

Case No: SDNP/21/04218/FUL
Proposal Description: Application for a Change of Use of Agricultural Land for the Exercising of Dogs and Installation of a Perimeter Fence
Address: Stakes Field, Stakes Lane, Upham, Hampshire
Parish, or Ward if within Winchester City: Upham Parish Council
Applicants Name: Mr Harry Dunford
Case Officer: Miss Hannah Harrison
Date Valid: 12 August 2021
Recommendation: Approval



General Comments

This application is reported to the Planning Committee due to the number of representations that have been received contrary to the Officer's recommendation.

1 Site Description

Stakes Field is a large piece of agricultural land located within the rural countryside of Upham, within the South Downs National Park. Public Right of Ways can be located towards the west (Upham: 741), north west (Upham: 19) and north (Upham: 16). Sections of Ancient Woodland are located far west (Broom Croft) and slightly south west (Redlands Copse), of the proposal site. The section located south west is also known to be a SINC (Redlands Copse).

The site allocated for the proposal is approximately 1.14ha of land.

2 Proposal

This planning application seeks for a Change of Use of Agricultural Land for the Exercising of Dogs and Installation of a Perimeter Fence

3 Relevant Planning History

No relevant planning history.

4 Consultations

Parish Council Consultee

Bishops Waltham PC:

No objection in principle but would request a condition to ensure that the facility is only available for one booking at a time (to ensure the proposal does not result in a significant increase in traffic on this road).

Upham PC:

Upham Parish Council object to this Application as this is an agricultural field and should remain so in this rural location. There is no Business Plan shown to accompany the Application i.e. evidence of identified demand vs location to other facilities, and not enough detail on the shelter. It was agreed that if the Business fails and this Application is given approval the land should be reverted back to agricultural land. The additional traffic this business would create is not suitable for Stakes Lane, which is a small narrow country lane. Concern was also expressed about the lack of supervision on the site and whether there was a demonstrated need for this additional facility in the countryside

WCC – Ecologist and Biodiversity Officer

SDNP/21/04218/FUL Stakes Field Stakes Lane Upham – No objection subject to suggested conditions

Application for a Change of Use of Agricultural Land for the Exercising of Dogs and Installation of a Perimeter Fence.

- The site is currently in intensive arable production.
- The access is existing and the native hedgerow will be retained along with a 6m grass margin outside of the fenced area.
- Redlands Copse ancient woodland and Site of Importance for Nature Conservation (SINC) is located adjacent to the site but is not included within the red line boundary, nor is the other woodland copse located to the north.
- Some areas will be left unmown and wildflower areas are proposed as part of the design.
- The stock fencing should allow the movement of smaller wildlife, however 'Hedgehog highway's and badger gates should be considered.
- There will be no artificial lighting.

Additional native hedgerow planting, particularly along the north western boundary, would improve the connectivity between Redlands Copse SINC and the isolated woodland copse to the north. This could be really beneficial for biodiversity.

Suggested conditions

Condition: A Biodiversity Enhancement Plan shall be submitted to, and approved in writing by the Local Planning Authority prior to the commencement of the development. This shall include the planting specification and management details for the wildflower areas and hedgerow planting. As well as the details and location of any hedgehog and/or badger access points. These biodiversity enhancements shall be sited prior to the development coming into its intended use and retained thereafter.

Reason: To ensure a net gain in biodiversity in accordance with the NPPF 2019 and Strategic Policy SD9.

WCC - Environmental Protection

Due to the potential noise impact from the business to nearby residences caused by barking dogs and, to a lesser extent, by raised voices, I requested more information on the mitigation of the noise and the applicant kindly sent in a document entitled "Wag & Walk – Noise Assessment Report".

I would ask that certain assurances made by the applicant in this report are added as conditions if planning is granted to protect the amenity of the area, namely;

1. The site will only be used at the designated booking time, for exclusive use only.

2. No more than 4 dogs shall be permitted on the premises at any one time.
3. The site is not be used for dog training purposes.
4. Notices will be erected that are clearly visible from all entrances stating that re-calling of dogs must be kept to a minimum, with effort made by all parties to ensure no excessive noise is created when using the site. The notices should also state other conditions of use.
5. Should a noise complaint be received when the site is in use, the individual concerned will be prohibited by the applicant from using the site in the future.

I also have concerns regarding the requested hours and ask that a condition is made to reduce the hours of use of the field to protect the amenity of the area. I would suggest that the hours of use are limited to;

07:00 to 19:00 Monday to Friday

09:00 to 17:00 Saturdays

No use on Sunday and Bank Holidays.

