PLANNING STATEMENT

on behalf of Messrs Rupert and Tom Ransom

Change of Use From Agricultural Land to Dog Walking and Exercising Facility, including the provision of a Field Shelter, associated Hardstanding, Access and Parking

Land at Old Ramsey Road, St Ives, PE27 3LL

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For and on behalf of Brown&Co.

Brown & Co is a leading provider of agency, professional and consultancy services across the whole range of rural, commercial, residential, and agricultural markets.

Date: October 2026

Reference: 068418

1. Introduction

1.1 This Planning Statement has been prepared by Brown&Co to support a planning application on behalf of Messrs Rupert and Tom Ransom for the change use of part of an agricultural field to a dog walking/exercising facility at Land at Old Ramsey Road, St Ives, PE27 3LL.

1.2 The Applicants are seeking to diversify the operations of their farming business through the use of an existing agricultural field as an enclosed dog walking paddock. Subject to a successful outcome with this planning application, the dog walking facility would be managed by the Applicants. The facility would provide a secure environment for dog owners, comprising a fenced exercise area and associated car parking, accessed via a coded automatic gate. The site would also benefit from access to fresh water and cleaning facilities, with dog waste managed appropriately.

1.3 The purpose of this statement is to set out the background to the applicant's proposals and the key planning issues raised by them. The statement is structured as follows:

- Section 2: describes the physical characteristics of the site and its surroundings;
- Section 3: outlines the planning history for the site;
- Section 4: provides details of the proposed development;
- Section 5: summarises the national and local planning policy context;
- Section 6: provides a planning assessment of the key considerations raised by the proposal; and
- Section 7: sets out in brief our overall conclusions on the proposal.

1.4 This statement should be read in conjunction with the following:

- Completed application form;
- Location Plan (26.040.DL0101_P1);
- Site Plan As Existing (26.040.DX0001_P1);
- Site Plan As Existing Detail (26.040.DX0002_P1);
- Site Plan As Proposed (26.040.DK0001_P1);
- Site Plan As Proposed Detail (26.040.DK0002_P1);
- Plans and Elevations As Proposed (26.040.DK0003_P1);
- Proposed Fencing Details;
- Flood Risk Assessment;
- Biodiversity, Validation and Policy Checklists; and
- Biodiversity Net Gain Assessment and Metric Calculations

2. Site and surroundings

2.1 The 1.33ha application site lies within the Parish of St Ives, to the north of the main built-up area of the town and within the open countryside. It is situated within the western section of an existing agricultural field and is bound by Old Ramsey Road to the west, a

farm track to Wiggin Hill Farm (under the applicants' ownership) to the south and cultivated arable land to the north and east.

