

Design and access statement

I am seeking planning permission to convert part of my field from agricultural to commercial and for it to be used as a dog training facility. The dog training school has been there for several years under a temporary planning permission which was granted, I am now seeking permanent planning permission to be used by the dog training school.

The dog training school will operate for approximately 20 hours per week and for seven months of the year due to the area being too wet during the winter months. Access to this area comes in from Upper Northam Drive and is part of Lower Grove Farm, The field in question is located at the rear of Lower Grove Farm and well out of the way of any neighbours so noise will not be an issue, there is on site parking which can be used by the dog training schools clientele so parking on Upper Northam Drive will not be an issue for neighbours. There are also toilet facilities on site which empty into a cesspit on the farm so there will be no additional strain on the sewerage system.

On the farm there is a five mile per hour speed limit Which is controlled by the staff of the dog training school, all dogs are kept on leads until they are within the gated and fenced off secured enclosure. The field which is being used as the dog training school is surrounded by trees and other agricultural land, It is at a distance that it can not be overlooked by neighbours or be the cause of any noise

pollution. The dog training school have a waste removal contract for the removal of general waste recycling and hazardous waste.

I am seeking planning permission for the sole purpose of converting agricultural land to commercial land, no structures will be being built on the site and no amendments will be being made to the field in question, the only addition is a small tent located in the corner of the field which houses dog training equipment. Therefore I have not included (elevations of the structure in question on the site) which was previously asked for.



(entrance to Lower Grove farm from Upper Northam Drive)



(Car parking space allocated for dog training school)





(Dog training field requiring planning permission)



(Toilet facilities)