Should you require further information please contact me on 01962 848456 dgriffiths@winchester.gov.uk

WCC – Landscape Architecture

Observations:

- Landscape Character Area: D1a Downland Mosaic (Enclosed)
- Redlands Copse ancient woodland and Site of Importance for Nature Conservation (SINC) bordering the south of the site.
- PRow Upham 16 to the north; Upham 19 to the west

The site is currently open arable land with a designated copse to the south and a small area of woodland bordering the north. The area is one of a mixture of large and small fields interspersed with irregular sizes and shapes of woodland, often connected by hedgerows.

In general landscape terms, the proposal to change this area from agricultural to essentially meadow (Plan and Layout – un-mown area, wildflower area) was assessed not to have a significant visual or landscape impact and could have a net positive effect on biodiversity by creating new habitat and by linking Redlands Copse (SINC) to the isolated copse to the north.

Of concern is the 1.8m high stock proof fence. This could potentially create an incongruous feature (nearby PRow and Stakes Lane) and could limit biodiversity gains by not allowing the free movement of animals across the site that otherwise would benefit from the change of use to meadow.

The parking area for two cars appears to be in keeping with the proposal and not excessive but would not need to be enclosed by stock proof fence. It would benefit from planting (native hedgerow species) to screen parked cars from the road.

Notwithstanding other planning considerations, if Planning is minded to grant permission, it is recommended that the height of the fence be reconsidered and integrated with hedge planting to lessen possible visual effects from nearby paths or Stakes Lane. Any fence used should allow smaller mammals to pass through (it could include badger gates for instance) and a mesh that is large enough for smaller animals (e.g. Hedgehogs etc.) to pass through unhindered – many stock fences have a smaller mesh at the base which does not allow this. The biodiversity aspect could be improved by planting native hedgerow and woodland species to connect areas of woodland to allow movement of wildlife more effectively and could be done as part of hedgerow planting (west boundary in particular). It should also aim to disguise the linear feature of a fence and would be a more sustainable method of barrier than a stock proof fence alone. The shelter should be stained a recessive colour e.g. dark charcoal grey or very dark green would be suitable.

For the biodiversity benefits to be successful (as stated in the Design and Access Statement) the management of the meadow and planting will need to be undertaken on a regular basis. It is recommended that the management regime be set-out in a document together with a basic landscape plan that shows the plants and meadow species to be used, sizes, quantities and locations.

5 Representations

The application has received 13 supporting comments from 12 householders and 13 objection comments from 10 households.

The supporting comments state the following:

- Allows a new business to start within the area
- Provides a needed service
- Provides a safe and secure site for dog owners
- In line with DEFRA's advice on diversification within farming businesses
- Off road parking will stop any parking along Stakes Lane which will cause traffic issues
- Improves the temperament of a dog if they can mix with others in a controlled location
- Ideal proposal for residents who have no private gardens and would like to train their dogs
- A social space for dog owners and their dogs
- A chance to create a naturally beautiful spot for all to use with the privacy and peace of mind for the community and other dog walkers.

The objecting comments state the following:

- Loosing unspoilt outdoor space
- Attempt to commercialise a wild space
- Extra traffic to the area
- Noise and light pollution
- No need for it. A site already exists down Alma Lane, Lower Upham
- Impact on local wildlife
- Makes no commercial sense and does not contribute or enhance the local environment
- Make it unsafe for walkers, cyclists and horses in the area
- Division and erosion of the natural agricultural landscape
- Local residents along Stakes Lane will be impacted
- No mention of lighting through winter months
- Unnecessary change of use of land

6 Planning Policy Context

Applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise. The statutory development plan in this area is the **South Downs National Park Local Plan Adopted 2 July 2019 (2014-33)** and any relevant minerals and waste plans.

The development plan policies and other material considerations considered relevant to this application are set out in section 7, below.

National Park Purposes

The two statutory purposes of the SDNP designation are:

- To conserve and enhance the natural beauty, wildlife and cultural heritage,
- To promote opportunities for the public understanding and enjoyment of the special qualities of their areas.

If there is a conflict between these two purposes, conservation takes precedence. There is also a duty to foster the economic and social wellbeing of the local community in pursuit of these purposes.

