNING CONSIDERATIONS</b>	<b>9</b>
	<b>PRINCIPLE OF DEVELOPMENT</b>	<b>9</b>
	SUSTAINABLE DEVELOPMENT	9
	Environmental	9
	Economic	10
	Social	10
<b>5.2</b>	<b>IMPACT ON AONB / NATIONAL LANDSCAPE</b>	<b>10</b>
	NATURE, SETTING AND SCALE	11
	SUMMARY	12
<b>5.3</b>	<b>DESIGN</b>	<b>12</b>
<b>5.4</b>	<b>HISTORIC ENVIRONMENT</b>	<b>12</b>
<b>5.5</b>	<b>BIODIVERSITY</b>	<b>13</b>
	ECOLOGY	13
	BIODIVERSITY NET GAIN	13

---



5.6	ARBORICULTURE	13
5.7	ARCHAEOLOGY	14
5.8	HYDROLOGY	14
5.9	SUMMARY AND BENEFITS	14
<b>6</b>	<b>SUMMARY</b>	<b>16</b>

---

# 1

## INTRODUCTION



# 1 INTRODUCTION

---

1.1.1. This Planning Statement has been prepared by WSP on behalf of the South Ormsby Estate (‘the client’) as part of a planning application which seeks full planning permission and listed building consent for the following:

*“Replacement of existing weir with new structure, fish and eel pass, hydropower unit, footbridge, landscaping and associated works.”*

1.1.2. The statement is structured as follows:

- Section 2 describes the application site, its surroundings and the local context relevant to the application;
- Section 3 establishes the pre-application discussions that took place with the Council;
- Section 4 outlines the proposed development;
- Section 5 identifies the planning policies and statutory requirements relevant to the determination of the application;
- Section 6 assesses the material planning considerations; and
- Section 7 concludes that planning permission should be granted.

## 2 BACKGROUND

---

2.1.1. This section provides a description of the site and its context and sets out the relevant planning history and consents.

### 2.2 SITE AND SURROUNDINGS

2.2.1. The site is located to the north-east of the lake within South Ormsby Hall's Grade II Registered Park and Garden. The lake is a man-made structure and is approximately 80m east of the Grade II\* listed South Ormsby Hall and 78m east from the Grade II listed Stables and Gate Piers. The site also falls within the Lincolnshire Wolds Area of Outstanding Natural Beauty (now referred to as a 'National Landscape').

2.2.2. The Lincolnshire Wolds was originally designated as an AONB in 1973 and has recently been re-designated as a 'National Landscape' in November 2023. The designation protects and enhances some of Lincolnshire's finest landscape and seeks to promote sustainable development and appropriate enjoyment. Paragraph 176 of the National Planning Policy Framework ('NPPF') offers great weight to this protection and enhancement.

2.2.3. The South Ormsby Hall is the manor of the historic South Ormsby Estate. There is record of a house in this location since the medieval period. Burrell Massingberd made alterations to the dwelling during the early 18th century with the Park and Garden subsequently appearing in the Gardener's plans dated 1749.

2.2.4. The 1749 plan of the Estate first illustrates the location of the current lake with a rectilinear form. It is not until the 1888 OS map that the perimeter of the lake is shown in its current form. There appears to have been a Weir in this location as early as 1888 according to OS maps, as shown in Figure 1.

2.2.5. The custodians, Jon and Jan Thornes, acquired the South Ormsby Estate in 2016, taking over from the longstanding squire. The Estate has deteriorated over time due to a historic lack of investment and management, something that is required for the ongoing preservation of a dynamic asset such as the South Ormsby Estate. The new custodians have reversed this trend over the course of their seven-year tenure.

2.2.6. The Weir is located at the north of the lake, where the water flows eastwards. A weir is present on historic maps which show the lake dating back to the late 1800s, as seen in Figure 1. The weir currently comprises concrete and brick steps with embedded rocks with a series of brick piers to support two screens intended to prevent large debris entering the Oester Dale and a sluice/penstock structure.



