

Dear Joan Isus

Please accept this email as further information regarding our planning application and please upload it to the application information.

I have seen that more documents have been uploaded to the site and wanted to respond to these specifically.

Firstly regarding the site access issue. I spoke with my solicitor, as advised by John Clark, several times last year to try and sort this out. The last contact I had with my solicitor was when I was advised that there are no documents to support their claims and everything is fine. I went ahead with the resubmission for planning on this basis – I would NOT have resubmitted my planning application until this was all sorted had I been made aware of the situation.

I have contacted my solicitor since reading the further documents uploaded and was absolutely horrified at the comments regarding the access. My solicitor has apologised profusely for acting incompetently and currently is waiting for a response from a barrister regarding this matter. I will update you further on this as soon as I can.

Secondly, I wanted to address the changes between the original proposal and the resubmission. The biggest change being that we have removed camping completely as an option. This was a major problem on the original submission so we decided to drop that off and not pursue camping being an option for the foreseeable.

Thirdly, having worked closely with the planning department and the local highways agency in the interim between the submissions of the two planning applications, we have worked very hard to alleviate any potential concerns that were raised the first time around. The highways agency in particular were more than happy with caravans removed from the application, that the amount of traffic generated by small classes, organised in such a way that arriving and departing parties are not crossing each other, would be fairly minimal.

Regarding the opening hours, we have adjusted our opening hours to match that of a similar business 5 miles up the road. Another dog agility business with a dog boarding business alongside. This business was granted these working hours with many more immediate neighbours than our closest neighbours. This business was part of the participants own property meaning that there were always dogs on-site for training and boarding as well as the applicants own dogs. Whilst we have requested the same opening hours for consistency and flexibility, my own personal health prevents me from being on-site full time. That coupled with teaching away a lot as well as being away competing, simply gives me the option to be flexible for clients who need dog training in and around their own working hours. Previously I have done half days several times a week and this is what I am anticipating again going forwards.

All students will be required to pick up their dog mess and any other rubbish they may produce whilst present and remove it from site with them when they leave – no different to when walking their dog in public.

As no-one will be on-site for long hours, we have not requested permission to put in a toilet. Most outside training venues do not have one. However, I do have a small camping toilet that would be

available for students to use if required. This would never be permanently situated on-site and would be dealt with appropriately away from the site.

As per the information submitted with the planning application, all parking would be on-site at all times. This means that there would be no adverse effects from clients parking along the road-side, this would not be allowed to happen. The site is just over 4.5 acres -there is ample parking. Grass protector mesh will be put down to protect the grass in the gateway and main parking area for bad weather. During the good weather, the entire site will be suitable for people to drive across and park next to the training area.

As per the information on the planning application, we plan to fully fence the perimeter of the venue. The plan is to use stock fencing. As per the information provided, we also plan to plant the perimeter so that the long-term visual of the site is more pleasant and in-keeping with the local landscape.

We have also stated that "Temporary removable floodlights will be used occasionally during winter months when daylight hours are significantly reduced for safety reasons". These will only be used as and when we need to. When we lose the daylight by 4pm in winter, this poses a safety concern and is such an instance as when the temporary floodlighting will be used.

Although having previously spoken with the highways agency, I can see their response has still raised a question or two so I will re-confirm here my responses.

Most classes have a maximum of 6 students and these classes last approximately 1hour each. Sometimes workshops are run that may last 2 or 3 hours. Again, these would have 6 students (2hours) or up to 8 students (3hours).

When running the camps, as previously advised there are two working groups. Depending on the length of the camp, each group would contain 6 or 8 students. When we spoke on the phone, I advised for 8 (so 16 students) as a max to enable flexibility between the shorter and the longer camps.

Normally for training camps, everyone would stay on-site. This would mean arriving on day 1 and leaving on day 3 or 4 depending on camp length. Unfortunately, as camping is currently not an option for motorhomes and caravans, students would need to arrive and depart on each day individually.

Usually when running regular classes, there would be two classes running back-to-back – but not always, sometimes just one class. These classes can be timed so that the second class arrive before the first class leave. Alternatively, a time gap can be left between the two classes allowing the first class to leave without meeting the second class arriving.

Workshops will often be 2 or 3 sessions as a one-off on that date – not regular dates.

As previously discussed, the entrance is to be discussed with Gosberton Parish Council, who have agreed to discuss this with us if/when planning permission is granted. We would aim to work with the highways agency to get everything correct going forwards.

After a few concerns raised first time round, we had an ecological survey done that was also submitted with the planning application. I was made aware that the survey is not for public viewing, however I will just state that there are no concerns from that department.

I also just want to note that there have been a few concerns regarding this field being taken out of farming use as its grade 1 arable land. Unfortunately yes the farmers who owned it sold it. It has now been removed as crop growing land and under our ownership, will not return to crop growing land.

On a personal note, I feel I must respond to Councillor John Clarks personal comment and confirm I am glad to hear it is not – however a more accurate quote would have been appreciated: “I sincerely hope that this is not a case of the chairman attempting to bully a newcomer who is trying to bring business to the area - especially in these extremely trying times.”

I will now explain why this has even come up. Originally when speaking with my solicitor, the fact that every person is allowed to use the verge and is actively encouraged to do so for walking their dogs (shame they don't clean up their dog mess), ride their horses, drive on and park their cars on the verge, even the water board when they got in touch with Gosberton Parish Council were informed they didn't need permission to dig it up as its public use, is majorly concerning that the only people not able to use this verge, is ourselves.

As previously stated, as soon as Counsels opinion is received on this matter, I will update further. In the meantime, please feel free to get in touch if there is any other information required.

Kind Regards

Hayley Laches