



**SOUTH
KESTEVEN
DISTRICT
COUNCIL**

Planning Committee

13 October 2021



S21/1425

Proposal: Change of use to dog exercise paddock, reinstatement of a vehicular access and erection of two wooden shelters

Location: Oaklands, Main Street, Ingoldsby, NG33 4HA

Applicant: Mr J Allen

Agent: Robert Doughty Consultancy

Application Type: Full planning permission (Major)

Reason for Referral to Committee: Major application (site area exceeds 1ha)

Key Issues: Principle of development
Impact on the character of the area
Impact on highway safety
Flooding and Drainage
Neighbour Amenity

Technical Documents: Design and Access Statement

Report Author

Miranda Beavers, Planning Officer



01476 406080



m.beavers@southkesteven.gov.uk

Corporate Priority:

Growth

Decision type:

Regulatory

Wards:

Lincrest

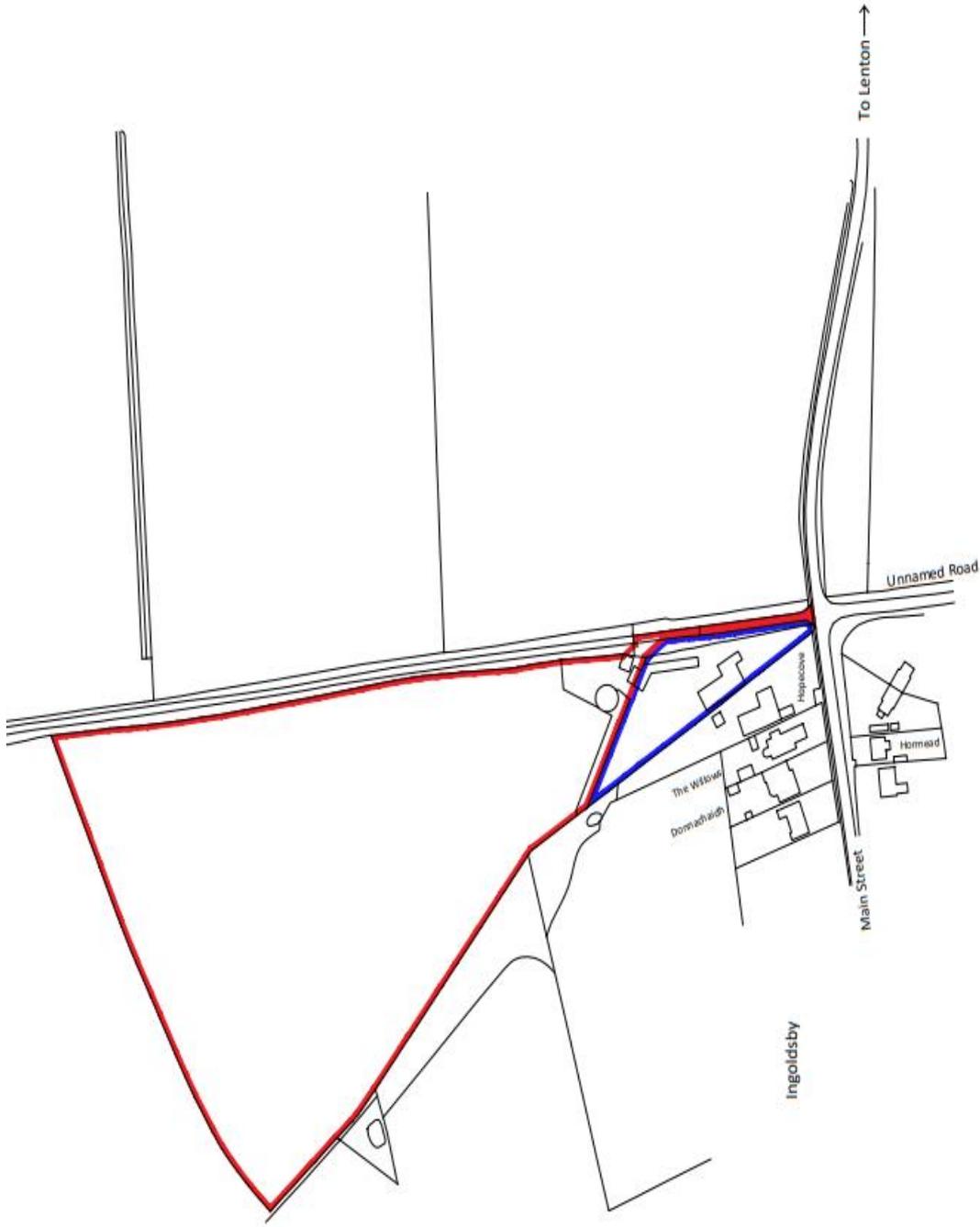
Reviewed by:

