

Design & Access Statement

For Proposed Detached Kennel Block at Hare Park Farm, Slip End. Royston. Hertfordshire. SG7 6SL. For Sentabarcs.

1. Introduction

This Design & Access Statement (DAS) accompanies a planning submission for a Proposed Detached Kennel Block at Hare Park Farm, Slip End. Royston. Hertfordshire. SG7 6SL. The DAS has been written to meet the requirements of Article 4C of the Town & Country Planning (Development Management Procedure) (England) Order 2015, & it is considered that this statement accords with the advice contained within the Development Management Policy Annex:- Information requirements & validation for planning applications issued on 16th March 2010. Although the Town & Country Planning (Development Management Procedure) (England) (Amendment No.2) Order 2013 removed the requirement for Design & Access Statements to be submitted with minor planning applications, this Design & Access Statement has been prepared & submitted to help enable and assist the planning department in the processing of this planning application, & to help explain the rationale behind the proposals, the developments sites links to local amenities & the local public transport system & thereby justify the overall sustainability of the proposed development site, & the positive impact & the overall public benefit of this proposal

2. Site Location & Description

2.1. The application site edged in red on the site location plan to the North West of Royston Road on a parcel of land measuring 0.435 hectares in area, is an already established Boarding Kennels site which has been in operation since the early 1980's & the applicants have held the lease on the site for the last 2 years from the site owner Mr Jeremy Larner who lives next door in Hare Park Farm. We met the land owner Jeremy Larner during our site visit last month to discuss the proposals & he is aware of the applicants' intentions to submit a planning application for a new detached kennel block on this site.

The existing boarding kennels is a family run business that serves the local community in and around Baldock & the wider area. The existing kennels are run in accordance with North Hertfordshire District Councils Animal Licensing Policy & provides accommodation for up to 24 dogs at present, which are looked after by 4 full time staff & 2 part time staff. The dogs boarding at the kennels have the benefit of individual internal heated sleeping quarters & with access to their own individual external exercise run via a hatch. There are two wider units to cater for family groups of dogs with the same amenities as well.

The overall site has parking provision for up to 8 staff members & up to 15 visitors at any one time & this will remain in place as part of the proposed development. These parking areas are currently accessed off of the internal drive area within the site & via the existing vehicle access & egress out onto Royston Road which runs past the site frontage to the South East site boundary & which is already established.

2.2. The existing boarding kennels are already established on the site & as well as providing a vital boarding service to pet owners in the area they also provide an important service to a number of NHS Local Authorities, such as North & East Herts, Hertsmere, Essex. Oxfordshire & Buckinghamshire Health authorities in dealing with Adult & Mental Healthcare Services by looking after patients' dogs while they are either in hospital or having treatment etc. The boarding kennels also provides a dog rescue service to the local Councils as part of their operation, so it can be demonstrated that the site not only provides accommodation for people's pets while they are away on holiday etc, but it also plays a vital role in the local community in helping to support the local health authorities & local Councils during difficult times.

3. The Proposals

3.1. The applicants are planning to expand the business & provide boarding kennels on the site for an additional 66 dogs with the construction of a new detached kennel block sited to the North east of the existing detached kennel block.

3.2. The proposed 28 kennel block measures 27.86 metres wide x 12.690 metres deep. With an overall ridge height of 3.010 metres high, & an eaves height of 2.55 metres, & with a roof pitch of 4 degrees. There will be external exercise runs to the front & rear of the new kennel block that measure 6.1 metres deep x 12.250 metres & 12.750 metres wide. The new detached kennel block will be positioned 6.1 metres clear of the existing kennel block.

3.3. The new detached kennel block will be finished as follows:-

Roof :- Light green profiled metal cladding with hit & miss opaque rooflight panels.

External Walls :- Light grey profiled metal cladding to the gable ends with green profiled metal cladding to the kennel runs & surrounds to the main entrance doors.

Rainwater Goods :- Light grey profiled metal rainwater goods on light grey profiled metal fasciaboards & bargeboards.

