

**DESK
STUDY
SITE
INVESTIGATION
REPORT**

**Bowland Lakes Leisure Village (Caravan Park and Fishery Lakes)
Cleveley
Bank Lane
Forton
Preston
PR3 1BY**



7th November 2023



Introduction

Background to the scheme

Planning application [**23/00308/FUL**] has been approved in respect of proposals to develop a small area of land at Bowland Lakes Leisure Village (Caravan Park and Fishery Lakes), Cleveley, Bank Lane, Forton, Preston PR3 1BY. The proposals for the site relate to provision of an additional eight, high quality holiday lodges, with access road, parking, drainage and landscape works.

The proposals have received planning consent [**23/00308/FUL**], issued subject to conditions. This document has been produced to assist with the requirement to have a Desk Study Site Investigation Report.

Desk Study Site Investigation Report

The purpose of the Desk Study Site Investigation was to review the historical land use information of the site in order to produce an assessment of the risk of the potential for on-site contamination.

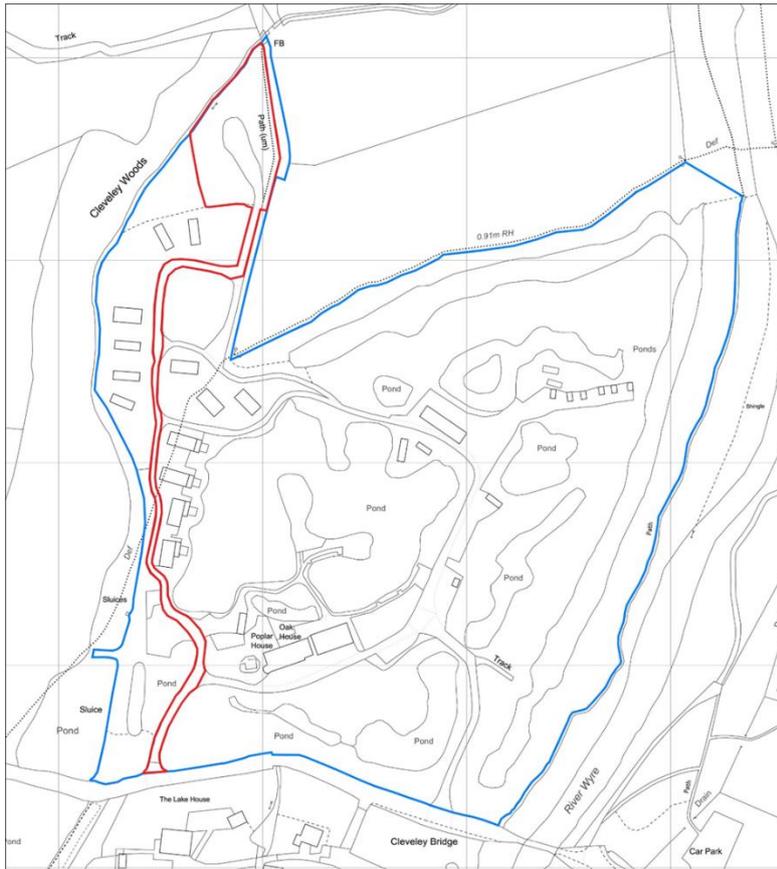
Site Context

Situated on the edge of the Trough of Bowland in the North West of England. It sits at the foot of Calder Fell leading to the Forest of Bowland and is well known for its outstanding natural beauty. It is set in 22 acres of woodland and runs alongside the River Wyre. The site, within a tranquil location, offers a unique, peaceful place, ideal to relax and unwind.

The site is located at National Grid Reference 350045, 450371 and sits 0.8 miles north of the settlement of Scorton and within 0.6 miles from the A6 corridor, adjacent to the river Wyre and is well screened with mature planting. The site is located within a countryside area with Lancashire County Heritage sites adjacent.

The site has a well-established course fishery and holiday-let lodge park with good access to an existing public rights of way (that is retained) and the Scorton picnic area.

