

9th April 2025

South Holland District Council
Planning Department
Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

Dear Sir

Proposal: Extension to building 1 to provide four additional kennels and new building to provide ten kennels. Cessation of dog training.

Location: The Melrose, Dowsdale Bank, Shepeau Stow, Spalding, PE12 0TZ.

Applicant: Mundicao Kennels

Introduction

I am writing in respect of the above planning application and to provide further clarification on the proposal for an extension to building 1 to provide four additional kennels and a new building to provide 10 kennels. This application is a resubmission of a similar application which was submitted in January 2025 and subsequently withdrawn. The application is now accompanied by a Noise Impact Assessment and the conclusions of the assessment are explained in more detail below.

The application is for an increase of 14 kennels in total. It is considered that there is adequate onsite parking and this issue should be considered in the context of the reduction of parking following the cessation of training which took place in a group session. The arrival and departure of customers is by appointment only and the premises

are only open to customers between 10.00 -16.00 each day. The gate is closed at all times. The traffic generation is particularly low as a result of the way the business is managed and it is unusual to have more than two customers on site at the same time. The cessation of training results in 6 less dogs on site and therefore the net increase is 8 dogs.

Noise Impact Assessment

A Noise Impact Assessment has been prepared by Acoustic Consultants Clarke Saunders. The assessment concludes,

“Environmental noise data collected at a nearby residence has been used in conjunction with information and assessment methodology within ‘Location of premises for the Boarding and Breeding of Dogs and other animals – Supplementary Planning Guidance [1999]’ to demonstrate the likely effect of the increased number of dogs.

The assessments indicate that the current effect of kennels activity at the receptors is generally benign, and while occasional dog barking could be audible at the closest residential receptor, it would not be at an intrusive level in relation to the soundscape.”

This is a modest proposal and will not result in disturbance to local residents. Indeed since the business obtained permanent planning permission the applicant is not aware of any complaints in respect of noise.

Around the premises and around the kennels the blocks have 2 metre high fences and the blocks are bespoke and insulated with UPVC windows which is anti-noise.

The design of the kennels is similar to the existing kennels and the buildings will not be intrusive in the countryside or visually unacceptable.

The applicants wish to cease the dog training at the site and operate only as a boarding kennels. The cessation of dog training will result in a reduction of traffic movements and activities associated with training on a daily basis. Dogs boarding at the kennels stay for longer periods, on average between one to weeks; and traffic movements would be spread throughout the period rather than on a daily basis.

The applicants will accept a planning condition restricting the number of dogs boarding at the premises from 27 to 41 and suggest the wording below,

The number of dogs on site, including those permitted under the dog boarding business but excluding the dogs personally owned by the applicant, shall not exceed 41 at any one time unless otherwise agreed expressly in writing with the Local Planning Authority

This is a well run and professional breeding and boarding kennels and the applicant Vitor Braga is a member of The Kennel Club.

Further information about the business and the awards they have won can be found on their website.

<https://www.mundicao.co.uk>

I trust this provides you sufficient clarification but if you have any further queries please let me know.

Kind regards

Yours sincerely



Andrew Burgess BA Hons MRTPI FRSA

Cc Vitor Braga - Applicant