



Planning (Design and Access) Statement

1. Information

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| Project: | Planning application for an additional fishing pond |
| Applicant: | Mr Z Gregorek |
| Site Address: | Angler's Paradise, Halwill Junction, Beaworthy, Devon, EX21 5XT |
| Information: | Please find drawings accompanying this application illustrating the proposed scheme |

2. Design & Access

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| Process: | <p>Despite the pressures of Covid-19 and the huge impact this has had on the tourist industry, the applicant, the owner of Angler's Paradise, wishes to invest in his business, and increase the choice of facilities for the existing customer base (when they can return) at the site with the addition of a further pond to provide more opportunities for leisure and sport angling.</p> <p>Details about the Applicant's business which employs 20 full time staff and between 70-80 part time staff (in normal years), can be found at https://www.anglers-paradise.co.uk.</p> <p>The applicant wishes to create a simple pond with a small island, in proximity of the existing ponds as shown on the site location plan.</p> <p>The proposed pond would be clay lined and filled by natural precipitation. A 6 inch outlet pipe, would connect to the existing ditch, which already handles any surface water run-off from the site. A 9 inch pipe would also be installed to enable the pond to be drained for cleaning and appropriate management to ensure suitability for the fish that would be resident within the pond.</p> <p>The development would be created through cut and fill technique with gentle gradient embankments. The base layer of the fill embankment would be bonded with the existing ground levels and then built in layers; each being compacted to create a solid impermeable bund/embankment. The pond would be lined with clay and the external banks would be finished with topsoil and grassed with a mixed seed suitable for habitat diversity.</p> <p>Indigenous marginal and water plants would be planted in the shallows and pond borders to provide habitat variety, cover, protection and shade for fish and other natural wildlife which would populate the pond. In addition to providing a suitable environment for the pondlife, the planting scheme would create a natural ecosystem</p> |
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| | <p>and oxygenate the water body. The proposal would include an island area, to create a habitat for wildlife and is in-keeping with the other ponds at the site.</p> <p>Access would be as existing.</p> |
| Use: | A pond for leisure and sport angling to supplement the existing facilities on site |
| Size: | <p>The proposed pond will extend to approximately 3,200 m²</p> <p>A drawing indicating proposed dimensions, shape and cross sections is attached for information.</p> |
| Layout: | The layout is as shown on the attached plans. |
| Scale: | The scale is as per the drawings and plans. |
| Landscaping: | <p>The design maximises the natural existing landscaping and existing access.</p> <p>The external slopes and margins of the pond will be planted with indigenous water and marginal plants to match those already at the site. Paths, angler access points and surroundings will be maintained as per the existing standards at the location.</p> |
| Flooding: | We have reviewed the flood risk on the UK Government Flood Risk for Planning Service website and the Flood Warning Information Service (long term flood risk tool on www.gov.uk). These resources indicate the site is located within Flood Zone 1 and at very low risk of flooding. The pond is not considered to have an impact on or pose an increase to any flood risk within the area. |
| Access: | As existing |