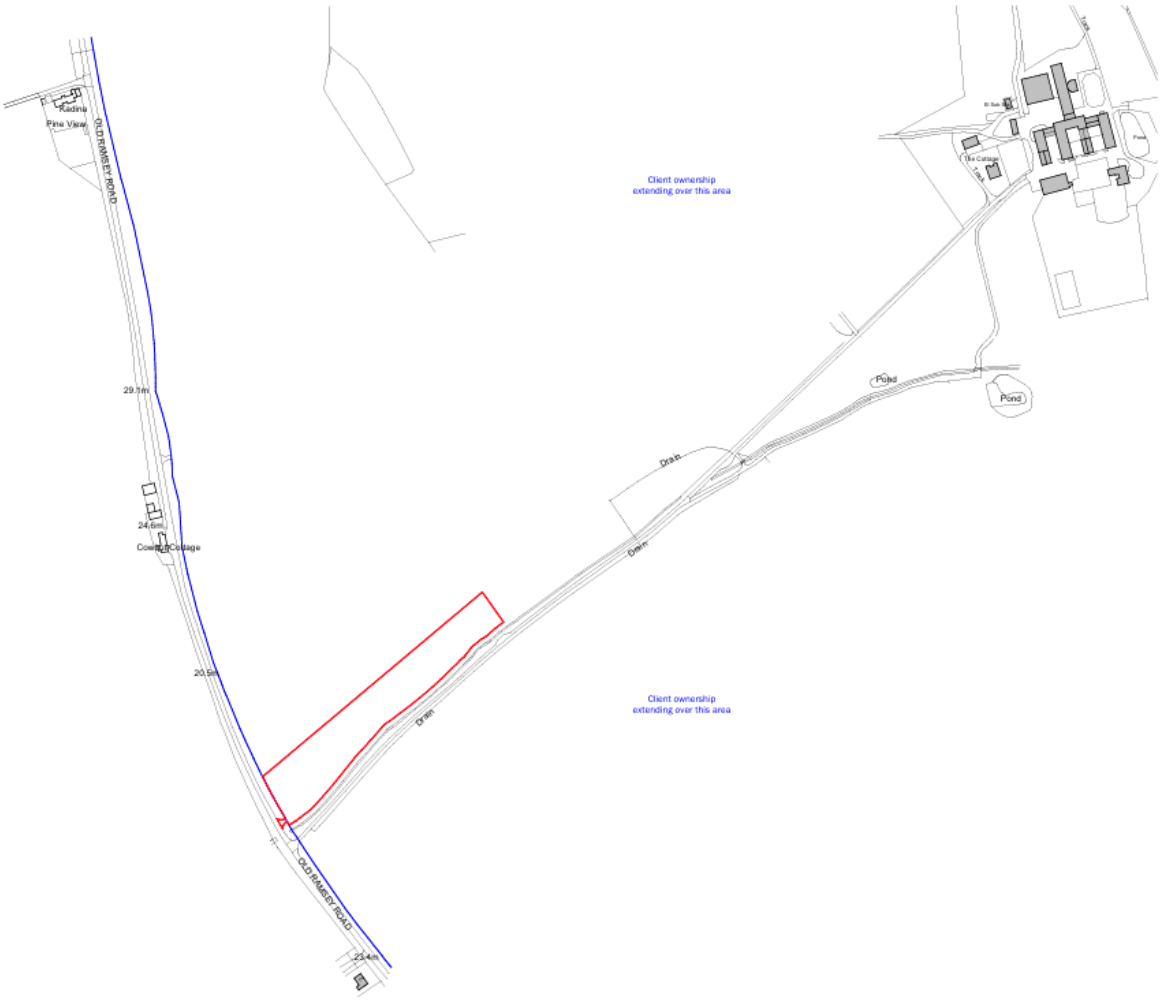


Figure 1: Location Plan

2.2 In terms of site boundaries, the application site is enclosed by trees and hedgerow along the western and southern boundaries. The wider agricultural field is enclosed on its northern, eastern and southern boundaries by hedgerow.

2.3 The site benefits from an existing access point, currently functioning as a field entrance.



Figure 2: Existing access point via Old Ramsey Road

2.4 The nearest residential property, '2 Old Ramsey Road' is located approximately 170 metres to the south of the site, on the western side of Old Ramsey Road. Owing to the separation distance and low-intensity use being proposed, together with the dense hedgerow delineating the site's southern and western boundaries, any visual impacts are likely to be limited.

2.5 There is only one Public Right of Way (PRoW) in the vicinity of the site, with Footpath 192/16 located circa 700 metres to the north of the site, creating a sustainable pedestrian link with the village of Houghton to the southwest, as shown in Figure 3.



Figure 3: Map showing Public Rights of Way, with site starred (Source: Tytl)

2.6 There are no listed buildings or conservation areas in the vicinity of the site. The closest listed building is a Grade II listed building located circa 1.76 kilometres southwest of the site on Houghton Road, as shown in Figure 5 below.

