

# Planning Committee

31 March 2023

Agenda item number 7.4

## BA/2022/0357/FUL Ludham- Water storage reservoir for agriculture

Report by Senior Planning Officer

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### Proposal

A balanced cut and fill earth moving operation to create an irrigation reservoir for the storing of winter abstractions.

### Applicant

Nicholas Collier

### Recommendation

Members of the Planning Committee to visit the site.

### Reason for referral to committee

Major application

### Application target date

22 May 2023

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## 1. Description of site and proposals

- 1.1. The application site is situated to the west of the village of Ludham on the east side of the River Ant. To the north is the How Hill estate and National Nature Reserve. To the south is How Hill Fen Nature Reserve. Much of the land to the northwest and south of the site is covered by a number of statutory designations, including as part of the Ant Broads and Marshes SSSI.
- 1.2. The application site is currently a grassed field measuring 6.2 hectares in total, located within a meander of the River Ant on raised land overlooking Buttles Marsh to the south. The nearest residential properties are located approximately 150m to the south-east of the site. A public footpath runs along the southern boundary of the site.
- 1.3. The proposal is for a new reservoir which will encompass the whole field except for a grass margin around the edge. The approximate footprint measured from the edges is 230m by 215m.

- 1.4. The boundary fencing will be 2.4m high green wire fencing to prevent animals and people gaining entry. Bunds approximately 4m high will be constructed inside the fence and these will be grassed to allow for sheep grazing.
- 1.5. Pipe work is proposed to be installed to fill the reservoir and then to remove the water. The fill pipe is 134.95m long and connects through the woodland to the north into the River Ant. It will be 0.9m below the ground surface in a 1.05m deep trench.
- 1.6. The irrigation pipe proposed is 3033.73m long and will connect to an existing pipe just south of Grove Farm on Goffins Lane. This will require the excavation to a depth of 1.05m but all surfaces will be reinstated after construction. The underground main route goes through gaps in hedges and therefore there should be no loss of hedgerow.

## 2. Considerations

- 2.1 The main considerations in the determination of the application are likely to be landscape impact, ecological impact and flood risk.
- 2.2 The Code of Practice for Members of the Planning Committee and officers (September 2021) states at paragraph 13.1 that:

“A committee site visit will be held if there is a significant benefit in doing so. Reasons may include where the impact of the proposed development is difficult to visualise, where applicant and objector comments cannot be expressed adequately in writing and a site visit would show that members have listened to the arguments, or where the proposal is particularly contentious”.
- 2.3 The location of the proposed reservoir is remote from usual public viewpoints and the topography is such that it would be difficult to illustrate this fully with photographs. It is also a major development with the potential for a significant impact on a number of important considerations. It would be useful for members to see the site prior to considering the application.

## 3. Recommendation

- 3.1. That Members undertake a site visit.

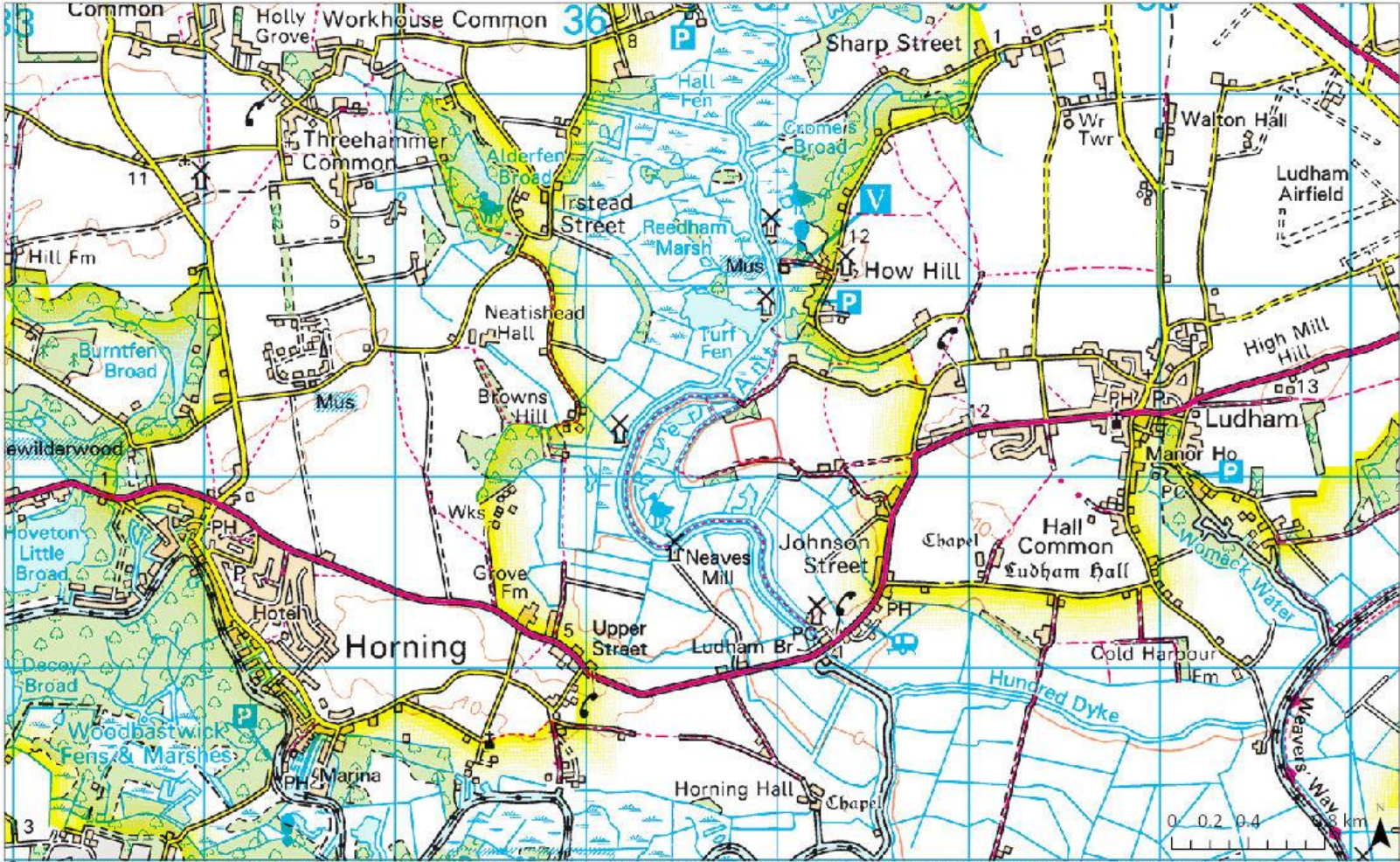
Author: Cheryl Peel

Date of report: 15 March 2023

Appendix 1 – Location map

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BA/2022/0357/FUL - Field 500M West Of, Limes Farm, Blind Lane, Ludham  
Scale: 1:25,000



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