Figure 1 – 1888 OS Map demonstrating the historic location of the Weir at South Ormsby Lake

- 2.2.7. The existing structure on site comprises a concrete, stone and red brick weir, with some remnants of ironwork. The east side of the weir comprises very shallow water, sat above an accumulated silt bed. The west side of the weir falls away into a steep sided drainage channel in which the water flows easterly. At the base of the weir is a small amount of bricks and associated rubble. The banks of the channel are steep and vegetated.
- 2.2.8. There are associated reed beds, the drainage channel and a section of cattle grazed parkland to the south. The open drainage channel is a tributary of Calceby Beck and flows eastwards through a culvert under Park View Road.



## 2.3 CURRENT CONDITION AND APPLICATION CONTEXT

- 2.3.1. The Weir is currently in a poor condition and does not add any value to the visual amenity of the historic Park and Garden. The current condition of the Weir can be seen in Figure 2.



*Figure 2 – Current condition of the Weir*

- 2.3.2. The current condition of the Weir (in terms of its contribution to the setting of the Lake, Park and Garden, and Hall) have been of concern for some time and therefore the preparation of this application was started. However, more recently (November 2023) structural issues with the Weir have become evident. This has meant that the need to replace the Weir has become urgent.
- 2.3.3. As can be seen in Figure 2, a significant proportion of the water passing through the Weir is now passing underneath the Weir. This means that the water is scouring the foundations of the Weir, which could result in the potential failure of the structure, the loss of water in the lake and potential flooding downstream.
- 2.3.4. As such, the current condition of the Weir, and the implications of this, mean that this application is being made urgently to address this matter.

## 2.4 SITE HISTORY

2.4.1. A planning application (LPA ref: N/160/02284/20) was approved for the restoration of South Ormsby Lake in June 2021. The planning application was for:

*“The de-silting of the South Ormsby Parkland lake with associated bank restoration, together with structural landscaping and arboricultural work”.*

2.4.2. The restoration scheme includes de-silting works comprising the excavation of approximately 4,500 cubic metres of silt from the lake and structural restoration works to the lake embankments. This was undertaken for two purposes, firstly to ensure that the watercourse could function correctly, and secondly to restore the Lake to its historical status and enhance the setting of South Ormsby Hall.

2.4.3. The permission has subsequently been subject to two non-material amendment applications.

### 3 PROPOSED DEVELOPMENT

---

- 3.1.1. This section outlines the proposed development. The description of development for the proposal is as follows:
- “Replacement of existing weir with new structure, fish and eel pass, hydropower unit, footbridge, landscaping and associated works.”*
- 3.1.2. The proposed redevelopment of the Weir is required in order to replace the existing dilapidated weir structure on the lake. Silt traps are required to slow the rate of silt build up in the lake.
- 3.1.3. The proposals include the demolition of the existing weir and the construction of a new weir and associated flood mitigation landscaping works, fish and eel pass, footbridge and underground hydropower.
- 3.1.4. The new weir integrates a fish slot in the weir crest and a corresponding rock ramp fish and eel pass. There are also proposed works to improve flood water management with a grass-covered spillway and landscape bunds. An underground hydropower generator is concealed by one of these bunds. A private footbridge is proposed at the northeast end of the rock ramp.
- 3.1.5. The provision of the new weir will be cohesive with its surroundings, comprising dressed stone cladding and rocks at the bottom of each section of the weir and rocks interspersed with the fish and eel pass to vary the flow of the water. The weir is hidden by boulders, which help the structure to blend in with its surroundings.
- 3.1.6. The proposed weir crest sits 200mm above the normal lake water level and there are a number of boulders proposed adjacent to the weir in the lake, intended to recreate the historic appearance of the lake. The temporary cofferdam is proposed to be retained to create a suitable bed to hold these boulders in place, cut to below water level.
- 3.1.7. The weir is formed from an inflected line of sheet piles that are backfilled to the north and south of the weir to echo the serpentine edges of the surrounding lake. The weir is located approximately 2m further into the lake than the existing weir to ensure the sheet piles do not disturb the roots of the Grade A Horse Chestnut trees on site.
- 3.1.8. The proposals include the raising of the low banks through two landscape bunds to prevent uncontrolled flow over the fields. The proposed floodwater spillway directs excess flood flows down the channel and into the Oester Dale.
- 3.1.9. The north-most landscape bund conceals an underground hydropower system.
- 3.1.10. The footbridge is designed to match the timber bridges elsewhere in the park and will be for private use.