Chris Brown, Principal Planning Officer

1 October 2021

Recommendation (s) to the decision maker (s)

That the application is approved conditionally



Key



**Application
Boundary**



1 Description of Site

- 1.1** The site is an agricultural field situated to the rear of Oaklands, a residential property located on the north side of Main Street, Ingoldsby. Oaklands is the last property on the north side of Main Street before leaving the village and heading east through open countryside towards the village of Lenton. The field to the rear of the bungalow is roughly triangular in shape and the site overall measures approximately 3.4ha including the bungalow.
- 1.2** The field would be accessed via a narrow unclassified road to the east of the bungalow. The field is enclosed by hedges and trees and the area is distinctly rural in character and appearance. Ingoldsby is defined as a smaller village in the South Kesteven Local Plan (SKLP) of approximately 120 dwellings and comprises mixed low-density development

2 Description of Proposal

- 2.1** The proposal is to use the field, to the north of Oaklands residential curtilage, for exercising dogs on a commercial basis. The proposal includes the fencing off of a smaller arena area in the centre of the site for safe dog agility training, with removeable obstacles. The remaining area around the arena would be used as a secure dog exercise area, enclosed by 1.8m field fencing.
- 2.2** Also proposed is the provision of a secure car parking area for up to 5 cars, and a wooden shelter for dog owners use (in poor weather). An indicative layout plan shows a pergola for dog washing and drying, screening planting defining the boundary between the domestic garden and the field and structural planting at 3 locations within the site.
- 2.3** Customers to the site would be required to book an appointment for 55-minute time slots, with no more than 10 dogs allowed at any one time. Proposed opening hours would be 8am to 5pm during Winter and 7am to 8pm during Summer.

3 Relevant History

- 3.1** No relevant planning history.

4 Policy Considerations

- 4.1 SKDC Local Plan 2011 - 2036**
Policy SP1 – Spatial Strategy
Policy SP5 – Development in Open Countryside
Policy EN5 – Water and Flood Risk Management
Policy E7 – Rural Economy
Policy ID2 – Transport and Strategic Transport Infrastructure
Policy DE1 – Promoting Good Quality Design
Policy SB1 – Sustainable Building
- 4.2 National Planning Policy Framework (NPPF)**
Section 6 – Building a strong, competitive economy

Section 9 - Promoting sustainable transport

Section 11 - Making effective use of land

Section 12 - Achieving well-designed places

Section 14 - Meeting the challenge of climate change, flooding, and coastal change

5 Representations Received

5.1 Environmental Protection Services (SKDC)

5.1.1 The applicant must make provisions for dealing with dog faeces. The activity will be classed as a commercial operation and under Duty of Care the applicant will potentially require a trade waste to collect/remove faeces or the applicant utilises a composting system.

5.1.2 I would recommend that the applicant displays usage and safety rules for the facility, whether at location or electronically with a booking for when private booking are made by the general public. The proposed location is away from residential properties; however I would recommend that the operation of the activity has a noise management plan and every effort is made to control barking from the dogs.

5.2 LCC Highways & SuDS Support

5.2.1 Having given due regard to the appropriate local and national planning policy guidance (in particular the National Planning Policy Framework), Lincolnshire County Council (as Highway Authority and Lead Local Flood Authority) has concluded that the proposed development is acceptable and accordingly, does not wish to object to this planning application.

5.3 LCC Footpaths Officer

5.3.1 All known public rights of way are recorded on a legal record which is known as the Definitive Map and Statement. Procedures also exist to additional routes to the legal record. In this instance the County Council has received a Definitive Map Modification Order Application to add a public footpath to the legal record from the junction of Main Street to Ingoldsby PF 13 - DMMO Ref. 405. This application is still awaiting determination and no further details are available at the current time.

