Architectural Design

# 894/S(2)01
# SUPPORTING STATEMENT
## APPLICATION FOR SITING OF 3
## GLAMPING PODS at Land East of and Forming Part of Park Lane Court, Parkside, Rossett, Wrexham LL12 0BQ

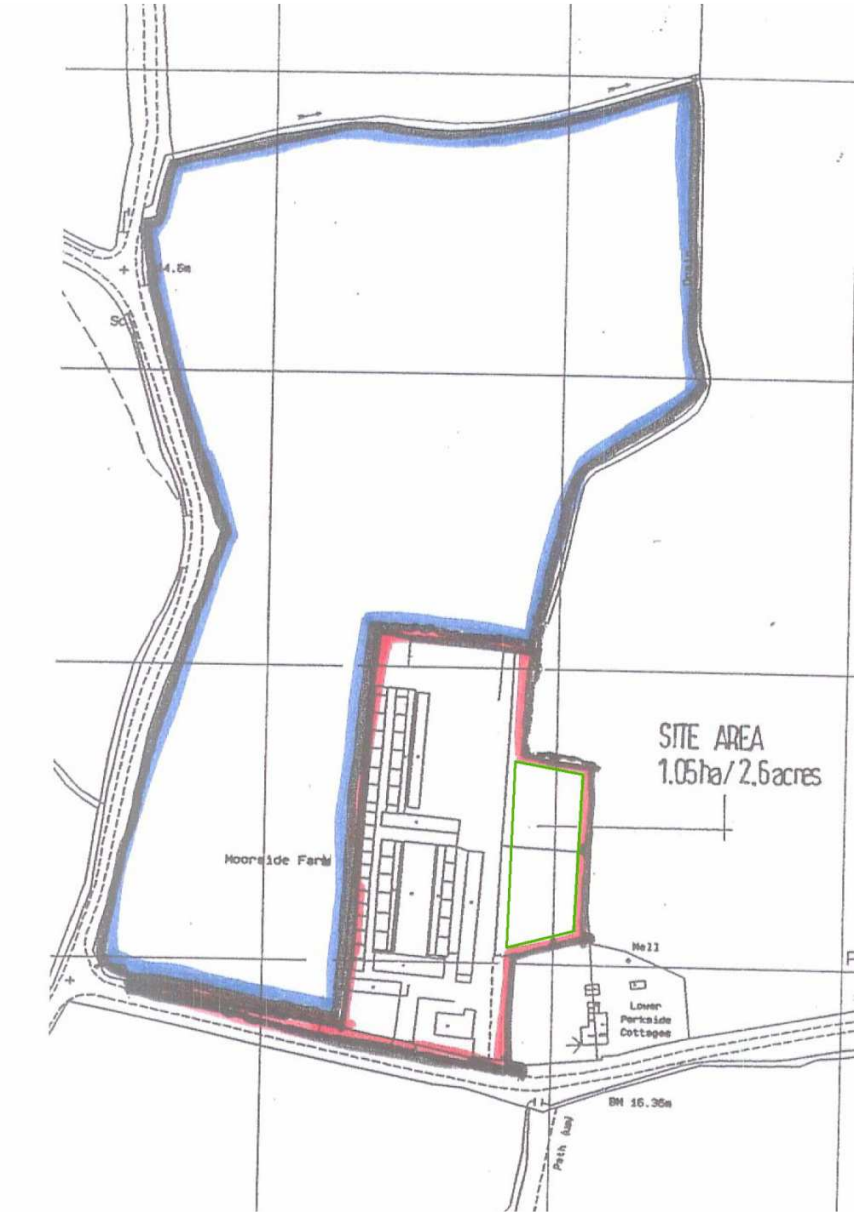
**Background:**

The site is to the east of a former pig farm which was converted to residential accommodation 20 years ago and is located off Park Lane approximately 1 mile east of the villages of Marford, Rossett & Gresford and a similar distance west of the intersection with the A483. The site is around 5 miles north of Wrexham and some 7 miles south of Chester.

The application site is an intrinsic part of the Park Lane Court development site. Historically it is included within the Post Code LL12 0BQ, which was also the same postcode as the Pig Farm prior to it being converted to residential units of which the application site formed part of.

As mentioned above, the site was included in the parcel of land that was granted planning approval in 2004 for residential use, reference P/2004/0489.

Below is a picture of the 2004 application approved Location Plan with this application site outlined in green, within the approved red-line of application P/2004/0489:




**Council Policy:**
Planning policy is set out in the adopted Wrexham Unitary Development Plan (UDP). The site is outside any settlement limit and is in an area with no designation and is not subject to any landscape designation.

Policy CLF10 permits "new touring caravan and camping sites where:
The site is unobtrusive and well screened without the need for additional strategic landscaping and the site is not located within a green barrier or Special Landscape Area.

The supporting UDP text recognises that “holiday and camping sites are an important part of the self-catering holiday sector and can make a useful contribution to the rural economy. Ready access to the main road network is therefore important.”
The draft Local Development Plan which is expected to supersede the UDP during 2021 also shows the site as outside a settlement and again with no other designations.
EM5 Proposals for visitor accommodation outside settlement limits will only be permitted where: **c) New touring caravan and camping sites and extensions to existing sites** provided that:
The scale, form and location of the development does not have a harmful effect on the character of the countryside…
Planning Policy Wales 10 (Dec 2018) says:
5.5.3 In rural areas, tourism-related development is an essential element in providing for a healthy and diverse economy. Here development should be sympathetic in nature and scale to the local environment.
The proposals recognise these essential elements.