Windows & Doors :- White double glazed doors to main entrances & general staff areas, with green galvanised metal doors to external kennel runs.

4. Drainage.

4.1. The new detached kennel block building will have concrete floors laid to fall internally to a central Aco drainage channel, & laid to fall externally to Aco channels to the outside edge of the external escape runs. The Aco channels will be linked & laid to fall & will discharge to soakaways sited a minimum of 5 metres clear of the new building to deal with any liquid foul waste generated by the dogs in their kennels. Solid foul waste will be extracted manually and will be deposited in a new septic tank on the site, which will be emptied & collected by a specialist waste disposal company at regular intervals. The kennels will all be disinfected & hosed down throughout every day.

4.2. Surface water drainage is to discharge to soakaways positioned a minimum of 5 metres from the new & existing buildings.

5. Heating

5.1. The internal staff corridors and internal dog sleeping quarters will be heated by electric panel heaters.

6. Staff.

6.1. There are currently 4 full time staff & 2 part time staff serving the existing kennel block that houses up to 24 dogs. In order to cater for the up to 66 dogs in the new kennel block the applicant will increase the number of staff to 6 full time staff & 4 part time staff, based on the requirement to have a minimum of 1 staff member per 15 dogs on the site at any one time in accordance with North Hertfordshire District Councils Animal Licensing Policy.

7. Parking.

7.1. At present there are a minimum of 8 staff parking bays & 15 visitor parking bays, & this will not change as part of these current proposals. With the new detached kennel block on the site there will still be adequate parking provision for both staff & parking on the site in accordance with Essex County Council Parking Standards “Design & Good Practice”.

8. Ecology.

8.1. As this is an already established boarding kennel site & there is already a great deal of activity on the paddock area proposed for development to the North East as demonstrated on the attached site photo's, & therefore our proposals will have absolutely no impact whatsoever on any native & protected species, or wildlife habitat. With this in mind & taking into account the current use of the site we do not feel that commissioning a Phase 1 Habitat Survey is either relevant or required in this instance.

9, Principle Of Development:- The Government on 27th March 2012 published the National Planning Policy Framework which took immediate effect with regards to the determination of planning applications. It is considered that the following provisions are relevant to the determination of this application.

The presumption in favour of sustainable development – Paragraph 14 sets out that “At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development. This should be seen as a golden thread running through both plan making & decision taking.

Paragraph 7 aims to provide a definition of sustainable development & it sets out that there are three dimensions to sustainable development which are economic, social & environmental in order for a development to be classified as a sustainable development all three dimensions must be met.

10. Economic Role:- This application proposes the erection of a new detached Kennel Block on the development site & it is considered that allowing this application to be approved will have a direct economic benefit to the local economy particularly during the construction period. It is proposed that locally sourced labour will be used by the applicant and that it is envisaged that locally sourced materials/local merchants/firms will be utilised as appropriate.

Furthermore, whilst the use of the site is for an already established boarding kennels purposes it will also have a direct social benefit to the local community for generations to come, & should be considered to be a positive addition to Baldock & the outlying local area. In this regard it is considered that the proposed development meets the economic role in terms of the definition of Sustainable Development.

11. Social Role:- The application proposal hereby submitted proposes the development of a parcel of land to the North East of the existing kennel block which will make a positive contribution towards the local community & outlying area by way of providing an additional on-site kennel block & boarding facility to work alongside the existing detached kennel block on the already established boarding kennels site to further enhance the services available, which is currently lacking at present. The establishment of additional dog boarding facilities on this site will also provide additional full time & part time employment in this rural setting to the benefit of the local community. In this regard, it is considered that the application is in accordance with the social role in terms of the definition of Sustainable Development as set out within the NPPF.

