



Development Control

# EVANS & CRAWLEY

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## Noise Mitigation Plan

**Decoy Cottage  
Sawgate Lane  
Stapleford  
Melton Mowbray  
Leicestershire  
LE14 2XF**

The proposed doggy day care is located within a rural setting, remote from footpaths, neighbouring properties and roads. Note that the site is secluded, set in woods (which act as a natural screening) and the nearest residential premises is 200 metres away and the majority of the activity will be further away to the north and within the woodland that will further deaden any sound (it is an effective sound barrier and the nature of the noise is not out of character in this rural location).

The lady running the business is an experienced dog handler and has had no complaints from the public or major incidents with dogs. This suggests their methods of behavioural management clearly works.

In addition, the historical use of the site has involved dogs, breeding, kennels etc and there have been no complaints regarding the by the neighbours nor any issues from Environmental Health during this period. The site's location and set up is therefore a good natural environment for dogs where they will not be caused nuisance by way of noise.

Stipulated drop off and pick up times mean that any adverse impact on noise, traffic and nuisance is managed. Dogs are slightly more excitable during drop off and collection times, but soon settle within minutes. As there is a live in member of staff on site, any unexpected noise will be managed quickly. The kennels on site are fully insulated for sound and warmth and the dog paddock is through trees to the north, further away from the nearest dwelling. The site itself is also surrounded by mature trees.

The doggy day care will be fully licenced by Melton Borough Council. During the day, dogs are cared for within the site, and regularly walked on the owners land, before being collected at the end of their stay. The site is fully gated and secure to ensure the safety of the dogs, and the premises is located on a country lane so through traffic is minimal. There is ample parking within the site for pick up and drop off.

The hours of operation on the facility will be from 7.00 am up to (on some days) 7pm. Outdoor activity will be confined to daylight hours.

#### Further noise mitigation

- The business will not agree to take on a dog that is prone to excessive barking
- Licensing requirements as applied to Melton Borough Council.
- Experienced staff, caring for all kinds of dog, their knowledge of handling and controlling dogs.
- Dogs will be under supervision at all times at the day care facility
- Kennels are insulated and remote.
- Good animal behaviour will be expected at all times and appropriate training techniques will be adopted to ensure noisy behaviour is curtailed.
- All activities will take place in defined areas which includes secure fencing to prevent escape of dogs.

Doggy day care has become increasingly popular in recent years as seen by various recent submissions to Melton Borough Council. The provision of safe, secure areas for dogs is becoming increasingly popular and the proposals seek to satisfy this local need for such a facility.

The design & access statement and the business development plan provide further information for the proposals, together with support for the scheme. The site appears to be an ideal location for the proposed use. The use has been demonstrated as one that is appropriate in rural areas, although the site is readily accessible from built up areas and the adjacent hotel.

The development may reasonable be seen as representing an appropriate rural enterprise. In terms of the NPPF, the proposal may be seen as a leisure development that is appropriate within a rural setting. The proposals also preserve the unique and open rural characteristics of the area. We therefore consider that the development would be entirely consistent with the NPPF and Local Plan Policies.

By the nature of the proposal, the history of the site and the location of the site (it being remote), the proposed use will not give rise to issues of noise disturbance that would constitute grounds to withhold planning permission. Noise will be minimal and will be managed positively through teaching and training.