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From: Nigel Goodgrove [REDACTED]
Sent: 15 September 2026 21:06
To: Planning Comments (SMDC)
Subject: Formal Objection to Planning Application SMD/2026/0392

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FORMAL OBJECTION TO PLANNING APPLICATION

Application: Proposed change of use from horse paddock to secure dog exercise field with associated parking and stables

Site: Archbury Lodge, ASHBOURNE ROAD, WHISTON / SMD/2026/0392

Objector: Mr Nigel Goodgrove - Fairview Farm, Ashbourne Road, Whiston, ST10 2HU

Dear Sir/Madam

I wish to submit a **strong objection** to the above planning application.

I have serious concerns regarding the proposed change of use and the resulting impact on residential amenity, highway safety, privacy, noise, wildlife and biodiversity, waste management, and the overall suitability and capacity of the site for the proposed development.

1. Unacceptable impact on residential amenity and privacy

The proposed dog exercise field is in extremely close proximity to my home. The introduction of a commercial or intensive dog exercise use immediately adjacent to a residential property would fundamentally alter the character of the area and would result in a significant loss of the quiet and private enjoyment of my property.

The proposed use would inevitably result in increased human activity, vehicles arriving and departing, people entering and leaving the site, and dogs being exercised throughout the day. This would create a level of activity that is entirely different from the existing use of the land as a horse paddock.

There are also serious concerns regarding **privacy**. Users of the proposed facility would be regularly present in close proximity to my property, potentially with clear views towards my house, garden and private areas. This would result in an unacceptable degree of overlooking and loss of privacy.

The planning authority should consider the cumulative effect of people, vehicles and dogs being present on the site for prolonged periods rather than treating the proposal as simply a change in land use.

2. Noise and disturbance

Noise is a particular concern.

The proposed use would introduce repeated and potentially unpredictable noise from barking dogs, people using the facility, vehicle doors, engines, car movements and conversations.

Unlike the existing horse paddock, a dog exercise field has the potential to generate **frequent and repetitive barking**, particularly where multiple dogs are present. The enclosed nature of a secure dog field could potentially exacerbate this problem, with barking from one dog triggering barking from others.

This is especially concerning given the close proximity of the proposed facility to my home.

I also **work from home three days a week**. Consequently, I spend a significant proportion of my working week at the property and require a reasonable level of peace and quiet in order to work effectively. I also regularly have windows open, particularly during warmer weather, meaning that external noise is not simply something that can reasonably be disregarded or avoided.

The noise generated by the proposed use would therefore have a direct and significant impact on my ability to work from home and enjoy my property.

The existing agricultural/equestrian use does not generate anything approaching the same level of continuous or intermittent noise and activity that would be expected from a dog exercise facility.

3. Increased traffic and highway safety concerns

I have significant concerns regarding the proposed access arrangements.

The access is onto a **60 mph road**, in an area which is already subject to highway constraints, including its proximity to **bends and a T-junction directly opposite the site**.

Introducing additional vehicle movements at this location is potentially hazardous. Vehicles attending the proposed dog exercise facility would presumably include customers unfamiliar with the local road layout, potentially arriving slowly, braking, waiting to enter the site, turning into or out of the access, or waiting for other vehicles.

There is also the possibility of vehicles leaving the site with dogs and passengers, creating additional distractions and movements close to the junction and bends.

The highway environment should therefore be assessed not simply on the basis of the number of vehicle movements claimed by the applicant, but on the **location, speed of the road, visibility, junction arrangement and nature of the proposed users**.

The combination of a 60 mph road, bends and a T-junction opposite the access gives me serious concerns about whether the proposed access is appropriate and safe for the additional traffic generated by the development.

4. Impact on wildlife and biodiversity

The existing paddock provides an established area of open land which contributes to the character and ecological value of the area.

Changing this use to a secure dog exercise field would result in a substantial increase in human and animal activity. Regular use by dogs has the potential to disturb wildlife, particularly ground-nesting birds, mammals and other species which currently use or pass through the site.

The cumulative impact of fencing, increased footfall, vehicle movements, noise, dog activity and the regular presence of people should all be considered.

