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### **DESIGN, ACCESS AND HERITAGE STATEMENT**

Rev - A – March 2019.

#### **Change of Use of to a Dog Walking Field at Land East of Station Road, Newton, Kirkbymoorside**



Aerial View of Site

## **INTRODUCTION**

This statement is prepared generally in accordance with the requirements set out by DCLG Circular 01/2006 – Section 3. The appraisal will follow the 4 stage process advocated by the CABE Guide to good practice.

This application is for change of use of an agricultural field to a dog walking field for land east of Station Road, Nawton, Kirkbymoorside.

The application site is part of a wider agricultural holding but no other sites are in the immediate area.

## **USE**

The field is currently vacant but was previously used for agriculture .

The proposal will provide two dog walking fields with associated parking

The number of dogs using the park and each field will be limited to 7 per park at any one time to reduce any potential noise issues.

## **AMOUNT**

The total site area is 1.93 hectares and the proposed western dog field will be 0.85 hectares and the proposed eastern dog field will be 0.75 hectares.

## **LAYOUT**

The proposed layout retains the overall site boundaries except on the A170 road boundary where the existing gate will be removed with a new section of fence installed and new vehicular and pedestrian access will be formed after the removal of some sections of fencing. The access will lead to a parking and turning area and to access to the dog walking fields via 'air lock gates'.

## **SCALE**

The new fencing to form the dog walking area will be 1.8m high.

## **LANDSCAPING**

The existing boundary treatments will be retained with alterations to the fence to the north side where the existing gate will be removed with a new section of fence installed and new openings in the fence will be created to form the pedestrian and vehicular access. New fencing will be erected set in as indicated on the site plan. The existing grass will be retained and mown on a regular basis with some sections left longer to introduce some diversity for enrichment and more habitats for wildlife.

## **APPEARANCE**

The proposed fencing will be metal 'deer fencing' with timber posts with wire mesh rabbit fencing at low level.

## **ACCESS**

Access to the site for pedestrians and vehicles will be from A170 with separate pedestrian and vehicle access points and although this is the main road through Nawton the speed limit is 30mph and a 2.4x90m visibility splay to the west can be achieved and a 2.4x120m visibility splay to the east can be achieved as per the recommendation of highways, so those who are using cars to use the site should be able to enter and leave the site in a safe manner minimising risks to themselves, other road users and pedestrians.

The Scarborough & District bus service has a bus route which goes from Scarborough to Helmsley, via Pickering and Nawton, which is fairly frequent and the bus stops are just around the corner on the A170 road through Nawton.

Access to the individual fields through the 'air lock' gates will be by keypad locks, which the code to, will be provided to dog walkers on booking. The codes will be changed on a regular basis.

The dog waste bin will be located by the 'air lock' entrances so that the dog walkers can put their waste bags in the bin when they leave and the person who secures the site at the end of the day can easily access the bin to empty when required.

## **LOCAL PLAN AND NPPF**

The application is supported by the following objectives in the Ryedale Local Plan 'to encourage a healthy rural economy whilst maintaining the protection of the environment' and 'to support appropriate farm diversification activities'

The NPPF states that planning policies should:

- Promote the development and diversification of agricultural land-based rural businesses

## **DOG PARK OPERATION**

The dog park will be open for use from 7am to 8pm every day and a local employee will be responsible for unlocking and locking the main gate to the site.

The local employee will also be responsible for emptying the dog waste bin and ensuring the waste is suitably disposed of and other maintenance as required.

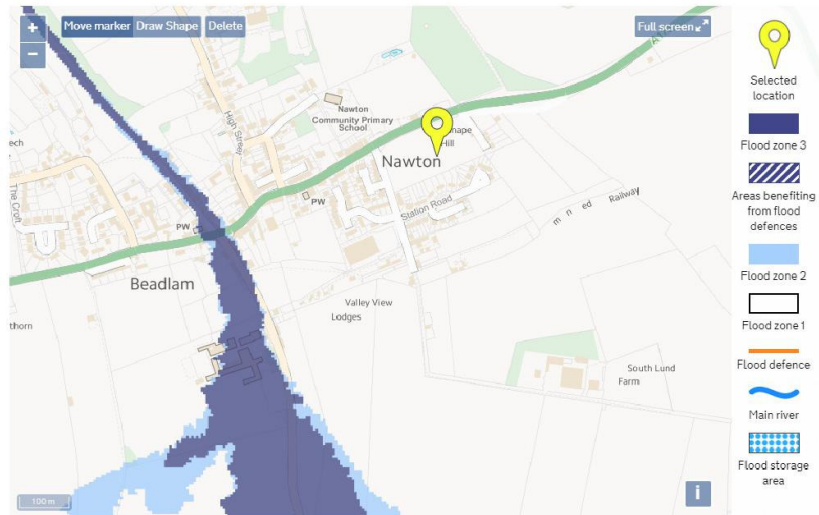
The dog park will operate with a booking system with both ½ hr and 1 hour slots available. The number of dogs will be restricted to 7 per field at any one time, so, a maximum of 14 dogs at any one time and this will be restricted during the booking process.

As there are 2 separate fields both on and off lead exercise can be allowed but as a part of the booking process the user must stipulate whether they want on or off lead exercise.

Users will need to supply their own biodegradable dog waste bags.

## FLOOD RISK

The site is in flood zone 1 with a low probability of flooding as indicated on the Environment Agency Flood Risk Map and no further action is required at this stage.



Environment Agency Flood Risk Maps Showing the extent of flooding in Nawton

## SUMMARY

The proposal is intended to make use of a currently unused site to create a safe and controlled area for people to exercise and train their dogs which should help to reduce issues associated with dog walking, some of those being:

- Dogs fouling on the street (and it not being picked up and disposed of)
- Dogs scaring or injuring livestock and other dogs
- The spread of parasites found in dog faeces, one of which can cause abortions in cattle and another of which can lead to lamb and sheep carcasses to be condemned following their slaughter

The dog walking field should have minimal impact on the area visually and the noise impact on the adjacent dwellings would be kept to a minimum by restricting the number of dogs using the park at any one time, the number of dogs a walker is responsible for, the age of the dog walker and the hours which the park is open for use.