5.4 Ingoldsby Parish Council

5.4.1 No comments received at the time of writing this report.

6 Representations as a Result of Publicity

6.1 This application has been advertised in accordance with the Council's Statement of Community Involvement and 3 letters of representation have been received. The points raised can be summarised as follows:

1. The development may result in a possible detrimental impact on the use of the adjacent public footpath, including possible loss of access.
2. The former access to the yard, believed to be unauthorised, is now proposed to be reopened.

3. The access would need to be built over a section of the dyke which serves the mains drains under Main Street/Lenton Road
4. There is no local 'need' for the proposed use, there are adequate facilities for dog walking and dog exercise within the locality.
5. Concern over future residential development of the site if this venture is unsuccessful.
6. Detrimental noise impact as a result of dogs barking and creating a disturbance, detrimental to nearby residential amenities. (One dog walker could walk up to 6 dogs at a time).
7. Unacceptable smell of dog faeces. Will there be facilities for disposal of waste?
8. Concern over hours of business. There is no business plan accompanying the proposal.
9. The site is close to the junior school, additional cars entering and leaving the site could be detrimental to highway safety.

7 Evaluation

7.1 Principle of Development

7.2 The site lies within the open countryside. Policy SP5 of the Local Plan limits development within the open countryside to proposals that have an essential need to be located outside of the existing built form of a settlement. The policy identifies rural diversification as an appropriate form of development subject to a site-specific impact.

7.3 Policy E7 (Rural Economy) of the Local Plan supports proposals for small business schemes including Rural enterprise, provided that it is demonstrated that the business will help to support or regenerate the rural economy.

7.4 Proposals must demonstrate that they meet all of the following criteria:

- a) be of a scale appropriate to the rural location;
- b) be for a use(s) which is(are) appropriate or necessary in a rural location, providing local employment opportunities which make a positive contribution to supporting the rural economy;
- c) the use / development respects the character and appearance of the local landscape, having particular regard to the Landscape Character Assessment, and will not negatively impact on existing neighbouring uses through noise, traffic, light and pollution impacts; and

d) avoid harm to areas, features or species which are important for wildlife, biodiversity, natural, cultural, or historic assets, including their wider settings.

7.5 The Design and Access Statement that accompanies the application suggests that organised and managed locations for dog exercising and socialisation are becoming increasingly popular as is the increasing number of people who look after other people's dogs by providing professional dog walking services.

7.6 The significant rise in dog thefts during the pandemic has also driven the need for secure destinations for dog walking and socialisation facilities. Although the proposed development would not result in the creation of any new jobs, it is stated that there may be some opportunity to employ a person to run the agility classes in the future. Furthermore, the proposal would help to support existing local dog walking professionals and enable more flexible working patterns post-pandemic.

7.7 It is considered that this type of dog exercise/agility business is a use that is acceptable in a rural setting in principle and would be in accordance with Policy E7 (Rural Economy) of the adopted Local Plan subject to assessment against site specific criteria, which are discussed in more detail below.

7.8 Schemes will also be required to ensure that the development meets the requirements of national and local planning policies which control the form, scale, design, and impact of new development. Part 6 of the NPPF (paragraph 84) supports planning policies and decisions which enable the development and diversification of agricultural and other land-based rural businesses.

7.9 The proposed commercial use of former agricultural land as a dog exercise/agility facility is not large in scale and does not include the provision of any significant built form. This type of use is best suited to sites that are outside of existing settlements, distanced from existing residential development but accessible to customers that live locally, either via a short car journey or walkable. It is considered that the use respects then character and appearance of the local landscape. The design of the site, including dog agility arena, fencing, field shelter and car parking area would appear to be sensitively located and appropriate in scale for the location, and would not detract from the overall character of the area. It is not considered the proposal would impact any protected species negatively.

7.10 Taking the above into account, the principle of development of this site is acceptable and in accordance with Policies SD1, SP1, SP5 & E7 of the South Kesteven Local Plan (SKLP) and Sections 6 (Building a Strong, Competitive Economy) and Section 8 (Promoting healthy and safe communities) of the NPPF.

