

# **PLANNING DESIGN AND ACCESS STATEMENT**

**PROPOSED RETENTION OF EXISTING PURPOSE-BUILT DOG BREEDING ACCOMMODATION –APPLICATION UNDER SECTION 71 A OF THE TOWN AND COUNTRY PLANNING ACT 190 (AS AMENDED).**

Land at Northwood Farm

Northwood lane

Bewdley

## **THE PROPOSAL**

Permission is sought to retain and continue to use the existing replacement specialist accommodation that supports the established dog breeding business. as part of the rural enterprise business, that has recently been erected at the site. The building was erected urgently to meet the increasing standards of care that are necessary and required by the Industry in obtaining a Breeding License.

## **SITE LOCATION**

The site is at Northwood Farm, Northwood lane, Bewdley situated approximately 1.5 miles to the north of the town. It is approached along Northwood lane which runs parallel with the river Seven on the eastern side and is set on a margin of land is set below the highway which accommodated some development between the lane and the river. The land surrounding comprises a small number of dwellings and farm buildings, stables, as well as the dog breeding buildings

## **BACKGROUND**

This application relates to an established rural dog breeding business that formed here on this agricultural unit (ref no17/387/0171) that operates from some half a dozen smaller buildings, which has successfully operated from this site.

The business has been fully supported by the existing residential accommodation on the site.

## **DESIGN**

The applicant has chosen a long narrow linear design of layout of the building which accommodated some 20 accommodation units 5 Whelping Pens and an office and store unit. These are serviced by way of a covered integral internal passageway that runs along the entire length of the building at the front giving separate independent access. The building is single storey and has a low profile.

An important consideration in the formulation of the design and layout of the selected building is that it is only viewed against the backdrop of the existing buildings and so its impact on the landscape is significantly diminished. It is tightly clustered with these buildings.

The roof is constructed in sheeting enabling a shallow pitch to be obtained and the wall plate is in traditional rural material.

### **Flood risk**

A further advantage of this chosen location and site layout is that it completely avoids the flood risk area on that part of the site closest to the river which is within zone 3. The buildings as constructed are within in Flood Zone 1.

### **PLANNING POLICY CONSIDERATION**

The keeping and breeding of dogs is successfully established here as is the presence of residential accommodation to provide essential on-site accommodation to meet statutory requirements.

This application is not considering whether the business should continue. It is considering whether the functional need for the on-site stock accommodation is justified to enable appropriate care and supervision at all times and for an essential key worker living on site to provide for proper animal welfare.

It is Central Government Policy that such care should be provided. In addition, there is a Statutory/Legal responsibility under the Animal Welfare Act 2006.

This seeks to ensure that animals are kept in a manner which accords them freedom from thirst, hunger, malnutrition appropriate comfort and shelter; the prevention and rapid diagnosis and treatment for injury, disease and infestation;

freedom from fear; and freedom to display most normal patterns of behaviour. The issue of security is also relevant and an increasing problem especially where animals are at risk from fire, vandalism, and trespass, and malicious harm.

Under the Animal Welfare Act - 2006 it is an offence to cause unnecessary suffering to any animal. The Act also confirms a Duty of Care to Animals which means that anyone with a responsibility to animals must take steps to ensure that the animals' needs and welfare are met.

*In 2002 the equine Industry and Welfare organizations produce guidelines for the Welfare of all horse's ponies and donkey; (The Equine Industry Welfare Guidelines Compendium for Horse, Ponies and Donkeys produced by the National Equine Welfare Council), Which was revised in 2009. The guidelines here are just as essential in respect of the welfare of other animals including dogs.*

*Secure appropriate accommodation is an essential welfare element and is a statutory requirement.*

*This clear functional need derives from the provision of modern accommodation to enable the constant daily duties to be properly carried out which include: -*

- *Inspecting dogs and bitches at approximately 0630 hours each day;*
- *Feeding dogs*
- *Bedding- down and cleaning out kennels*
- *Administering routine treatments and medication*
- *Handling puppies*
- *Monitoring breeding stock for physical signs of coming into season.*
- *Scanning bitches for onset of ovulation)*

- *Taking bitches to the dogs for covering*
- *Scanning stock for pregnancy diagnosis*
- *Monitoring bitches for signs of early whelping*
- *Closely monitoring new puppies for various common conditions*
- *Monitoring breeding stock and young stock for behavioural changes (which can be an early sign of acute illness)*
- *Exercising dogs*
- *Training dogs*

### ***Breeding Stock***

*The applicant specializes in the breeding of Jack Russel Terriers and American Bull dogs as well as other breeds.*

*The applicant has built up an excellent reputation and the puppies that are produced are sort after both in the UK and Internationally.*

*The safety and security as well as the care and welfare of the stock becomes increasingly difficult where the Kennels success makes keeping a low profile difficult.*

### ***Sales***

*Most sales are made by recommendations from previous buyers. There is usually a waiting list for the puppies.*

### ***The Current Position - Theft of dogs***

*This has increased dramatically over the past few years. Not only are dogs stolen to order but also are easy to catch targets, youngsters, puppies and bitches with newborn litters. Proper secure accommodation is therefore absolutely essential. Having one composite building enables much greater oversight to be provided.*

### **Kennels Licence**

*The Kennels will receive a site licence issued by the Wyre Forest Council. The findings of the Examining Inspector will take into account the fully upgraded accommodation that provided in this application which will enable the statutory duties to be complied with.*

*The latest Government advice as set out in the in the NPPF states at paragraph 83 states:*

*“Supporting a prosperous rural economy, planning policies and decisions should enable:*

*a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well designed new buildings.*

*b) the development and diversification of agricultural and other land-based rural businesses”.*

## **ACCESS**

The Business enjoys the use of the long established farm access which is safe and satisfactory.

Accordingly, the Local Planning Authority is asked to support this rural business and grant a consent for the development.

R. Mills MRTPI