The whole existing site extends to approximately 18.5 acres. The new, additional development proposal, including the access road, comprises approximately 3,645 sqm within the existing site footprint. The southern boundary is formed by Cleveley Bank Lane; the western boundary is formed by a steep tree embankment known as Cleveley Woods; the east boundary is formed by the river Wyre with the north boundary being open pasture. There is an existing vehicular and pedestrian access at the south west corner of the site onto Cleveley Bank Lane. Further pedestrian access is provided via PROW 2-19-FP 43 and 2-19-FP 42.



To assist with discharging relevant conditions associated with the approval for the development, the condition considered relevant is the Desk Study Site Investigation Report;-

Condition 6

"Prior to the commencement of development a desk study to investigate and produce an assessment of the risk of the potential for on-site contamination shall be undertaken and submitted to and approved in writing by the Local Planning Authority. If the desk study identifies potential contamination, a detailed site investigation shall be carried out in accordance with a written methodology, which shall first have been submitted to and approved in writing by the Local Planning Authority. If remediation measures are then considered necessary, a scheme for decontamination of the site shall be submitted to, and approved by, the Local Planning Authority in writing and the approved scheme implemented prior to the development of the site, and validation of the approved measures shall be submitted to, and approved by, the Local Planning Authority in writing on completion of the works. Any changes to the approved scheme must be approved in writing by the Local Planning Authority prior to any works being undertaken.

Reason: The development is for a sensitive end use and insufficient information has been submitted with the application as to the potential contamination risks of the site.

The potential for contamination must therefore be addressed in order to safeguard the development in accordance with Policy CDMP1 of the Wyre Local Plan (2011-31)”.

As set out in the planning application, the most recently approved scheme [23/00308/FUL] represents an internal addendum of 8 holiday-let lodges, within the existing boundary of Bowland Lakes Leisure Village (Caravan Park and Fishery Lakes), itself approved under [05/00334/FULMAJ]; [16/000153/FUL and [11/00261/FUL].

The site has an established use as a recreational fishery with associated holiday use consisting of a mix of 20 existing holiday chalets and lodges, and 6 camping pods.

Scope of Works

The Desk Study Site Investigation Report should be read and considered in conjunction with all the submissions made as part of planning application [23/00308/FUL].

This investigation also comprised a review of the following information:-

- Ecology Appraisal undertaken by Arbtech.
- Topographical/Site Survey undertaken by Tricad.
- Flood Risk Assessment & Drainage Strategy undertaken by Hamilton Technical Services.
- Arboricultural Constraints Report undertaken by Bowland Tree Consultancy.
- Arboricultural Impact Assessment undertaken by CSC.
- Planning Statement (incorporating Viability Assessment/Business Plan).
- Sequential and Exemptions Test.
- Landscaping Scheme undertaken by Plant Room.
- Review and appraisal of previous planning approvals for the site from Wyre Borough Council.
- Lighting Strategy.
- Construction Environment Management Plan (CEMP); Biodiversity.
- Observations from walkover studies carried out by the specialist consultants listed above.

Site Description and Location

The site which forms the subject of planning consent [23/00308/FUL], is known as Bowland Lakes Leisure Village (Caravan Park and Fishery Lakes). The site is located on the northern side of Cleveley Bank Lane in a rural location approximately 400m west of the M6 motorway in Forton and approximately 0.8m north of the settlement of Scorton. The site comprises of various amounts of watercourses and has an established use as a recreational fishery with associated holiday use comprising of 20 existing timber holiday chalets and 6 camping pods. The site lies within a significantly undulating topography characterised by its mature woodland to the east and west. Directly opposite the site to the south is Cleveleymere which is also a recreational fishery with holiday use. The site is allocated within the Local Plan as “**Countryside Area**”. To the east, south and west are designated Biological Heritage Sites (Wyre Valley Gravel Pits & Cleveley Woods) There are Public Rights of way crossing the site providing pedestrian access via PROW 2-19-FP 43 and 2-19-FP 42.



Planning History

The site also has the following relevant planning history;-

06/00508/FULMAJ change of use of land from fishing hatchery to recreational fishery with provision for six caravans, formation of platform and walkway – Permitted.

