
Planning Statement

Creation of
commercial fishing
pool, toilet block,
car park and all
associated works

Holt Lodge
Hugmore Lane
Wrexham
LL13 9YE

Prepared for:
Mr D Minshell



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Contents

1.0	Introduction.....	3
2.0	Description of the Site and Surroundings.....	3
3.0	The Application Proposal.....	4
3.1	Overview of the Scheme.....	4
3.2	Sustainable Development.....	5
3.3	Design of the Development	5
3.4	Use	6
3.5	Amount.....	6
3.6	Layout	6
3.8	External Appearance	7
3.11	Highways Access	7
4.0	Planning Policy Context	8

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1.0 Introduction

This supporting statement considers the planning issues relating to the application proposal for the creation of a fishing pool, toilet block, car parking and associated works. The information included within this statement is intended to assist the Planning Officer in making their decision.

Holt Lodge is privately owned by our client and comprises of approx. 9 acres of grazing land. Our client is proposing to construct a fishery on his land to allow visitors to the area a chance to fish at a luxury pool.

Mr Minshell has previously owned fishing pools and would like to bring his vast experience and love of the sport to his home at Holt Lodge while creating a sustainable and successful business.

Mr Minshell believes at Holt Lodge he can not only create a fantastic destination for visitors but can provide added value to the local community through this development with the creation of future employment.

The proposal is on land within the ownership of Mr D Minshell.

The proposal is for the creation of a fishing pool and the erection of a toilet block along car parking spaces

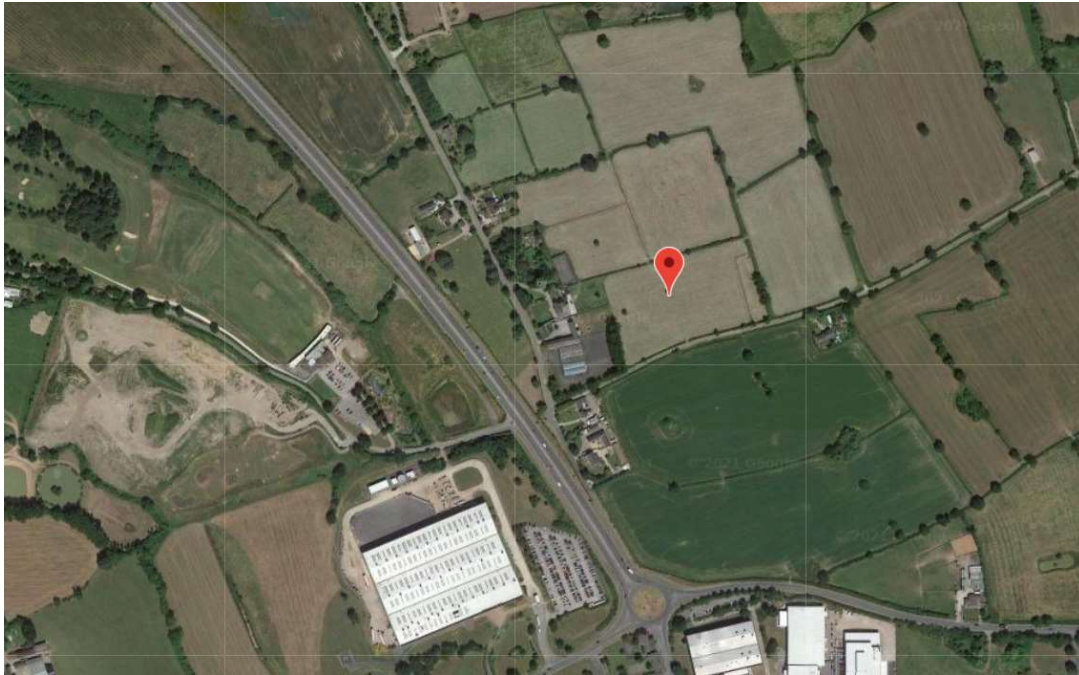
2.0 Description of the Site and Surroundings

The site for the proposal is on land at Holt Lodge, Hugmore Lane, Wrexham. The site is currently agricultural/pastureland. The site is adjacent to the clients dwelling and within ownership of the applicants.

The site is undulating and is exceptionally well screened by existing hedgerows. Significant planting and landscaping will be undertaken on the site in connection with the proposed pond. The site is surrounded by expanded hedgerows and mature trees. The nearest residential property not within ownership of the client is 100m, however the property is screen by existing hedgerows.

The sites location gives excellent access to the main motorway networks and links up with many major conurbations within a mere 1-2.5 hour drive. Eg Chester, Manchester, Birmingham, Liverpool.

There are no Public Foot Paths or Rights of Way which cross the site and no offsite public right of way that would be hindered by the proposed development.



An Arial view is the proposed site

3.0 The Application Proposal

Mr D Minsell is applying for planning consent for the creation a fishing pool on land at Holt Lodge. The purpose of the pool to create a successful fishing business with access for all.

