

PLANNING AND DESIGN AND ACCESS STATEMENT

**Battlers Green Farm, Common
Lane, Radlett, WD7 8PH**

Prepared For
Bruce's Doggy Day Care

10041
May 2021

To include:

- Green Belt Statement
- Flood Risk Assessment



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CHARTERED TOWN PLANNERS

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1 INTRODUCTION

- 1.1 Planning permission is sought for a Dog Day Care centre at Battlers Green Farm, Common Lane, Radlett, WD7 8PH.
- 1.2 Bruce's Doggy Day Care is an established business that has been growing successfully since 2009 when it was established. As a result of their success, and the demand for such a service in this location, planning permission is sought for a new dog day care centre.

SITE AND SURROUNDING

- 1.3 The site is located on the western edge of the well-established Battlers Green Farm Rural Shopping Village and Tearooms. The site is located a mere 250m from the south western edge of Radlett, 1.5km from its centre. Letchmore Heath is within 1km to the south. Borehamwood is around 4.3km to the south east and the suburbs of Watford are within 2.5km.
- 1.4 Battlers Green Farm remains, in part a working farm. However, considerable diversification has taken place over the last 20-30 years. The working farm remains to the north of the application site.
- 1.5 The site itself comprises part of an existing silo (Photo 1) in the north eastern corner, agricultural field (Photo 2), waste storage area to the north of the silo, track to the west of the Silo and access ramp along the eastern edge providing access to the car park associated with the shopping village. There is a large stockpile of old tyres and waste soils/rubble adjacent to the silo (photo 3). The site is situated at a lower ground level than the adjacent car park. The northern boundary of the site is defined by an established hedgerow. The western elevation is hedgerows and trees. To the south the site is open to agricultural land. The shopping village complex is to the east of the site beyond the existing wooden post and rail fencing and farm access track.



Photo 1 – Existing silo on the proposed development site



Photo 2 – Site subject of this planning application looking west from the existing car park



Photo 3 – Stockpile of tyres and old soil/rubble

- 1.6 The site is located within the Green Belt and is outside any defined settlement boundary and therefore within the countryside.



Figure 1 – Extract from Hertsmere Policies Map

- 1.7 The site is not within a Conservation Area, ecological designation or landscape designation. Within the complex of Battlers Green Farm there is a Farmhouse and two historic barns, all designated heritage assets (Grade II). The site lies within Flood Zone 1.

SITE HISTORY

- 1.8 A review of Hertsmere's online planning register reveals that there is no planning history for the site. The access to the site runs through the shopping village which has a detailed planning history.

PROPOSAL

- 1.9 Bruce's Doggy Day Care is a well-established company that developed within Surrey back in 2009. The business has grown over the years and demand continues to grow with a centre in this location being identified as being suitable to meet the demand.
- 1.10 Planning permission is sought for the creation of a doggy day care centre through the change of use of the land and silo.
- 1.11 The centre operates like a children's nursery but for dogs. A full Management Report has been prepared and accompanies this planning application. It sets out the catchment area for this dog day care centre which would include: Radlett, Borehamwood, Bushey, St Albans, and Watford.
- 1.12 The centre would provide a safe, controlled and purpose-built environment for the enjoyment, exercising and care of the dogs using the site. A centre of this nature provides an alternative



care option for dog owners within a controlled environment rather than the likes of dog walking services which walk a number of dogs at one time within public spaces where experience has found that this can be intimidating to other users of the public open spaces, in particular other dog owners, young people, cyclists, horse riders and runners. There are challenges when dealing with the excrement that obviously is generated when walking groups of dogs in public spaces. The centre would utilise the services of a dog waste management company to ensure that all dog waste is collected and removed from the site in the correct fashion. This dog day care centre removes this public interaction and therefore potential for intimidation and complaint.

