

Lesley Oldaker



21st July 2025

To Russell Brown (Case Officer)

Wiltshire Planning Department

OBJECTIONS TO: **Planning application PL/2025/05347**

My objections to the above planning application are

1. Highway Safety and Traffic

The development proposes a substantial Increased volume of traffic crossing and joining a busy road.

Bradford Road is a 40mph busy commuter road, with a newly installed cycle and pedestrian path on the side of the proposed site entrance.

The dangers of a significant increased number of cars entering and leaving the site proposes a consequentially increased risk of an accident with a pedestrian or cyclist.

The application proposes for **2 -4 cars entering and leaving every hour from 0600 to 2100 (March to Sept) 0700to 1700 (Oct to Feb) every day.**

That is a potential total of

60 cars per day (March to Sept)

(40 cars/day, Oct to Feb)

entering and leaving a currently hazardous stretch of road.

The site has always been agricultural not business, so the area/road is not suitable for this volume of extra traffic.

The number of cars entering/leaving the site is more than most business uses in urban areas.

I live next door, and it is very difficult pulling out of our driveway with cyclists, pedestrians and school children on the pathway. You must be so careful and vigilant, and we have already had a few incidents.

The D1 buses also use the road and there is a bus stop next to the proposed site entrance adding further hazards..

So, this application would pose a significant risk of an accident happening.

Our elderly neighbour's driveway (243A) is right next to the proposed entrance to the dog park, which will make it even more dangerous with 3 cars trying to enter and leave adjacent driveways across the cycle path onto the busy road.

2. Conservation of Agricultural Green Belt Open Land

The application proposes to erect high 6ft fences and gates around the perimeter of the dog park.

This would seriously impact and harm the "protected openness of agricultural green belt"

The proposed agricultural field and all the surrounding agricultural grazing land is divided by natural hedgerow and dry-stone walling.

We renovated the broken low dry-stone wall at the bottom of our garden to be in keeping with the agricultural surroundings and to retain and protect the "openness" of the agricultural green belt and the open fields adjacent.

The proposed application would significantly destroy the "agricultural openness" of this agricultural area.

3. Need to Safeguard the countryside

The area of the proposed site has been used to graze sheep since we have lived next door.

The fields are full of wildlife, including deer, badgers, bats, rabbits, hares, mice and birds of prey. These animals, birds and bats frequent our garden daily.

The proposed dog park would deter this wildlife from passing through their current habitats and may possibly cause them to move away from the area due to the smells and threats from untrained and aggressive dogs.

4. Noise disturbance and smells

Noise

The proposed development would mean 8 dogs, 2-4 cars and 2 people per car, using the dog park every hour from 0600 to 2100 (March to Sept) and 0700 to 1900 (Oct to Feb)

This is every day including the weekends.

Daily (Monday to Sunday)

March to Sept: 120 dogs, 60 cars and 60 people.

Sept to March: 80 dogs, 40 cars and 40 people

The proposed business will create a significant noise disturbance to neighbouring properties and farms.

The dog noise disturbance includes barking dogs, calling and shouting at dogs, commands and whistles to train dogs, washing dogs and associated users noises.

8 dogs constantly from 0600 to 2100, 15hours (March to Sept) and 0700 to 1700, 10 hours (Oct to Feb), every day, next to residential property will create a lot of noise disturbance.

The hours are excessive in comparison to other trading businesses.

Some of these dogs may also be aggressive and have a detrimental effect on the current wildlife/animals that frequent the field and may cause stress to the grazing cattle and sheep in the adjacent fields.

The car noise disturbance includes cars driving up and down from the road right next to 3 residential dwellings but also the associated noise from opening and shutting gates, car engine noise from stopping/starting and parking on a gravel carpark.

The gate and gravel carpark area are sited right next to the bottom of our garden patio where there is a low dry-stone wall. This means we will be greatly disturbed by cars pulling up next to us and opening the gates to access the proposed car park. This alongside the noise from people talking and barking dogs getting into and out of their cars in the carpark.

See attached photographs

Light Pollution

In the winter months, there will also be constant light pollution from headlights and torches.

Car Fume Pollution

The cars waiting every hour by the gates to enter and leave will be producing car exhaust fumes which is right next to our garden seating area. This will be harmful

to our health and be detrimental to wildlife in the fields. Potentially 60 cars a day during opening hours.

See attached photographs

Smells and hazards from Dog Waste

The dog waste will be a hazard and smell disturbance to adjacent neighbor's, especially during the summer months. The dog bins are to be sited in the proposed car park next to 3 residential properties.