## 4 POLICY AND LEGISLATIVE FRAMEWORK

---

- 4.1.1. This section provides an overview of the Development Plan, legislative requirements and other material considerations relevant to the consideration of these proposals, as required by Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended).
- 4.1.2. In the context of this application, planning policy operates at two levels:
- **National:** The Government produces national policy in the form of the NPPF (2021) and the supporting National Planning Policy Guidance.
  - **Local:** all planning decisions are guided by the Council's current adopted Development Plan, the East Lindsey Local Plan Core Strategy (2018).
- 4.1.3. Given the site's heritage assets and location, there are also statutory legislative requirements to consider when assessing the proposals:
- Special attention should be paid to the desirability of preserving the setting of listed buildings, as required by Section 66 of the Planning (Listed Building and Conservation Areas) Act 1990.

### 4.2 NATIONAL POLICY

- 4.2.1. The NPPF was revised and published on 5 September 2023. Any applications made after this date are required to give material consideration to this version, even if the Development Plan documents were adopted under any previous version of the NPPF.
- 4.2.2. The following areas of the NPPF are relevant to this proposal:
- Paragraph 8 – Sustainability objectives;
  - Paragraph 11 – Sustainable development;
  - Paragraph 126 – Good design;
  - Paragraph 130 – Design quality;
  - Paragraph 167 – Flood risk;
  - Paragraph 174 – Natural and local environment;
  - Paragraph 180 – Biodiversity and geodiversity principles;
  - Paragraph 189 – Historic environment;
  - Paragraph 194 – Proposals affecting heritage assets;
  - Paragraph 195 – Significance of heritage assets;
  - Paragraph 197 – Determining planning applications with heritage assets;
  - Paragraph 199 – Weight given to heritage asset;
  - Paragraph 203 – Effect of applications on non-designed heritage assets; and
  - Paragraph 206 – Opportunities for development within the setting of heritage assets.

### 4.3 LOCAL POLICY

- 4.3.1. The relevant policies of the adopted East Lindsey Local Plan Core Strategy (2018) include:
- Policy SP2 – Sustainable development;
  - Policy SP10 – Design;
  - Policy SP11 – Historic Environment;
  - Policy SP16 – Inland Flood Risk;
  - Policy SP23 – Landscape; and



- Policy SP24 – Biodiversity and Geodiversity.

## **4.4 OTHER MATERIAL CONSIDERATIONS**

- 4.4.1. Further to the planning policy considerations at a national and local level, the Lincolnshire Wolds AONB Management Plan 2018-2023 forms a material planning consideration. This document is still considered relevant in light of the recent re-designation to a 'National Landscape'.

## 5 PLANNING CONSIDERATIONS

---

- 5.1.1. This section addresses the key planning considerations relevant to the proposal. The planning case for the proposed development will be examined against planning policy and any other material considerations, in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004.
- 5.1.2. The main planning considerations in the context of this application include:
- Principle of development;
  - Impact on AONB (National Landscape);
  - Design;
  - Historic Environment;
  - Biodiversity;
  - Arboriculture;
  - Archaeology; and
  - Hydrology.