- 1.13 The centre would be open between the hours of 0730 and 1800. The majority of dogs are on site between 0830 and 1500. No dogs would remain on site overnight. The site would only operate Mondays to Fridays, not on Saturday or Sundays nor on Bank Holidays.
- 1.14 The dogs would be collected from their owners' houses from 0700 using a doggy bus (air-conditioned vans fitted with vet approved carriers). They would be brought to site for the day and dropped home again in the afternoon. Vans arrive at the site around 0830 and leave against around 1500. Where dogs are boarding with staff overnight they will remain on site until 1800.
- 1.15 There would be, when fully operational, up to 130 dogs per day on site. The Animal Welfare (Licensing of Activities Involving Animals) (England) Regulations 2018 sets out clear guidelines for the space required for dogs in day care (spanning internal and external space). The space available for the dogs would exceed the Regulations requirements.
- 1.16 The Regulations recommend a ratio of 1 staff member for every 10 dogs. The site would be managed by a site manager and deputy site manager and the remainder of the staff would be solely carers or carers/drivers who will bring the dogs to the site and look after them whilst they are on site. If the site is operating at full capacity, then there would be 15 members of staff on site at peak times.
- 1.17 When at capacity the site would operate 8 dog buses. There would be 15 staff/company vehicles on site per day. The additional staff would likely car share or cycle.
- 1.18 The existing access off Common Lane would be utilised. The vehicles would then follow a one-way system as demonstrated by Figure 3.2 within the Transport Statement.



- 1.19 The existing silo would be retained and re-used with alterations being made to the external appearance of the building to accommodate windows and doors and an external staircase attached to provide access to a new proposed mezzanine level. Internal alterations are proposed to provide a natural living sedum roof (with vent) and mezzanine level to accommodate staff office and welfare facilities. On the ground floor there will be areas for the dogs to relax.
- 1.20 A parking area to accommodate 15 vehicles would be located to the south of the Silo and would be constructed from a Type 1 DfT for vehicle traffic. To the north of the Silo, a storage area would be necessary to accommodate maintenance equipment.
- 1.21 The dogs would be separated into different areas across the site depending on criteria. Consequently, fencing through the site would be required to demarcate these areas. Additionally, boundary fencing is necessary to ensure dogs safety. Fencing locations are detailed on Proposed Site General Arrangement Plan 1 100 revA. All fencing would be under 2m in height. Under Schedule 2, Part 2, Class A of the General Permitted Development Order 2015 (as amended), the erection of a gate, fence, wall or other means of enclosure up to a height of 2 metres would be carried out under Permitted Development.



2 PLANNING POLICY CONSIDERATIONS

2.1 Section 70 of the Town and Country Planning Act 1990 and Section 38(6) of the Planning and Compulsory Purchase Act 2004 require that planning applications should be determined in accordance with the Development Plan unless material considerations indicate otherwise.

2.2 The Development Plan for Hertsmere Borough Council comprises of the following relevant documents:

- Core Strategy (2013)
- Site Allocations and Development Management Policies Plan (2016)
- Radlett Neighbourhood Plan (made May 2021)

2.3 The National Planning Policy Framework (2019) and is a material consideration as area Supplementary Planning Documents (SPDs).

NATIONAL PLANNING POLICY FRAMEWORK

2.4 The National Planning Policy Framework (2019) (NPPF) sets out the Government's up-to-date strategy for plan making and decision taking. The NPPF sets out a presumption in favour of sustainable development as a golden thread running through both plan-making and decision-taking. Sustainable development requires consideration of three equal dimensions, relating to the social, environmental and economic impacts of development.

2.5 Section 6 of the NPPF provides policy on 'supporting a prosperous rural economy'. Paragraph 83 sets out that planning policies and decisions should enable:

- a) The sustainable growth and expansion of all types of business in rural areas both through conversion of existing buildings and well-designed new buildings;*
- b) The development and diversification of agricultural and other land-based rural businesses;*
- c) Sustainable rural tourism and leisure developments which respect the character of the countryside; and the retention and development of accessible local services and*



community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.

- 2.6 Section 12 of the NPPF notes that the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make a development acceptable to communities.
- 2.7 Section 13 of the NPPF provides policy on 'protecting Green Belt land' which adds another level of protection over and above the open countryside. This is explained in further details in the Principle of Development / Green Belt Statement below.

PRINCIPLE OF DEVELOPMENT / GREEN BELT STATEMENT

Policy Position

- 2.8 In the NPPF it identifies at paragraph 134 that the Government attaches great importance to Green Belts. It identifies that the Green Belt serves five purposes:
- a) To check the unrestricted sprawl of large built-up areas;*
 - b) To prevent neighbouring towns merging into one another;*
 - c) To assist in safeguarding the countryside from encroachment;*
 - d) To preserve the setting and special character of historic towns; and*
 - e) To assist in urban regeneration, by encouraging the recycling of derelict and other urban land.*
- 2.9 Criteria (c) is the most relevant to this planning application.
- 2.10 Paragraph 143 of the NPPF sets out that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.
- 2.11 Paragraph 145 of the NPPF advises that a local planning authority should regard the construction of new buildings as inappropriate development in the Green Belt. Exceptions (applicable to this proposal) are:



(c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building.

