

30th January 2023

Design & Access Statement for a change of use application for land off Jack Hayes Lane, for Miss Laura Robinson to form dog walking area.

Use:

The site is approx. 6500m² in size and is located off Jack Hayes Lane, Light Oaks. The proposal seeks permission to change the usage of the land to form a new dog walking provision utilising existing perimeter hedges, fencing and access gates. No group dog training activities will be permitted and use will be solely for individuals and their pets.

The application site is currently agricultural land used for horse grazing accessed via an existing gated car parking area. It is proposed to retain this car parking area thus not altering existing provisions.

Booking will be prebookable on a created website and be restricted to one customer. Bookings will be one hour slots with the user required to vacate the site ten minutes before the end of the hour. At 100% usage there will be a maximum of 13 and 10 users during summer and winter respectively. It is to be noted that it is not expected to reach 100% capacity.

It is proposed to open the site for dog walking as follows:

7am – 8pm Summer time

7am – 5pm Winter time

These operating times will negate the need for any onsite artificial lighting which will have no environmental impact.

Development Size:

The site is 6500m² in size and provides a suitably sized area in which clients can safely walk their dogs away from the public and any potential hazards.

Layout:

The layout of the field and existing hard standing for car parking arrangements will remain unchanged from its current form.

Scale:

The scale of the proposal makes use of an existing subdivided grazing area of the full field and will provide an enclosed dog walking area for the applicant's dog walking business and will not affect its current layout.

Appearance & landscaping:

The site as a whole will have positive alterations to its current situation and will remain un-changed from the highway.

The existing perimeter hedge which has an integrated non visible mesh fencing will remain unchanged. The area for car parking will utilise the existing hardstanding and traditional wooden post and rail to prevent unauthorised vehicular access to the exercise area.

It is proposed that the site undergoes some areas of rewilding with planting of wildflowers to provide an improved ecosystem for insects and wildlife. Managed grass pathways will provide both improved wellbeing for both owner and dog.

Access:

Access will be via the existing vehicular access as per dwg:100-01 Existing & proposed plans which is deemed adequate for the amount of vehicles accessing the site and has good visibility splays along the road.

Sufficient Off road car parking will be provided utilising the existing agricultural vehicular hardstanding which is of hardcore material and incorporated drainage (this area requires removal of mud / vegetation and regrading to expose the hardcore) . Although there is sufficient space for up to 4 cars, it is anticipated that no more than 2 vehicles per booking will be on site at any given time. Any maintenance of the field can be accessed from the existing singular 3m gate and will only be performed when the site is closed to the general public. Customers will be instructed to enter via the existing opened gate, park their vehicle, close the gate, at the end of the booking they will open the gate and vacate the site. This will negate any need for vehicles to be temporarily parked on the highway whilst accessing and egressing the facility

Conclusion:

The design and scale of this development has no impact on the environment and only improves the current ecosystem for the local area. The personal statement and additional information provided by the applicant and expert witnesses demonstrates the need for such developments as supported by the granting of permission for similar facilities in neighbouring authorities and indeed up and down the country. Further information regarding can be found via websites of similar ventures listed in the personal statement.