7.11 Impact on the Character of the Area

7.11.1 Policy DE1 of the SKLP seeks to ensure high quality design is achieved throughout the District. The policy outlines that all developments are expected to (amongst other things).

- a. Make a positive contribution to the local distinctiveness, vernacular, and character of the area. Proposals should reinforce local identity and not have an adverse impact on the street scene, settlement pattern or the landscape / townscape character of the

surrounding area. Proposals should be of an appropriate scale, density, massing, height, and material, given the context of the area;

- b. Retain and incorporate important on-site features, such as trees and hedgerows and incorporate, where possible, nature conservation and biodiversity enhancement into the development;

- 7.11.2 Furthermore, paragraph 130 of the NPPF provides that planning policies and decisions should ensure that developments are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change.
- 7.11.3 The proposal relates to the permanent use of agricultural land located to the rear (north) of a residential dwelling (Oaklands), for use as a secure dog exercise area (to be rented by the hour) and a smaller dog agility arena, with removable obstacles. The proposals include a customer car parking area and fencing. The car parking area is an existing gravelled/parking and storage area located to the south end of the roughly triangular shaped plot. This area would be used as a small parking area, which would be enclosed by fencing, access to the car park would be via a reinstated access.
- 7.11.4 The existing bungalow is accessed via an unclassified access road, located off the north side of Main Street. In order to avoid using the applicants access to their dwelling, a separate access for patrons of the commercial use would be used. The access would be approximately 82m along the access road, north of Main Street (which is in the applicant's ownership) and would lead directly into the small car parking area. The exercise field and agility area would be enclosed by 1.8 high field fencing and the site is already screened from view by existing hedgerow and trees. Areas of screen and structural planting throughout the site would further obscure the site from wider views.
- 7.11.5 The site is to the rear of existing residential properties and would not be readily visible from the Main Street frontage. The pergola for dog washing and drying would be a wooded structure with the appearance of an agricultural field shelter, and so would not be unexpected or look out of place in a rural location.
- 7.11.6 It is considered that the land would retain its open rural characteristics, retaining boundary treatments including fencing and hedging with some new fencing provided where required. It is considered that this site would lend itself well to this type of rural diversification project being a semi-rural location whilst accessible to the built-up area. Overall, the proposed development would have limited impact on the visual character of the area.
- 7.11.7 It is therefore considered that the proposed development would not lead to any significant adverse impact on the character of the area and would be in keeping with the character of the settlement and surrounding context, in accordance with Policies DE1 of the SKLP; and Sections 12 and 16 of the NPPF.

7.12 Impact on Residential Amenity

7.12.1 Policy DE1: Promoting Good Quality Design sets out to ensure high quality design is achieved throughout the District, all development proposals will be expected to, amongst other things, ensure there is no adverse impact on the amenity of neighbouring users in terms of noise, light, pollution, loss of privacy and loss of light and have regard to features that minimise crime and the fear of crime

Para 130 of the NPPF states planning decisions should create places with a high standard of amenity for existing and future users.

7.12.2 In this instance the application has been submitted in connection with the occupation of the existing dwelling at Oaklands, which is situated to the south of the application site. The nearest residential dwelling is the neighbouring property Hopecove, situated approximately 50m to the south of the site boundary.

7.12.3 The proposal is intended to cater for a small group of dogs (no more than 10 at once) to be trained or exercised in designated areas of the field at designated times. The dog's owners would always accompany the dogs on site. The site would not be used as a kennels and no dogs would be kept overnight. The hours of operation have been detailed by the applicant between the hours of 8am and 6pm during the winter and 7am to 8pm during the summer months. The Design and Access Statement states that persistent noisy behaviour by a dog will result in their exclusion from a class and that the training and exercise areas would be secure, preventing escapee dogs. A suitable waste disposal receptacle would be provided on site for waste and owners would be expected to collect the waste and dispose of it at the disposal point. The bin would be periodically emptied by an approved contractor.

7.12.4 It is acknowledged that there are residential properties within the vicinity of the site and that the proposed use may result in some unintended noise primarily from dog barking, general increased activity at the site and traffic movements. It is also acknowledged that the use may result in odours from dog waste (although a waste receptacle would be provided). The Council's Environmental Protection Team have commented that "the location of the site is away from the residential area of Ingoldsby so I do not anticipate that noise impact from potential dog barking would be an issue."