- 2.12 The Framework advises that certain other forms of development are also not inappropriate in the Green Belt (para 146) provided they preserve its openness and do not conflict with the purposes of including land within it. The two criteria applicable to this planning application are:

(d) the re-use of buildings provided that the buildings are of permanent and substantial construction; and

(e) material changes in the use of land (such changes of use for outdoor sport or recreation, or for cemeteries and burial grounds).

- 2.13 Policy CS13 (The Green Belt) of the Core Strategy reflects the national policy position noting that there is a general presumption against inappropriate development within the Green Belt and such development will not be permitted unless very special circumstances exist.

- 2.14 Policy SADM22 (Green Belt Boundary) of the Site Allocations and Development Management Policies Plan defines the Green Belt boundary that is applied in Policy CS13 and SADM26.

- 2.15 Policy SADM26 (Development Standards in the Green Belt) of the Site Allocations and Development Management Policies Plan seeks to protect the visual amenity of the area and the openness of the Green Belt.

- 2.16 Policy SADM27 (Diversification and Development supporting the Rural Economy) of the Site Allocations and Development Management Policies Plan acknowledges that farms may need to diversify. There is a requirement that where agricultural land is to be lost to proposed development that the development is such that there is a reliable prospect that the land will be restored to at least its original quality.

Planning Assessment

- 2.17 The site currently has an agricultural lawful use. The proposal for a doggy day care centre would change the use of the site to sui-generis. The existing livestock enterprise on the site is becoming less economically viable; this change of use would support rural enterprises and have a positive economic impact (paragraph 83 of the NPPF). The nature of the proposed



development is such that there would be minimal change to the area within the red line. Small alterations are needed to be made to where the existing track is located on the eastern edge of the site to facilitate parking and a staircase is required to provide access to a proposed first floor within the silo. The proposed staircase would be located where old tyres are currently being stockpiled. Otherwise, the changes are solely the introduction of fencing across the fields which could be removed if in time the business closes. This means that the site could easily be restored back to its current quality in accordance with Policy SADM27.

- 2.18 A material change of use of the land is appropriate in the Green Belt (para 146 of the NPPF). Examples, but not an exhaustive list, of likely changes of use are for outdoor sport or recreation. Where this would normally be attributed to sport or recreation provision for humans in this instance the proposal is for the exercise and recreation of dogs but there is nothing to suggest that this is inappropriate. Consequently, by the very nature a development of this nature can only be located in open green spaces found outside urban centres; when around London and other major cities (where the greatest population and therefore catchment is located) this is inevitably in Green Belt locations. The proposed site is well located to the built-up areas so it would positively service these areas.
- 2.19 Policy SADM26 notes that developments should be located as unobtrusively as possible, and advantage should be taken of site contours and landscape features in order to minimise the visual impact and protect the openness of the Green Belt. Below, we demonstrate how this policy is met.
- 2.20 No new buildings are proposed, the existing silo on site would be used as the indoor provision for dog and staff welfare. The building has been on site for a number of years and so is considered to be of a permanent construction. Full details are provided in accompanying plans to demonstrate how the building would be re-used and work has been undertaken to assure us that it is of a substantial construction meaning it can withstand the proposed alterations. The only change in floorspace would be accommodated within the built extent of the building through the introduction of a mezzanine floor level. There would be no change in volume. The only physical change would be the introduction of windows and doors as well as an external staircase which would not result in a disproportionate change.
- 2.21 Care has been taken to minimise the physical change to the site taking into consideration the adjacent raised car parking level and cluster of buildings. The area where change is proposed



has been limited to where the existing track is located, and old tyres are stockpiled. The changes that are required to accommodate the parking and the staircase would not be any more visible from the existing raise car parking area than the views at present, due to the change in levels. When viewed from the surrounding fields the minor changes would be seen within the context of the existing mixed-use cluster of buildings with associated car parking.

