Planning Statement

Grimsdyke Field (land South of A354 opposite Pinewood Park Business Centre)
Coombe Bissett
Wiltshire
SP5 5RF

Planning Application for continued use of the land for the exercise and day care of dogs

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1 Introduction

1.1 This statement has been prepared by Farley Baker, in support of a planning application for the continued use of land for the exercise and day care of dogs including the stationing of a field shelter at Grimsdyke Field (land South of A354 opposite Pinewood Park Business Centre), Coombe Bissett, Wiltshire, SP5 5RF.

The current planning permission is set to expire on 30th March 2024.

2 Site and Surroundings

2.1 The application site is located on the southern side of the A354 in the midst of a small cluster of roadside development on both sides of the road.

2.2 The site comprises part of a large open grassed field with a long roadside frontage. The land slopes gently down to the south away from the road. The point of access to the field from the A354 lies centrally on the road frontage and is splayed out to provide turning room and visibility. The frontage with the road generally comprises a hedgerow with a post and wire stock fence behind.

As per original planning application, in the interest of highways safety visibility splays have been provided between the edge of the carriageway and a line extending from a point 2.4 metres back from the edge of the carriageway, measured along the centre line of the access, to the points on the edge of the carriageway 205 metres to the west and 205 metres to the east from the centre of the access. These splays have been permanently maintained free from obstruction to vision above a height of 900mm above the level of the adjacent carriageway.



2.3 The site lies in a countryside location however is surrounded by a variety of development.

2.4 To the north of the site on the opposite side of the A354 is a developed area of land which comprises an industrial business park the "Pinewood Park Business Centre" and three residential properties. The business park seems to be occupied solely by vehicle repairs and servicing businesses. The area surrounding this cluster of development is a large open field.

2.5 To the west of the application site is Swayne's Firs Farm. This appears to be an agricultural property with a farmhouse offering bed and breakfast accommodation, a small licensed campsite and several business units.

2.6 To the east of the application site is a property known as Hoofprints a residential dwelling with land and a cluster of outbuildings assumed to be in equestrian use. Further east is another dwelling, which seems to be known as Croucheston Down Farm Stables. There are other large outbuildings alongside which presumably are used for stabling horses.

3 Planning Policy

National Planning Policy Framework

3.1 In accordance with Planning law the NPPF states in paragraph 2 that *"Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework must be taken into account in preparing the development plan and is a material consideration in planning decisions".*

3.2 Paragraph 7 advises that "*The purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs".*

3.3 The NPPF confirms that *"Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):*

- *an economic objective;*
- *a social objective; and*
- *an environmental objective.*

3.4 The NPPF supports sustainable development in a positive way and at the heart of the Framework is a **presumption in favour of sustainable development** as defined in paragraphs 10 & 11).

3.5 Paragraph 83 advises that:

"Planning policies and decisions should enable:

...

b) the development and diversification of agricultural and other land-based rural businesses;

...

3.6 Paragraph 84 states that:

Planning policies and decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in locations that are not well served by public transport.

The Development Plan

The Development plan for this site comprises the Wiltshire Core Strategy (adopted 2015). There are no specific policies relating to the proposed use however paragraph 6.10 indicates that "agriculture and land-based industries" is one of a number of target sectors identified in Wiltshire.

4 Planning History

Application Site

4.1 The planning history on the application site is limited to our own previous planning application, which was successfully approved - PL/2021/06272.

Nearby Sites

4.2 There is planning history associated with various surrounding sites including Swayne's Firs to the west and Pinewood Business Centre opposite. None is directly relevant to the present application.

5 The Proposal

5.1 The application proposes to grant precision for the continued use of the land for the exercise and day care of dogs including the stationing of a field shelter. As part of the first application which granted full planning permission, a section of the land has been fenced using a standard wooden post and wire mesh stock fence. The fencing is under 2m and is not adjacent to a highway thus permitted development under Schedule 2 Part 2 Class A of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as mended). A single field shelter (on skids) is used on the land. No other physical works have taken place and are not proposed. The existing stone-surfaced area just beyond the site entrance provides sufficient parking needed for the proposed use.

