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FAO: Mr R Brown BA (hons) MTP MSc MRTPI
Senior Planning Officer

Our Ref: 22/011

5th December 2023

Dear Mr Brown

Holt Dog Park, Manor Farm, Bradford Road, Holt, Trowbridge BA14 6PL
Application Reference No: PL/2022/03680

We are instructed by Mr and Mrs Tucker and their daughter Katie in regard to the above dog walking/exercise park.

By way of background, you will recall your Council granted planning permission for this farm diversification project earlier this year and the park opened for business on 22nd May 2023.

The business, known as *"Holt Dog Park"*, is owned and operated by the Tucker family and has proved hugely popular both in the community and the surrounding area. Its success is demonstrated by repeat business from the volume of locals using the park and the interest from new customers. To their credit in a relatively short space of time the family has not only built up a successful business but has actively engaged with the local community having sponsored various events including the Holt Dog Show, Holt Scarecrow Trail, Holt Flower and Produce Show, Greyhound Event, Wiltshire Minds Charity, Christmas Giveaway Competition and the Poppy Cascade.

The occupancy rate is over 80% and there are 5 star google reviews although customers are requesting a wider choice of hours due to school and work commitments. With demand high, additional hours are needed to meet community satisfaction and this in turn would help reinvestment in the park.

I'm pleased to report we are unaware of any issues to date with the running of the park so additional sessions at either end of the day should have no discernible impact. The family will continue to operate the business and check the condition of the field daily.

Cont/d

David Glasson Planning Limited, Registered in England and Wales No: 6420702.
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Director: David Glasson BA (Hons) MRTPI FBIAC.

As you know there's no condition as such on the planning permission restricting operating hours, albeit condition 2 does refer to the planning, design and access statement (PDAS) which set out "typical" operating hours. With the benefit now of experience to meet the demand, the family are looking to extend the opening hours by a single hour at the start and end of the day throughout the year (NB. an additional two hours has been added in the summer evenings in order to maximise the hours of daylight) and so offer more flexibility for customers wanting to exercise their dog early or conversely at a later time.

Existing hours		**Proposed hours**	
1st April – 30th September	07.00 – 20.00	1st March – 30th September	06.00 – 22.00
1st October – 31st March	08.00 – 16.00	1st Oct – 28/29th February	07.00 – 17.00

Notwithstanding there being no condition we are nonetheless clarifying the operating hours by way of a non-material amendment. There is no statutory definition of 'non-material' but we hope you will agree this small change can be approved as a non-material minor amendment under Section 96A. An amended PDAS is attached indicating the above hours.

Thank you for your kind cooperation and support for this new venture.

Yours sincerely

[redacted]

DAVID GLASSON
Director