

Lychgate Lillies Fisheries Retrospective Planning

Formalising site enhancements supporting high-quality rural amenity ensuring environmental compatibility via sustainable recreation and sensitive land management.

Supporting Statement Presentation

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Site Overview

Tranquil angling site blending natural topography with sensitive well-maintained development. Location: Lychgate Lane Burbage LE10 3AQ



Nestled in a rural setting that prioritises natural landscape



Low-lying land traditionally utilised for aquatic recreation.



Bordered by agricultural land and sparse residential



Well-maintained facility with ongoing environmental screening improvements.



Not within Green Belt



Not within Flood Zone 2 or 3



No special landscape designation

Established Recreational Fishery Use

The site is an established Recreational fishery. We seek to regularize support structures maintaining its low-impact role in the local recreational economy.

Operated continuously as a fishery

Zero cessation of site use

Lake remains fully stocked

No material change in primary use



Local Economy

The fishery serves as a vital component of the local recreational economy providing consistent reliable value to the community through established historical usage patterns that continue today.



Core Function

Retrospective works are designed exclusively to support the core site function. These adjustments do not introduce new or incompatible activities but rather formalize existing operations.

The site has operated continuously as a fishery for a significant period with no cessation of use. The current application does not introduce a new use but seeks to regularise infrastructure supporting an established use



Low-Impact Use

Historical patterns confirm a consistent low-impact presence within the area. The site operations remain environmentally sensitive and aligned with existing land use throughout its history.

Site Description of Works

Retrospective application detailing 6 timber shelters designed for angler protection integrated into the rural landscape using natural low-profile materials.



6 Timber Shelters

6 small-scale traditional timber structures placed at fishing pegs to provide weather protection for visiting anglers. These units ensure comfort.



Natural Materiality

Structures built from natural timber selected specifically to weather into the rural landscape and remain sympathetic to the existing site character. Ancillary storage for fishery use



Strategic Siting

Shelters positioned precisely at existing fishing locations to prevent sprawling development across the site area maintaining orderly layout.



Low-profile Design

Structures designed with a low visual profile ensuring they do not dominate the rural landscape or attract unnecessary attention from the surroundings.



Screened Integration

New shelters are carefully screened by both existing vegetation and proposed new planting to maintain visual privacy and protect natural aesthetics.



Parking

Informal permeable parking area and protect natural aesthetics.



Natural Screening

Earth bund approx. 4m height and protect natural aesthetics.

Scale of Operation

Strictly managed site capacity to maintain a low-intensity rural operation experience. Low-density limits ensure environmental preservation and prevent highway disruption.

Maximum Anglers



Low-density limit for quiet environment

Maximum Vehicles



The maximum of 10 vehicles includes anglers, staff and operational vehicles and does not represent an increase in angling intensity

Fishing Pegs With Booking System



Matching permitted angler count

No Competitions or Events



Zero competitions

No Food Vendors



Not within plans

Operational Controls

Protecting Lychgate Lillies Fisheries via strict curfews controlled site access and regular maintenance.



Curfew Policy

The site closes at 7:00pm daily ensuring that all anglers remain on site to prevent any evening or night-time disturbance to the surroundings.



Booking System

Mandatory pre-booking is required for all angling ensuring the site capacity limit of 7 people is strictly adhered to at all times.



Site Monitoring

Regular monitoring helps ensure that all anglers strictly comply with site rules regarding noise levels and proper waste disposal.



Site Maintenance

Routine scheduled checks of all timber shelters and surrounding landscaping ensure the site remains in appropriately maintained.

Access & Highways

Existing fishery access point ensures safe efficient and low-impact operations with no record of accidents or traffic issues on the local highway network.



Traffic Volume

Maximum of 10 vehicles permitted daily ensuring that additional movements on the local highway network remain insignificant.



Visibility

Entrance features adequate visibility splays allowing drivers clear sight lines when entering and exiting the site safely.



Surfacing

Access track is regularly maintained to the highest standards to prevent any tracking of mud or debris onto public highways.



Safety Record

Zero accidents or significant traffic issues have been recorded in relation to the operational status of the fishery site.



Access Point 1

The site utilises an existing proven access point that remains effective and safe for the current scale of the fishery.



Access Point 2

The site access is already utilised by Severn Trent tanker vehicles serving the adjacent pumping station on a 24-hour basis. This demonstrates that the access is suitable for vehicles significantly larger than those associated with the fishery and operates safely.



