

PLANNING /DESIGN & ACCESS STATEMENT FOR CORNWALL COUNCIL

PROPOSAL: Creation of a reservoir lake adjacent to the existing farmyard
APPLICANT: Glynn Le Marquand
APPLICATION TYPE : Full Planning application



AMOUNT

- The Proposal is for a clean water reservoir/lake of an approximate capacity of 30,000 m³.

RELATIONSHIP TO SURROUNDINGS

- The site lies 30m to the south of the applicant's existing farm buildings at Tregonnett, and 100m to the east of the nearest neighbouring residential property.
- It lies adjacent to the brook running through the applicant's holding which will feed the lake and which then flows into the river Lynher approximately 350m downstream to the southwest.
- The proposed lake will provide a pleasant backdrop below the existing farmstead and it will have the dual purpose of providing an emergency clean water reservoir for the farm as well as an amenity asset which will be stocked for fishing and planted to provide an improved wetland habitat particularly at the shallow northeast end.

LAYOUT

- The layout and levels are shown on submitted plan TM757d.P1 and TM757d.E3+P3. The water surface will be below the level of the farmstead and provide a pleasant backdrop for the future.

SCALE (m)

- Max. Length 100.0m
- Max. Width 70.0m
- Min. depth 1.0m
- Max. depth 9.5m
- Av. depth 6.5m

LANDSCAPING

- New earth retaining banks will be formed on the northwest, south and east sides of the application site to create the new water body, which will involve removal of the topsoil over-burden to re-use in landscaping the new banks. The lakebed and the insides of the retaining banks will be clay lined for water retention.
- There will be wetland planting mainly at the shallower northeast end to provide habitat and amenity benefits.

APPEARANCE

- The waterbody will be created by the formation of earth and turf retaining banks which will be visible from the west and south.
- The view from the north and east will be of an irregularly shaped body of water nearly 2 acres in extent with habitat planting, predominantly at the shallower northeast end.
- The bed and inside of the retaining banks will be waterproofed with “puddled” clay and the aim is to avoid any PVC or butyl liners.

USE

- The use of the new lake will be for amenity and to improve the wildlife habitat value of this part of the applicant’s holding.
- The feature will be stocked in accordance with the NRA and Environment Agency Regs, and there may be some potential for fishing in the future.
- The project will create emergency water storage of up to 30,000 m³ which can be used for cattle drinking water and other uses on the farm in future drought events.

ACCESS

- Access for the construction phase will be via the holding’s access road directly from the highway to the east, (avoiding the narrow approach to the farm from the north).

Mark Dyson Surveyors Ltd