Design and Access Report - Folly Stables, Park Lane, BA13 4NB

Proposal

It has been determined that the local area would benefit from a controlled high quality dog walking area. In respect to this we are proposing zoning off a portion of an existing horse field to allow dog walkers to exercise one or more dogs in a safe, protected environment. Our security system will ensure only one walker will use the zone at a time. In the event that more walkers arrive simultaneously there are two or more parking spaces provided in the open yard before entering the secure zone.

There will be a secure (4 digit code pad lock) at the entrance gate and a further gate with secure parking at the immediate approach to the dog walking field. This is to ensure dog and personal safety while using the facility. There is also a proposed shelter at the West end of the field to offer a resting place and some shelter to the walker while the dogs exercise.

Environmental Policy

We recognise our responsibility to the environment and this policy states our commitment to the protection of the environment. It is the aim of a dog walking zone to provide its clients with a high-quality safe area within which to walk their dogs. We will carry out all of our company's aims and objectives in an environmentally responsible manner. We have recognised that through our activities we inevitably impact on the environment, albeit in a minor way. We consider that our main causes of concern arise from the use of energy; transport requirements, consumption of consumables and waste production. To address these impacts, we have developed the following policies.

Energy

- We will have no office footprint, this is just a field laid with grass, in ground solar energy lighting and a phone number for business.
- Only energy-efficient facilities with self-service access.
- We will maintain a commitment to offsetting any carbon emissions associated with its business activities by the grass growing and the surrounding field that is under our ownership.

Transport

- We suggest to clients that car-sharing should be carried out whenever possible.
- All clients communications and meetings will be caried out online or by phone to reduce travel.

Consumables

- Whenever economically justifiable, paper and other consumables used will be made from environmentally friendly or recycled material or from renewable resources.
- Use e-mail instead of paper (whenever possible). No stationary is necessary.
- Try to minimise the amount of waste generated in the running of this business.

Recycling Waste

- Any refuse will be sent to recycling plants.
- We will routinely assess the significance of these impacts and will set targets for continuous improvement as necessary. We will periodically review our performance towards meeting our objectives and targets and will revise those objectives and targets accordingly. We will seek to incorporate the use of practices, materials and products that are compatible with our commitment to prevention of pollution.
- We will comply with all relevant current environmental legislation. It is our policy to ensure that all personnel involved in the organisation's operations are fully aware of the company's environmental policy. All employees will have appropriate training: the directors will ensure that each employee understands the environmental aspects and controls of his/her responsibilities.
- Individuals will be trained to meet the requirements of relevant objectives and targets for continuous environmental improvement.

Land

- The current land to free from pollutants and other harmful chemicals. We will spot check from time to time to ensure the location remains clear and clean.
- The entrance gate is locked to minimise risk of fly tipping.
- A shelter will be provided.

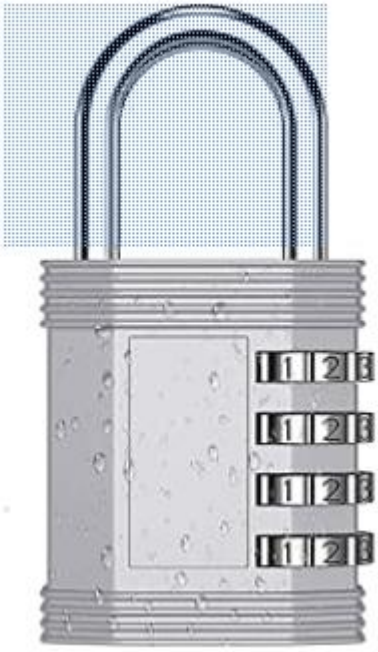


Fence – This or similar specification

Heavy Duty Weld Mesh 1.8m(6ft) x 25m ~ 50mm holes ~ 14 swg/2mm

Product Code: U1CN382386





Padlocks for security - This or similar

Waste Management

Dog waste is to be collected in a receptacle near the entrance to the dog walking area. It is collected and emptied at least bi-monthly by a us.



This or similar

To ensure a minimum of disturbance for the sole neighbour our opening hours of 7am – 8pm and the car park area will accommodate 2-3 vehicles.

- How many dog walkers/owners/customers will be using the site? 6-8 per day

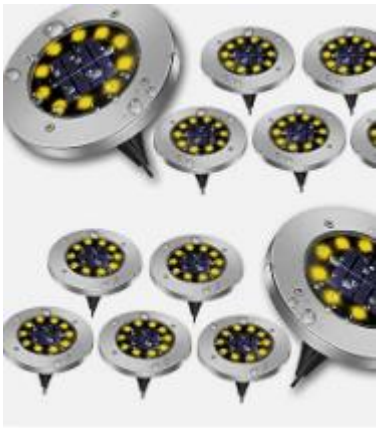
- How many dogs? Each walker will be allowed a maximum of 5 dogs each visit or as stated by current law of the day.