7.12.5 The fact that the owner/applicant of the facility lives in the closest dwelling to the development and that any persistently noisy dogs would be excluded from further bookings is noted. A policy/management plan for the public's reference for the safe and responsible use of the facility would be required to be submitted to and approved in writing before the commencement of the use. The plans would set out how that the sessions would be limited in number in both frequency and the number of dogs attending the session to minimise the potential for noise. This can be controlled by condition if the application is approved.

7.12.6 On the above basis, and subject to suitable conditions, I do not consider that there would be any significant unacceptable adverse impact upon the residential amenities of the occupiers of adjacent properties in accordance with Policy DE1 of the South Kesteven Local Plan and Section 12 of the NPPF.

7.13 Highway Safety

- 7.13.1 The Highways Authority have raised no objections to the proposal and consider that the application is in accordance with the NPPF promoting suitable development in appropriate locations. There are already several vehicle movements in the vicinity and the provision of this facility would not change the numbers of vehicles significantly and the access is considered to have good visibility.
- 7.13.2 The NPPF advises that "development should only be prevented or refused on transport grounds where the residual cumulative impacts of the development are severe". Whilst it is acknowledged that there is local concern, it is not considered that the traffic movements would approach the "severe" threshold.
- 7.13.3 Comments from members of the public have highlighted concerns regarding the impact that the proposed use will have, however it is considered that the small numbers using the site at any given time will have limited impact on the highway to justify a refusal.
- 7.13.4 It is therefore considered that the proposal would in this respect be in accordance with section 9 of the NPPF and Policy SD1 of the South Kesteven Local Plan. As such the proposal would comply with Section 9 of the NPPF.

8 Public Footpath

- 8.1 Concern has been raised by a local resident that access to a 'claimed' Public Footpath that runs along the east side of the application site would be obstructed if this development is approved.
- 8.2 The Lincolnshire County Council Footpaths Officer has stated that a Definitive Map Modification Order Application to add a public footpath to the legal record, from the junction of Main Street to Ingoldsby PF13 DMMO Ref 405 is pending consideration. However, he has commented that "it is expected that there will be no encroachment, either permanent or temporary, onto the claimed footpath as a result of the development and that the full track width must be made available for public use."
- 8.3 The applicant has been asked to confirm that the proposed development would not pose any danger or inconvenience to the public using the claimed footpath and that the proposal does not involve the installation of additional gates and the footpath surface would not be changed without the prior consent of the Lincolnshire County Council. Furthermore, the surface of the claimed footpath should not be changed without prior written discussion with the highway authority.

9 Drainage and Contamination

- 9.1 Paragraph 163 of the NPPF states that inappropriate development in areas at risk of flooding should be avoided by directing development away from area at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere.

- 9.2** Policy EN5: Water Environment and Flood Risk Management states that all development must avoid increasing flood risk. Surface Water should be managed effectively on site through the use of Sustainable Drainage Systems (SuDs) unless it is demonstrated to be technically unfeasible.
- 9.3** Policy EN4: Pollution Control states that all development should seek to minimise pollution and where possible contribute to the protection and improvement of the quality of air, land, and water.
- 9.4** The application site, former agricultural land, is identified as being in Flood Zone 1, meaning the land has a low probability of flooding (less than 1 in 1,000 annual probability of river flooding). However, the entrance of the site is identified as being at high risk of flooding from surface water. The proposed development does not include the construction of any built form (with the exception of a field shelter) and the car park, with gravel surface, already exists and therefore it is not considered that the nature of the development would result in an increase in the amount of surface or foul water produced on site. It is noted that the proposed access (to be reinstated) crosses over an existing watercourse and no objections have been received from either the Lead Flood Authority (Lincolnshire County Council), the Internal Drainage Board or the Environment Agency in this respect. Separate permissions and licences may be required to build or remove anything in or around a watercourse and it is the applicant's responsibility to check this. The applicant has been asked to confirm that the proposal does not include any proposed construction around the access point or watercourse other than the removal of some shrubs and trees.
- 9.5** It is therefore considered that the proposal accords with the provisions of the NPPF Sections 14 and 15 and Policies DE1, EN4 and EN5 of the South Kesteven Local Plan.