- 2.22 The removal of the stockpile of old tyres would be a benefit to the visual appearance of the site and the openness of the Green Belt.
- 2.23 The changes would not significantly encroach into the countryside as, in the main, the existing field would remain as a field solely with the introduction of fencing (needed to identify the extent of the site and separate the different dog exercise areas). The fencing could be installed utilising permitted development rights and so this is a fall-back position that should be taken into consideration. Visually the changes would be minimal and reversible.
- 2.24 The existing tree/hedgerow belt adjacent to the site would be retained to ensure the existing landscape and ecological features remain.
- 2.25 The number of staff working on the site would be low. There would be a minimal number of vehicles parked on the site throughout the day with no vehicles parked on site outside of operations hours i.e., not overnight or at weekends or bank holidays. Vehicle movements would be minimal 15 vehicles a day with the potential for one delivery visit a day.
- 2.26 In principle, the change of use of the land and the re-use of the building is supported by both national and local planning policy as identified above subject to the proposal not having a greater impact on the openness for purposes of the Green Belt. Above, we have appropriately demonstrated how through careful design, the proposal would protect the openness of the Green Belt and in turn protect the purposes of the Green Belt.

TRANSPORT

- 2.27 This planning application is accompanied by a Transport Statement prepared by RGP dated May 2021. As advised within the Transport Statement, due to the proposed use being sui generis there are no parking standards however the transport statement advises that as there will be a low level of parking required this is considered appropriate for the scale of the use. Further to this the accessibility of the site was assessed. The access onto the public highway



is established, as is the one-way system. Regarding the site access, tracking has been undertaken to demonstrate that there is an appropriate amount of parking and that there is sufficient space to accommodate the turning of vehicles. RGP are satisfied that the accessibility of the site and parking within the site is acceptable in accordance with CS25 (Accessibility and parking) of the Core Strategy and SADM40 (Highway and Access Criteria for New Development) of the Site Allocations and Development Management Policies Plan.

- 2.28 It has been calculated that there would be a maximum of 32 two-way trips associated with the site when at full occupancy. In reality it will take a long time until the centre is at full capacity and typically it is found that existing sites run at around 80% capacity. Overall, it is concluded by RGP that the vehicle trips forecast is minimal and would not cause detrimental impact to the existing Battlers Green Farm estate or on the local highway network.
- 2.29 The Transport Statement demonstrates that the proposed dog day care use on the site would not have a detrimental impact on the local highway network.

LANDSCAPE CHARACTER AND DESIGN

- 2.30 CS12 (The Enhancement of the Natural Environment) of the Core Strategy requires all development to conserve and enhance the natural environment through protecting the existing vegetation and biodiversity that sites have to offer.
- 2.31 CS22 (Securing a high quality and accessible environment) of the Core Strategy requires developments to be of high-quality design which ensures the creation of attractive and usable places. Developments should take opportunities to improve the character and quality of an area.
- 2.32 Policy SADM30 (Design Principles) of the Site Allocations and Development Management Policies Plan sets out that a development must respect, enhance, or improve the visual amenity of an area and make a positive contribution to the built and natural environment.
- 2.33 Policy SADM11 (Landscape Character) of the Site Allocations and Development Management Policies Plan seek to achieve developments that help conserve, enhance and/or restore the character of the landscape.
- 2.34 Policy SADM12 (Trees, Landscaping and Development) of the Site Allocations and Development Management Policies Plan looks to protect existing trees and/or hedgerows.



- 2.35 Policy SADM30 (Design Principles) of the Site Allocations and Development Management Policies Plan reflects the aspirations set out within the Core Strategy policies requiring developments to be of a high-quality design reflective of their surroundings.
- 2.36 This proposal meets the requirements of the policies set out above. The proposal recognises that it is located within a rural environment (as is required by a development of this nature). It seeks to retain the agricultural appearance and give a 'nod' to the agricultural setting in which the site is located. This is done through the retention and reuse of the silo which has been on site for many years. The silo would continue to appear as a silo with solely the introduction of a sedum hidden roof (with roof vent), windows and doors, and an external staircase. It is an inventive use of existing infrastructure. Further to this, the nature of the development is such that large outside space is required meaning the field would be retained to provide the exercise and play space for the dogs. As demonstrated by the plans accompanying this planning application little overall change is proposed meaning it will continue to appear as it does at present and if in time the doggy day care use is no longer required minimal work would be required to return the site back to its current use.
- 2.37 There are areas of the site that at present appear untidy (around silo – stockpiled tyres). These areas would be cleaned up and opened up. The design is of a high quality and is sympathetic to the surrounding agricultural land but where change is required it has been located adjacent to the existing areas of car parking and cluster of buildings. All existing vegetation is to remain around the site thereby protecting the existing natural features. These will be enhanced where possible through the planting of bushes and or trees. The character of the landscape would be conserved and in places enhanced.
- 2.38 The proposal is in accordance with the local policies.