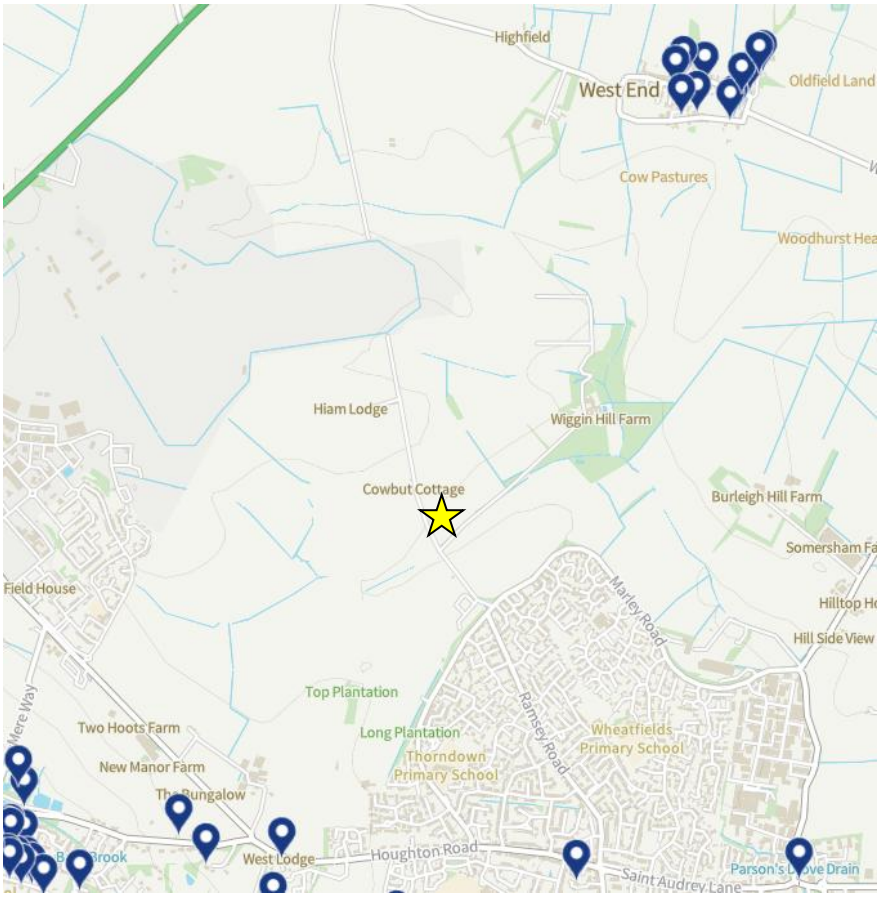


Figure 4: Listed Building Map, with site starred (Historic England)

2.7 The site is located within Flood Zones 1, 2 and 3, as shown in Figure 6. As indicated in the UK Government's Flood Map for Planning, the areas of higher flood risk are limited to around the watercourse running along the southern and southeastern boundary. As shown in Figure 7, very limited parcels of land are susceptible to surface water flood risk (<150mm). A flood risk assessment accompanies this application.

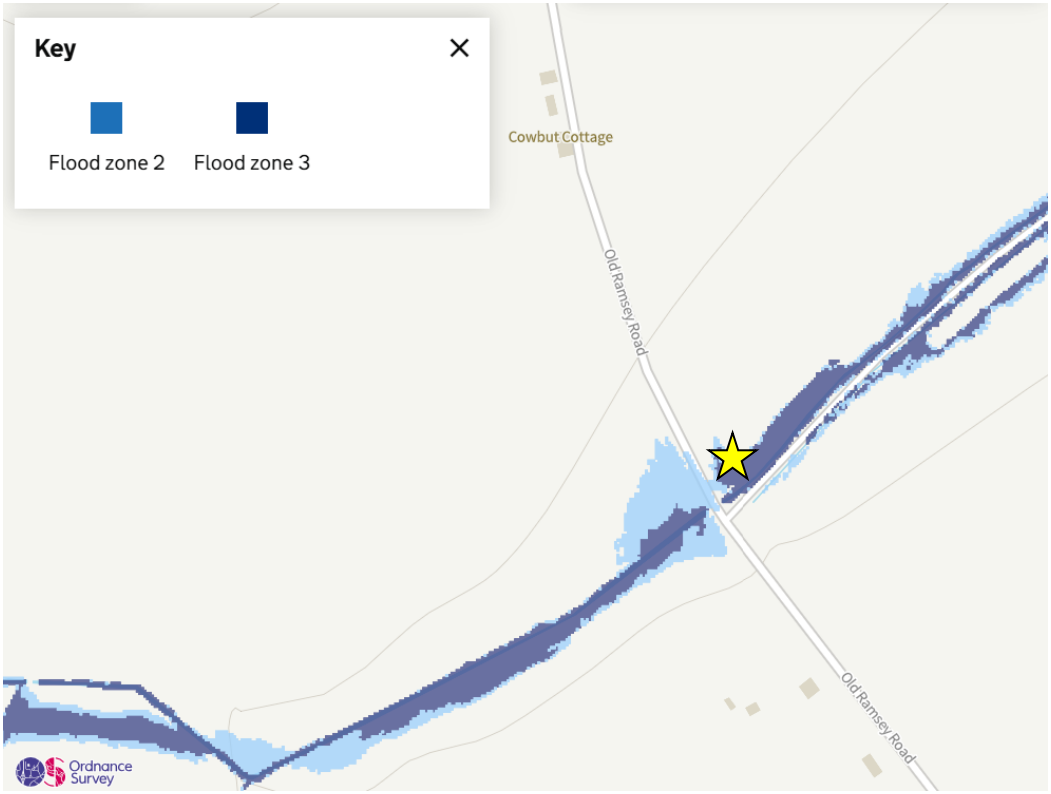


Figure 5: Flood Risk Extract Map, with site starred (Source: UK Government Flood Map for Planning)

