DESIGN AND ACCESS STATEMENT

Application:	Change of use to dog exercise paddock
Property:	Land off Goatacre Lane, Goatacre, Calne SN11 9JQ
Client:	Mr R Fry
Date:	June 2023
Agent:	Beatrice Foale BSc (Hons) MRICS FAAV

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This statement has been set out as suggested in the publication entitled 'Design and access statements how to write, read and use them' published by the Commission for Architecture and the Built Environment'. This guidance document has been published to accompany the government.

1.0 INTRODUCTION

We have been instructed by Mr R Fry to prepare and submit a Planning Application for the change of use to secure dog exercise paddock at Land at Goatacre Lane, Goatacre, Calne SN11 9JQ.

The purpose of this report is to identify and report upon planning considerations in terms of the design and access in respect of the above application.

This report has been prepared by Beatrice Foale BSc (HONS) MRICS FAAV, a Chartered Surveyor and RICS Registered Valuer with Symonds and Sampson LLP.

2.0 APPLICANT

The applicant is the owner and occupier of the site.

The applicant wishes to obtain planning permission for the change of use to a secure dog exercise paddock following requests from dog owners for a doggy daycare.

3.0 THE SITE

The site is located to the west of Goatsacre Lane on the northern boundary of the village of Goatacre, 200m from the A3102 junction and a short distance from Junction 16 and 17 of the M4 motorway.

The site extends to approximately 0.65 acres surrounded by mature hedgerows. Adjoining properties comprise of agricultural and residential with an existing kennels and cattery located to the south west bordering the field parcel. The site will be fully fenced with a 6ft timber and mesh fencing with the addition of a 30ft x 36ft poly tunnel.

The site benefits from an existing gated entrance into an existing hardcore area.

4.0 PROPOSAL

The proposal seeks planning permission for a change of use from agricultural land to dog walking paddock with associated poly tunnel.

A site plan accompanies this application showing the proposed area subject to the change of use.

Client's dogs will be collected from their owners' homes and brought to the site in the morning, cared for during the day and then returned back to their owners in the evening. Dogs will be collected in groups of 8 and brought to the site where a staff member will care for the dogs. It is required

that there is one member of staff per 8 dogs. There are proposed to be no dog boarding facilities on the site and the opening hours are proposed to be as follows:

- Monday to Friday - 0800 - 1730

The doggy daycare will be for the applicants business clients only and no open to the general public. The use of the site relates to dog walkers exercising, for the physical health and mental well-being of dogs and to enjoy the local countryside.

This service provides a community facility for local residents. The character of the use remains unchanged to what would be expected from a public footpath network, other than the enclosed and secured nature of the site.

Furthermore, the ancillary use of the site for dog walking compliments the existing agricultural use and would be no different in character from users of the local public footpath network with their dogs, which occurs both on and off the lead.

There will be no permanent development on this site as a consequence of this change of use, other than the polytunnel, agricultural fencing, and the visual agricultural appearance of the site will remain unchanged.

The applicant proposes installing additional lighting within the polytunnel for the winter months, however, only to be utilised within the business hours.

The Covid-19 pandemic saw a change in working patterns to remote working from home which saw a rise in households owning dogs while they could work from home, the move back to offices and less working from home has meant that local residents require facilities to care for their pets in the working day. The benefits of the dog walking area include:

- have a safe and secure enclosed space for dogs to roam off a lead;
- many countryside and park walks are intersected by roads or fields occupied by animals, making off-lead walking more difficult;
- the benefits of the walking field are that it is a safe, controlled and enclosed space.

5.0 ACCESS

The property is accessed directly from Goatacre Lane, a council adopted highway.

There are no amendments proposed at the highway junction and vehicles will be able to access and egress the site in a forward gear with ample turning space within the site. It is only intended that the dog carer accesses the property with the dogs collected from their owners. Clients will not be collecting and dropping off their dogs to the site.

There is already an area of hardstanding on the access to the site which will provide access and safe parking for staff cars in all weather conditions.

6.0 PLANNING POLICY

6.1 National Planning Policy Framework ('NPPF')

Section 6 of the NPPF provides policy on 'supporting a prosperous rural economy'. Paragraph 84 sets out that planning policies and decisions should enable:

a) The sustainable growth and expansion of all types of business in rural areas
b) The development and diversification of agricultural and other land-based rural businesses
c) Sustainable rural tourism and leisure developments which respect the character of the countryside; and
d) The retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.

The proposed diversification will support the sustainable growth and expansion of this existing agricultural enterprise, providing an additional diversified form of income, as well as contributing to a strong and sustainable rural economy. The proposed enterprise will meet the needs of the local population, helping to support a strong, healthy and vibrant community, by providing a safe outdoor space in which to exercise dogs.

Paragraph 174 of the NPPF demonstrates there must be a need for the development and it must be in the public interest. The proposed development is extremely small scale has the potential to improve the amenity of the locality. The development will likely cause no adverse ecological impacts and would have no direct or indirect affect on any protected species or their habitats. Measures will be taken to enhance the species diversity of the grassland sward and valued habitats within the site. A schedule of low-intensity management shall be implemented with a target of reducing soil fertility and increasing plant diversity over time.

