

Herefordshire Council  
Planning Services  
Plough Lane  
Hereford

Date: 21st July 2023

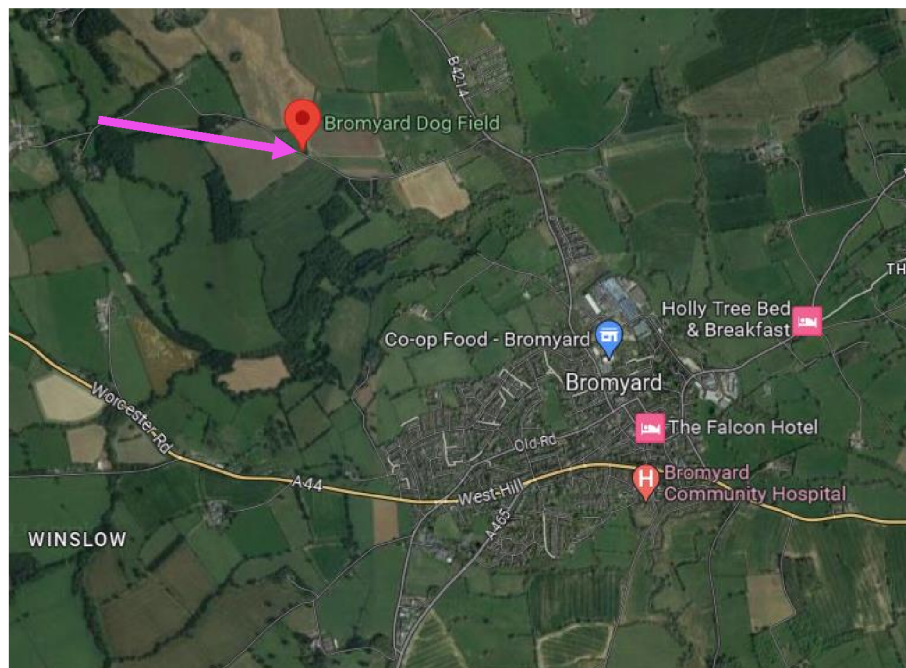
Dear Sir / Madam,

**Re: Retrospective Change of Use application of agricultural field for a dog walking/training area on land at Morningwood, Bromyard, Herefordshire, HR7 4LP.**

This application is for the change of use of an agricultural field for an enclosed dog walking and training field on land at Morningwood. The site has been used for dog walking/training for the past 3 years. This application wishes to regularise the use and gain permission for the area of hardstanding, fencing and addition of a gate.

### The Site and Use

The site, known as Bromyard Dog Field, is a popular dog walking and training area. The site is a 2.27 acre field located north of Bromyard.



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The site is rented out on a time basis during daylight hours to members of the public. On an average day, 5 people use the site with their dogs. The applicant also runs a dog day care business, so she uses the site as a safe space during the dog day care hours. The site is currently the only dog walking/training field in Bromyard and therefore, is very popular with local dog owners. The site is the perfect space for dogs to run around off the lead with no potential risks or threats.

On the site, there is a small area of hardstanding which is used as a car park for visitors. The applicant only allows a maximum of two vehicles on the site at any time and all vehicles park on the area of hardstanding. This application proposes to extend the area of hardstanding to allow for a wider turning area. This proposed additional hardstanding will not act as an extra parking space.

The site is accessed from a very quiet, dead-end lane (U65203). At the entrance of the site, there is a metal gate which opens inwards. Access will be from the existing gated entrance. The field gate is 12ft wide x 6ft tall. This access is the existing agricultural field access which has not been changed. The level of traffic from the dog walking business is minimal with approximately 5 cars visiting the site daily. This vehicle movement has not significantly affected the lane.

The site is fenced with a 6'2ft post and wire fence which extends around the field boundary. The fence will have an open appearance which is in keeping with existing wire fences in the area and views will be maintained across the site. This fencing is required to make the area enclosed and safe for dogs. The fencing is a natural colour and does not cause any visual landscape impacts to the surrounding site.

Additionally, there is an existing small field shelter on the site. This is a dry seating space for customers to sit in whilst watching their dogs. The shelter is set back from the road and is very in keeping with the rural appearance as it was originally used for agricultural purposes.



The applicant, who owns and runs Bromyard Dog Field, asks all visitors to pick up their dog foul waste and take it home with them. This is to avoid dog foul being left on the site.

## Policy Appraisal

- Policy SS1 confirms that, when considering development proposals, Herefordshire Council will take a positive approach that reflects the presumption in favour of sustainable development required by national policy.
- This application is supported by policy RA6 of the Herefordshire local plan. Policy RA6 seeks to support rural enterprises. This proposal is for a dog walking field/training area which will help the applicant's business to operate and grow. The site is located on the outskirts of Bromyard therefore, it is frequently used by residents who live in Herefordshire and Worcestershire.
- The proposal is suitable in regard to scale and local setting. It does not have adverse visual or noise impacts. The proposed site has approximately 5 visitors a day and therefore, the proposal only generates limited traffic movements. Policy LD1 of the core strategy focuses on ensuring that

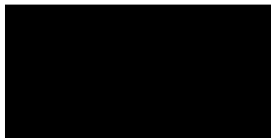
proposals positively influence the landscape by appropriate designs and scale. The proposed site has maintained its agricultural appearance with natural coloured fencing, limited hardstanding at the access and natural landscape features retained. The site has trees and hedgerows planted along the boundaries which accords with policy SS6. The change of use will not impact the landscape appearance.

- The proposed area of hardstanding will be limited to 2 car parking spaces with an area for turning. The area of hardstanding and parking provision is sufficient for the scale of development. The additional hardstanding is required to provide a safe turning space. Paragraph 109 the NPPF sets out that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impact on the road network would be severe. The access to the site is from a quiet, dead-end lane. Visibility from the site is sufficient and the level of traffic from the proposed development will not have adverse impacts on the highway safety.

In summary, this application will help support the applicant's rural business. The Bromyard Dog Field is a safe space for dog walking and training without having any significant impacts on landscape, highways, or the environment. It is located on the outskirts of Bromyard and is very popular with local residents and people who live in Herefordshire and Worcestershire.

Should you have any questions at all, please do not hesitate to contact me.

Yours sincerely,



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