12. Environmental Role:- The site is located in a sustainable rural location with direct access to many of the key service provisions & with direct access to the local public transport network. The new detached kennel block building proposals will be constructed to a high-quality utilising environmentally friendly construction methods & materials where appropriate. It is considered that allowing this application to be approved will enable the provision of much needed facilities on the site, which is environmentally sustainable & makes the best & most effective use of the land. Development on this site therefore is fully in accordance with the environmental role in terms of the definition of Sustainable Development.

The NPPF makes it clear that these three roles should not be taken in isolation because they are mutually dependent. Paragraph 14 sets out that at the heart of the NPPF is the presumption in favour of Sustainable Development which should be seen as a golden thread running through both plan making & decision taking. As set out above, it is considered that this proposed development fulfils all of these three roles & therefore the development as proposed is classified as “Sustainable Development”!.

It is therefore considered that the presumption is in favour of the proposals hereby presented which fully comply with the principals of the NPPF and the application should therefore be considered favourably.

In terms of the hereby submitted application the NPPF also makes it clear at paragraph 17 that one of the core planning principals is to “proactively drive and support sustainable economic development to deliver the homes, business & industrial units, infrastructure and thriving local places the country needs. The application will assist in delivering much needed bereavement facilities for the area and will have a positive impact upon the local economy during the construction phase & therefore this proposal should be supported.

Emerging Policies states the Council will take a positive approach that reflects ‘the presumption in favour of sustainable development’ as contained in the NPPF. Further, the Council will work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social, and environmental conditions in the area. Planning

applications that accord with these policies will be approved without delay, unless material considerations indicate otherwise

13. National Planning Policy Framework “Delivering Sustainable Development”

Paragraph 3 Supporting a prosperous rural economy:-

Planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. To promote a strong rural economy, local and neighbourhood plans should:-

Support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well-designed new buildings.

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

Support sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities, and visitors, and which respect the character of the countryside. This should include supporting the provision and expansion of tourist and visitor facilities in appropriate locations where identified needs are not met existing facilities in rural service centres; and

Promote the retention and development of local services and community facilities in villages, such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship.

14. Consultations

14.1. We have not discussed the proposed application with North Herts Council planning prior to this planning re-submission.

14.2. The Local Parish Council & other parties will no doubt be consulted during the planning application process and their comments and views taken into account when considering this application.

14.3. We have not consulted with the highways department, as the vehicle access to the existing site & the proposed new building etc. are to remain as existing, and due to the open clear visibility along Royston Road, we do not think that this will be a major issue when considering this application as it is already established & in use already.

14.4. The environment agency has not been consulted regarding this planning application as this site is within an already established development site & is not in a flood zone, & therefore the risk of flooding is extremely negligible, & therefore no separate consultation will be required.

14.5. We have not consulted an Ecology Consultant regarding the phase 1 habitat survey on this occasion due to the fact that the site is already in use & is already active on a daily basis.

15. Conclusion

15.1. The proposed development of this existing and already established boarding kennels site comprising of a new kennel block building is in close accord with both national and local planning policies. The proposed site development will also provide enhanced local amenities & facilities, and employment opportunities to the local community in a low-level impact rural setting to the overall benefit of the local community and environment, which will provide an enhanced rural public service asset in this remote area of North Herts District.

If approved, the scheme to provide a new detached kennel block building on the site would enhance the on-site public services & facilities, setting, maintenance, operational use and overall site security of this existing boarding kennels site and would not give rise to material harm by way of traffic generation, visual disharmony, or any other issue of acknowledged planning importance. The applicants feel that there is a genuine need locally to increase the size & capacity of their operation in order to provide important & a much needed service to the local community & the wider area, that also has the added benefit of helping the local health authorities & local councils at the same time. We have given thought to the location of the new building in relation to its impact upon the local rural community, hence its location to the North East of the existing kennel block & to the North West of the existing car parking area on the site.

It is therefore respectfully requested that with all of the above taken into consideration, regarding the proposed detached kennel block building, the possibilities for creating further rural employment & the further enhancement of the boarding kennel services & facilities that would be available on this site, that planning permission be granted for our proposals.