

## **Design and Access Statement**

**Proposed Retrospective Change Of Use Of  
Agricultural Field to Dog Exercise Paddock  
At  
Dunmead Farm,  
Marsh Gibbon Road,  
Edcott.  
Buckinghamshire.  
HP18 0TA.**

**Full Planning Application.  
September 2021**

**Optime Surveyors  
PL361/2021**

Contents:

## **1.0 Background**

1.1 Location.....	3.
1.2 Existing Site .....	3.

## **2.0 Proposals**

2.1 The Paddock.....	3.
2.2 Proposed Use.....	3.
2.3 Scale.....	3.
2.4 Appearance .....	3.

## **3.0 Conclusion**

3.1 Conclusion.....	3.
---------------------	----

This Design and Access Statement is to be read in conjunction with the plan,  
Drwg. No: PL361/2021/01.

Statement Prepared By:  
Optime Surveyors.  
Pumps Cottage  
Main Street  
Twyford.  
Buckinghamshire.  
MK18 4EP.

On Behalf Of:  
Mr. & Mrs. White. (Applicant)

## **Background**

### **1.1 Location**

The site is located to the South-West of the Marsh Gibbon Road, West of the village of Grendon Underwood and to the South of the village of Edgcott.

### **1.2 Existing Site**

The application site is part of a large agricultural premise known as Dunmead Farm.

The area of the paddock is approximately just over ½ an acre (2,700m<sup>2</sup>) part of an agricultural field with extensive existing hedging and tree planting to the NW, NE and SE boundaries. The SW boundary comprises timber post and wire stock proof fencing over looking open farm land.

The site is outside of flood zones 2 & 3 as indicated in the Environment Agency extract report attached at the end of this statement.

## **1.0 Proposal**

### **2.1 The Paddock**

The proposal is for the change of use of the paddock area from an agricultural field to a dog exercise area with use of the existing vehicular access and turning area for patrons of the site.

### **2.2 Proposed Use**

The use of the paddock, vehicular access/parking and turning area has been operational since the 10<sup>th</sup> April 2021. The owners were unaware their proposal required Planning Approval. The paddock is used by individual owners and their dogs who pre-book the area for either ½ an hour or an hour. The maximum number of dogs that can be accommodated on the paddock is eight which must come from one owner, dogs from different households do not mix.

The opening times for the paddock are:

Summer Time: Monday – Saturday 8:00am – 8:00pm. Sunday 10:00am – 8:00pm.

Winter Time: Monday – Saturday 8:00am – 6:00pm. Sunday 10:00am – 6:00pm.

The owners access the site via the existing vehicular entrance drive at their pre-booked time and do not enter the paddock until the previous patron has left. Dog owners cannot turn up speculatively.

The paddock is unlit and there are no proposals to install lighting.

### **2.3 Scale**

The paddock area is part of an existing field having a total area of 3.38acres which is used for cattle and sheep. The paddock is separated from the field by a 1.8m high stock proof timber post and wire fence, which continues around the boundaries to provide a secure area for dogs to be let off their lead. .

### **2.4 Appearance**

The existing fencing to the perimeter of the paddock still retains the views of the open countryside.

The dog walking field is not intended to be used for commercial dog training or dog classes of any kind. There is agility apparatus but this is for individual dog walkers.

## **2.0 Conclusion**

### **3.1 Conclusion**

The use of the paddock for dog exercise provides a safe and appropriate recreational amenity in the countryside.

The small scale and controlled booking of the paddock ensures the amenity of adjoining owners and the area in general is maintained.

The paddock assists in diversification of the farm business, providing alternative income which contributes to the rural economy.

# Flood map for planning

Your reference  
**PL361-2021**

Location (easting/northing)  
**467466/221649**

Created  
**2 Sep 2021 9:31**

**Your selected location is in flood zone 1, an area with a low probability of flooding.**

## **This means:**

- you don't need to do a flood risk assessment if your development is smaller than 1 hectare and not affected by other sources of flooding
- you may need to do a flood risk assessment if your development is larger than 1 hectare or affected by other sources of flooding or in an area with critical drainage problems

## **Notes**

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

Flood risk data is covered by the Open Government Licence which sets out the terms and conditions for using government data. <https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>

Use of the address and mapping data is subject to Ordnance Survey public viewing terms under Crown copyright and database rights 2021 OS 100024198. <https://flood-map-for-planning.service.gov.uk/os-terms>

## Flood map for planning

Your reference

**PL361-2021**

Location (easting/northing)

**467466/221649**


Scale

**1:2500**

Created

**2 Sep 2021 9:31**



-  Selected point
-  Flood zone 3
-  Flood zone 3: areas benefiting from flood defences
-  Flood zone 2
-  Flood zone 1
-  Flood defence
-  Main river
-  Flood storage area

0 20 40 60m