6.2 Local Planning Policy - Wiltshire Core Strategy 2015

Wiltshire Core Strategy sets out to ensure development avoids harm to private amenity in terms of privacy, light and outlook/overlooking. The paddock use will be limited to business hours, 0800 to 1730 with lighting only to be proposed within the winter in working hours when required. To minimise potential disturbance for nearby residents, the paddock will be situated more than 200m from the nearest dwelling, with a limit on the number of dogs at one time.

Core Policy 1: Settlement Strategy

The application site is in Goatacre a small village with a low level of services and facilities and few employment opportunities. In accordance with the Settlement Strategy, development in small villages should improve employment opportunities, services and facilities. The proposal is considered to meet a number of objectives in terms of local employment and rural diversification. The proposal itself will generate local income and provide a service to the local community. The proposal is small scale and in terms of employment and economic, there are some benefits and a broad level of compatibility with national aims and objectives for rural employment and diversification.

Core Policy 2: Delivery Strategy

The Delivery Strategy states that proposals for development at small villages will be supported where they seek to provide employment, services and facilities provided that the development respects the existing character and form of the settlement and does not impose development in sensitive landscape areas. The proposal will provide employment and a service to the local community whilst remaining agricultural in appearance, in keeping with its current use.

Core Policy 34: Additional Employment

Core Policy 34 states that development outside the Principal Settlements, Market Towns and Local Service Centres, developments will be supported that are for new and existing rural based businesses within or adjacent to Large and Small Villages; where they meet sustainable development objectives as set out in the polices of this Core Strategy and are consistent in scale with their location. The proposal will provide an opportunity for the applicant to diversify a small part of their rural business. Proposals will be supported providing they meet the requirements of Core Policy 34 which state development must not adversely affect nearby buildings and the surrounding area or detract from residential amenity.

The application site is located in a rural location and the dog paddock will be 211m from the nearest residential dwelling at its nearest point. There is an existing dog boarding facility to the south west. The business hours are week days between 0800 and 1730 to ensure residential amenity is not negatively affected.

Core Policy 48: Supporting Rural Life

Core Policy 48 explains the approach that will be taken to support rural communities, outside the limits of development of Principal Settlements, Market Towns, Local Service Centres and Large Villages and outside the existing built areas of Small Villages. The policy aims to protect the countryside and maintain its local distinctiveness, whilst ensuring that growth is supported by the provision of community facilities such as, open space and recreational facilities. The proposal will retain the agricultural nature of the site but benefit the rural economy.

Core Policy 51: Landscape

Core Policy 51 is also relevant as it requires that development should not cause harm to the locally distinctive character of settlements and their landscape setting. The site application is visible from the public road, however, both the fence and the polytunnel are in keeping with the surrounding countryside and are agricultural in style. As there is only limited development proposed, the applicant believes harm to the locally distinctive character and appearance of the area is not considered to arise from the proposal.

Core Policy 57: Ensuring High Quality Design and Place Shaping

Core Policy 57, amongst other things, requires that applications for development should respect the local character and distinctiveness of the area with regard to the design, size, scale, density, massing, materials, siting and layout of the proposal. The proposal is small scale in nature with the only structure on-site in keeping with the local agricultural land usage. The poly tunnel will be of non-permanent construction, and small in scale so to protect the undeveloped character of the local rural landscape. Due to the minimal infrastructure proposals associated with the development, if the use should cease, the land can easily revert back to agricultural use. The paddock itself will be sited in the north of the field, 200m from the nearest residential dwelling.

Core Policy 61: Transport and Development

Core Policy 61 states that any development must demonstrate it can be accessed safely and shall not introduce traffic of excessive volume onto an unsuitable road system. The development will be served by safe existing access from the highway with ample turning room. There is not expected to be excess traffic movements due to the applicant collecting the dogs. The anticipated number of vehicles expected to visit the site daily is three, which does not greatly exceed existing levels of use on the transport network.

6.3 Local Planning Policy - Wiltshire Local Plan

NE18: Noise and Pollution

The applicant believes that the proposed development will not create unacceptable loss of residential amenity. Any noise nuisance to neighbours from barking is likely to be infrequent, that being said, to protect the amenity of neighbouring properties, should any site user make excessive noise during their booking, they will be excluded from using the field in the future. The opening hours are also to be restricted to Monday to Friday, 0800 to 1730.

7.0 CONCLUSION

This proposal is to provide a doggy daycare for use by local residents and dog owners from within the Wiltshire District and the local villages. The proposal seeks to compliment the traditional agricultural use of the land and be small scale in nature.

The proposal relates to the change of use of agricultural land. However, it will only slightly alter the appearance and the character of the field and does not require significant change to the site. There are no excavation works proposed only a polytunnel and agricultural fence. If the proposed use was to cease the land could easily be returned to agriculture.

The proposal complies with the concept of supporting a prosperous rural economy as set out under the NPPF and Wiltshire Core Strategy and Local Plan.

SIGNED: .....

Beatrice Foale BSc (Hons) MRICS FAAV
Rural Surveyor | RICS Registered Valuer

DATE: **June 2023**