11/00261/FUL - change of use of land for siting of 6 camping pods - Permitted.

14/00766/FUL- Change of use of existing redundant garage to tackle shop and cafe in association with existing fishery – Permitted.

23/00308/FUL - provision of an additional eight, high quality holiday lodges, with access road, parking, drainage and landscape works – Permitted.

History and Background to Bowland Lakes

The site identified within Wyre Borough Council Local Plan as “**Countryside Area**” has long been part of a network of fisheries made up of 7 fishing lakes – comprising three main lakes and smaller ponds, set within mature grounds with plenty of secluded fishing spots. The lakes comprise of the “Swanbrook” Lake, which can accommodate up to 20 anglers, the “Canal” Lake which accommodates 40 pegs, and finally the “Serpentine Lake”, accommodating 15 pegs. Each differ in style and all the ponds are suitable for pleasure anglers, novice and accomplished, with all the lakes being a very popular choice for matches. The stock ponds comprise of Butterfly One, Butterfly Two and smaller ponds.

All the lakes are well stocked and constantly maintained. They contain a mixture of species of varying size and weight. Most lakes have Mirror, Common and Grass Carp, Tench, Perch, Roach, Rudd, Bream and smaller quantities of Barbel and Chub all waiting to challenge the accomplished or novice angler.

The introduction of holiday lodges, camping pods and ancillary related facilities are more recent, dating from 2006 onwards and thereafter become known as Bowland Lakes Leisure Village (Caravan Park and Fishery Lakes).

Bowland Lakes Leisure Village is a perfect location for any break or holiday. Beautiful, relaxing surroundings offer everything needed to unwind, with the comfortable, and welcoming wooden lodges in a tranquil setting on the edge of the Forest of Bowland – “An area of Outstanding Natural Beauty”.

Lying next to the Trough of Bowland and the Forest of Bowland there are endless opportunities for walking, cycling and sightseeing in the beautiful countryside. Alternatively, the location provides a convenient base from which to visit many local attractions, including;- Garstang, the historic City of Lancaster and the seaside resort of Morecambe, etc. The Lake District, Blackpool and/or Preston are only half hour drive away.

The on-site accommodation comprises lodges that can accommodate up to four guests occupying a double bedroom and a twin bedroom. The primary lodges have an en-suite shower to the double bedroom, a bathroom, large living/dining area and a fully fitted kitchen. The lodges feature an electric oven and gas hob, digital television in the living room, central heating throughout, garden/patio for guests' use. Smaller



lodges can accommodate up to 3 guests occupying one family bedroom with a double and a single bed. The camping pods are a basic insulated wooden structure with electric light, power sockets and a small heater.

Design and Construction

Full Details of the design and construction are set out in the Planning Statement that formed part of planning application **[23/00308/FUL]**.

To reflect its setting the designer has sought a high quality solution, providing eight, additional contemporary lodges set amidst an already well screened site. The lodges are proposed with a resin, timber look clad finish ("CanExel") to sit comfortably against the existing holiday lodges - perched on timber stilts adding to the leisure and waterside feel of the setting. Each unit is placed on its own concrete base with provision of a single vehicle parking adjacent to each of the eight units.

The underground utilities and services required for each lodge, as well as the access spine road, will be undertaken as part of the latter ground preparation/clearance works.

The approved application was accompanied and supported by a detailed Flood Risk Assessment and Drainage Strategy, which propose that the ground preparations for the development site will include filling to the same level as the existing site, which already has the benefit of a planning permission [16/00153/FUL], to create a gradient as per the existing site, discharging naturally into the open watercourses and ponds on and around the site. The existing Flood Management Plan for Bowland Lakes Leisure Village will incorporate the new development.

Details relating to site drainage is comprehensively covered in the Drainage Strategy, with the eight additional lodges development having its own private Package Treatment Plant [PTP].

The Landscape Plan reflects the well-established mature planting around the site periphery.

In terms of achieving an environmental net gain for bio-diversity, the intention is to support the proposal with the inclusion of strategically positioned bat and bird boxes.