### PRINCIPLE OF DEVELOPMENT

- 5.1.3. The replacement structure is required due to the current poor condition of the existing weir, which is looking increasingly close to failure. Therefore, a replacement weir will ensure the flow of the water is sufficiently controlled and will ensure the flood risk is not increased in an already at-risk area downstream.
- 5.1.4. The provision of a new weir to prevent potential flooding complies with Policy SP16 of the Core Strategy, which outlines that the Council will support improvements to existing flood defences and the creation of new flood defences where required. The principal reason that the Weir is in situ, and its retention is required, is to control the flow of water downstream of South Ormsby Lake. If the Weir was to fail, or not be replaced, the rate of water being released downstream could lead to potential flooding issues. The replacement of the Weir (i.e. a flood defence) will mitigate this risk.
- 5.1.5. A fish and eel pass is also required in order to allow the safe movement of fish through the lake, by giving them a route to safely travel through the weir. This complies with Policy SP24 of the Core Strategy, which outlines that proposals should seek to protect and enhance the biodiversity value of land.

### SUSTAINABLE DEVELOPMENT

- 5.1.6. Further to the above, Paragraph 8 of the NPPF outlines that for development to be considered 'sustainable' it must meet each of the three overarching objectives: economic; social; and environmental. The principle of this development is inherently sustainable (per the NPPF definition), as outlined below.

#### Environmental

- 5.1.7. The proposed development will be environmentally sustainable as there will be a net gain in biodiversity resulting from the proposals. The development will take all available opportunities to enhance the ecology and biodiversity of the site, making efforts to retain trees where possible and to protect and enhance wildlife.

- 5.1.8. The proposed development makes provision for fish, enabling their safe passage through the weir via the fish and eel pass. Therefore, the aquatic species in the lake will be preserved and enhanced with no detrimental effects arising as a result of the development.
- 5.1.9. The proposals are required to ensure that the existing weir does not fail and cause flooding problems downstream. Therefore, the proposals are environmentally sustainable as the replacement weir will manage flood risk and prevent flooding which has the potential to disrupt ecosystems surrounding the lake, and the environment downstream.
- 5.1.10. The proposals also include the provision of an underground hydropower system which will generate electricity for the Estate.

### **Economic**

- 5.1.11. There will be economic benefits arising from the proposed development as the new weir forms part of the strategy for managing flood risk associated with South Ormsby Lake. This will help to manage the risk to the Grade II\* South Ormsby Hall and prevent any harm to the heritage asset arising from flooding. In turn, this will support the South Ormsby Estate's role as a hub for tourism, allowing its use for the foreseeable future without threat from flooding and continue to generate economic benefits to the local area.

### **Social**

- 5.1.12. The proposed development will contribute towards the restoration and subsequent enjoyment of the Grade II\* listed South Ormsby Hall through the enhancement of its setting and the Grade II Registered Park and Garden. In turn, the enhancement of the setting of these assets and contribution to their restoration, is in the public interest as they are central to the heritage of the Estate and the surrounding area.

## **5.2 IMPACT ON AONB / NATIONAL LANDSCAPE**

- 5.2.1. The proposed development is located within the Lincolnshire Wolds AONB / National Landscape. The overarching goal of the AONB / National Landscape is to retain the unique landscape and special character of the Lincolnshire Wolds as one of the only two protected landscapes in the East Midlands.
- 5.2.2. To ensure the protection of the area's tranquillity and to promote the enhancement of its qualities, whilst managing and supporting growth alongside recreational and tourism demands, the Lincolnshire Wolds Management Plan (LWMP) has been created in conjunction with the relevant local authorities, including ELDC. The aims of the LWMP are echoed in Policy SP23 of the Local Plan.
- 5.2.3. The LWMP provides an overview of the landscape, the vision for its continued protection, a chapter for each of the five key themes to protect the Wolds and the proposals for implementation, monitoring and reviews.
- 5.2.4. Pages 13-15 of Section 2.3 of the LWMP set out why the Lincolnshire Wolds was designated as an AONB in 1973 and why this continues to be relevant today. The key qualities are summarised as below:
  - Unique physiology (geology and topography);
  - Scenic, working landscape;
  - Major archaeological resource;

- Working rural landscape; and
- Valued cultural landscape.

