

### **How do I find out if my pond/Swimpond needs planning permission?**

Ponds and SwimPonds fall within Outbuilding permitted development, this means planning is not required unless you live in a **listed building**, are **within a conservation area (AONB)**, wish to build your Pond on **land that is not 'Residential' classified** or have a **history of protected species on your land**.

If you are unsure, start by calling Ponds by Michael Wheat for our expert advice.

We currently have a 100% success rate with planning applications throughout the country.

If you are currently working with an Architect, we will happily work with them to create your dream home & garden.

### **What should I submit as part of a full planning application for a pond/SwimPond?**

What you should submit to planning can vary greatly upon your own unique position. For example, some ponds may require basic plans and sections, whereas others may require extensive reports created by specialists.

At Ponds by Michael Wheat, we can determine the exact Planning drawings and documents needed to create your dream pond, create the drawings in house, procure any documents from external specialists and fully submit your Planning Application for you, with minimal input from you. This will save you many hours, even days, of time and stress.

As a minimum, for a basic SwimPond, a planning application requires:

Make sure you cover the following points:

1. **A Planning Statement** – Make sure to include all benefits the Pond will bring to the local area.
2. **Existing Site Location Plan** – This should be procured from an Ordnance survey.
3. **Existing Site Block Plan** – A more zoomed in version of above, procured from Ordnance survey.
4. **Existing Site Plan** – This should include site levels and any existing features of the site.
5. **Proposed Site Plan** – This should include a layout of the pond and any changes in levels.
6. **Proposed Site Sections** – 2 sections cuts' through the pond, showing depth and dig-out methods.

### **How long will getting Planning Permission take?**

Every situation is unique, however when completed by professionals the process can take as little as 10 weeks, including the creation of drawings.

If a more detailed application is required, this process can take slightly longer than previously stated and can be very hard to predict. A lot of communication is required between the Applicant or Agent and the Local Planning Authorities to ensure a smooth & quick process.

**Please contact Ponds by Michael Wheat to discuss your dream  
Pond now on 0116 240 3735!**