

Design and Access Statement

Date: 07/12/2021	James Cranstoun	Site Address: 211-213 Broadgate, Sutton St Edmunds, Spalding PE12 0LT
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Proposed planning application for Change of Use for the land surrounding the property which is currently registered as agricultural.

Also included is a request to apply for part change of use of the property to Business Use.

My wife and I have been running a dog breeding business from our previous address (184, St Pauls Road South, Wisbech PE14 7DD which we rented from my mother) and were awarded a 4* Breeding Licence from Kings Lynn and West Norfolk Council.

My mother had need to move into the property as she also has a breeder's licence and needed to rehome herself and her dogs.

I bought the property 211-213 Broadgate with the expectation that I would be able to continue my business of dog breeding. It is a business that needs the dogs to be on my property.

I felt the land surrounding the property would be ideal for the exercising of my dogs.

There is a building already in situ within the curtilage of the property which is suitable for the kennelling of my dogs and is included in my curtilage application for a breeding licence.

At present, I have no plans to add any extra buildings apart from a shed for general storage. This would be erected within the original boundaries of the property.

I have already applied to South Holland Council for Dog Breeding Licence and that is currently being considered. I have held a licence with Kings Lynn for the last 3 years with no problems. The last two years with a 4* award.

I have been breeding dogs for many years now and have been professionally trained in Dog Behaviour.

At any one time, I have a maximum of 15 dogs. Not all are breeding bitches, I have some stud dogs which are used only on my own dogs. 3 of the dogs are domiciled in the house.

There are no immediate neighbours to either side of the property.

Puppies are bred and sold after eight weeks old from the property. All viewings are by appointment and only between the hours of 11am to 16.30 hours. Evening viewings only under exceptional circumstances. Only one viewing appointment at a time so there is very little traffic in and out of the premises. There is plenty of very clear and safe access and exit. There is plenty of parking on site with no necessity for any roadside parking.

Access

Although the access road is a derestricted speed limit (60 mph) as it is a long straight road, vision both ways is extremely clear.

The property has an in and out drive, therefore, no reversing onto the main road is required to leave the property.

The agricultural ground also has road access which is likely only to be needed to allow access for ground workers, i.e. grass cutting, fence checking and repairs etc. This also has clear visibility.

I had planned to put post and rail fencing around the agricultural land with stock proof fencing so that the dogs could be allowed space to run and exercise in safety and to negate the opportunity of escape. Currently, I am having to exercise the dogs individually on leads. Free exercise is very beneficial health wise for the dogs.

Flood Risk Assessment.

Please see enclosed Flood Risk Map for PE12 OLT showing it to be low risk.

Waste Disposal

Dog waste is collected and disposed of in the Septic Tank – This is emptied on a regular basis by Stratton's who are registered waste collectors. Kennels are mopped and cleaned several times throughout the day and dirty water also disposed of in the septic tank.

Please see enclosed Septic Tank Survey carried out by J & S Jetting in July 2021.