5.2.5. The LWMP establishes key themes that require consideration in relation to proposed development. This has been considered below.

### **Tranquillity**

5.2.6. As the proposals are to replace the existing weir, there will be no impact on the tranquillity of the AONB / National Landscape once the works are complete. During the works to remove the existing weir and construct the new weir and associated facilities, a degree of noise will be generated. However, this will be temporary during the construction phase and controlled through restricting hours of operation.

### **Dark night skies**

5.2.7. As the proposal is for a new weir and associated facilities, the scheme does not include any lighting proposals, and as such, there will be no impact of the proposal on the darkness at night.

5.2.8. During the construction phase, in accordance with good practice guidance, light-spill will be minimised.

### **Rural character and views**

5.2.9. At the core of the Lincolnshire Wolds designation as an AONB / National Landscape, is the value of its unique physiography, high scenic quality and valued landscape. The LWMP identifies the importance of protecting and maintaining the openness of the landscape, protecting the elevated plateaus and high points from development that will interrupt important scenes.

5.2.10. The nature of the proposals will not be at a scale that will impact upon the overall landscape and there will be negligible impact on the views within the AONB.

### **Historic vegetation**

5.2.11. Plans have been provided by Southern Green to detail the proposed works in terms of arboriculture and landscaping. The proposals include additional planting which will ensure that the development is consistent with the historic planting regime of the Park and Gardens.

## **NATURE, SETTING AND SCALE**

### **Nature**

5.2.12. The nature of the development can be summarised as the replacement of the existing dilapidated weir to ensure it does not fail, alongside a fish and eel pass. Therefore, the proposals are in keeping with the aims of the LWMP and ELDC, as they seek to future-proof the localised area from potential flooding impacts.

### **Scale**

The scale of the development is dictated by the works needed to replace the weir. Due to the significance of the lake and its setting, works have been proposed only in areas necessary to provide the new weir and essential related aspects. In the context of the wider Estate and Registered Park and Garden, the proposals will result in minimal impact.

### **Setting**



- 5.2.13. The proposals are positioned to the north-east of the Lake, which is located within the setting of the Grade II Registered Park and Garden. The design of the replacement Weir has been carefully planned to ensure that it is constructed from appropriate materials and will be both aesthetically appropriate in its location and functional to control water flow and prevent potential flooding issues. As a result, there will be no negative impact to the setting of the lake or gardens as the proposals will ensure that the weir is sympathetic to the historic setting and that water is managed to avoid flood risk.

### **SUMMARY**

- 5.2.14. The proposed weir will replace an existing weir that is no longer properly functioning. The replacement will be of similar size, meaning that there will be no additional visual impact arising from the proposed development. The landscape of the Lincolnshire Wolds AONB / National Landscape will be preserved and enhanced through the provision of a new weir which is cohesive within its surroundings, comprising dressed stone cladding and rocks at the bottom of each section of the weir.
- 5.2.15. The proposals comply with Policy SP23 of the Core Strategy, which stresses the importance of the distinctive character of the District's landscapes, with the highest level of protection given to the Lincolnshire Wolds AONB. Paragraph 176 of the NPPF outlines that great weight should be given to conserving and enhancing landscape and scenic beauty in AONBs.