- Management of noise. The only anticipated noise will be the occasional dog bark, we suggest this is hardly unreasonable in the countryside and no more noise than horses being exercised.

- Confirmation the site is to be used for dog walking only and there is to be no boarding of dogs. There are no kennels or dog boarding of any kind.

- If any external lighting is to be erected. If so, lighting plans are to be submitted. There are no flood or access lights however some solar ground lighting may be included for convenience and safety around the entrance to the dog walking zone.


This or similar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Personal Statement – Fiona Culham & Alex Cattelona

At Folly Stables, Park Lane, Heywood, Westbury, BA13 4NB

Introduction

This Personal Statement should be read in conjunction with the planning application for the addition of a fenced paddock with gated parking bay within Folly Stable's existing boundary.

Rationale for the Application

I have been the owner of this land since January 2006, and have always maintained its upkeep until recently. I have always enjoyed keeping my horses on it, however alongside my son, Alex, we are now looking for an alternative use which will benefit the expanding local community. We are also Dog lovers, so would like to pursue this new venture providing a dog walking field.

Not only will this reduce unwanted Dog related litter in the town but will also help ensure our local communal parks and streets are safer by giving reactive dog owners a dedicated and secure area to exercise them. Shy and timid dogs will be able run around free from the anxiety of bigger dogs, highly active and excitable dogs can play off lead without owners having to worry about them getting lost or approaching other dog walkers.

Westbury is a growing town with a growing number of dog owners moving to the area. Our vision is to provide a low impact, ecofriendly, and community conscious secure dog walking field in the absence of a likewise service locally.

Proposed Paddock

We would like to erect a 1.8m fence for the provision of a secure Dog walking paddock. The fenced area will include a gated parking bay for safe loading and unloading of Dogs. The Parking Bay will be situated on existing compacted hardcore separated from the grassy dog walking area by an existing post and rail fence.

The parameters of the paddock are completely isolated and are not immediately adjacent to, or in close proximity to, any neighbouring property boundary. The fencing type that we will use is job specific and will be virtually unnoticeable from a short distance.

The paddock will be facilitated with 3 conveniently located dog waste disposal bins, in addition to general waste bins, with free biodegradable dog litter bags provided at various locations around the site to all patrons. The paddock and fencing will be manually checked and maintained 3x weekly as a minimum, or as needed.

Inside the paddock Dogs will be met with engaging agility activities stimulating both pets and owners. Agility activities will be primarily wood made.

The location of the gated parking bay and clear visibility over the paddock means that in times of poor weather customers are able to stay in their car while still having good

observation over their dogs. This offers the flexibility to negate the need for an additional shelter being required if this is more amenable to local council ambitions.

We will maintain the visual appearance of the local area and remain within a small footprint.

Access

From Park Lane there is an existing gate situated back form the road with a driveway big enough for a family car/van to park safely in while unlocking the main gate. Once through this gate customers would drive forward into the existing yard where there is ample space for them to stop and close the main gate behind them. They would then be able to drive into the proposed gated parking bay immediately in front of them. When the customer has entered the gated parking bay and securely closed the gate they are in a secured area and safe to take their dog out of the car and have full use of the paddock.

In cases where the next customer has arrived before the previous customer has left the next customer would be required to wait in their car in the existing yard until they can enter the gated parking bay. There is ample space in the existing yard to facilitate this.

Removal of Waste

Customers will be encouraged to use the free dog litter bags and bins provided however the grounds will be regularly checked and made clean. We will only use biodegradable doggy bags and all dog waste matter will be stored separately from other waste types for industrial composting. General waste and recyclable waste bins will be provided and collected as per local regulations.

Land Management

I am responsible for the land management.

There is no history of flooding on the proposed footprint.

The impact of construction will be small. Reseeding of the grass will take place if necessary.

Summary

I completely understand and support the need to retain the character of the surrounding area. We believe that our secure dog walking field would not detract from this and would complement other amenities on offer in the local area. At a time when canine safety is so prevalent, we hope dog owners and the general public alike will embrace all the benefits our secure dog walking field brings.

If any aspects of the application are not acceptable, I would welcome any guidance that can be offered.

Miss Fiona Culham & Alex Cattelona

Alex Cattelona
Manager