

Lesley Oldaker



21st September 2026

To Russell Brown (Case Officer)

Wiltshire Planning Department

**FURTHER OBJECTIONS TO THE APPEAL APPLICATION: Planning application
PL/2025/05347**

The appeal planning application has only addressed the entrance and parking area to the proposed dog park and nothing else.

My continued objections to the above planning application are

1. Highway Safety and Traffic

The development still 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 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.

The increase in cars is NOT the same as normal agricultural use as stated in the appeal application. Farmers usually only enter a field once or twice every few days.

I live next door, and it is very difficult pulling out of our driveway with cyclists and pedestrians on the pathway. You have to be so careful and vigilant, and we have already had a few incidents. So, this application would pose a significant risk of an accident happening.

2. Site Placement next to Residential property --Privacy and Security

The following statement from the appeal application is incorrect:

Description of Site and Context

"2.1 The site relates to an existing parcel of land extending to 1.04 hectares, located on the northern side of the B3108 (Winsley Road), between Winsley and Bradford on Avon. The site perimeters are formed by a mixture of features, stone walling, post and rail fencing and planting and trees on the northern and eastern boundaries. Beyond the field boundaries, to the immediate north and east the site borders agricultural land, to the west the site borders residential garden and an art gallery and agricultural land, and to the south are large residential/equestrian properties."

THIS IS INCORRECT:

The quoted 'residential garden and Art Gallery' is incorrect.

It is Ancillary accommodation, which is lived in by my daughter and is very overlooked/exposed by the proposed dog park.

It is also **only 67.5m** from the proposed dog field and **NOT 90M** as in the planning application.

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.



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

From the lounge area and bedroom of the Ancillary barn



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.



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.

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

From the appeal application:

“7.10 The storage container measures 6.05m (l) x 2.44m (w) x 2.59m (h) and to help it blend into its setting it will be clad with timber to the sides (except for the door). It’s proposed location is adjacent to the site boundary where a new hedgerow is to be planted”

The shipping container will not blend into the agricultural field and will be on full view.

Why is such a large container needed?

No other adjoining fields have a large shipping container in them.

The wooden field shelter for the dog walkers is not needed either.

Most dog walkers wear coats and can bring an umbrella if necessary.

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.

7. A Dog Park is not needed as there are 3 other dog parks in Bradford on Avon

The dog park mentioned in the appeal application is only 2 miles away from the centre of Bradford on Avon.

“7.8 There are also other approved dog walking fields nearby in Wiltshire that are located in both Green Belt areas and adjacent to more sensitive locations, such as designated Conservation Areas. One particular example is PL/2022/03680 which approved a dog walking facility in Holt.”

Most current dog parks are on land that current farmers live on, own and cannot use.

This application is from someone who does not live on or next to the land and who purchased the land for the sole purpose of trying to change its use for their financial 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 2.5-mile radius of Bradford on Avon and many more within a 10-mile radius.

Another dog park in the area is not necessary and is only sought for monetary gains.

Within 2.5 miles of the site

Bradford on Avon Dog Walking Fields, Granby House. Bradford-on Avon.
BA152AL

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

Holt Dog Park, Bradford Road, Holt BA146PL

Within 5 miles of the site

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

Within 10 miles of the site

Paws in Keevil, Trowbridge BA146LT

Hound Haven at Shaw, Melksham SN128EG

Vinnys Getaway, Melksham. SN127RB

Brokerswood Dog Field, Westbury

Halfpenny Field, Chippenham SN147BS

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.

Therefore, noise, smell and privacy disturbances will need to be constantly monitored and reported by the surrounding residents.

This should not be the responsibility of the affected neighbours to monitor, disturbances for the absent owners who live in Bradford on Avon.

This is not a well-run and safe business model for the surrounding community.

It states that CCTV will be used 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.

9. Noise disturbance

"7.19 Noise disturbances from barking are expected to be rare, as most dogs visiting the paddock are unlikely to make any noise. However, to safeguard the comfort of neighbouring properties, any user causing excessive noise during their booking will be prohibited from accessing the field in the future. Detailed mitigation measures are explained in the supporting Noise Management Plan that can be conditioned to any forthcoming planning permission."

The proposed development would mean

8 dogs, 2 cars and 4 people using the dog park every hour from 0600 to 2100 (March to Sept) and 0700 to 1700 (Oct to Feb)

This is 365 days of the year including the weekends.

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

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

The hours are **Excessive** in comparison to other trading businesses.(0900-1700)

Most dog parks operate: 1 car, 4 dogs from 0700-1830 Monday to Friday and 0800-1700 on Saturday and Sunday.

NOTE: The owners have been using the field to walk dogs whilst the application has been in consultation, and we are instantly aware that they are there. We hear the dogs and people talking. We are also in full view of them from inside our house and ancillary building when they walk the west perimeter area.

It is quite intrusive and does affect our privacy.



People wandering around the field is a big security risk and total loss of privacy. As seen from the images below of the owners using the field currently. The dogs and walkers will be in full view and within hearing distance.

From our bedroom window (Main House)



From the kitchen (Main House)