## **5.3 DESIGN**

- 5.3.1. The proposed development has been designed to respond positively to the setting of the lake and its setting of the Grade II\* South Ormsby Hall, as a feature within the Grade II Registered Park and Garden and within the AONB. Details of this can be found in the Design and Access Statement prepared by tsa.
- 5.3.2. The proposals have been designed in a sympathetic manner to integrate the development into its historical context and the rural landscape, reducing visual impact.
- 5.3.3. The new weir has been designed to be cohesive with its surroundings, comprising dressed stone cladding and rocks at the bottom of each section of the weir, to give a natural and sympathetic appearance.
- 5.3.4. The proposals are in accordance with Policy SP10 of the Core Strategy, which outlines that proposed developments should use high quality materials, with the layout, scale, massing, height and density reflecting the character of the surrounding area. The proposed development also complies with Paragraph 130 of the NPPF, which sets out that development should be visually attractive as a result of good architecture, layout and appropriate and effective landscaping, as well as being sympathetic to local character and history.

## **5.4 HISTORIC ENVIRONMENT**

- 5.4.1. As previously established, the lake is a prominent feature of the Registered Park and Garden and is a man-made structure that has been a feature of the area since at least 1888. Further details with regard to the heritage of the lake can be found in the Assessment of Significance and Heritage Impact Assessment prepared by Austin Heritage.
- 5.4.2. This confirms that long term, the proposed development will enhance the setting of the heritage assets in proximity to the site, by creating a Weir that is akin to the Weir shown in historical

paintings. Further, it is recognised that any harm will be temporary (while construction takes place) and will be significantly outweighed by the benefits of the scheme.

- 5.4.3. The proposed development complies with Policy SP11 of the Core Strategy, which outlines that proposals will be supported where they preserve or enhance heritage assets and their setting, as well as the quality and experience of the historic landscapes and woodland of the District and their setting. The proposals also comply with Paragraph 197 of the NPPF, which highlights the desirability of sustaining and enhancing heritage assets.

## **5.5 BIODIVERSITY**

### **ECOLOGY**

- 5.5.1. An Ecological Appraisal has been prepared by Ecology & Forestry Ltd, which outlines the various ecological surveys undertaken at the site. The site itself is not located within any environmentally designated areas, such as Local Wildlife Sites or Sites of Special Scientific Interest.
- 5.5.2. The Ecological Appraisal outlines that the proposed works can take place without being at risk to amphibians and their habitats due to the lack of suitability of local waterbodies, negative e-DNA test results and an absence of records within the locality. It is considered that it is possible to undertake the proposed work without risk to bats, badgers or water voles.
- 5.5.3. When considering birds, it is recommended to undertake site clearance or works outside of the bird breeding season. If works are required to be carried out during the breeding season, an ecologist should be consulted and works will be required to stop if breeding birds are found in the trees, reeds and bankside scrub.
- 5.5.4. Any rough areas on or adjacent to the survey site should be retained where possible to protect hedgehogs.
- 5.5.5. The proposal is in accordance with Policy SP24 of the Core Strategy, which states that development proposals should seek to protect and enhance the biodiversity value and minimise fragmentation and maximise opportunities for connection between natural habitats. The proposed development also complies with Paragraph 180 of the NPPF, which sets out that development should not cause significant harm to biodiversity or the loss or deterioration of irreplaceable habitats.

### **BIODIVERSITY NET GAIN**

- 5.5.6. The Ecological Appraisal prepared by Ecology & Forestry Ltd recommends methods to enhance biodiversity, including the removal of the root structure of felled trees and shrubs to prevent regrowth (or the short rotation management by coppicing), to allow light into the channel and encourage the growth of native aquatic species. Consideration should also be given to the planting of desirable native aquatic species to include common water-crowfoot, common water-starwort, water starwort and water-cress.
- 5.5.7. Therefore, the proposed development complies with Policy SP24 and Paragraph 174 of the NPPF, which require a biodiversity net gain for developments.

## **5.6 ARBORICULTURE**

- 5.6.1. To ensure the protection of trees associated with the development, an Arboricultural Impact Assessment (AIA) and Tree Protection Plan (TPP) have been submitted in support of the development. The scheme has been informed by these studies, and been amended in order to

minimise the risk to trees. This has included re-designing the cofferdam to avoid an intersection with root protection areas. There are also a number of measures proposed to ensure that throughout the construction works, the trees are protected.

