

Michelle Hunt

From: Tracy Farrell
Sent: 12 May 2022 10:46
To: SNC Planning - Development Management
Cc: Saffron Loasby
Subject: WNS/2022/0829/MAF - Towcester Racecourse, London Road, Towcester: Change of use of stables to mixed use stables and kennels.

Good morning,

Thank you for consulting the Environmental Protection Team regarding this application:

[WNS/2022/0829/MAF - Towcester Racecourse, London Road, Towcester: Change of use of stables to mixed use stables and kennels.](#)

The three main issues for consideration are the increase in daily traffic movements to the site, the potential nuisance from the kennels due to the proximity of residential properties and lighting.

The siting of the kennels is within 100m of the nearest residential property. It is noted that no structural changes are proposed to the stables, so any noise from barking etc would not be contained.

It is not clear whether the kennels will extend beyond the use for racing greyhounds to house other dogs from the community.

There are no management plans submitted to deal with waste arising from the proposal, or any hours of use.

Please could the applicant submit further details relating to:

- Total number of dogs in the kennels at any one time
- Hours of use of outdoor space
- Managemnt methods to control barking and noise
- Managemnt methods to control waste.
- Number of additional vehicle movements per day
- Proposed lighting

If the above information is not forthcoming I could suggest planning conditions however without the above information these may not be reasonable or achievable.

Reagrds

Tracy

Tracy Farrell
Environmental Protection Officer
Regulatory Services

(Working days: Tuesday to Thursday).

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