10 Crime and Disorder

- 10.1** It is considered that the proposal would not result in any significant crime and disorder implications. Lincolnshire Police have been consulted and have no objections to the proposal.

11 Human Rights Implications

- 11.1** Articles 6 (Rights to fair decision making) and Article 8 (Right to private family life and home) of the Human Rights Act have been taken into account in making this recommendation. It is considered that no relevant Article of that act will be breached.

12 Conclusion

- 12.1** Taking the above into account, it is considered that the proposal is appropriate for its site and surrounding context and would not result in any unacceptable impacts on the character and appearance of the area, occupiers of neighbouring properties, highway safety or flood risk and as such is in accordance with Policies DE1, SD1, SP1, SP5 and E7 of the South Kesteven Local Plan; and Sections 2, 6, 8, 9, 12; & 14 of the NPPF.

12.2 Accordingly, it is recommended that permission be granted, subject to conditions.

13 RECOMMENDATION:

13.1 Approve the application subject to the conditions set out below

Time Limit for Commencement

- 1 The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: In order that the development is commenced in a timely manner, as set out in Section 91 of the Town and Country Planning Act 1990 (as amended).

Approved Plans

- 2 The development hereby permitted shall be carried out in accordance with the following list of approved plans:

Drawing No.1438-1_PL_LP01, Site Location Plan, received 19 July 2021
Drawing No.1438-1_PL_DD01, 1.8 m high dog field fencing, received 19 July 2021
Drawing No.1438-1_PL_GA01, Proposed pergola, received 19 July 2021
Drawing No.1438-1_PL_SP01, Proposed Site Plan, received 19 July 2021

Unless otherwise required by another condition of this permission.

Reason: To define the permission and for the avoidance of doubt.

Before the Development is Occupied

- 3 Before any part of the development hereby permitted is occupied/brought into use, the external elevations shall have been completed using only the materials stated in the planning application forms unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure a satisfactory appearance to the development and in accordance with Policy DE1 of the adopted South Kesteven Local Plan.

- 4 Prior to first use of the development hereby approved, the parking area as shown on proposed block plan (drawing no.1438-1_PL_SP01) shall be provided. Any hard surfacing used shall be permeable. The parking area shall be retained for the lifetime of the development.

Reason: In the interest of amenity.

Ongoing Conditions

- 5 The hours of use for the dog exercising/agility facility hereby approved shall be Restricted to daylight hours between 08:30 and 19:30 Monday to Friday; 09:00 and 19:30 on Saturday; and 10am to 4pm on Sunday.

Reason: In the interest of residential amenity

- 6 No more than 10no. dogs shall be allowed on site at any given time other than during agility and exercise sessions combined.

Reason: In the interest of residential amenity.

- 7 No floodlighting, security lighting or other means of illumination of the site shall be provided, installed or operated.

Reason: In the interests of local amenity.

- 8 The applicant shall keep an up to date booking register with details of users of the site and times used (including agility sessions). The register shall be available for inspection at all times by the Local Planning Authority upon request.

Reason: To ensure the applicant is adhering to the limitations set out by the conditions in the interest of residential amenity.