- 5.6.2. This demonstrates that the proposals are in compliance with Policy 24 of the Core Strategy, which outlines that development should seek to protect and enhance biodiversity, and Paragraph 174 of the NPPF, which highlights the significance of recognising the intrinsic character and beauty of the countryside, including trees and woodland.

## **5.7 ARCHAEOLOGY**

- 5.7.1. A written scheme of investigation for the archaeological scheme of works has been prepared by Allen Archaeology Limited, which outlines that the fieldwork, recording and reporting of archaeological works will conform to current national guidelines.
- 5.7.2. The proposals comply with Policy SP11 of the Core Strategy, which outlines that development should not harm any unscheduled nationally important or locally significant archaeological site, and Paragraph 194 of the NPPF, which sets out the significance of sites which include or have the potential to include heritage assets with archaeological interest.

## **5.8 HYDROLOGY**

- 5.8.1. A Flood Risk Assessment has been prepared by Stantec, which outlines that the works will replace the failing weir with a new robust structure to retain the lake and provide a significant environmental benefit in the form of a fish and eel pass as well as including measures to control extreme event flood flows and a small hydropower facility.
- 5.8.2. As established, the proposed works are required to mitigate the potential environmental and flood risk impacts of the weir failing. The application will directly address this issue, which is a considerable benefit of the scheme.
- 5.8.3. This has been considered in the context of the works proposed under the Hall application, and the hydraulic modelling has been updated to take into account updated hydrology and changes to the climate change allowances (which have reduced) and then used to test various scenarios: the proposed weir reconstruction, the FAS alone and the two in combination.
- 5.8.4. The FRA confirms that occupants and users of the Hall will be at a low risk of flooding and the development will not increase flood risk elsewhere. The FRA also demonstrates that the proposal complies with the NPPF, Planning Practice Guidance (PPG) and the local planning policy with respect to flood risk and is an appropriate development at this location.
- 5.8.5. The proposed development complies with SP16 of the Core Strategy, which outlines that the Council will support improvements to existing flood defences, the creation of new flood defences, infrastructure associated with emergency planning, washlands and flood storage areas. The proposals are also in line with Paragraph 167 of the NPPF, which sets out that flood risk should not be increase elsewhere.

## **5.9 SUMMARY AND BENEFITS**

- 5.9.1. Overall, the proposal represents sustainable development which is in accordance with local and national policy. There will be social, economic and environmental benefits resulting from the proposals, with the key benefits of the scheme evident through the improved flood defence



measures and the replacement of the weir with a structure more sympathetic in its design, to the surrounding heritage assets, including the Grade II\* South Ormsby Hall and the Grade II Registered Park and Garden.

## 6 SUMMARY

---

- 6.1.1. This Planning Statement has been prepared by WSP, on behalf of the South Ormsby Estate, to support an application for a new weir, alongside a fish and eel pass and silt traps. The proposed development also includes a hydropower hut and inlet on the weir, which will generate electricity for the Estate.
- 6.1.2. This planning application seeks planning permission for:  
*“Replacement of existing weir with new structure, fish and eel pass, hydropower unit, footbridge, landscaping and associated works.”*
- 6.1.3. As demonstrated in this Planning Statement, the development will contribute to the holistic sustainability being sought across the Estate in line with Paragraph 8 of the NPPF. The proposed development is also entirely consistent with both national and local planning policy.
- 6.1.4. The proposed development represents a high quality, sustainable development that would provide significant benefits, which include:
- Reduction in risk of flooding through replacement of dilapidated weir;
  - High quality design which complements the AONB and enhances the setting surrounding heritage assets (including the Parkland and Hall);
  - Production of clean energy; and
  - Clear biodiversity gains and considerations given to the protection of ecological features (such as fish and eels).



Level 2  
100 Wharfside Street  
Birmingham  
B1 1RT

[wsp.com](http://wsp.com)