7 Planning Policy

Relevant Government Planning Policy and Guidance

Government policy relating to National Parks is set out in English National Parks and the Broads: UK Government Vision and Circular 2010 and The National Planning Policy Framework (NPPF) which was issued on 24 July 2018. The Circular and NPPF confirm that National Parks have the highest status of protection, and the NPPF states at paragraph 172 that great weight should be given to conserving and enhancing landscape and scenic beauty in national parks and that the conservation and enhancement of wildlife and

cultural heritage are also important considerations and should be given great weight in National Parks.

National Planning Policy Framework (NPPF)

The following National Planning Policy Framework documents have been considered in the assessment of this application:

- NPPF12 - Achieving well-designed places
- NPPF15 - Conserving and enhancing the natural environment

Paragraph 2 states that planning applications must be determined in accordance with the development plan unless material considerations indicate otherwise.

The development plan policies listed below have been assessed for their compliance with the NPPF and are considered to be compliant with the NPPF.

The following policies of the **South Downs National Park Local Plan Adopted 2 July 2019 (2014-33)** are relevant to this application:

- Core Policy SD1 - Sustainable Development
- Core Policy SD2 - Ecosystems Services
- Strategic Policy SD4 - Landscape Character
- Strategic Policy SD5 – Design
- Strategic Policy SD6 – Safeguarding Views
- Strategic Policy SD7 – Relative Tranquillity
- Strategic Policy SD8 - Dark Night Skies
- Strategic Policy SD9 – Biodiversity and Geodiversity
- Development Management Policy SD11: Trees, Woodland and Hedgerow
- Strategic Policy SD25 – Development Strategy
- Development Management Policy SD40: Farm and Forestry Diversification

Partnership Management Plan

The South Downs Partnership Management Plan (SDPMP) was adopted on 3 December 2013. It sets out a Vision and long term Outcomes for the National Park, as well as 5 year Policies and a continually updated Delivery Framework. The SDPMP is a material consideration in planning applications and has some weight pending adoption of the SDNP Local Plan.

The following Policies and Outcomes are of particular relevance to this case:

- General Policy 1
- General Policy 3

8 Planning Assessment

Principle of development

The application site is situated outside the defined settlement boundary of Bishops Waltham, where new development needs to be justified in accordance with Policy SD25 of the SDNP Local Plan. A dog exercise facility is considered to be an appropriate use for the countryside location given the nature and space requirements for such a facility. The principle of development is therefore considered acceptable in this case.

Policy SD40 of the SDNP Local Plan applies. The purpose of this policy is to support the long term viability of the National Park's farm and forestry enterprises, which contribute to the first purpose of the National Park by their land management activities. This will be achieved by facilitating farm diversification projects, which will also deliver multiple benefits for the National Park purposes and duty. The policy goes on to state that the physical scale of the diversified business uses should not overwhelm that of the agricultural or forestry activities on the site or disrupt them. The cumulative impacts of diversification developments, including on traffic generation, will be taken into account in assessing applications.

It is proposed to allocate approximately 1.14ha of agricultural land to be an exercising area for dogs. The site will provide off road parking, a securely fenced off area for the dogs and a small mobile field shelters for owners on wet weather days.

The principle of development is deemed acceptable in relation to Policy SD40 due to the minimal impact that the proposal entails in order to change the use of the land for a dog training facility.

Impact on the character and appearance of the local area and the South Downs National Park

The applicant has stated within the Design and Access Statement that the nearest exercising areas to this location is between 10-13miles away. The purpose of these exercising areas is to provide a safe space for owners and their dogs. These facilities are primarily used by owners with reactive or nervous dogs with poor recall, so they can run and play freely without the fear of hurting themselves, or endangering wildlife, livestock or members of the public.

A submitted site plan shows an aerial view of the site, highlighting the boundary fence, car park, shelter and associated ecology works.

It is proposed to fence off the 1.14ha of land with a 1.8 meter high deer fence (wooden posts and wire mesh). The only access in and out of the site is via the car park to ensure no dogs can escape for theirs and others safety. This style of fencing and gates are seen within rural areas and within the local vicinity, and will not appear out of character.

The site already has an existing access opening (approximately 6 meters wide) with ample sightlines (approximately 40 meters to the north, and 130 meters to the south). Access is currently closed off with a simple metal gate to stop vehicles trespassing. There is no indication that the access requires to be extended. It is proposed to lay a hard standing track, noted on the site plan, to lead up to a proposed car parking area. The car park area is noted to be hard standing, approximately 12 x 10 meters in size and will be formed using permeable materials such as crushed limestone. The car park will be fenced off in a matching boundary deer fence and will have a deer gate to enter and leave the area. The proposed parking will ensure the access and main road is clear at all times while the site is in use to avoid any traffic disruption. The parking facilities proposed are deemed acceptable and will ensure the proposed new use will not adversely affect the wider highway networks. The additional traffic generated does not cause adverse harm to the surrounding highway network.