The Public Rights of Way crossing the site are to be sensitively respected and left open ensuring good well signed links to the site and beyond.

Anticipated Geology

As stated earlier, locations to the east, south and west of the site are designated as Biological Heritage Sites (Wyre Valley Gravel Pits & Cleveley Woods), although there is no evidence to suggest that the site specific to the planning consent **[23/00308/FUL]**, were part of either, but was in fact a small parcel of unused scrub land - 3,645 sqm development area to include access road.

Typically, the bedrock geology associated with Gravel Pits is characterised by Ordovician and Silurian sedimentary rocks and include mudstones and interbedded sandstones.



Beyond the eastern boundary of this area of the site lies the River Wyre. The southern boundary of the development is onto the existing Bowland Lakes Leisure Village, with the eastern and northwest boundaries leading to agricultural land. The site is occupied by trees to most boundaries and these are mixed with some bushes and scrubby vegetation. The central open area of the site is laid mainly to rough grass and poor vegetation. The ground is quite uneven and overlain by a layer of very poor topsoil, that in turn overlies a superficial layer of gravely, sandy silt. This in turn overlies bedrock strata of Caton Shale, Mudstone.

There are no records of any British Geological Survey (BGS) borehole investigations associated with the site, but the works undertaken by Hamilton Technical Services (to produce the Flood Risk Assessment & Drainage Strategy Report that accompanied planning application [23/00308/FUL], included Percolation/Porosity Tests carried out in accordance with (please refer to the Drainage Strategy Report and the Flood Risk Assessment). Surface water from the site presently soaks into the ground and enters the water table from where it makes its way into the open watercourses and ponds on and around the site. The tests proved to be positive and indicate that infiltration methods can be successful for surface water disposal.

Historical Maps and Historical Land Use

Copies of historical maps incorporating the development site, dating back as far as 1836 have been researched (from Lancaster University), but show no evidence to suggest that the site was ever part of Wyre Valley Gravel Pits or Cleveley Woods and originated as a small parcel of undeveloped scrub land interspersed with natural water courses, ponds and lakes.

A review of the historical maps and available recorded land use of the development site s shown that the site does not present a hazard, source of potentially harmful contamination and does not compromise the locale's heritage and/or history.

Hydrogeology and Hydrology

From the comprehensive raft of specialist consultant reports that were commissioned for planning application [23/00308/FUL], that also served to support the Desk Study Site Investigation Report, (with the exception of the suspected presence of Himalayan Balsam, which will be addressed – see;- Landscape and Habitat Creation and Management Plan), there is no evidence of previous or future potential contaminative land, or natural risks arising from the intended development.

Walkover Observations

The specialist consultant reports submitted to support planning application [23/00308/FUL], provided several opportunities for independent site visits and observations over the best part of 12-months. Independent findings and recommendations are set out and detailed within their respective reports and supported by the statutory consultees.

The Walkover Observations of the site found no obvious evidence of physical hazards or odors, staining or residues that might be indicate of the presence of contamination.



The clarity of the waters courses, lakes and ponds together with the health of the fish were positive indicators.

Risk Assessment

The Desk Study Site Investigation Report asserts that there are no historical land use associated with the site in terms of potential on-site contamination.

However, to protect the current and future integrity of the site, as preventative mitigation it is proposed that the development works are undertaken as detailed in the accompanying documentation;-

- Construction Environment Management Plan (CEMP): Biodiversity.
- Landscape and Habitat Creation and Management Plan.
- Lighting Design Strategy for Biodiversity.
- Landscaping Plan.

The risk assessment presents a successful, tried and tested methodology to develop the site in the context of the intended end use of the site i.e., the provision of an additional eight, high quality holiday lodges, with access road, parking, drainage and landscape works within the existing site boundary of Bowland Lakes Leisure Village (Caravan Park and Fishery Lakes).

Conclusion

That the findings as set out in this Desk Study Site Investigation (to review the historical land use information of the site in order produce an assessment of the risk of the potential for on-site contamination) be approved to enable Discharge of Condition 6 associated with planning application **[23/00308/FUL]**.