HISTORIC ENVIRONMENT

- 2.39 CS14 (Protection or enhancement of heritage assets) of the Core Strategy looks to conserve or enhance the historic environment noting that proposals should be sensitively designed to not cause harm to listed buildings. Policy SADM29 (Heritage Assets) of the Site Allocations and Development Management Policies Plan states that the Council will not permit development proposals which fail to protect, conserve or where possible enhance the significance, character and appearance of the heritage asset and its setting.



- 2.40 It is acknowledged that there are Grade II listed buildings at the eastern edge of the cluster of buildings at Battlers Green Farm. The application site is on the western side of the cluster of buildings. There is a significant amount of parking and existing buildings of varying planning uses between the listed buildings and the application site. The site is set at a lower ground level than the adjacent parking area and buildings. It will not compromise the remaining working part of the farm which is to the north. The proposal will not have an impact on the heritage assets. It is in accordance with policy.

BIODIVERSITY

- 2.41 CS12 (The Enhancement of the Natural Environment) of the Core Strategy looks to ensure that all new development conserves and enhances the natural environment. Policy SADM10 (Biodiversity and Habitats) of the Site Allocations and Development Management Policies Plan notes that new development should avoid significant harm to sites of importance for ecology, geology and biodiversity.
- 2.42 Accompanying this planning application is a preliminary ecological assessment prepared by Darwin Ecology dated April 2021. The report concludes that the habitats to be affected by the proposals, including arable, semi-improved grassland, hardstanding and bare ground as well as a manure pit and silo, have been assessed as being of low ecological value.
- 2.43 There are a number of recommendations set out within the report that Bruce's Doggy Day Care will be implementing to ensure there is a biodiversity enhancement across the site. There will be native planting across the site as indicatively shown on the plans. The planting will provide a landscape and biodiversity enhancement whilst also acting as a sensory attraction to the dogs as well as being a means of providing natural shade to them in the sunnier months. The recommended bat and bird boxes will be installed within the trees on the western boundary of the site. In the sensory play area for the dogs there will be log piles which could also provide ecological benefit for some species. The proposed natural living sedum roof will also be a biodiversity gain.

NOISE

- 2.44 CS16 (Environmental Impact of Development) of the Core Strategy (iv) looks to ensure that pollutants are minimised (including emissions to air, water, soil, light and noise). SADM20 (Environmental Pollution and Development) of the Site Allocations and Development



Management Policies Plan – noise and vibration identify that development which could create increases in background noise levels should be sited away from noise-sensitive development as far as possible.

- 2.45 Accompanying this planning application is a noise impact assessment prepared by NOVA Acoustics dated 20/05/2021. Background noise levels were collected at the nearest noise sensitive receptors which are located approximately 130m to the east of the eastern site boundary. These readings informed the assessment. There is no clearly applicable standards or guidance for assessing the impact of a development such as this therefore ‘CIEH Clay Pigeon Shooting Noise Guidelines’ were used alongside BS8233:2014 to inform the assessment.
- 2.46 The report predicts that the maximum dog bark noise levels from the site will comply with the internal and external noise standards of BS8233.2014. The report concluded that the maximum noise level of a dog bark and the good management of the dogs on site, in accordance with Bruce’s Dog Handling Policy and Noise Management Plan, would ensure that the noise levels and frequency of dog barking is kept to a minimum and that the use of the site for up to 130 dogs would not cause an adverse impact on residential amenity. Accompanying this planning application is a Noise Management Plan prepared by Bruce’s Doggy Day Care (May 2021). This document is like those prepared for their existing centres. They implement the Management Plan on their existing working centres, and it has been successful at minimising dogs barking.
- 2.47 The evidence provided demonstrates that planning policy requirements can be met as the proposal would not have an unacceptable impact on the nearest local residents.

FLOOD RISK

- 2.48 CS16 (Environmental impact of development) of the Core Strategy and SADM14 (Flood Risk) of the Site Allocations and Development Management Policies Plan requires development to be located within areas of lower flood risk. The site is Flood Zone 1 and therefore the best location for new development (in terms of flooding). The nature of the development is such that there would be minimal change to the infiltration rates across the site thereby ensuring the permeable surfaces that currently exist across the site in the main are retained. The policy requirements are met.



COMMUNITY INFRASTRUCTURE LEVY

- 2.49 The Council adopted a CIL charging schedule in 2014. The proposal does not fall within any of the developments set out within the CIL charging schedule therefore there is no CIL payable for this proposed development.