The area itself will be left to grow naturally. It is noted on the site plan that the majority of the site will be left untouched, minus 3 mown pathways through the centre. Around the grassed area perimeter, a 1.2meter wide woodchip path will be laid to allow disabled access into and around the enclosure. 3 corners of the site (North, East and West) have been allocated for wildflower planting. A 6metre grass margin has also been allocated along the south east, bounding the main road (Stakes Lane).

The proposed visitor's shelter will be located towards the south east, placed alongside the woodchip path for access. It is noted within the Design and Access statement, as well as the elevation plan, that the structure will be placed on steel skids upon a woodchip base to match the path. The shelter will be approximately 3 x 3meters in size, with an overall height of approximately 3.1meters. The structure will be constructed in timber weatherboarding, naturally finished, with a shallow roof pitch covered in dark fibre cement panels. No external lighting is proposed. No doors or windows are proposed. The sole purpose of this structure is to provide a covered area for owners whilst their dogs run free in the enclosure.

Impact on residential amenity

It is noted within the representations that there is a concern the application will impact local residents by spoiling the landscape, increase in traffic flow and noise from the change of use of land.

The nearest residential property to the site lies approximately 180 meters away towards the north east – properties known as 1 & 2 Stable Cottages. This substantial distance between the plots and the natural boundary surrounding the site provides a natural noise cancelling barrier.

The scheme has provided ample parking to ensure no traffic disruption to the local residents. The layout of the car park ensures the entrance to always be accessible and not blocked when entering or existing the site, allowing vehicles to come and go freely with no disruption.

The spoiling of the landscape is not a residential amenity concern. Nevertheless the only proposed structure on site will be a shelter, which is not visible from the main road due its location on the site. Should any views of the site be visible, the views will be of an unspoilt field, fenced off in a rural manner, with the occasional pedestrian and dog visiting.

Overall the scheme has ensured the proposal is not deemed to be overbearing, overshadowing or overlooking any neighbouring site. The application is not seen to be impacting local residential amenities.

Use and Management of the land

It is proposed to control the use of the site via a booking system. The booking slots are hourly. Visitors will be required to book a slot in advance and will be restricted to 50 minutes of use and 10 minutes to arrive and leave the site. The 10 minute window between bookings ensures easy flow of traffic to and from the site. Sections of time will also be blocked out to ensure maintenance and cleaning of the site can be carried out.

The site will be limited to 4 dogs per booking. This will avoid or at the very least limit disturbance and noise from the site. The Environmental Health Officer has requested the number of dogs to be conditioned to ensure the local amenity is protected.

Proposed opening hours for the site are as follows:

- Monday – Saturday 7am – 9pm
- Sunday – 8am – 8pm

The applicant notes the above times are also dictated by the sunset, so should a sunset be earlier than the time stated above, the site will be closed. These opening hours have been altered slightly by the Environmental Health Officer in order to protect the amenity of the area. The following opening hours will be conditioned:

- Monday – Friday 7am – 7pm
- Saturdays – 9am – 5pm
- No use on a Sunday and Bank Holiday

It is noted within the Design and Access Statement the use of permeable materials (crushed Limestone) for the car park. This use of material is an acceptable approach to ensure the car park will remain usable regardless of the weather. Combining the crushed limestone method with the natural growth of the site, collectively will have a minimal impact on the landscape physically, require minimal maintenance in the future and ensures no drainage issues can occur.

Noise Impact

The site currently boasts a well-established hedge along the east boundary adjacent to the main road (Stakes Lane), currently grown to a height of approximately 1.75m. A collection of trees are located north of the allocated site, and a copse is situated to the south west. These existing natural boundaries will form a sound barrier.

The application has been assessed by the Environmental Health Officer whom has offered support for the application subject to conditions. The application required further information as to whether or not the proposal will have a noise impact on the local area, however upon submitting a noise impact report, the Officer has accepted the proposal with suggested conditions in ensure the noise levels remain to be compliant going forth.

The application has been submitted with sufficed evidence to address any noise concerns and complies with Policy SD7 of the SDNP Local Plan.