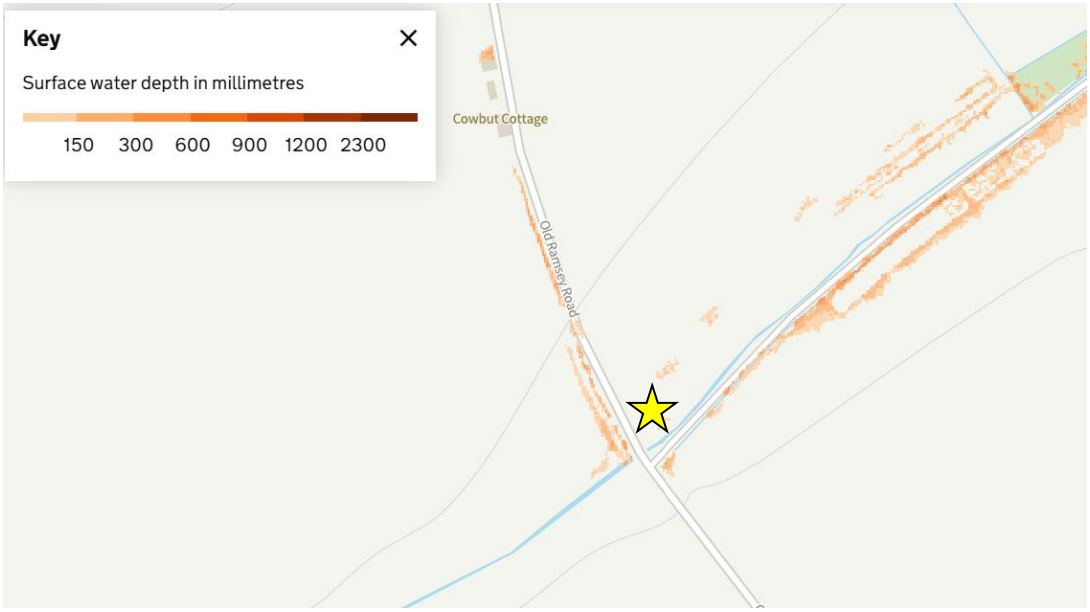


Figure 6: Surface Water Flood Map, with site starred (Source: UK Government Flood Map for Planning

3. Planning History

The Council's Public Access system identifies no planning history associated with the application site. However, there is a recent planning application relating to adjacent land located on the southern side of the farm access track:

Land At Junction Of Marley Road And Old Ramsey Road St Ives

- 25/70070/SCRE - Outline planning application for the erection of up to 650 dwellings with public open space, landscaping, sustainable drainage system (SuDS), and vehicular access point. All matters reserved except for means of access - **Confirmed proposal is not EIA development 28 July 2025**
- 26/01243/OUT - Outline planning application for the erection of up to 600 dwellings and associated infrastructure. All matters reserved except for means of access – **In progress; application received 08 July 2026**

4. Proposal

4.1 It is proposed to utilise the field for the exercising of dogs to allow the applicants to generate additional income and support the wider business. This application also seeks to erect a timber hut ("field shelter") ancillary to the use of the dog walking facility, to provide dog walkers with shelter during periods of bad weather. The 13sq.m hut will be sited to the northwest of the dog walking field, shielded by the existing hedge, thereby limiting potential visual impact and any views from the adjacent Old Ramsey Road. The hut will not be placed on an area of hardstanding, rather just on an area of grass, allowing the hut to be removed from the site if necessary.

4.2 It is also proposed to erect a 1.8-metre-tall deer fencing with wire mesh fence around the dog walking field – significantly permissible under Schedule 2 Part 2 of The Town and Country Planning (General Permitted Development) (England) Order 2015. A native hedgerow will be planted to the southeast of the proposed parking area.

4.3 The main access to the site would be via a new access road taken from Old Ramsey Road. A small car park area will be created in an area of hard standing (hoggin) in the southwestern corner of the site, adjacent to the site access, with sufficient space available for five vehicles, allowing for potential crossover between attendees. A lockable personnel gate from the car park would allow pedestrian access to the enclosed.

4.4 The associated opening hours would be 7am-9pm Monday to Sunday. As mentioned above, the Applicants will manage the facility, subject to planning. This facility would also have access to fresh water and cleaning facilities, with a designated website set up to enable dog walkers to book exclusive access to the dog walking facility for a 1-hour slot. Therefore, the number of people on-site at any one time is minimised to the paying customer and their dog/dogs.

4.5 It is proposed that a dog waste bin be provided close to the car park. The Applicants will be responsible for managing the removal of dog waste from the site. It must also be noted that no external lighting is proposed.

5. Planning policy context

5.1 Planning law requires that planning applications are determined in accordance with the development plan unless material considerations indicate otherwise[1]. The development plan is, therefore, the starting point for the assessment of all planning proposals. Development plan policies of particular relevance to this application are summarised in paragraphs 4.3 – 4.11 below.

[1] Section 38(6) of the Planning & Compulsory Purchase Act 2004 and Section 70(2) of the Town & Country Planning Act 1990.

5.2 The Government's planning policies, as set out in the latest National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG), are also a significant material consideration in deciding planning applications. National planning policies of particular relevance to this application are summarised in paragraphs 4.12 – 4.16 below.

