

Town and Country Planning Act 1990 Section 77 Flintshire County Council Planning Application by Welsh Development Agency

THE CASE FOR
BURTON MERE
FISHERIES

THE CASE
FOR
FLINTSHIRE
GREEN
PARTY

THE CASE
FOR
INTERESTED
PERSONS

13.0 The Case For
Burton Mere
Fisheries

The material points were:

- 13.1 Burton Mere Fisheries was established over 20 years ago, and now had four fishing lakes extending to around 5 hectares in total, with two further rearing pools. There was also a house, a shop (with some refreshment facilities), and car parking. The value of the site could now be of the order of Elm, and the value of the fish stock exceeded £100,000. Over 100,000 anglers visited the fishery each year, and the fishery operated on a year-round basis, with four full-time staff and periodic part-time personnel.
- 13.2 A major part of the attraction of angling was to relax in natural surroundings. The view from Burton towards Deeside had always had an industrial component, but it was distanced by farmland and a nature reserve, providing an open, natural buffer zone. The proposed raising of the site and the construction of large

industrial-type buildings would erode this environment, and detract from the appeal of Burton Mere and its setting.

- 13.3 When the Burton Mere lakes were constructed, geological consultants were employed to assess the position in respect of water retention. Studies indicated some problems with secondary permeability due to fissuring within the clay. Steps were taken to reduce the problem, but two of the main pools were influenced by the water table, and there was serious concern that there could be an impact on the hydrological system of the area from the proposed development. There was insufficient evidence to guarantee that the development would not detrimentally impact on water levels at the fishery. Should the scheme be approved, a detailed programme of monitoring was required, with remedial action if necessary.

13.4 The proposed lake was offered as an ecological benefit, but its value in this respect was limited, eg by its depth. There must be concern that it might in future be used for recreation, eg sailing or wind-surfing. The lake would be about 200 metres from the boundary of the fishery, and the perimeter bunding would be obtrusive, and would look unnatural and conspicuous in this location. No trees for screening were proposed. The requirements of conservation or bird-watching were considered, but not those of the users of the fisheries. There was also concern that the present low-key and periodic mosquito problem could be exacerbated during the summer months.

13.5 The development would result in considerable earth-moving, leading to severe wind erosion on this flat and open site. This would lead to dust, subject to aerial drift over fairly long distances. Whilst some consideration had been given to this problem *none* of it had looked at the effect on the fisheries. Anglers could be seriously inconvenienced, and possibly deterred, whilst some fish species were particularly susceptible to siltation problems that caused stress, gill clogging, and possible asphyxiation. Major problems were envisaged during the spring and summer months. Similar concerns existed in respect of noise, during both the construction phase and in the subsequent operational use of the site.

- 13.6 The new lake, being deep, would attract predating birds in from the estuary, including cormorants and goosanders. This would have very serious financial implications as large fish (eg carp or catfish) could be worth £1500-£2000 each. Lakes created on DIP some years ago had been stocked with fish which had been decimated within a few months.
- 13.7 There were concerns about disturbance and interference from the new car park (50 cars) to be created at the reserve, as well as security *concerns arising* from the proposed development (eg burglary, bikers, travellers encampments). Poorly managed industrial development could also lead to increased risk of vermin (eg rats and mice) and scavengers (eg foxes and seagulls), together with contamination problems (eg oil spillage).

