Stanmaur Farm
Breach Lane
Earl Shilton
Leicestershire
LE9 7FB

Planning, Design & Access Statement
For the creation of
10 boarding kennels inside existing barn

DEVELOPMENT
SERVICES

31 OCT 2008

RECEIVED

1. Proposed Design Process

The decision to introduce boarding kennels onto Stanmaur Farm has been made to address a shortage of such facilities in the immediate area. The farm site currently has stables and associated equestrian storage facilities, a ménage and staff/visitor toilets. There is also storage for the animal feeds and the implements require to look after the grazing land and paddocks.

Although the farm is relatively isolated the decision to house the purpose made kennel units within one of the existing barns was taken to ensure there is no undue noise nuisance to neighbours and for the security, safety and comfort to the dogs being boarded.

There is ample space on the site for exercising the dogs without causing a nuisance to pedestrians or traffic in the area which we believe to be an important factor.

2. Size and Quantum

It is considered that the scale of the project is well within the usable limits of the site as it is essentially contained within the existing buildings and no aspect of the boarding activities will impact on the landscape, environment or the enjoyment of the environment by others.

3. Scale of proposed works

There are no additional buildings required to accommodate the kennels and so no visual external impact. The only necessary works involves the formalisation of the existing hard standing areas to provide car parking for visitors.

4. Access Points

The farm is accessed from Breach Lane via a gated private driveway. The gates are set back from the carriageway to comply with highway requirements. There is room for opposing traffic to pass on the driveway between the buildings. Visibility is good along the drive so there should be no conflict of traffic.

Easy turning is possible on the hammerhead between the drive and tarmac yard between the buildings.

The parking spaces nearest the building would, when required provide parking for disabled visitors.

5. Landscaping
   There is proposed additional landscaping although some planting to the north of the main barn will be implemented to soften the appearance of the building from the road.

6. Appearance
   As previously stated there will be no visible obvious changes to the buildings, access roads or other facilities apart from tidying and clearing the areas to be used for parking adjacent to the buildings.

IMPACTS

- Traffic
  Traffic movements should not be excessive as a result of the kennels development. There are currently between 10 + 14 car/light van movements per day to and from the site. After the development it is anticipated that there could be up to an extra 20 car movements spread over a week, with the majority being over a weekend. In addition there would be 1 light commercial vehicle or van per fortnight delivering animal feed etc. Visitors will be generally by pre booked appointment only to avoid excessive numbers of vehicles on site at any one time. Access to the site will be easier from the newly diverted Breach Lane then it was previously, as there will be a separate turning off Breach Lane before turning into the farm site itself.

- Bats
  There are no building works taking place and no trees or hedges being removed and therefore no possible bat roosting sites being disturbed. Observations have been made over the summer in the early morning, around lunch time and early evening and no bats have been seen. If the local authority considers it necessary, the applicant has no objections to mounting bat boxes on the property to encourage bats in to the area.

- Noise
  There are no residential properties in the immediate vicinity of the site and the kennels are to be housed inside the barn so no noise nuisance is envisaged from the dogs at unsociable hours. The increase in traffic is also minimal and should cause no additional nuisance.

- Employment

  At present no one is employed on the site. In order for the kennels to operate efficiently 2 full time and 1 part time position will be created.