Huntingdonshire Local Plan

5.3 The Huntingdonshire Local Plan to 2036 was adopted in May 2019. The plan outlines the location and scale of development across the district and sets out the strategies for achieving the plan aims through to 2036. The following Local Plan policies are particularly relevant to the determination of this application:

Policy LP2 Spatial Strategy states that development should be concentrated in the most sustainable locations, with St Ives one of four areas taking three-quarters of growth over the period.

Policy LP5 Flood Risk outlines that a proposal will only be supported where all forms of flood risk, have been addressed, as detailed in the National Planning Practice Guidance and with reference to the Cambridgeshire Flood and Water Supplementary Planning Document (SPD).

Policy LP10 The Countryside states that development in the countryside will be restricted to the limited and specific opportunities provided by other policies of this plan. All development in the countryside must:

> a. *seek to use land of lower agricultural value in preference to land of higher agricultural value:*
>
> > *i. avoiding the irreversible loss of the best and most versatile agricultural land (Grade 1 to 3a) where possible, and*
> >
> > *ii. avoiding Grade 1 agricultural land unless there are exceptional circumstances where the benefits of the proposal significantly outweigh the loss of land;*
>
> *b. recognise the intrinsic character and beauty of the countryside; and*
>
> *c. not give rise to noise, odour, obtrusive light or other impacts that would adversely affect the use and enjoyment of the countryside by others.*

Policy LP11 Design Context states that a proposal will be supported where it is demonstrated that it responds positively to its context.

Policy LP14 Amenity confirms a proposal will be supported where a high standard of amenity is provided for existing and future users and residents of both the surroundings and the proposed development. A proposal will be supported where the noise impacts are acceptable.

Policy LP17 Parking Provision and Vehicle Movement seeks to ensure that new development incorporates appropriate space for vehicle movements, facilitates access for emergency vehicles and service vehicles and incorporates adequate parking for vehicles and cycles.

Policy LP19 Rural Economy supports proposals for farm diversification where it is demonstrated that it is complementary and subsidiary to the ongoing agricultural operations of the farm business, and it meets criteria below.

a. *Opportunities to reuse existing buildings have been fully explored; and replacement or new build are only proposed where it can be demonstrated that no suitable reuse opportunities are available;*
b. *Any opportunities to make more efficient use of land within the existing site boundary are not suitable for the proposed use;*
c. *It avoids the irreversible loss of the best and most versatile agricultural land (Grade 1 to 3a) particularly Grade 1 where possible and should use land of lower agricultural value in preference to land of higher agricultural value; and*
d. *The scale, character and siting of the proposal will not have a detrimental impact on its immediate surroundings and the wider landscape.*

Policy LP23 Tourism and Recreation states a proposal for a new or expanded tourism, sport or leisure use in the countryside will be supported where it can be demonstrated that:

a. it is well-related to a defined settlement unless there are robust operational or sustainability reasons why it needs to be located elsewhere;

b. it does not cause harm to, and where appropriate, enhances the ecological, landscape and heritage significance of the proposed location;

c. the impact of the scale, character and location of the development on both its immediate surroundings and the wider landscape are minimised as far as possible;

d. adequate servicing can be provided, including water supply, electricity and for sewage and waste disposal; and

e. it will not have an adverse impact on any internationally or nationally designated wildlife site through increased visitor pressure.

Policy LP30 Biodiversity and Geodiversity states that a development should ensure no net loss in biodiversity and achieve a net gain where possible.

Huntingdonshire District Council's Emerging Local Plan

5.4 Huntingdonshire District Council published their Pre-Submission Local Plan to 2046 was published for consultation in September 2026, inviting representations before the document is submitted for examination. The relevant draft policies are set out below.

Draft Policy LP 5 sets out the settlement hierarchies for the district and designates St Ives as a Market Town.

Draft Policy LP 6 explains that proposals for development in use classes F2 (c) and (d) may be support on land well-related to the settlement, but outside of the built-up area, where it accords with specific opportunities allowed for through other policies of this plan. To note, F2(c) uses include outdoor sports and recreation grounds.

Draft Policy LP 10 sets out that a proposal may be supported for development in the countryside. Such proposals must demonstrate that they avoid grade 1 agricultural land and will use the least agriculturally valuable land where possible.

Draft Policy LP 13 explains out that a proposal will be supported where all forms of flood risk have been addressed.

Draft Policy LP 15 outlines that a proposal which generates additional movements to and from a building or site should promote the transport user hierarchy and assessment and mitigation of travel requirements.

Draft Policy LP 30 sets out the requirements of supporting active and sustainable travel, with new development expected to contribute to an enhanced transport network supporting the uptake of these travel modes.