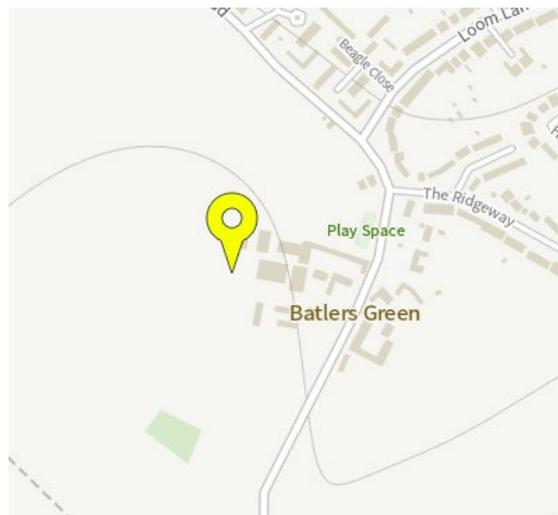
SUSTAINABLE DEVELOPMENT

- 2.50 SP1 (Creating Sustainable Development) of the Core Strategy notes how the Council intend to achieve sustainable development in accordance with the NPPF.
- 2.51 The proposed development seeks to be sustainable as it would re-use the existing silo that has been on site for a number of years but unused for a large proportion of that time. The site is well located with regard to its target market area resulting in short travel distances. This would meet the environmental objectives of sustainable development within the NPPF.
- 2.52 The location of the site within the countryside would provide an economic benefit as it would secure a long-term rural business which would provide employment opportunities. The staff working on the site could also potentially visit the services and facilities provided at the tea rooms and shopping village thereby contributing to their vitality.
- 2.53 The centre would provide a service to local communities thereby enabling them to have a dog whilst also working. Since COVID dog ownership has risen significantly meaning when people return to their offices/places of work there will be an increased demand for services of this nature. This centre provides a social benefit as it facilitates a better work-life balance for people using the centre. This would meet the social objectives of sustainable development within the NPPF.
- 2.54 The local and national policy requirements are met.



3 FLOOD RISK ASSESSMENT

- 3.1 As the site boundary is greater than 1hectare a Flood Risk Assessment is necessary to meet the planning validation requirements. However, the proposed area of actual development is significantly less than 1ha as it is solely the creation of the parking area and introduction of the external staircase that would change the surface of the site. Furthermore, the proposed car parking material remains permeable.
- 3.2 Flood risk assessments should be proportionate to the scale of the proposed development and the flood risk zone in which the site is located.
- 3.3 The site is located within Flood Zone 1. This is confirmed by the Governments flood map for planning as demonstrated below:



- 3.4 The proposed development would not significantly increase the amount of permeable surfacing across the site. The only minor change would be where the car parking is proposed and the external staircase but currently a large proportion of this area is given over to a farm track and tyre storage.
- 3.5 Zone 1 flood risk areas are at less than 0.1% chance of flooding in any year, a 1:1000 a year chance.
- 3.6 Flooding possibility of the site is extremely low, and the proposed development would not increase the flooding likelihood on or off-site as per the conclusions drawn in para 2.48 above.



4 CONCLUSIONS

- 4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications should be determined in accordance with the development plan unless material considerations indicate otherwise.
- 4.2 The proposed development has been carefully considered in the context of all the relevant national and local planning policies.
- 4.3 A rural location is necessary for this unique use due to the open space required for exercising the dogs. The proposed centre would service the local surrounding communities to enable people to work and have dogs. It would provide a safe, controlled and purpose-built environment for the enjoyment, exercising and care of dogs using the site. It is an attractive alternative option for dog owners which would in turn reduce the number of dogs being walked on mass in public areas.
- 4.4 A low-key rural business is proposed that would not require significant change to the site. It has been demonstrated that the proposal would be considered acceptable in Green Belt terms as the scheme would reuse (with minor alterations) the building on site and would result in a change of use of the land which would not have a greater impact on the openness of the Green Belt or the purposes of the Green Belt. This is in accordance with national and local planning policy. The changes proposed to the site are minor and reversible with some enhancements proposed. In our opinion, no very special circumstances therefore need to be demonstrated. If the Council do not agree with this position, then we request the opportunity to set out the very special circumstances applicable to the proposed development.
- 4.5 Site specific matters have been considered and it is demonstrated that there would be no impact from the proposed development.
- 4.6 The proposed development can therefore be approved.