The proposal is related to the creation of an upmarket tourism attraction and is in line with Central Government Policies, Tourist Board Policies and Policies contained within the Local Development Plans. These directly encourage the creation of such facilities. Full drawings are submitted in support of the application.

The applications are aware of all stocking requirements. The pool will be stocked in full accordance with current legislation.

3.1 Overview of the Scheme

It is anticipated that the change of use of land will have very little impact on the surroundings.

The following sections cover the relevant issues surrounding the re-development of the site.

3.2 Sustainable Development

The proposal is environmentally sustainable, makes the best use of resources and meets with Policies which relate to sustainability. The site is appropriately located in an area which is considered to be a tourism regeneration area. It has easy access and has the benefit of public transport being available.

Day to day facilities and attractions are located within a short travelling distance. No land is being utilised which has been allocated for other land uses.

3.3 Design of the Development

Good design and layout from a new development can help to achieve the objectives of making the best use of previously undeveloped buildings and improving the quality and attractiveness of the rural countryside. Good design, local distinctiveness and the integration of the development into the existing built environment will ensure that there will be a positive impact upon the character and appearance of the locality.

The land stands to the east of Holt Lodge, the proposal will utilise an existing access.

The design proposals can be seen on the drawings accompanying the application.

A Design process was undertaken in the following stages:

1 – Analysis and research

Mr Minshell understands the need to diversify the existing land to form a sustainable businesses. The change of use would not only benefit the client it would bring additional tourism and visitors to the area, benefitting the local community.

2 -Concepts

During this stage the Mr Minshell worked on the design vision while setting out principles and parameters.

3 – Design Development

During this stage Mr Minsell understood part of the vision would affect the character of the surrounding grounds. The site was considered appropriate due to its natural bowl shape, underlying clay soil and that it holds water for many months of the year.

A significant amount of for thought and consideration went into the preparation of the layout. The pool will be totally screened to ensure there will be no intrusion on the locality or neighbouring properties. Part of the proposal is to establish supplemental indigenous planting belts within new areas which screens the proposal and creates an attractive and desirable environment

4 – The Final Design

At this stage Mr Minsell ensured the finer details of the design and materials.

The proposed Lake dimensions is approx. 95m x 65m in a west / east orientation. The depth of the lake centre is to average 1.5m. The lake will have shallows around the edge, gently shelving 0/00 to 500mm deep at 0-3 meters into the lake.

The ground conditions are natural clay, therefore no lining will be required. The lake will be formed by excavating into the surface and no materials will be imported or exported from the site. The excavated material will be utilised to create landscaped berms on site. The lake will be self-filling via natural means i.e rain, ground water, surface water and run off . There is no requirement to impound any existing water sources and no water abstraction is required.

Extra habitats will be created around the lake edge which will be significant benefit to wildlife. This will be undertaken by allowing long grass and other vegetation to grow/colonise in certain areas, and placing stones, logs and tall plants in spots around the lake.

The general form of the lake will be created with scalloped edges rather than straight formal edges, these will provide many different micro/ecological conditions with variation in shade, depth and temperature.

3.4 Use

The site will allow visitors to pre book their fishing slots. The site will be used for anglers visiting by car or public transport.

Polices relating to access by people with disabilities have been fully considered for this scheme and the fishery will have full access to all users including the finishing pitches and toilets.

3.5 Amount

The proposal would result in a fishing pool, toilet block and car parking area. This will provide sustainability for Holt Lodge while encouraging tourism for the local community.

3.6 Layout

The proposed site is surrounded by agricultural land and sits to the east of Holt Lodge. The site is screened on the boundaries by existing hedges and trees. The fishing pool will be stock-proofed fenced to enable grazing of the remaining field and prevent any poaching of the waters edge.



3.8 External Appearance

Please see the elevation drawings submitted for more information.

The proposed toilet block will be built in timber to ensure it blends in with the surrounding countryside.

3.11 Highways Access

The site will utilise the existing agricultural access off Francis Lane. The access from the county highway will be utilised and is deemed to comply with Highway regulations. We believe that the proposed development would not result in comprising highway safety.

A small hard core track and parking area will be created.

The proposal provides safe and convenient access for vehicular traffic, pedestrians, cyclists and emergency vehicles together with adequate parking, services and manoeuvring space. There are no impacts on the wider Rights of Way network.

4.0 Planning Policy Context

Planning Policy Wales Edition 11 February 2021

5.5 Tourism

5.5.1 Tourism involves a wide range of activities, facilities and types of development and is vital to economic prosperity and job creation in many parts of Wales. Tourism can be a catalyst for regeneration, improvement of the built environment and environmental protection.

5.5.2 The planning system encourages tourism where it contributes to economic development, conservation, rural diversification, urban regeneration and social inclusion, while recognising the needs of visitors and those of local communities. The planning system can also assist in enhancing the sense of place of an area which has intrinsic value and interest for tourism. In addition to supporting the continued success of existing tourist areas, appropriate tourism-related development in new destinations is encouraged. In some places however there may be a need to limit new development to avoid damage to the environment or the amenity of residents and visitors.

