

Proposed Secure Dog walking Park

By Mr CD & Mrs LJ Haley

Low Hill Farm, West Common, North Road, Messingham, DN17 3PS

Low Hill Farm is a 21 acre site located within the Green Belt of Messingham with provision of appropriate facilities (in connection with the existing change of use of land) for outdoor recreation used by Model Remote Control Planes and North Moor Aero Club and grass airstrip

Mr and Mrs Haley propose a change of use of established grassed 7722 meters square (1.9 acres) 78 Meter by 99 meter to a secure dog walking park and two secure gravelled cars parks for visiting customers. To continue to use the static caravan in present location to allow for LED flood lighting of the Secure Dog Walking Area and for customer to have access to a seated observation area within the static caravan, toilet and refreshment as well as water for their dogs.

In recent years Secure Dog Parks have become very popular here in the UK and have many benefits which we will be offering as part of the proposed change of use to part Low Hill Farm.

- A secure dog park approx. 1.9 acres
- A safe place to exercise dogs off lead that are reactive or timid
- Extra Security for people with disabilities (prevent dog theft or dog wandering off)
- 2 separate gravel car parks to prevent dogs meeting at change over
- Helps protect wildlife
- Opening times 6am to 9pm
- LED flood lighting to allow people with limited free time to access when dark
- 1.8 meter high V-Mesh green fencing which maintains openness of field
- Promotes responsible dog ownership
- Off-leash secure fenced dog parks are an important option for reducing the large number of dogs being exercised off-leash and without being under effective control.
- The proposed secure dog park is over 300 meters away from all neighbouring rural properties
- No other secure dog parks in the area
- Easy vehicle access from North Moor Lane onto West Common North Road to Low Hill Farm
- Local job creation for site maintenance (grass cutting & static caravan cleaning)
- Disabled accessible friendly



The site is perfectly positioned on the outskirts of South Scunthorpe and East of Messingham and other local villages, just off North Moor Lane, which will allow people who want to exercise their dogs an option of a large 1.9 acre Secure Dog Park with a V-mesh green fencing which is 1.8 meters high (high enough deter most dogs that are a flight risk!)

Access to Low Hill Farm Secure Dog Park will be via North Moor Lane then approx. 500 meters down West Common North Road. West Common North Road leads to a small number of local farms and a fishing lake.

We would like to propose 2 secure gravel car parks that will be located at the front of the property of Low Hill Farm, there are currently 2 entrances to the property, the main gravel drive to Low Hill Farm is on the right as per the site plane and the gravel entrance to North Moor Aeroclub and the Model RC Club is on the left. The proposed Secure Dog park entrance is on the left as per the site plan. The Low hill farm entrance will become dual use for access to both to Low Hill Farm and North Moor Aeroclub and Model RC Club, forking off towards the airstrip and hangers. The 2 Secure gravel car parks will be 9 meters square with a vehicle gate at the front and pedestrian access to the Secure Dog Park in Car Park 1 and 2, Car park 2 has the addition of a service vehicle access gate for Grass Cutting or emergency Vehicles. The Gravel car parks and extended drive leading to the car parks will be grey gravel (in keeping with current driveway grey gravel and forms a natural soak away in rainy conditions. We also propose 1 LED Flood light (white triangles on the plans) and CCTV cameras in each car park for safety and security.

We would like to propose a change of use of 7722 meters square (1.9 acres) established grass field measuring 78 Meter by 99 meter (currently used by model aircraft customers) which encompasses the proposed secure dog walking park, two secure gravelled cars parks and allow use of the existing site static caravan for visiting dog owner customers (Static Caravan currently used by model aircraft customers). To continue to use the static caravan in present location, and to allow for LED flood lighting and CCTV cameras of the Secure Dog Walking Area and for customer to continue to have access to a seated observation area within the static caravan, toilet and refreshment as well as water for their dogs by installing a proposed outside water tap for the dogs next to the static caravan.

Please find below symbols and descriptions of proposed enhancements:



Water tap outside



CCTC with flood lights



LED Flood lights



Disabled access ramp (meta)



- IP 65 Outdoor LED Flood
- Cool White
- 3000lm
- Die-Cast Aluminium Body
- Plastic Lens
- Up to 30,000 Hours Life
- Adjustable Tilting Head
- 0.75m Pre-Wired Cable
- [LAP Weyburn Outdoor LED Floodlight Black 30W 3000lm | Floodlights | Screwfix.com](#)
- WEYBURN OUTDOOR LED FLOODLIGHT BLACK 30W 3000LM

RING CAM WIRED PLUS 8SF1P1-WEU0 WHITE WIRED 1080P OUTDOOR SMART CAMERA WITH FLOODLIGHT WITH PIR SENSOR



Hardwired for non-stop peace of mind. Offers reliable outdoor protection and advanced motion detection, day or night. Designed for larger areas of the home, such as driveways and gardens. Features a remote-activated security siren and LED floodlights for protection when its needed and extra visibility at night. Customisable motion zones focus security on the areas of the property that matter most.

- Works with - Amazon Alexa - Google Home - iOS App - Android App
- 1080p Resolution
- 270° 10m PIR Sensor Range
- 10m Night Vision Range
- Dependent on Local Wifi Wireless Range
- 140° Fixed Lens

- 2-Way Audio
- Without Dusk-to Dawn Sensor
- Hub Not Required, Internet Connection Required

[Ring Cam Wired Plus 8SF1P1-WEU0 White Wired 1080p Outdoor Smart Camera with Floodlight with PIR Sensor | CCTV Cameras | Screwfix.com](#)

We would like to propose the site be open between 6am to 9pm to allow for people who have limited time due to work or just have a modern day busy life! LED Flood lights will be turned off after last customer leaves at 9pm (CCTV security cameras with flood lights will continue to activate after 9pm if movement detected)

It will be a condition of use that all dogs visiting the Secure Dog Park will be up to date with all necessary vaccinations and customers will declare this as part of the terms and conditions when visiting the site.

We would like to propose that 30 minute time slots, which can be booked online and that up to 6 dogs at any one time can use the Secure Dog Park (This will allow professional dog walkers somewhere safe to exercise the dogs in their care or for friends to share a booking with their respective dogs.)

A 30 Minutes time slots will only likely increase traffic down West Common, North Moor by 1 car per visit, so if fully booked that will only be extra 30 vehicles using West Common North Road during opening hours

We would like to propose the installation of a 5 meter disabled access ramp at the south facing side of the static caravan to allow access for disabled customers with limited mobility.

The Static caravan currently has tea and coffee making facilities and we would like to enhance this by installing a Necta Bean to Cup coffee machine that will provide refreshments to customers without the need to boil kettles and thus making it safer to get drinks (daily up keep of the coffee machine and cleaning of the static caravan will provide local part time employment)

FENCING

[Zaun](#)'s Axiom perimeter fence system is a lightweight, cost-effective profile mesh fencing system ideal for low-security perimeter demarcation. Designed with a contemporary, non-threatening [design](#), perfect for parks, [schools](#), industrial estates, commercial sites or simple area demarcation.

This high quality and long service life profile mesh system is visually appealing with large 200mm x 50mm open mesh patterns, enabling this perimeter fence system to blend into its surroundings.

The profile mesh panel is constructed from 5mm wires and has V pressings along the length of the panel to provide lateral rigidity. The panel is ideal for [perimeter fencing](#) where the perimeter is not likely to be the subject of sustained abuse.



The Green V-Mesh fencing will be 1.8 meter high by 3 meter long with green posts