



FAO: Laura Eastwood
Ribble Valley Borough Council Planning Office
Council Offices,
Church Walk,
Clitheroe,
Lancashire.
BB7 2RA

Ref: 3/2021/0188

18th March 2021

Dear Laura,

Further to our telephone conversation on 2nd March 2021, I would like to confirm the points raised with you regarding the planning application reference 3/2021/0188 – the creation of a dog training facility including kennels/workshop and office reception on land off Slaidburn Road in Waddington, BB7 3JJ.

As discussed, our house, [REDACTED] is the closest dwelling to the proposed development site so we have taken a keen interest in the planning proposals put forward for the dog training facility. Considering the area surrounding our house is not currently inhabited by any other dwellings or businesses, we are eager to ensure the quiet, tranquil environment for which we purchased the property is not disturbed. This is especially important to us, [REDACTED] and seeing [REDACTED] as our 'forever home'. I also note the noise concerns highlighted in the Environmental Health Consultation Response prepared by the Council.

We would like to note several aspects which we feel are of paramount importance to ensure the any development at the site does not negatively affect us at [REDACTED]

General Concerns

We have been made aware by local residents that a number of our concerns are common with others in the area. In addition to the points elaborated upon below, general concerns around the change of use from agricultural land to a business property include:

- Impact on and danger to livestock, namely sheep, horses and game. Dogs are not currently common in the area, something this development will change
- Noise concerns, namely from the dogs themselves, any training activities and traffic/activities associated with running of the business
- Effect on the existing game (pheasants) business operating in the area, which may be heavily affected by any introduction of new noise to the area

- Access to site from increased traffic during construction and normal business operation

Should the proposed development be approved, it is of paramount importance that the following factors are considered, and mitigating measures taken to ensure there is no negative affect on us and the surrounding area:

Operation Times, Kennel Use & Noise

As noted in the planning proposals, we feel a planning restriction preventing dogs from being kept in kennels into the evening or overnight is incredibly important. This is a very big factor in our consideration of the proposed development and would want assurances that these restrictions would be in place not just for those proposing the development, but also any future owners/operators. Should these restrictions not be in place, we feel the noise impact would have a significant detrimental impact not only on our life-quality and wellbeing but also the long-term value of our property.

We also note the opening/operating times for the dog training facility, as proposed in the Application Form. We would want assurances that these restrictions would also be binding for both those proposing the development and any future owner/operators of the facility.

As per the Environmental Health Consultation Response Ref 45755/Y01 prepared by the council, we seek assurances to the noise levels that will be created whilst the facility is in use.

Access Road from Slaidburn Road to the Proposed Development

Based on the planning application, we understand there is no intention to change the use of the single-track road connecting the land upon which the development is proposed and Slaidburn Road. Indeed, this is the only access road for United Utilities to access the covered reservoir facility. We would like to seek assurances that our access to the lower part of our garden and micro sewerage plant would not be altered in any way as a result of this development. To our knowledge, the road has been used by us and previous owners/occupiers of [REDACTED] since the house was constructed in the early 1950s, so we believe this would be viewed as an implied easement in any case.

Overnight Accommodation

We would like to seek assurances that a planning condition will be that the development is not used for overnight accommodation either now or in the future.

Construction Type & Materials

We would like to seek assurances that only timber materials would be used in the construction, as per the planning application, so to remain in keeping with the landscape and surrounding area

Construction Traffic & Work Hours

We would like to seek assurances that construction of the proposed development will only be undertaken during normal business hours, in addition to assurances that access to [REDACTED] from Slaidburn Road will not be affected during construction.

If you require any further clarification on the points raised above, or would like to discuss anything in more detail, please do not hesitate to contact me via email at [REDACTED]

Regards,

[REDACTED]