I am concerned that the ecological implications of introducing a frequently used dog exercise facility have not been adequately addressed.

The fact that the proposal may retain the appearance of an open field does not mean that there would be no biodiversity impact. **The intensity and nature of the use of the land are fundamentally changing**, and this should be properly assessed.

5. Lack of adequate proposals for dog waste management

I am also concerned about the apparent lack of sufficiently detailed proposals for the management, collection and disposal of dog waste.

A dog exercise facility has an obvious potential to generate significant quantities of dog faeces and associated waste. There should be clear and robust arrangements covering:

- the provision and location of dog waste bins;
- how frequently waste will be removed;
- how waste will be stored before collection;
- how odour will be controlled;
- how waste will be prevented from contaminating surrounding land and water;
- responsibility for maintaining the field and removing waste; and
- measures to prevent users leaving waste on or around the site.

This is particularly important given the proximity to neighbouring residential property and the surrounding countryside.

Without clear and enforceable waste management arrangements, there is a legitimate concern that the proposal could result in odour, vermin, contamination and a deterioration in local environmental conditions.

6. The site appears inadequate for the proposed combination of uses

I also question whether the **size and capacity of the plot are genuinely sufficient to accommodate all of the proposed uses without causing unacceptable impacts**.

The proposal seeks to accommodate stables/horse-related use, a secure dog exercise field and associated parking within a relatively constrained area.

The planning authority should carefully consider whether there is sufficient space for:

- the proposed dog exercise area;
- safe vehicle access and turning;
- adequate parking;
- the stables and associated equestrian facilities;
- appropriate separation from neighbouring residential property;
- fencing and gates;
- safe pedestrian movement;
- dog waste facilities;
- landscaping and biodiversity measures; and
- appropriate buffers to neighbouring properties and the highway.

It is important that the site is not considered simply as an area of undeveloped land capable of accommodating multiple uses. The **intensity of the combined uses** and the physical constraints of the site need to be properly assessed.

7. Change in character and intensity of use

The proposed development would represent a significant change from the current use of the land.

A horse paddock is a relatively low-intensity rural use. A dog exercise facility, by contrast, is likely to generate regular vehicle movements and repeated visits by members of the public throughout the day.

This is therefore not simply a benign change of use. It would introduce a **new, more intensive and potentially commercial activity immediately adjacent to residential property**.

The resulting increase in noise, traffic, people, dogs and general activity would materially alter the character of the site and its relationship with neighbouring properties.

8. Cumulative impact

I respectfully ask the planning authority to consider these issues **collectively rather than in isolation**.

Each individual impact may appear manageable when considered separately. However, the combination of:

- the close proximity to my home;
- loss of privacy;
- increased human activity;
- barking and other dog-related noise;
- vehicle movements and parking;
- a 60 mph road;
- proximity to bends;
- the T-junction opposite the access;
- disturbance to wildlife;
- increased dog waste;
- and the limited size of the site,

would result in a substantial deterioration in the amenity and environment of the area.

The existing use of the land does not create anything comparable in terms of intensity or frequency of activity.

Conclusion

For the reasons set out above, I **strongly object to this planning application**.

In my view, the proposed change of use is inappropriate for this location and would result in an unacceptable impact on residential amenity, privacy, noise levels, highway safety, wildlife and biodiversity.

I am particularly concerned that the close proximity of the proposed facility to my home has not been given sufficient weight. The impact would not be theoretical: I work from home three days each week and would be directly exposed to the additional noise and activity generated by the proposal. Having windows open would further expose the interior of my home to barking, vehicle noise and general disturbance.

I respectfully request that the Local Planning Authority **refuse the application** on the grounds that the proposed use would represent an unacceptable intensification of activity at this location and would cause significant harm to neighbouring residential amenity, highway safety and the local environment.

I also ask that the application is not considered solely on the basis of the applicant's stated number of users or vehicle movements, but that proper consideration is given to the **location, proximity to residential property, likely pattern of use, cumulative noise and disturbance, highway conditions, ecological impact and the limited capacity of the site.**

Yours faithfully,

Nigel Goodgrove

Fairview Farm, Ashbourne Road, Whiston, ST10 2HU

15th September 2026