Ecology and Biodiversity:

The application has been assessed by an Ecology Officer and Landscape Officer. Although neither officer object to the principle of the application, concerns have been raised regarding the biodiversity of the site. The Landscape Officer in particular noted the fence would benefit from changing to hedging to enhance biodiversity. The proposed fence is a style seen within rural locations and not deemed out of character. The main purpose of the fence is to ensure no dogs can escape, hence the height, but the applicant has ensured the design is in keeping for the location. Upon assessing the application and referring to the consultee comments, the proposed fencing is deemed to adequate for the site and a style seen within a rural location. A suggested biodiversity plan condition has been requested by the Ecology Officer which should address the concerns raised by both consultees.

The applicant has submitted further details as to how the proposal will be enhancing the ecosystems within the location. The following actions have been stated:

- Planting of wildflowers
- Use of permeable materials such as crushed limestone and wood chippings
- Allowing the site to grow naturally to encourage wildlife and grassland habitats
- Placing the shelter on skids to ensure any removal will not damage the land

These actions are seen to be acceptable and comply with Policies SD2 and SD9 of the SDNP Local Plan.

Dark Night Skies

The South Downs National Park was awarded International Dark Sky status in May 2016. The SDNP have taken action to ensure the protection of the Dark Night Skies from artificial light pollution by applying Policy SD8 of the SDNP Local Plan and General Policy 3 of the Partnership Management Plan.

The application has not stated nor requested the use of outdoor lighting. The opening hours are dictated by the seasons, with some days closing earlier than stated due to sunset times. Condition 06 ensures that any lighting used on the site is approved by the Local Planning Authority. The application is not seen to be impacting the Dark Night Skies and therefore complies with Policy

SD8 of the SDNP Local Plan and General Policy 3 of the Partnership Management Plan.

9 Conclusion

The proposed change of use from agricultural to a dog walking facility is not considered to be significantly harmful to the character and appearance of the local area or the South Downs National Park and therefore complies with the policy requirements of SD25 and SD40 of SDNP Local Plan.

The development would not result in a detrimental impact on the amenities of neighbouring properties in terms of loss of privacy, light or overbearing impacts. The development is not considered to result in an unacceptable impact on the dark night skies of the South Downs National Park. For the reasons outlined above, the application is therefore recommended for approval.

10 Reason for Recommendation and Conditions

It is recommended that the application be Approved for the reasons and subject to the conditions set out below.

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

Reason: To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990 (as amended)./ To comply with Section 51 of the Planning and Compulsory Purchase Act 2004

2. Approved Plans

The development hereby permitted shall be carried out in accordance with the plans listed below under the heading "Plans Referred to in Consideration of this Application".

Reason: For the avoidance of doubt and in the interests of proper planning.

3. **22_03 Materials as per application particulars**

The materials used in the construction of the development hereby approved shall be as detailed within the permitted application particulars and shall be retained permanently as such, unless prior written consent is obtained from the Local Planning Authority to any variation.

Reason: To safeguard the appearance of the building and the character of the area.

4. A Biodiversity Enhancement Plan shall be submitted to, and approved in writing by the Local Planning Authority prior to the commencement of the

development. This shall include the planting specification and management details for the wildflower areas and hedgerow planting. As well as the details and location of any hedgehog and/or badger access points. These biodiversity enhancements shall be sited prior to the development coming into its intended use and retained thereafter.

Reason: To ensure a net gain in biodiversity in accordance with the NPPF 2019 and Strategic Policy SD9.

5. Hours of Use

The “**Wags and Walk**” **dog exercising facility** hereby permitted shall not operate other than between the hours of:

- (i) **7am – 7pm** Mondays to Fridays
- (ii) **9am – 5pm** Saturdays
- (iii) **No use on** Sundays and bank holiday

Reason: To protect the residential amenities of the locality.

6. 20_02 No external lighting

No external lighting shall be installed on the building or within the site. In the event lighting is required, details and specifications of the lighting must be submitted to and approved in writing by the Local Planning Authority prior to installation.

Development must then continue in accordance with the approved plans.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of night time amenity, tranquillity and protect and conserve the International Dark night Skies.

7. No more than 4 dogs shall be exercised on the land at any time, as stated within the submitted Design and Access statement (Page 4, submitted on the 11th August 2021).

No more than 2 vehicles shall be parked within the proposed car park, as noted on the submitted plans (Reference: PARKING ARRANGEMENT, submitted on 11th August 2021)

Reason: To preserve the visual amenities of the locality and to control the use of the site.