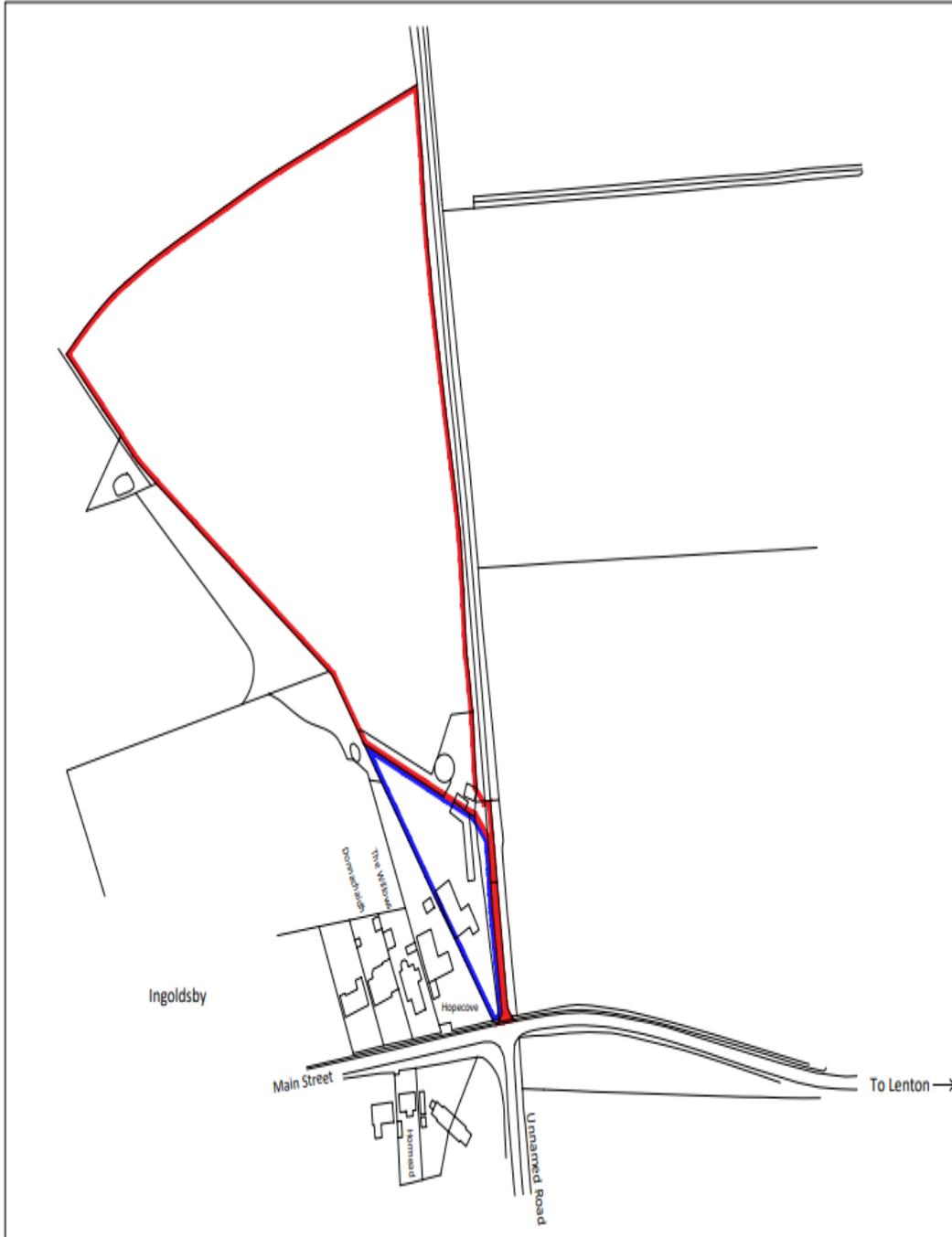
- 9 The safety/user rules shall be clearly displayed on site at all times. The sign shall not exceed 0.3 square metres and shall not be illuminated.

Reason: In the interest of public safety and to comply with The Town and Country Planning (Control of Advertisements) (England) Regulations 2007

Standard Note(s) to Applicant:

- 1) In reaching the decision the Council has worked with the applicant in a positive and proactive manner by determining the application without undue delay. As such it is considered that the decision is in accordance with paras 38 of the National Planning Policy Framework.

Site Location/ Existing Plan



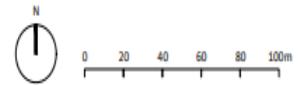
Notes

Copyright

© Robert Doughty Consultancy Limited.
All rights described in the Copyright, Designs and Patents Act 1988 have been asserted.

Ordnance Survey Map

© Crown Copyright. OS Licence No: AR 100010613.



Rev	Description	Date
-----	-------------	------

rdc
Robert Doughty
Consultancy

32 High Street, Helpingham
Sleaford, Lincolnshire, NG34 0RA

Tel: 01529 421646
Email: admin@rdc-landplan.co.uk
Web: www.rdc-landplan.co.uk

Client

Mr Lee Allen

Project

Dog exercise paddock
Land off Main Street, Ingoldsby

Drawing

Location Plan

Scale @ A4

1: 2500

Date

16/07/21

Drawn By

WW

Checked By

LMS

Job Number

1438-1

Status

PL

Purpose of Issue

Planning

Drawing No.

