



Management Plan

Development at:

**Unit 2, Orchard House,
Hamilton Road, Hythe SO45
3PB**

Prepared By

James Cain MA(Hons),
MPlan, MRTPI

Planning Base Ltd
5 Seymer Close
Shillingstone
Dorset
DT11 0PH

Mr S Grieve

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Introduction & Background

- 1.1 This Management Plan should be read in conjunction with the plans and supporting documentation provided in support of a planning application for ***change of use from light industrial to dog day care and grooming (sui generis)*** at the land and property known as Unit 2, Orchard House, Hamilton Road, Hythe SO45 3PB.
- 1.2 The accompanying Design and Access Statement sets out the planning history of the site and assesses the proposals against the development plan. This Management Plan sets out how the proposed use will operate to enable the local planning authority to fully assess the scheme and how the applicant will sensitively manage the business to ensure that there is no harm to nearby residential amenity.

Access

- 1.3 Vehicle trips to and from the site will be kept to a minimum via the business offering a pick-up and drop off service (the 'collection service') for dogs attending day care.
- 1.4 The collection service will be via a van complete with the business logo which is capable of transporting 8 to 12 dogs within purpose-built and safe cages.
- 1.5 Orchard House is accessed from Hamilton Road and this driveway will be shared with the current occupier of Unit 1 which is a specialist engineering company for precision machined components.

- 1.6 All vehicles arriving at Unit 2 will travel to the south side of Orchard House to the drop-off area which is located to the west of the commercial unit (see Figure 1 below).

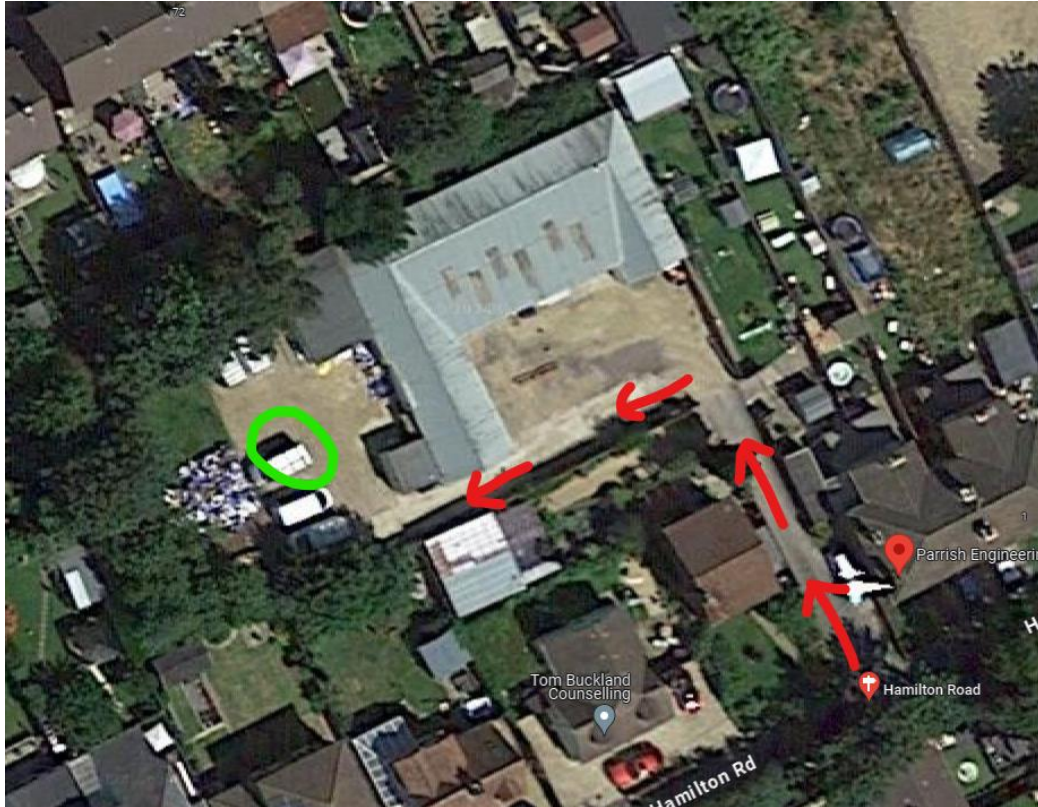


Figure 1 - Red arrow indicates access to Unit 2 with the green circle indicating the drop-off zone

- 1.7 Customers for the dog grooming facility will follow the same route.

Operating Hours

- 1.8 The dog day care facility will operate between the hours of 8am and 6pm Monday to Friday only.
- 1.9 The dog grooming hours will be between 9.30am and 3.30pm Monday to Friday and on Saturdays only between 10am and 2pm.

- 1.10 Drop-off times for customers of the dog day care will be between 8am and 9am and pick up times will be between 5pm and 6pm. For those customers who do not use the collection service, a specific drop off slot will be allocated to ensure that all customers don't arrive at the same time and a similar system will be employed at the pick up time.
- 1.11 The dog grooming facility will be limited to a maximum of 4 dogs per day and there will only be 1 dog for grooming on site at any one time.
- 1.12 Until 1st April 2025, there will be a maximum of 10 dogs for day care at any one time and after that an assessment will be made regarding capacity for an increase in numbers.

Operation

- 1.13 Scott Grieve, the applicant, is an expert in dog behaviour and will be running the dog day care facility. Scott is a Level 4 dog trainer and has a certificate in canine first aid. Vanessa Sheppard will operate the grooming facility and has a Level 3 ipet qualification in dog grooming and salon management and also has a certificate in canine first aid.
- 1.14 It is not in the interests of the business to have poorly behaved dogs and such animals will be naturally filtered out of being accepted at the facility. Should a dog bark excessively and it cannot be trained out of that behaviour then it will be taken home and not allowed back to the facility.
- 1.15 All dogs will have access to the outside area marked on the Block Plan which will be fenced off and away from the drop-off area. Dogs will not be allowed outside without supervision and will only be allowed in the fenced area for toileting and supervised activities.

- 1.16 Dogs will either be accommodated within Unit 2 or within the outside fenced area only.
- 1.17 Only natural products and chemicals will be used to treat the dogs and dog hair and dog excretion and waste will be placed in commercial bins.
- 1.18 All waste water will run into main drains.

Summary

- 1.19 The applicant wishes to propose that the contents of this Management Plan can form a planning condition in the event that this application is approved.