Informatives

1. This permission is granted for the following reasons:

The development is in accordance with the Policies and Proposals of the Development Plan set out below, and other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning permission should therefore be granted.

2. The Local Planning Authority has taken account of the following development plan policies and proposals:-

National Planning Policy Framework (NPPF): NPPF12, and NPPF15

South Downs Local Plan Adopted 2 July 2019 (2014-33): Policies SD1, SD2, SD4, SD5, SD6, SD7, SD8, SD9, SD11, SD25 and SD40.

South Downs Partnership Management Plan (SDPMP): General Policy 1 and General Policy 3

3. Please be respectful to your neighbours and the environment when carrying out your development. Ensure that the site is well organised, clean and tidy and that facilities, stored materials, vehicles and plant are located to minimise disruption. Please consider the impact on your neighbours by informing them of the works and minimising air, light and noise pollution and minimising the impact of deliveries, parking and working on public or private roads. Any damage to these areas should be remediated as soon as is practically possible.

4. During Construction, no materials should be burnt on site. Where allegations of statutory nuisance are substantiated by the Environmental Protection Team, an Abatement Notice may be served under The Environmental Protection Act 1990. The applicant is reminded that the emission of dark smoke through the burning of materials is a direct offence under The Clean Air Act 1993.

For further advice on this please refer the Construction Code of Practice <http://www.ccscheme.org.uk/index.php/ccs-ltd/what-is-the-ccs/code-of-considerate-practice>

5. All building works including demolition, construction and machinery or plant operation should only be carried out between the hours of 0800 and 1800 hrs Monday to Friday and 0800 and 1300 hrs Saturday and at no time on Sundays or recognised public holidays. Where allegations of noise from such works are substantiated by the Environmental Protection Team, a Notice limiting the hours of operation under The Control of Pollution Act 1974 may be served.

6. The applicant should also be advised that noise levels should be kept to a minimum and any complaints of noise nuisance from the site may be investigated as a potential statutory nuisance under sections 79-81 of The Environmental Protection Act 1990

7. Your attention is drawn to the provisions of the Countryside and Rights of Way Act 2000 and Wildlife and Countryside Act 1981 (as amended) and in particular to Sections 1 and 9. These make it an offence to:

- kill or injure any wild bird;
- damage or destroy the nest of any wild bird (when the nest is being built or is in use);
- damage or destroy any place which certain wild animals use for shelter (including all bats and certain moths);
- disturb certain wild animals occupying a place for shelter (again, all bats and certain moths).

The onus is therefore on you to ascertain whether such birds, animals or insects maybe nesting or using the trees, the subject of this consent, and to ensure you do not contravene the legislation. This may, for example, require delaying works until after the nesting season for birds. The nesting season for birds can be considered to be March to August. You are advised to contact Natural England for further information (tel: 0845 601 4523).

8. All bat species are protected under European Law within the E.C. Habitats Directive and under British law within the Conservation of Habitats and Species Regulations 2010 (as amended) and the Wildlife and Countryside Act 1981. The applicant is advised that should bats be present, works must stop and a Natural England European Protected Species licence may be required before recommencing.

11. Crime and Disorder Implications

11.1 It is considered that the proposal does not raise any crime and disorder implications. **12. Human Rights Implications**

12.1 This planning application has been considered in light of statute and case law and any interference with an individual's human rights is considered to be proportionate to the aims sought to be realised.

13. Equality Act 2010

13.1 Due regard has been taken of the South Downs National Park Authority's equality duty as contained within the Equality Act 2010.

14. Proactive Working

The application was acceptable as submitted so no further assistance was required.

Plans Referred to in Consideration of this Application

The application has been assessed and recommendation is made on the basis of the following plans and documents submitted:

Plan Type	Reference	Version	Date on Plan	Status
Plans - EXISTING LOCATION PLAN			11.08.2021	Approved
Plans - EXISTING SITE PLAN			11.08.2021	Approved
Plans - PARKING ARRANGEMENT			11.08.2021	Approved
Plans - PROPOSED SITE PLAN AND LAYOUT			11.08.2021	Approved
Plans - WAG & WALK – ELEVATION PLAN			11.08.2021	Approved
Application Documents - ECOSYSTEM SERVICES STATEMENT			11.08.2021	Approved

Reasons: For the avoidance of doubt and in the interests of proper planning.