EN-PLAN

PLANNING & ARCHITECTURE

SUPPORTING STATEMENT

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For & on behalf of

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Table of Contents

1. Introduction

2. Site Description and Surroundings

3. Description of the Proposed Development

4. Planning Policy Context

5. Access, Parking and Highway Safety

6. Environmental and Visual Impact

7. Community and Economic Benefits

8. Conclusion

Planning Statement

Proposed Car Park to Serve an Outdoor Bike Track
Land North East of Brymbo, LL11 5LS

1. Introduction

1.1 This Planning Statement has been prepared in support of a full planning application for the development of a new car park to serve an existing/proposed outdoor bike track on land north east of Brymbo, LL11 5LS. The purpose of the development is to provide safe, managed and accessible parking for visitors and participants using the bike track, reducing informal roadside parking and improving overall site safety.

2. Site Description and Surroundings

2.2 The application site comprises land located to the north east of Brymbo, within Wrexham County Borough. The surrounding area is characterised by a mix of open land and recreational uses, with access to the local highway network. The site is currently undeveloped for formal parking purposes, resulting in ad-hoc parking during periods of use.

3. Description of the Proposed Development

The proposal seeks permission for the construction of a small-scale car park associated with the outdoor bike track. The development includes:

Marked parking spaces for cars (including provision for disabled users where required);

A permeable or appropriately surfaced parking area;

Defined access and egress from the existing highway;

Boundary treatment and landscaping where necessary to integrate the development into its surroundings;

Associated drainage works to manage surface water sustainably.

The car park is intended solely to support the bike track and will not operate as a standalone commercial parking facility.

4. Planning Policy Context

The proposal has been considered against the relevant national and local planning policies, including:

Planning Policy Wales (PPW), which supports sustainable development, active travel, and health and wellbeing;

Local Development Plan policies promoting recreational facilities, highway safety, and appropriate rural development.

The development aligns with policy objectives by supporting outdoor recreation, encouraging physical activity, and ensuring development is well-designed and appropriately located.

5. Access, Parking and Highway Safety

5.1 The provision of a formal car park will significantly improve highway safety by preventing informal parking on nearby roads and verges. The access arrangement has been designed to provide safe visibility and manoeuvring space. Parking provision is proportionate to the scale of the bike track and its expected level of use.

6. Environmental and Visual Impact

6.1 The car park has been designed to minimise visual impact through its modest scale and the use of appropriate materials. Where necessary, landscaping will be introduced to soften views of the development and maintain the rural character of the area. Drainage will ensure no increased risk of surface water flooding.

7. Community and Economic Benefits

7.1 The proposal supports local recreation and community health by improving access to outdoor sports facilities. It also has the potential to bring modest economic benefits to the local area through increased visitor numbers, while ensuring those visits are managed responsibly.

8. Conclusion

8.1 The proposed car park represents a necessary and well-considered development to support the outdoor bike track at Brymbo. It complies with relevant planning policies, improves safety and accessibility, and has no unacceptable impacts on the surrounding area. For these reasons, it is respectfully requested that planning permission be granted.