

From: Philip Cottier <>

Sent: 13 March 2026 09:59

To: Lucy Walker <>

Cc:

Subject: RE: Planning application 3/2025/0067 at Shaw House Farm, Clitheroe Road, Whalley, BB7 9AD.

Hi Lucy,

Please see below, operational statement from our client as requested.

OPERATIONAL STATEMENT : 13.03.2026

Thank you for your response to our application for change of use to a dog exercise facility.

I would like to clarify that this site is used solely as a dog exercise field and not as a dog daycare facility.

Each member of staff operates as a dog walker and holds specific insurance for dog walking, with cover in place for ratios of 1:6 dogs in public spaces and 1:12 dogs in a private field where there is no public access. Our operation is primarily the latter.

It is not the case that there are no staff on site. Rather, there are usually one or two non-driving members of staff present on site at any one time. We also have staff who travel as passengers and supervise the dogs while our vans collect and drop off the next session of dogs.

One parking space is adequate for this purpose. On the rare occasion that two vans need to be on site at the same time, we have permission from the landlord to use the parking area near the stables, where I also keep my horses.

Although the company owns and operates four vans in total, only one or two vans will generally be on site at any one time, as all four are not used every day.

The site itself is already busy with vehicle movements, particularly in the morning and afternoon. I would estimate that around 20 to 25 vehicles are moving on and off the site at either end of the day, corresponding with general work start and finish times, with a further 30 to 35 vehicles coming and going throughout the middle of the day in connection with the farm, horses, deliveries, other businesses, and residents.

By comparison, our vehicle movements are limited. Typically, two or three vehicles arrive in the morning between 10:00 and 10:30. One or two vehicles leave at around 13:00 to undertake dog swaps, before returning. At the end of the day, all two or three vehicles leave the site at around 15:00 and do not return.

I hope this clarifies the position, but if I can be of any further assistance, please do not hesitate to contact me.

Yours sincerely,

Nicola Hadgraft

Kind regards,

Philip Cottier

Director

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