The site for the larger waste collection container has not been identified on the planning application and details of its emptying have not been fully provided.

The proposed waste disposal application is vague and inconsistent, which could potentially mean that dog waste is held on the proposed site for long periods of time.

This not only causes a smell disturbance but also a hazard and contamination to the nature and land.

5. Privacy and Security

There are 3 residential dwellings sitting right next to the proposed dog park.

One auxiliary residential dwelling on our plot looks straight onto and faces the proposed dog park and 6ft fenced field.

We have measured the distance from the proposed development to our auxiliary residential barn property and it is only 67.5m

The dry-stone wall is in only 94cm high.

The resident will be in full view of all the passing 60 cars per day, every day and the users driving to the gates, stopping to open the gates and closing the gates.

The auxiliary barn resident will lose all privacy and be subjected to constant noise and privacy disturbance.

See attached photographs

Security Issues

The low dry-stone wall at the bottom of our garden currently sides onto to secure closed agricultural fields.

The dog park application means our low dry-stone walling will now side onto the open driveway from the main road, opening gates and the carpark of the dog

park, which will substantially raise the security risk to our residential property and the auxiliary barn accommodation at the bottom of our garden.

It will make it very easy to access our property from the proposed open driveway and make our property vulnerable and less secure.

6. Buildings on Agricultural Green belt and setting a Precedent for future Developments

If this application is approved, it will set a precedent for more people to buy up bits of agricultural green belt to turn into lucrative dog parks.

Most current dog parks are on land that current farmers own and cannot use. This application is from someone who does not live on the land and who purchased the land recently for the sole purpose of trying to change its use for their business model. The land has always been agriculturally farmed up until the sale of the land this year.

The application refers to a lack of dog parks in the area but there are 3 such dog parks within a 3-mile radius of Bradford on Avon and many more within a 10-mile radius, so another dog park in the area is not necessary and is only sought for monetary gains.

Within 3 miles of the site

3 miles Walkies Secure Dog paddock, South Wraxall, Bradford on Avon. BA152RR

2.5 miles Bradford on Avon Dog Walking Fields, Granby House. BA152AL

3.5 miles Holt Dog Park, Bradford Road, Holt BA146PL

Within 5 miles of the site

5 miles Walkies Secure Dog Paddock, Warminster Road, Claverton Down, Bath BA26XJ

Within 10 miles of the site

8 miles Paws in Keevil, Trowbridge BA146LT

7.5 miles Hound Haven at Shaw, Melksham SN128EG

9.5 miles Vinnys Getaway, Melksham. SN127RB

9.5 miles Brokerswood Dog Field, Westbury

13 miles Halfpenny Field, Chippenham SN147BS

7. New Buildings sited on Agricultural green belt

If this application is permitted and the shipping container and covered rain shelter cabin are sited, it will set a precedent for the erection of other building structures on surrounding agricultural green belt land.

8. Unmanned Business

The proposed dog park will be unmanned, so how will they know about noise disturbances, privacy disturbances and security disturbances.

They do not live on the land, so the only way they will be able to manage the business is remotely, online and by telephone.

So, noise, smell and privacy disturbances will need to be constantly monitored and reported by the surrounding residents to the owners or the police.

This cannot be a well-run and safe business model for the surrounding community.

It states that CCTV will be used at the entrance gates to monitor users.

It does not state who will monitor the footage or what will happen to the footage. This will violate our privacy rights on our own land due to the low stone walling.

Accompanying Photographs of Neighbouring Residential Garden, openness of the current agricultural fields and house proximity to proposed development



Residential auxiliary dwelling.

67.5m measured from the proposed development and in full view.



Post and rail/hedgerow left boundary to side of garden adjacent to cattle grazing field.

The distant wire fence/hedgerow boundary horizontally is where the 6ft fences of the dog park will cut the land and severely impact the openness of the agricultural land.



Close ups of where the proposed 6ft fences will cut across the open agricultural greenbelt fields.





This is how close the 6ft fence and opening gates will be to our garden and seating area. It shows how much it will impact the openness of the agricultural greenbelt and our privacy. It also shows how close the cars and users will be to us



This shows how close the driveway from the main road to the gates and dog park will be to our seating area. The dry-stone wall is only 94cm high. This is a big security risk and total loss of privacy.

The following show how close the cars and users will be to us whilst using our garden.
The noise disturbance and smells are right next to us.





Measured 67.5m from the auxiliary residential dwelling

