DESIGN & ACCESS STATEMENT   29/01/24.

Change of Use of part of agricultural field to secure dog walking paddock with removable shelter, Trevennel Farm, St. Mawes, Nr. Truro, TR2 5AD

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'Trevennel', St. Mawes, Truro, TR2 5AD.

Job No: **2517**

0.0   General

0.1   The proposal has been brought about by the applicants being approached by a local business seeking a small parcel of land in the locality that they can utilise which already has highways access to use as a dog training facility, complete with a secure dog walking paddock.

0.2   The business which wishes to rent the land, Kentwone Dogs is currently situated in Portscatho, covering the whole of The Roseland and the surrounding areas.

The proposed tenants (Kentwone Dogs) offer the following in support of the proposal:

"0.3   As there are currently no registered facilities available on the peninsula, this will provide a valuable service to both local residents and visitors alike.

0.4   The facility would appeal to the owners of dogs which may have specific needs. These might include nervous or antisocial behaviour, poor recall, a disability / rehabilitation, or for secure puppy/dog training, away from other dogs. In addition there is a popular demand from both experienced and novice dog owners, for agility work.

0.5   The enclosed nature of the site, will provide peace of mind for people to take part in structured, training sessions with a qualified instructor, by giving their dogs the freedom to move around in a safe and protected environment.

0.6   It is the applicants intention to offer a range of training courses/classes alongside comprehensive day care services and dog walking (maximum of 8 dogs at one time). This would appeal to a wide audience of both local residents and visitors, especially during the summer months with the beach restrictions and holiday rental rules.

0.7   The temporary structure complete with dog quarters (Inclusive of beds and crates), provides a protected environment, particularly during inclement or hot weather.

0.8   Use of the facility will be strictly limited to clients who have pre-booked online, thereby controlling both dog numbers and traffic movements.
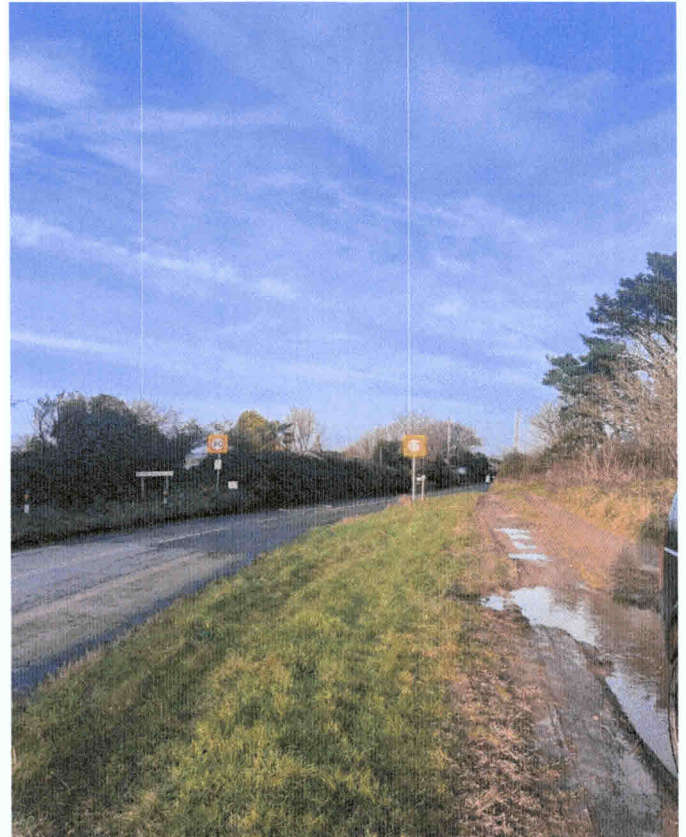
0.9   The hours of business will be limited from 08.00 – 18.00 but reduced during winter, as the facility will only be open during daylight hours".

1.0   Access

1.1   As you will be aware planning permission for the field access was granted in October of last year following the temporary creation by South West Water of a works entrance at the location in connection with the laying of the new pumping main from St. Just in Roseland to St. Mawes. With the 8-9m set back of the access off the highway this provides very good standards of visibility in both directions for merging traffic while the double width gate allow tractors with trailed implements and larger self-propelled machinery to easily gain access to this side of the farm and have high degrees of visibility when emerging onto the road from the fields. The change of use proposal will not affect the ability to continue use of the entrance for agricultural purposes. The present hardstanding area created by South West Water will be retained.

View South from entrance

View North from entrance

2.0   Site Layout;

2.1   The access is ideally located for the proposed use while continuing to be used by the farm, it will also allow access for South West Water for future maintenance of the pumping main or if there is the need to replace any element.

2.2   Parking spaces have been indicated within the site on the present hardstanding area.

2.3   **Fencing -** The whole area is to be fenced using deer fencing 1.8m like this https://www.sure-green.com/deer-control-fencing-1-8m-x-100m.html and a secondary layer of mess will screen the bottom section on the fence to screen dogs from livestock and car park. https://www.ultimate-one.co.uk/90-shelter-shade-netting-green-knitted-fencing-mesh-15m-50m-p-1324?osCsid=I4ar1i59nsvdne6l5idf7sof07

Example of 1.8m high deer fencing

Screen fencing

2.4   **Gates -** A secure (by combination lock) gate will be installed from vehicle hardstanding area to the field, similar to this example. https://www.doghealth.co.uk/products/1-0m-x-1-84m-door-8cm-gap-panels-1 This design can be hinged on one side to open entirely, enabling access for grass cutting etc.

2.5   The proposal will not result in the loss of any of the existing hedgerows while the proposal does include further planting of native Oak where indicated along with creating a 2m wide corridor between the existing hedgerow and the new fence to allow for hedgerow maintenance and wildlife foraging.

View looking North of existing hardstanding area.

3.0   Building design;

3.1   The temporary shelter will be a simple structure, timber clad with a low rise roof which will allow the development to fit well within this rural setting in the AONB. This would be a "welfare" unit for dogs during inclement weather and for clients to collect / deliver their dogs. The only power required is for internal light (no external lighting as it's only open during daylight hours), a fridge / kettle etc. Solar power, renewable facility could be utilised for this.

3.2   A basic Portaloo will be used and this would be positioned, out of sight and regularly emptied by the hire contractor, see - https://www.andyloos.co.uk/product/standard-portable-toilet-unit/

Typical Portable toilet unit.

Typical Dog waste bin.

3.3   Dog waste facilities will be available on site and a specialist contractor will collect on a regular basis. https://uk.glasdon.com/litter-bins/dog-waste-bins/retriever-35-tm-dog-waste-bin

4.0   Conclusion:

4.1   We conclude that the proposal will provide a valuable facility for the area while offering an agricultural diversification scheme on what is a relatively small parcel of land when taking into account the overall holding size. The present access remains unaltered while the existing hedgerows are retained with additional native planting undertaken.

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