



Design & Access Statement

**Proposed Manege (with lighting)
&
Change of use for
Dog Training and Agility,
Canine Massage Therapy and Daycare**

at

**Crossgate Farm
Quadring Road
Donington
Lincolnshire
PE11 4SJ**



for

Caroline Durrant

Project No. 15135

1 THE PROJECT

The applicant is moving to Crossgate Farm and wishes to run a business from her new home providing dog training classes, dog agility, dog daycare and canine massage therapy. An all-weather manege with lighting will be required for the dog training.

The applicant will run the business herself, therefore it will be a home based business as she does not intend to have any employees. The first section of the stable block (closest to the gate) will be converted into her home office.

Details of the proposed use:

Dog training and Agility in the manege and paddock, between 9am and 7pm with a maximum of 8 dogs on site at any one time.

Canine massage therapy with maximum of 2 dogs at any one time.

Dog daycare (no overnight boarding) with max 2 daycare dogs within the dwelling.

2 THE SITE

2.1 Crossgate Farm, Quadring Road, Donington, Lincs PE11 4SJ

2.2 See OS Location plan and site plan drawings

3 APPRAISAL OF CONTEXT

3.1 Assessment of Planning Policy:

This site is zoned as countryside in the local plan

The following SHDC Planning Policies are relevant to this site and to the objectives of the development:-

Policy SG17 Protection of Residential Amenity

New development can cause disturbance to existing nearby residents and result in a significant reduction in the quality of their residential amenity. It is considered essential to protect existing residents from intrusive or disturbing development.

Planning permission will be granted for development which would not cause material harm to residential amenity.

In considering proposals the following criteria will be taken into account:-

- 1)The extent of any overlooking or loss of privacy
- 2)The extent of any overbearing or overshadowing effect
- 3)Potential noise nuisance including that associated with vehicular activity
- 4)The levels of smell, emissions and pollutants.

3.2 Local landscape and buildings and access:

Crossgate Farm is a barn conversion set in approximately 2 acres including extensive outbuildings. It has a small paddock plus a large main paddock and is classed as an equestrian property or a small holding.

The access from Quadring Road is located between the stable and garage block. It is wide enough for 2 cars, has good visibility and cars can pull off the road in front of the gates. There are 2 timber five bar gates, one leading to the gravelled parking area at the front of the dwelling and the other leading to a gravelled drive which goes to the other outbuildings to the rear of the house.

The northern boundary of the site is a privately owned dyke within the Black Sluice IDB district.

A 1.8m high timber boarded fence forms the eastern boundary between the main paddock and the large commercial building “D & S Factors – Agricultural Wheel and Tyre Specialist” on Pinder Lane (see front cover photo).

The southern boundary of the main paddock is a timber post and rail fence along Pinder Lane.

The land is generally flat with the occasional dip. The area close to the dwelling, garage, stable and small paddock is enclosed by the buildings and hedgerows and the area around the large paddock is very open, surrounded only by low timber post and rail fencing.

3.3 Flood Risk:

Most of the site is out of the flood risk area.

The main paddock field is within the flood risk area but the risk is “Very Low” with a chance of flooding of less than 1 in 1000 each year.

No new buildings are proposed and a flood risk assessment is not being submitted.

3.4 Local Involvement:

South Holland District Council planning department have been consulted for pre-application advice as to whether or not planning permission is required for change of use. If more than 6 dogs are on site then planning permission is required. If less than 6 dogs planning permission is not necessarily required, unless the business begins to disturb neighbours’ amenity to an unreasonable extent.

3.5 Evaluation of opportunities and constraints affecting the development of the site:

Physical features:	Existing paddocks create ideal space for dog training.
	Plenty of parking space
	Wide access with pull-in, two gates and good visibility

Existing stable for easy conversion to home office

Planning policies: The need to consider amenity of local residents

Perceived need: A lot of people have dogs and there is a shortage of facilities for dog training and agility classes which can be used in all weathers.

4 THE DESIGN

- 4.1 The proposal is for a 25m x 25m “manege” with 4 LED flood lights on telescopic poles extending up to 6m max height. The manege is to be located to the rear of the large paddock, close to the dyke and will include a drainage system that will discharge into the dyke (see drawings). This drainage work will be carried out in accordance with Black Sluice IDB’s requirements and with their permission. The manege will be used for dog training and dog agility, however it could also be used for horses as the property has stables so there would be no need to rule out equestrian use.
- 4.2 The manege construction and the location are shown on the drawings. A post and rail fence will enclose it.
- 4.3 The large paddock will also be used for dog training and agility. It is proposed to fence this area with a 1.8m feather edge timber boarded fence which will be similar to the boundary with D & S Factors. The fence will be over 2m from the highway boundary.
- 4.4 The area proposed for change of use to allow dog training, dog agility and canine therapy includes everything except the area immediately around the house. Daycare for two dogs within the dwelling does not require change of use. People bringing their dogs for classes or massage will need to park within the red lined site and planning wanted this land included in the change of use rather than just the large paddock. It is proposed to create 3 extra parking spaces in gravel which would make at least 8 in total. There is a hard surfaced area (numbered P1 on the site plan) which is suitable for disabled parking.

5 CONCLUSIONS

- 5.1 The site is in a rural location and the immediate neighbour is a commercial business, therefore 8 dogs on site being trained and having fun doing agility should not cause a nuisance to anyone.

The existing access arrangements are good, cars can enter and leave safely and there is a lot of parking and turning space within the site.

The site is large enough to accommodate the manege, the lighting will be specialist LED lighting on adjustable poles designed specifically for this use, which give a controlled and uniform level of light without being a nuisance. It is located far away from the highway so that the lights should not affect drivers at all.

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