5.2 The site is not attended regularly by any customers in person. Instead dogs are collected in the morning from their homes using a specially fitted out van and delivered to the site. They are returned home in the same way. The business now owns two vans. These are to parked on site during the day. As the business develops, potentially one further staff car would be anticipated. Each vehicle would arrive and depart once each day so initially two vehicle movements per day with a maximum of six vehicle movements per day.

5.3 The proposed hours of operation remain as 08:00-15:00 from Mondays to Fridays. The use shall not take place at any time on Saturdays, Sundays and Bank or Public Holidays.

5.4 Since opening the business, there are now two members of staff, the applicant, and one employee. In time expanding, as the business develops to 3. There would be a maximum ratio of one staff to 8 dogs giving an overall maximum of 20 dogs on site. Dogs will always be kept separated into smaller groups.

5.5 The moveable field shelter would provide shelter for staff and dogs in poor weather. It is of the type commonly used in equestrian fields. The business will engage a dog waste disposal company to collect dog waste on a regular basis.

5.6 All dogs have and will continue to have an individual induction or trial period to ensure they settle in well. Any dogs found to bark continuously or be otherwise disruptive would not be permitted to use the facility.

5.7 There shall be no external lighting installed on site in the interest of the amenities of the area and to avoid harm to biodiversity.

6 Planning Justification

Principle of Development

6.1 There is no Development Plan policy specific to the proposed use of the land. This is a land-based business which is considered to necessitate a countryside location and hence of the kind which paragraph 83 of the NPPF indicates that the LPA should support.

Visual Impact

6.2 The proposal will have a limited visual impact and would be very similar to that seen if the site was used for livestock agriculture or equestrian uses. The site lies within the AONB and is presently open, however there is already a significant amount of development on surrounding sites. There are no public rights of way across or in the vicinity of the site.

6.3 It is not considered that the proposal would cause any harm to the rural character of the locality or the AONB.

Amenity

6.4 A wide buffer is left around the edge of the field and the proposal will be well separated from the nearest residential properties. The number of dogs are restricted and the hours of operation limited. All dogs are carefully vetted on induction to ensure they do not incessantly bark. No external lighting will be installed on site. As such it is not considered that the application proposal would cause harm to the amenities of any neighbouring residents.

Highways

6.5 As detailed in the previous section, the site is not regularly attended by any customers in person. Dogs will be collected in the morning from their homes using a specially fitted out van and delivered to the site. They would be returned home in the same way. The vans would be parked on site during the day. If the business progresses one other staff vehicle might need to park on site. Each vehicle would arrive and depart once each day so a maximum of six vehicle movements per day – three in and three out.

6.6 There is ample space for such vehicles to park on site and turn to exit in forward gear.

6.7 Visibility splays have been provided between the edge of the carriageway and a line extending from a point 2.4 metres back from the edge of the carriageway, measured along the centre line of the access, to the points on the edge of the carriageway 205 metres to the west and 205 metres to the east from the centre of the access.

6.8 Gates are set back 10m from the edge of the carriageway, such gates to open inwards only.

6.9 It is considered that the proposed use would have no harmful impact on highway safety.

Conclusion

6.9 It is considered that the proposal would have no detrimental impact on the character of the rural area including the AONB, neighbouring amenities or highway safety. As such it is considered that the proposal will comply with the relevant policies of the Local Plan.

7 Conclusion & Summary

7.1 The application by Farley Baker seeks the continued use of land for the exercise and day care of dogs including stationing a field shelter at Grimsdyke Field (land south of A354 opposite Pinewood Park Business Centre), Coombe Bissett, Wiltshire SP5 5RF.

7.2 The supporting statement demonstrates that this proposal would:

1. Not harm the character and appearance of the local area including the AONB;
2. Not harm the amenities of any neighbouring properties; and
3. Have no adverse impact on highway safety.

7.3 It is therefore considered that the proposal is entirely acceptable and in full compliance with the relevant planning policies of the Local Plan.

7.4 I consider there are no adverse impacts to the scheme and certainly none which would significantly and demonstrably outweigh the benefits of the proposal planning consent ought to be granted in line with the presumption in favour of sustainable development in the NPPF and respectfully asks the LPA to approve the application.