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Planning Statement

Land at Caverswall Road

Undertaken on behalf of: Jessica Jones

Application: Change of use to part of the land for use as enclosed secure dog walking field

The client seeks to obtain permission for the above site where she is looking to operate a small private business for a secure dog walking facility. Previously the site has been used for horses and a storage unit was also present.

The new proposed use will see the same portion of land to be used as a secure dog walking facility where dogs will be able to exercise safely and securely off their lead, (area marked D on the site layout plan). Potential dog owners would visit a dedicated online booking website where they would be able to arrange a 1hr booking slot. As the site will be self serviced the dog owner would be provided with a pin-code to unlock the gate and gain access to use the facility.

The area labelled 'C' on the plan dictates a hard surfaced permeable vehicle parking area (part already in situ from previous years) where 2no cars can be parked to allow for switch over of users so that there isn't any further impact onto the highway network. The existing access way will be utilised which is already in place.

Any dog waste that is left will be collected by a specialist contractor on a weekly basis and a small bin will be located close to the boundary for disposal of waste (separate specification sheet attached).

The client has undertaken some market research and the main reason for using this land for the dog walking facility is to assist potential dog owners with overcoming the following:

Exercising your Dog

Puppies yet unable to go for walks

Dogs with Poor Recall

Dog Training

Socialising

Nervous Dogs

Improving Pet owners Mental Well-being

Opening hours will be as follows but the maximum hours have been included as part of the application which will only operate during the longer period of the year.

Spring, Summer Autumn - 8am - 8pm

Winter-8am - 6pm

The client has ensured only the parcel of land that has previously been used for animal use is utilised and that the neighbouring site adjacent to this field also is used for animals too. This will ensure the openness of the area is maintained and therefore not contradictory to Green Belt policy.

In accordance with Green Belt policy (identified within the National Planning Policy Framework) the construction of new buildings is considered to be inappropriate in the Green Belt. There are a number of exceptions to this, one of those being for the provision of appropriate facilities for outdoor sport and recreation, as long as the openness of the Green Belt is preserved. The NPPF also emphasises the fact that Local Planning Authorities should look for opportunities to provide outdoor sports and recreation.

The client looks to work alongside the local community of Caverswall to provide a safe and secure facility for everyone to benefit from and looks to work with the LPA to work towards a positive determination of this application.

Lastly there has been a number of successful planning applications within the Staffordshire region that fall within the same Greenbelt Policy and it was determined that such a use would not cause harm to the openness of the greenbelt area.

Some these sites include:

- 23/00864/FUL- 171 Mowcop Road (Newcastle-under-Lyme Council)
- 23/00751/COU- Land At Fields Farm Church Lane Betley Crewe (Newcastle-under-Lyme Council)
- 22/00724/FUL- Land At Pool Farm 82 Napley Road Napley Staffordshire TF9 4DP (Newcastle-under-Lyme Council)