5.5.3 In rural areas, tourism-related development is an essential element in providing for a healthy and diverse economy. In addition to more traditional forms of rural tourism, planning authorities should plan positively for active, green and cultural tourism where they are appropriate. Development should be sympathetic in nature and scale to the local environment.

5.5.4 Much of the existing provision of facilities and accommodation for tourism occurs in urban locations, including historic and coastal towns and cities. There will be scope to develop well-designed tourist facilities in urban areas, particularly if they help bring about regeneration of former industrial areas. The sensitive refurbishment and re-use of historic buildings also presents particular opportunities for tourism facilities in all areas

5.5.6 Planning authorities should provide a framework for maintaining and developing well-located, well designed, good quality tourism facilities. They should consider the scale and broad distribution of existing and proposed tourist attractions and enable complementary developments such as accommodation and access to be provided in ways which limit negative environmental impacts as well as consider the opportunities to enhance biodiversity.

5.5.7 Planning authorities should adopt positive approaches to proposals which utilise previously developed or disused land and water bodies for tourism uses, particularly in relation to urban regeneration.

5.6 The Rural Economy

5.6.3 Many commercial and light manufacturing activities can be located in rural areas without causing unacceptable disturbance or other adverse effects⁵¹. Micro and small enterprises have a vital role to play in the rural economy, and contribute to both local and national competitiveness and prosperity. While some employment can be created in rural locations by the re-use of existing buildings, new development will be required in many areas.

5.6.4 To unlock the full potential of rural areas, planning authorities should adopt a positive approach to employment arising from foundation and innovative and

technology based sectors, including research and development, in addition to employment arising from the traditional agriculture, forestry and leisure sectors. Proposals for diversification, new startups and micro-businesses should also be encouraged, where appropriate, to generate new job and wealth-creating opportunities.

5.6.5 Where a need is identified, planning authorities should allocate new rural sites for economic development in development plans.

5.6.6 New development sites are, in most instances, likely to be small and, with the exception of rural diversification and agricultural development to which separate criteria apply⁵³, should generally be located within or adjacent to defined settlement boundaries, preferably where there is public transport provision. However, some industries may have specific land requirements which cannot be accommodated within settlements. The absence of allocated employment sites should not prevent authorities from accommodating proposals for appropriate small-scale enterprises in or adjoining rural settlements, including small rural settlements. Planning authorities should include criteria based policy in development plans to consider such proposals when they are outside settlement boundaries. Whilst the protection of the open countryside should be maintained wherever possible, the expansion of existing businesses located in the open countryside should be supported provided there are no unacceptable impacts.

5.6.7 Although new businesses in rural areas are essential to sustain and improve rural communities, developments which only offer short-term economic gain are unlikely to be appropriate. Local authorities should encourage the growth of self-employment and micro businesses in rural areas by adopting a supportive and flexible approach to home working and associated change of use applications.

TAN 13 Wales – Tourism (Technical Advice note)

4. Tourism comprises a range of different, but interdependent activities and operations which overlap with sport, entertainment, the arts and other recreation and leisure activities. It makes a major contribution to the Welsh economy, provides employment in a wide variety of occupations and can bring benefits to the local economies and communities in urban and rural areas.

TAN 12 Wales – Design

It is considered that this proposal accords with the general thrust of the guidance contained within this document – please see Policy Summary 7.24.

Wrexham UDP 1996-2011

Policy CLF7 The development of countryside and water resources for informal recreation will be permitted provided that it does not harm visual amenity or nature conservation interests. Built development (e.g. information centres, toilets and car parking) should be small scale and directly related to the use of the resource.

Wrexham UDP recognises that the visitor economy encompasses a variety of elements that contribute to making a successful visitor destination and specifically acknowledges the value that it provides to the Local Rural Economy, Employment and other visitor attractions.

5.0 Conclusion

The proposed scheme is for a planning application for the proposal for the creation of a fishing pool, toilet block and parking area on land at Holy Lodge, Hugmore Lane.

The development will not adversely impact on the landscape; proposed pool can sit comfortably within the agricultural surrounding. With careful positioning and use of suitable materials the siting of the development will not have a significant impact on the visual on the site and its surroundings.

The local road network is capable of accommodating the negligible amount of traffic generated by the change of use.

This development will support both the local economy and local tourism. Additionally, increasing employment can only be viewed as a positive in this time of economic downturn.

We believe our proposal fits with 'support sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character of the countryside. This should include supporting the provision and expansion of tourist and visitor facilities in appropriate locations where identified needs are not met by existing facilities in rural service centres'. This proposal has significant merit, fits within the policies of the core strategy and national planning guidance, and it is respectfully requested that the submitted planning application be approved.