Draft Policy LP 36 explains that proposals for farm diversification will need to fulfil certain criteria in order to be supported. In the case of farm diversification. These requirements include ensuring the development is appropriate in terms of scale, nature and location, the proposal constitutes a viable business proposition and would not adversely impact upon the operations of the farm itself. In addition, proposals should seek to avoid the irreversible loss of best and most versatile (BMV) agricultural land where possible.

Draft Policy LP 53 explains that successful development proposals will demonstrate a 10% uplift in biodiversity as Biodiversity Net Gain (BNG). These contributions can be made on site or off-site and are calculated based on a baseline determined before development commences.

Draft Policy LP 54 sets out that a proposal will be required to demonstrate that the potential for adverse impacts on trees, woodland, hedges and hedgerows has been investigated. A proposal will only be supported where it first seeks to conserve and enhance any existing tree, woodland, hedge or hedgerow of value that would be affected by the proposed development both within and immediately adjacent to the site.

Draft Policy LP 56 sets out that a proposal will be required to demonstrate the potential for adverse impacts on the historic environment.

National Planning Policy Framework

5.5 The NPPF was revised in August 2026 and sets out the government's planning policies for England and how these are expected to be applied. The paragraphs relevant to the proposed development are as follows:

Policy S3 outlines how the presumption in favour of sustainable development will be applied in decision-making. For proposals outside settlements, policy S5 should be applied, and for those within the settlement, policy S4 should be applied. The policy also explains that all proposals according to an up-to-date development plan and the decision-making policies within this NPPF should be approved.

Policy S5 explains that only certain forms of development are acceptable outside settlements, including agricultural and rural uses, rural businesses where a countryside location is essential, redevelopment of existing or previously developed buildings, limited infilling, and development that meets identified unmet needs. The policy makes clear that proposals outside these categories should generally be refused unless exceptional circumstances demonstrate that the benefits would substantially outweigh harm,

particularly to the countryside and sustainable travel patterns. Limb b of the policy identifies development for rural businesses and services as constituting one of these exceptions, where a location outside a settlement is shown to be necessary.

Policy DP3 details how development should be well-designed, responding positively to its context and promoting places that are liveable, climate-responsive, nature-rich, well-connected and visually coherent. It requires proposals to demonstrate high-quality design through their layout, built form, movement networks, green infrastructure and public spaces, ensuring developments support healthy communities and integrate effectively with their surroundings. Where schemes comply with design guidance, substantial weight should be applied.

Policy F4 explains that sites of one hectare or more in Flood Zone 1 should be accompanies by a site-specific flood risk assessment. This assessment should be proportionate to the scale, nature and location of development.

Policy TR3 states that development should be located where it can support sustainable travel patterns, reducing the need to travel and providing genuine transport choices for different users. It emphasises making effective use of existing or planned transport infrastructure, enabling higher-density development in accessible locations while managing and mitigating environmental impacts associated with transport.

Policy TR8 sets out that development proposals must maintain the existing network of public rights of way, with any diversions agreed with the highway authority. It encourages developments to enhance the network by extending, linking or improving routes where this can increase access to green spaces, or provide safe and convenient connections to services and facilities.

6. Planning assessment

Principle of Development

6.1 The application site is located outside of the built-up area of St Ives, and therefore forms part of the countryside. The starting point for consideration is therefore Policy LP10 of the Local Plan (The Countryside).

6.2 Regarding meeting the relevant criteria of Policy LP10, with part a i and ii) whilst the area of land proposed for development is Grade 2 best and most versatile (BMV) agricultural land, it does avoid land of the highest grade (grade 1). Nevertheless, in the absence of 'built development' from the proposed development, it will not result in the irreversible loss of the land, and in the future, it could be reasonably reverted to agricultural farmland. Secondly, it is preferential for development of this nature to be located separate from a built-up area, and as the surrounding land is also graded in BMV agricultural land, this remains a suitable site. Thirdly, the dog walking facility will be circa 1.33ha, so it will use a relatively small section of the available BMV agricultural farmland in the surrounding area.

6.3 Furthermore, the field shelter would be constructed with timber, in keeping with the rural setting of the area and surrounding feel of the dog walking facility, as shown in Figure 7 below. Compliance with parts b and c of LP10 are discussed in more detail in the proceeding sections of this statement, but it is considered that the proposal recognises the intrinsic character and beauty of the countryside and does not give rise to noise, odour, obtrusive light or other impacts that would adversely affect the use and enjoyment of the countryside by others.

6.5 Policy LP23 relating to Tourism and Recreation is also relevant to this proposal. Regarding part a of LP23, whilst the site is outside of the built-up area, it is considered relatively close to the settlements of St Ives (circa 400 metres to the south) and Wyton (circa 3 kilometres to the west). The dog walking facility will be directly accessible via an access gate onto Old Ramsey Road. While there is no formal footway, the road benefits from a wide verge, as shown in Figure 7, and experiences only low levels of vehicular traffic. As such, pedestrian access to and from the site is considered reasonable.