Existing Usage

Existing use demonstrates the access operates safely on a 24/7 basis

Parking Area Infrastructure

Formalized vehicle management at Lychgate Fisheries via a new dedicated parking area prioritizing safety efficient maneuvering and seamless landscape integration. The parking area retains a rural character and avoids urbanisation.



Operational Capacity

Designed for exactly 10 vehicles this area aligns with Lychgate Fisheries' operational capacity to ensure efficient controlled traffic flow across the site.



Easy Maneuvering

The layout allows simple turning and maneuvering ensuring all vehicles can enter and depart in a forward gear significantly enhancing overall on-site safety.



Visual Screening

The parking area is tucked away from the main road and screened by existing topography and mature vegetation minimizing its visual impact on the landscape.



Surface Drainage

Construction utilizes permeable materials to ensure effective drainage and prevent surface water run-off maintaining site integrity and environmental standards.



Formalized Workflow

A dedicated parking area provides formalized vehicle management creating an organized environment that effectively supports smooth efficient operational workflows.

Earth Bund

A key site feature providing acoustic screening visual buffering to preserve rural vistas and sustainable construction utilizing existing onsite material.



Acoustic Screening

Acts as a natural barrier to reduce noise migration from the site effectively shielding surrounding areas from operational sound emissions from the M69 motorway



Visual Buffer

Obscures views of vehicles and shelters from external vantage points preserving the character of the rural landscape and surrounding vista.



Sustainable Build

The bund has been formed using on-site material and provides both visual and acoustic mitigation, particularly in relation to the nearby M69..



Natural Contours

Designed to mimic natural topography and landscape contours ensuring the structure integrates seamlessly as an organic landscape feature.



Wildlife Habitat

The established vegetation on the bund provides a habitat for local species promoting biodiversity and ecological health around the site.

Landscaping Proposal

Integrating works via native planting boosted biodiversity natural visual screening and a dedicated long-term management plan for all new greenery.



Native Planting

Enhancing the earth bund with a mix of native trees and shrubs like Hawthorn Hazel and Willow to integrate the project seamlessly with the existing local landscape.



Biodiversity Gain

Creating vital new habitats for local wildlife through increased floral diversity and the installation of strategic nesting sites throughout the development area.



Visual Screening

As planting matures over the years the timber shelters will become virtually invisible from outside the site boundaries ensuring a natural and discreet aesthetic.



Replacement Plan

We have made a firm binding commitment to promptly replacing any failed specimens to ensure continuous growth and aesthetic value across the site boundaries.



Height Maintenance

Dedicated ongoing care for the hedgerows ensuring they are maintained at a specific consistent height to balance visual screening requirements and local safety.

Maintaining Residential Amenity

Ensuring the quality of life for nearby residents through proactive measures in noise privacy lighting and traffic management for the proposed site.



Low Capacity

Limiting the site to just 7 anglers reduces overall site activity minimizing potential disruption and noise for neighboring residents.



Noise Control

Earth bunds provide a natural acoustic barrier effectively muffling activity and preventing sound transfer to neighboring residential properties.



Privacy Assured

Strategic placement of fishing pegs and shelters ensures no direct line of sight into neighboring gardens maintaining resident seclusion. Ensures that the nearest dwelling is approx 200m away



Zero Light Spill

No external floodlighting is proposed preventing light pollution and preserving the dark-sky character of the rural landscape for all residents.



Traffic Control

Strict 7:00pm site closure prevents vehicle movements during quiet evening hours eliminating traffic disruption for the surrounding community.

Planning Benefits for Lychgate

Formalising site works at Lychgate Fisheries delivers economic recreational and environmental advantages while ensuring long-term regulatory compliance.



Economic Support

Sustains a rural business vital to the local economy by securing ongoing viability for Lychgate Fisheries operations.



Recreational Asset

Provides a managed outdoor space that enhances community mental health and supports physical well-being through access.



Environmental Gain

Implements landscaping and earth bunding to boost site biodiversity effectively improving the environment and providing natural visual screening.



Management Control

Enables enforceable planning conditions providing the council and community with long-term oversight and site stability.



Regulatory Alignment

Ensures the site meets all current planning standards providing a clear framework for future operations and long-term regulatory compliance.

Lychgate Fisheries

The development represents a proportionate enhancement of an established rural use.

The site remains low-intensity, well-managed, and does not give rise to material harm.

The proposal does not constitute a material change of use but relates solely to infrastructure supporting an established fishery.

The proposal is therefore considered acceptable in planning terms.

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