**SUPPORTING STATEMENT**
The site is within countryside between Rossett and Holt which, whilst pleasant and open, does not appear to have any special characteristics. Hence, it was not designated in the UDP as of Special Landscape Value and that decision was carried forward in the draft LDP where it was not considered worthy of being in a special landscape area.
The proposed development would not be at odds with the LANDMAP visual characteristic for the area and would not have a significant harmful effect on the character and appearance of the landscape.
As such, the proposal would not have an unacceptable impact on the character and appearance of the area and the Applicant concludes that the proposal would not be in conflict with
UDP Policy PS2.landscape qualities.
In terms of the current UDP policy, the issue is to determine whether the site is sufficiently well screened and unobtrusive. The development will be of very low impact with the glamping pods clad in dark oak horizontal lapboard cladding and charcoal shingles. The site is set well back from the main road accessing it which further reduces the impact. Good, well established screening is already present to screen view when passing the site. The application site cannot be seen from the public highway. The recently approved two-storey Parkside Cottages and substantial outbuildings provide further screening.
Clearly, the scale of the existing buildings will inevitably further draw any attention away for the development. The pods stand only 3m in height at the highest point, dwarfed by the surrounding two storey buildings and trees.
Number 4 Park Lane Court has established a Shepherds Hut & a separate timber cabin with services within it's curtilage.
Drone photographs of the site below, with the site outlined in red, show it will have no visual impact in its surroundings:







The draft LDP provides guidance on the provision of tourism facilities in some detail Policy EM5 is relevant to this proposal and says:
6.106 New tourist accommodation is encouraged because of its contribution to the economy in terms of visitor spending, supporting local business and employment generation. However, the Council seeks to ensure that developments are sustainable and respect the character of the countryside, which this proposal does.
6.107
Touring caravan sites and camping will also generally be supported
provided they are acceptably located and screened and provide adequate access and servicing.

Glamping accommodation constitutes a luxurious, amenity-filled version of camping, blending outdoor experiences with hotel-like comforts in unique structures such as yurts, bell tents, shepherd's huts, cabins, tree houses, domes, Lodges or even converted buses, featuring real beds, electricity, heating, and often private bathrooms, allowing guests to enjoy nature in comfort.

The accommodation will be attractive to visitors wishing to enjoy the rural location and the opportunities for rural walks on the extensive nearby footpath network. Also, it is within easy distance of the City of Wrexham and the historic city of Chester with bus services to both cities just a short distance away in Rossett.

The recently approved & established nearby car park, Farm Shop and shipping container (P/2025/0525)
used by many visitors for the dog walking 'Tail Trail' has increased visitors to the area significantly with it appearing on the BBC's Countryfile recent programme in 2025.

Road access is achieved from the A483 intersection only a short distance away and so is excellent for visitors from North West England, North Wales and beyond.
The **Glamping Pods** will include renewables (solar panels) as part of the proposals and also intend to install an electric car charging point for use by visitors.

The site will be enhanced for biodiversity as shown in Marches Ecology's PEA and their submitted plan 894/L(9)04, the proposals therefore comply with Policy EC6.

As noted in the submitted Preliminary Ecological Appraisal (PEA) the site is within the catchment of the River Dee and Bala Lake Special Area of Conservation (SAC). NRW has produced advice to Local Planning Authorities (LPAs) concerning development affecting nutrient sensitive River Special Areas of Conservation (28 June 2024).

Under the Habitats Regulations LPAs must consider the impact of proposed developments on water quality within SAC river catchments. As demonstrated in the submitted NNAMS report by Enviren Ltd (Ref: 2500117-ENV-S1-OT-TR-E-0001) the development will provide nutrient neutrality and should therefore be supported.

**CONCLUSION:**
The proposal enhances the tourism offer in the northern part of the County Borough. No harm would result to the landscape.
The Council is urged to grant planning permission.
This is an important development for the local community and the Borough. Having considered these submissions the Applicant is confident that Officers will be able to support the proposals.

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LDP Policy EM5: Visitor Accommodation Outside Settlement Limits
Proposals for visitor accommodation outside settlement limits will only be permitted where:

**c) New touring caravan and camping sites and extensions to existing sites** provided
that:
i. The scale, form and location of the development does not have a harmful effect on the character of the countryside, and
ii. The site is used for touring purposes only and not for the storage of caravans which are not in use.

Policy EM5 sets out a limited number of circumstances where proposals for visitor accommodation may be permitted on sites outside of defined Settlement Limits:

i. Conversion of an existing building;
or
ii. An extension to existing visitor accommodation;
or
iii. New touring caravan, camping and **Glamping Sites** and extensions to existing sites;
or
iv. Exceptionally new development that forms an integral part of an established and viable tourism or recreation facility.

This proposal complies with LPD (c) and EM5 iii in all respects.
We would like to refer the Officers to the definition of Glamping on Page 5 of this supporting statement and note that the Authority has embraced and approved other Glamping Sites within the Borough.