Figure 7: Photograph of Old Ramsey Road from the site entrance, looking southwards towards St Ives (Source: Google Maps)

6.6 Regarding part b, for the reasons outlined further below, it is considered that the proposal will not harm the ecological and landscape significance of the location. In terms of Part C, this is a very low-impact diversification scheme. The proposed development would involve the creation of a small car park, subdivision of the field and the erection of 1.8m fencing around the boundary of the site, which could be achieved under permitted development rights. With regard to part d, water supply can be provided on-site for cleaning and drinking. It is also proposed that a dog waste bin be provided close to the car park. The Applicants will be responsible for managing the dog waste from the site. Regarding part f, the site is not within (or adjacent to) any nationally or internationally designated wildlife site, and the proposed volume of use (which shall be conditioned) shall not result in increased pressure from visitors.

6.7 The proposal will re-purpose a small parcel of land within the applicant's holding so as to generate additional revenue. Farming activities would remain the predominant use for the farm, with the proposed development providing additional income without the need for significant investment. The scheme would be of an appropriate scale to the farming operations, and for the reasons discussed below, it is not considered that it would result in adverse impacts on the character and appearance of the immediate or wider area. In terms of the social benefits, the dog walking facility will encourage healthy lifestyles and social well-being.

6.8 The new NPPF provides further support for recreational development in the countryside. NPPF policy S5 clearly states that development proposals which meet one of the

exceptions provided should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects. In this case, the proposal accords with Policy S5(1b), which supports rural businesses and services where a location outside a settlement is shown to be necessary. The countryside location is considered necessary, with the proposed dog exercising facility forming part of the diversification of an existing rural enterprise and utilising land associated with the agricultural holding. It is also not often particularly popular for dogs to be off the lead in recreational areas within or adjacent to settlements due to the risk of fouling and disturbing other visitors, further exemplifying the necessity for this proposed location, in line with limb b of NPPF Policy S5. As such, it is considered that in providing a recreational facility serving local residents, visitors and their dogs, the proposal would complement the existing rural economy.



Figure 8: Timber hut ("field shelter") proposed

6.9 It is therefore considered that the proposed development would support the growth and diversification of the applicant's business and its contribution to the local rural economy in accordance with Local Plan Policies LP10 and LP23 and NPPF Policy S5 and is therefore acceptable in principle.

Visual Amenity and Impact on the Countryside

6.10 Chapter 4 of the NPPF indicates that planning decisions should recognise the intrinsic character and beauty of the countryside. Consistent with this, Local Plan Policy LP10 requires all new developments to recognise the intrinsic character and beauty of the countryside.

6.11 The application site forms a rectangular parcel of land within an agricultural field that is well enclosed on two sides by existing hedgerow and mature trees. It is proposed that a 1.8-metre-high deer fence be installed within the site, which could be achieved, significantly, under permitted development rights.

6.12 The timber hut, owing to its modest scale and natural materials, is considered to be sympathetic to its rural setting and would therefore not appear out of place within the wider landscape. Its siting along the site's western boundary adjacent to the existing hedgerow, would help to further minimise any potential visual impact. Additionally, much of the surrounding land to the east is within the applicant's ownership, further reducing visual sensitivity. Notwithstanding this, due to there being no through road, Old Ramsey Road

experiences low levels of traffic, with users tending to be limited to those utilising the PRoWs network or accessing the few dwellings positioned along this route.

6.13 The proposed parking area will be visible with limited glimpsed views from Old Ramsey Road, however this is a private road. The creation of the designated dog walking field will create a more formalised facility when it is typical in countryside locations where laybys and field entrances are occupied by the vehicles of people walking their dogs. However, views of such boundary features of hedging and deer fencing are not untypical in this rural location.

6.14 Overall, the proposal is modest in nature and is therefore considered that the proposed development would not result in adverse impacts upon the character and appearance of the immediate vicinity or the wider landscape and would comply with Local Plan Policy LP10 and Section 19 of the NPPF.

Residential Amenity

6.15 The nearest residential property is 2 Old Ramsey Road, which is located circa 170 metres south of the application site, on the western side of Old Ramsey Road, with existing hedging screening views of the site.

6.16 It is not considered that the proposed development would generate a significant amount of noise and disturbance as a result of the scale and nature of the proposed booking system. Dog walking in the countryside is a common pursuit, and occasional barking is therefore likely to be expected. Dogs seldom bark continually; initial excitement at being released can lead to a few barks, but generally, canine barking relates to dogs that are frustrated, bored or threatened. Indeed, the existing field is surrounded by PRoWs, so dog walking is a common pursuit in the immediate vicinity of the site.

