

Proposed Business Use

At Gubboles Drove, Spalding, PE11 4AU

Change of use for:

Dog Training and

Dog Sports: Agility and Hoopers

And outdoor all weather surface ménage

Land at
Gubboles Drove
4.8 acres



Entrance to
the field

Modelled by
Atom – after
whom this
centre is named

Myself and
Atom
competing
during 2018



2019 ParAgility
World
Championship

Me and Atom
taking Gold



A training workshop held at a previous venue

THE BUSINESS

I have moved to South Lincolnshire and wish to run my business from this land. Originally from Worcestershire, countryside living is in my bones and I am delighted to be back in a rural community. South Lincolnshire is lovely and flat which is perfect for my specialist area – making dog sports achievable for people with limited mobility.

I am a full-time self-employed Dog Trainer and Behaviourist. I qualified as an instructor in 2008 and have been successfully running training classes since 2011. I travel the UK delivering my unique training skills to other clubs on a regular basis, sometimes even traveling abroad.

Whilst the majority of training will be done by myself, other local trainers will benefit from a specific facility set up to accommodate dog sports. Specifically Scentwork and Rally will be offered by other local dog trainers. This facility will also be available for other trainers/clubs to hire.

I look to provide two things: A service for local people with their own dogs and I will be bringing custom to the local surrounding areas. By being a unique type of sports trainer, people travel vast distances to train with me. This means they use local facilities: campsites, BnBs and hotels, restaurants, pubs and other food outlets, fuel stations and other local services.

Training Classes

Regular dog training classes covering day to day training and behaviour for locals and their dogs. This covers everything from general life-skills to building a fantastic relationship with your dog through games-based training. Training techniques used are modern and force free.

Training classes are kept to small groups, usually no more than 6 in a group, to allow everyone to get the most out of the session.

Training classes allow an affordable training option for everyone.

Private Sessions

Most of the training that I offer will be on an individual basis. Sometimes even for two or three friends to share an individual training session focused specifically on them and their needs. Private training sessions are specifically tailored to each individual; therefore I believe that people get more out of private sessions than group sessions. However, group sessions need to remain as an affordable option, for some people it is the only way they can afford to train their dogs.

Agility

Agility is a dog sport where the handler and dog team need to complete a set of obstacles eg jumps, weaving poles and obstacles to go up and over (e.g. a-frame).

I compete on the Paragility team for the UK.

I specialise in making dog sports accessible for people with physical limitations and disabilities. This means teaching the dogs how to work independently of their handler, allowing the handler to limit their own movement to prevent pain or illness afterwards, or those who already have limited mobility. I have created and developed a whole system dedicated to this style of handling in order to help these people.

Training classes for able-bodied people will of also be available of course.

Guest trainers will occasionally be invited as well for workshops. This is to allow access to a multitude of experience and knowledge for students.

Hoopers

Hoopers is a similar sport to dog agility, but with very low impact on the dogs in comparison.

I am an Advanced Canine Hoopers UK Instructor. I introduced this sport to the UK from the US in 2016. I am the founder of Canine Hoopers UK, formed in 2017. Canine Hoopers UK is a not-for-profit organisation.

Classes and private sessions will be available for this wonderful sport.

I also train instructors and often run free training days during the week for the other instructors.

All Weather Surface

The reason an all-weather surface area is needed is that competitions up and down the UK take place on both grass and artificial turf. Therefore the dogs need to be confident on both surfaces. The surface proposed is a dark green (grass coloured!) sports artificial grass surface.

I specifically work a lot with handlers who have mobility issues and with British weather as it is, I need to be able to provide a safe and suitable surface for those in mobility scooters.

This will also allow me to continue to train during the winter months when the ground is either too wet or frozen.

Dog Noise

I understand the noise from multiple dogs barking is a concern. I can assure you I share this sentiment and during training with my own dogs, I work hard to prevent them from barking excessively. I will be doing the same with client's dogs. I believe dogs need to be calm and focused in order to learn.

Operating Hours

The operating hours requested from 9am to 8pm have been sought to allow people to train during the day but also to allow those who work during the day the option to train in the evenings. I have been mindful of other residential properties and will not be training until late at night.

The majority of the time, I will be on-site for a lot less than the sought-after operating hours. These hours simply allow me to be flexible for those who work during the day and require evening training. Whilst the proposed hours are to include weekends, during the summertime, most weekends I myself am away competing up and down the UK. Most sessions will be held during the week. Throughout the winter where daylight hours are less, weekends will be used for training as well, to make the most of the daylight hours we do have and to reduce the amount of time the lighting will be needed.

We have some floodlights from our previous venue. These are transportable lights that provide enough light for the area in which we are working. This would allow us to continue to train through the winter months when the light is typically lost by 3/4pm in the afternoon. The lights will be positioned away from the roads and in such a way as to not interfere with any traffic. It isn't expected that the lights will see huge amounts of usage. They are simply there to be used occasionally when needed.

Appointments

All classes and private training sessions will be pre-booked. This allows me to ensure there are no cross-overs of appointments.

Classes and private sessions can be arranged in such a way as to prevent traffic coming to and from

the site to cross-over.

Parking

Parking will always aim to be alongside the training area. This is a large 4.8 acre field, allowing us plenty of space for manoeuvring of vehicles on-site.

We propose to put down the grass protector mesh around the gateway – this will prevent vehicles from churning up the mud and taking it off-site and onto the highway.

Parking areas will also have grass protector mesh down. During the dry months of the year, vehicles will have the whole site within which to manoeuvre. During the wetter months, parking and access will only be in areas that have the grass protector mesh installed.

The grass protector mesh will allow us to keep the field as grassed as possible without the possibility of it getting churned up. This will allow us to keep the field in-keeping with the local look of the countryside.

Camps

During the better weather, I run training camps that run for several consecutive days. This provides the opportunity for people travelling from much further afield to be able to train with me. During camps we normally work in two groups: 1 working their dogs and the others resting or observing. Most students will also bring multiple dogs so that a single dog does not get over worked.

Camps will be our busiest times, but are mostly held during the week with training done throughout the daytime. Campers will be using local facilities, camping sites, shops and food outlets.

Local Residents

We are loving being back in the countryside and were extremely lucky to have made the move mere weeks before COVID19 first lockdown. As a passionate dog lover, trainer and behaviourist, I am fully aware of the impact of lockdown on the behavioural side of new puppies and dogs. With that in mind, I would like to offer some FREE Covid sessions for local residents to attend, which will see general day to day problems such as socialisation tackled in a fun and informative way. Covid19 has seriously affected the socialising of young dogs which can have a detrimental impact upon how they interact with other members of the public and other pet dogs. By working with the public through these potential issues, we aim to alleviate any potential problems that could arise through lack of social skills.

I hope your planning policies and decisions can help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development. The approach taken should allow each area to build on its strengths, counter any weaknesses and address the challenges of the future. This is particularly important where the sustainable growth and expansion of all types of business in rural areas.

I hope this allays your concerns, but should you need any further information then please don't hesitate to contact me.

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