

DESIGN AND ACCESS STATEMENT

DATE: 07/01/ 2021

PROPERTY : LAND TO THE SOUTH OF BOLTON LANE,WILBERFOSS

PROPOSAL : CHANGE OF USE OF LAND TO CREATE A DOG WALKING FIELD TOGETHER WITH PARKING FOR UP TO 6 CARS

PREPARED BY :

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INTRODUCTION:

The proposal is to change the usage of part of the existing field to a dog walking track together with the provision of a small parking area for up to 6 cars.

LOCATION :

The site North of a converted farmstead know as Eastfield Farm. This is South of the A1079 at the Bolton Lane junction. It is just slightly less than a mile away from the village of Wilberfoss

The field currently produces cereal crops.

GENERAL DESCRIPTION:

We propose to change the usage of the land into a single dog walking field. This field will provide a safe and secure area for dog owners to walk and exercise their dogs. The field will provide a more secure setting for owners and their reactive dogs to bond and enjoy safe time off the lead together. This is particularly important with rescue dogs who are often timid and lacking in trust. It will also serve as a good location for dog walkers and dog trainers

This plan is to provide further diversification of our arable / mixed family farm. We are a third generation family farm who bought this parcel of land in the 1980s. We have farmed this land for decades alongside other parcels of land in the Wilberfoss & Pocklington area.

USE:

The site will be used as a private dog walking field. Customers will be able to book periods of either 30 or 60 minute periods. One booking / Customer per time slot. The field is proposed to operate in daylight hours from 6.30am until 9pm. The site will NOT require any floodlighting. There will be a maximum of 6 dogs per time slot over the whole site. All bookings and payments will be made via the website and only one booking per time slot per section.

ACCESS:

The site will be served via the existing field access. This is located on the Layby which is used to access Eastfield Farm, three other domestic properties and also a farmyard. This is a good safe junction as there is a central reservation in place to keep traffic safe when turning right. We have provided a sketch of the gateway. It is also worth noting that there is a footpath which leads from Wilberfoss village to the site via the existing layby. That would mean it would be possible for Wilberfoss residents to walk with their dogs to the park. This would reduce emissions and help with sustainability.

PARKING:

We foresee that a few customers will walk from the village of Wilberfoss. However for those who travel with their dog in a vehicle we propose to add hard standing in the form of gravel. This will be used to park up to 6 cars and will allow cars to turn around on site and exit the site in safety.

The car park and entrance is hedged and will be fenced with stock netting. The entrance to the dog walking area will be fenced with a 1.9 metre high timber post and wire mesh. A timber field gate of 4 metres to allow access for grass cutting and maintenance, vehicle access including an "air lock" passage to allow dog walkers to safely walk back to the parking area on a lead before entering the parking area

Parking Area - Surfacing

The parking will be constructed of 250 mm compacted limestone topped with 150mm of well compacted crushed concrete. The parking area surface water will drain through naturally and the materials used will avoid there being dirt and mud brought out of the car park on to the layby.

DOG WALKING FIELD

The dog walking field totals 0.57 Ha (including the parking area and driveway) The field will be sown with a grass seed mix which will be allowed to establish properly before being used for the walking of dogs.

The field will be fenced with 1.9 metre high timber post and mesh fencing. Along the Northern and Eastern edge the fence will be aligned 4 metres from the centre of the hedge with 2.50 thick galvanised steel wire, wire mesh rabbit fencing will overlay the 1.9 metre high fence to a height of 0.30 metres, with the rabbit fencing being dug into the ground to a depth of 0.05 metres and with 0.25 metres turned out in order to prevent dogs digging underneath.

The majority of the grass in the field will be topped on a regular basis, however it is intended to incorporate a "strip" to the northern side of the site which will be allowed to grow longer in the style of a "Meadow". This will introduce diversity & enhance the nature conservation interest of the site.

WASTE MANAGEMENT

We will provide a waste bin on site. All users will agree (when they book online) as part of the booking conditions, that they supply their own bio degradable dog poo bags. They must pick up, bag and dispose

of the waste in the bin that we will provide. This will be emptied on a regular basis. The contents will be collected by the Brunton's commercial waste team. Anyone not following the procedure will be prevented from booking in the future.

APPEARANCE

Currently there is an established hedge towards part the North and East of the site. We propose to allow this to grow to a height of at least 8 ft in order to screen the field from the road and also in order to help prevent distraction for the dogs if they are being trained in the field.

SECURITY & MANAGEMENT OF SITE

The gate will be secured by a combination code lock on the gate leading to the "air lock" The code will be changed on a daily basis. The access gate will be locked with exception to when it is being used by the owners to cut grass or maintain the grounds and fences etc. The field will be checked once a day at varying times. This will allow us to monitor that the field is being used by the number of people / dogs who have booked and paid for this facility. These spot checks are also important for both safety and security of the site and of our other farmland in the area.

DISABILITY DISCRIMINATION ACT

The surface of the car park and fastening of gates will be of a specification and design in order to give access to people with disabilities.

FLOOD RISK

The field is in Flood Zone 1. Therefore a flood risk assessment is not due

PLANNING POLICY

6.1 The East Riding Local Plan identifies the site as within the Countryside. therefore the following policies apply:

Policy EC1 : Supporting the growth and diversification of the East Riding economy

Policy : Farm diversification schemes will be encouraged providing they are of an appropriate scale to their location, respect the character of the surrounding landscape

Policy S4 Supporting Development in villages and the countryside

Outside of a development limit land will be regarded as the countryside and the following forms of development supported , where proposals respect the intrinsic character of their surroundings.

Sports, equine, recreation community facilities and tourism development

CONCLUSION

We consider that the proposed dog walking field meet the needs of a number of dog owners by providing a safe and secure recreational facility. It will also provide a secure space for dog trainers to be able to spend time training dogs without the distraction of other dogs present. The park would serve Wilberfoss, Kexby and other nearby villages. The wider area isn't totally agricultural and has a significant element of other business and leisure activiites. We believe that it will not only assist in farm diversification but it will also be a welcome addition to the area's dog owners/ dog walkers and dog trainers.