6.17 It is proposed that the field operate during daylight hours, with a maximum operational period of 7am-9pm Monday to Sunday. It is considered unlikely that the field would be fully booked throughout the day, every day, and that use during the earliest and latest sessions would be limited. However, the proposed hours are considered appropriate for those who work during the day.

6.18 The proposed use and hours of operation are therefore considered compatible with neighbouring uses and would be comparable to activities undertaken as part of a farming enterprise in terms of frequency and associated noise. Indeed, the existing field and Wiggin Hill Farm are utilised by agricultural machinery often at unsociable hours, particularly during harvest.

6.19 As such, the proposed development would accord with Local Plan Policy LP 14.

Highways

6.20 Access will be via the existing access from Old Ramsey Road. A gate is proposed here to ensure that the site is enclosed so to ensure the dogs' safety.

6.21 Whilst it is acknowledged that the proposed site access would be located in proximity to the farm access serving Wiggin Hill Farm, this access is situated approximately 21 metres to the south-east of the proposed access point and is controlled by a gate. Vehicles associated with Wiggin Hill Farm are therefore required to stop within the private farm access track, rather than on the publicly maintained highway, in order to open the gate and approach Wiggin Hill Farm.

6.22 The nature of the proposal is such that it is unlikely to generate a significant amount of associated traffic, given the proposed booking system. Customers will be able to book the one-hour slots which include 10-minutes at the end to tidy and vacate the premises. Therefore, the vehicle trip generation will be 2 two-way movements per hour which is considered to have a negligible impact on the local highway network. Indeed, dog walkers are generally considered to be present within the countryside in the first place as a preferable location for such activities.

6.23 It is therefore considered that the proposed development would not result in significant adverse impacts upon local highway safety and would comply with Local Plan Policy LP 17 and Chapter 15 of the NPPF.

Flood Risk

6.24 As mentioned above, the site's southern boundary is located within Flood Zones 2 and 3. Given that this is a low-intensity change of use, comprising only a modest timber hut, car parking and the use of an open field, together with fencing permitted under Permitted Development Rights, it is not anticipated that the proposed use would exacerbate flood risk on the site or elsewhere. Notwithstanding this, a permeable surface is proposed for the off-road parking area, in addition to enhanced landscaping, in order to further reduce any potential flood risk.

Ecology

6.25 A Biodiversity Net Gain Assessment (BNG) prepared by Brown&Co accompanies this planning application and sets out the results of a site survey and desk-based assessment, informing the BNG potential of the site in the context of the new dog walking paddock.

6.26 It is proposed to replace a baseline dominated by an existing arable field with a new modified grassland field and small area of hardstanding. A proposed native hedgerow is also proposed within the newly modified grassland in the south of the site.

6.27 The onsite habitat change is estimated to result in a habitat unit uplift of 68.98% and a hedgerow unit uplift of 23.68%. Thus, the project is considered to meet the legal obligation to achieve a minimum of 10% Biodiversity Net Gain in England.

7.0 Conclusion

7.1 It is proposed to change the use of the application site to provide a facility for the walking and exercising of dogs. This proposed development would provide an additional, diverse income stream to support the wider operation of the farming business. It would not diversify the holding per se, but would incorporate and formalise an activity ordinarily undertaken in countryside locations.

7.2 A consented dog walking facility would be managed by the Applicants. A dedicated website will be utilised to enable dog walkers to book exclusive access to the dog walking facility for a 1-hour slot. Therefore, the number of people on-site at any one time is minimised to the paying customer and their dog/dogs.

7.3 The overall character and appearance of the field would be retained. The proposed fencing and hedging would be set within the field. Its form would ensure that views through it could be achieved where glimpses into the site are possible. As such, the proposed development would not result in significant adverse impacts on the local landscape character.

7.5 It is not considered that the proposed development would generate a significant amount of associated noise due to the nature of the booking system; dogs barking is not an uncommon sound in such a location.

7.6 Appropriate space would be provided within the site for car parking. As demonstrated in the proposed site plans, sufficient visibility can be achieved in either direction onto Old Ramsey Road. A number of associated journeys would already be undertaken in the countryside as part of informal dog walking. We also wish to emphasise that the maximum vehicle trip generation would be 2 two-way movements per hour, which is considered to have a negligible impact on the local highway network.

7.7 The proposal will provide an onsite habitat uplift of 68.98% and a hedgerow unit uplift of 23.68%. Thus, the project is considered to meet the legal obligation to achieve a minimum of 10% Biodiversity Net Gain in England.

7.8 Overall, the proposal represents sustainable development that accords with the Development Plan and is supported by national planning policy. The scheme would deliver biodiversity, economic and recreational benefits without giving rise to unacceptable impacts. The benefits of the proposal clearly outweigh any limited adverse effects and planning permission should therefore be granted.