1438-1_PL_LP01

Rev

Proposed Site Plan



Notes

Copyright
 © Robert Doughty Consultancy Limited.
 All rights reserved in the Copyright, Design and
 Patents Act 1988 have been asserted.

Ordinance Survey Map
 © Crown Copyright. OS Licence No: AR 100030611.

Dimensions
 All dimensions shown are for the purposes of
 obtaining the relevant planning permission only.

CDM 2015
 This drawing is for illustrative purposes and/or
 obtaining the relevant planning permission only. It
 should not be used for construction and accordingly,
 no identification under the Construction (Design &
 Management) Regulations 2015 has not been
 undertaken.

1. Parking
2. Pergola for dog washing & drying
3. Screen planting
4. Structural planting
5. Pergola to cover picnic area
6. Dog agility area
7. Dog exercise field

1.8m high dog field fencing



Rev	Description	Date

rdc
 Robert Doughty
 Consultancy

32 High Street, Helpingsham
 Scafen, Lincolnshire, NG34 0BA
 Tel: 01529 423946
 Email: admin@rdc-landplan.co.uk
 Web: www.rdc-landplan.co.uk

Client

Mr Lee Allen

Project

Dog exercise paddock
 Land off Main Street, Ingolby

Drawing

Proposed Site Plan

Scale @ A3	Date
1: 1250	16/07/21

Drawn By	Checked By
WW	LMS

Job Number	Status	Purpose of Issue
1438-1	PL	Planning

Drawing No.	Rev
1438-1_PL_SPO1	-

Elevations Plan – Proposed Pergola

Notes
Copyright
 © Robert Doughty Consultancy Limited. All rights described in the Copyright, Designs and Patents Act 1988 have been asserted.
Dimensions
 All dimensions shown are for the purposes of obtaining the relevant planning permission only.
CDM 2015
 This drawing is for illustrative purposes and/or obtaining the relevant planning permission only. It should not be used for construction and accordingly, risk identification under the Construction (Design & Management) Regulations 2015 has not been undertaken.

Rev	Description	Date
-	-	-

rdc
 Robert Doughty Consultancy
 32 High Street, Helpingsham
 Sleaford, Lincolnshire, NG34 0RA
 Tel: 01529 421646
 Email: admin@rdc-landplan.co.uk
 Web: www.rdc-landplan.co.uk

Client
 Mr Lee Allen

Project
 Dog exercise paddock
 Land off Main Street, Ingoldsby

Drawing
 Proposed pergola

Scale @ A3 1: 50	Date 16/07/21
Drawn By WW	Checked By LMS
Job Number 1438-1	Status PL
Purpose of Issue Planning	

Drawing No. 1438-1_PL_GA01 **Rev**

Proposed Fencing Plan

Dimensions
 To be used for planning applications only
 All dimensions shown are for the purposes of obtaining the relevant planning permission only.

50mm
 100mm
 2.5mm thick, high tensile wire with high pressure bonded knot (no sharp edges)

Timber posts

1.8m

Notes
Copyright
 © Robert Doughty Consultancy Limited. All rights described in the Copyright, Designs and Patents Act 1988 have been asserted.
CDM 2015
 This drawing is for illustrative purposes and/or obtaining the relevant planning permission only. It should not be used for construction and accordingly, risk identification under the Construction (Design & Management) Regulations 2015 has not been undertaken.

Rev	Description	Date
-	-	-

rdc
 Robert Doughty Consultancy
 32 High Street, Helpingsham
 Sleaford, Lincolnshire, NG34 0RA
 Tel: 01529 421646
 Email: admin@rdc-landplan.co.uk
 Web: www.rdc-landplan.co.uk

Client
 Mr Lee Allen

Project
 Dog exercise paddock
 Land off Main Street, Ingoldsby

Drawing
 1.8m high dog field fencing

Scale @ A4 1: 50	Date 16/07/21
Drawn By WW	Checked By LMS
Job Number 1438-1	Status PL
Purpose of Issue Planning	

Drawing No. 1438-1_PL_DD01 **Rev**