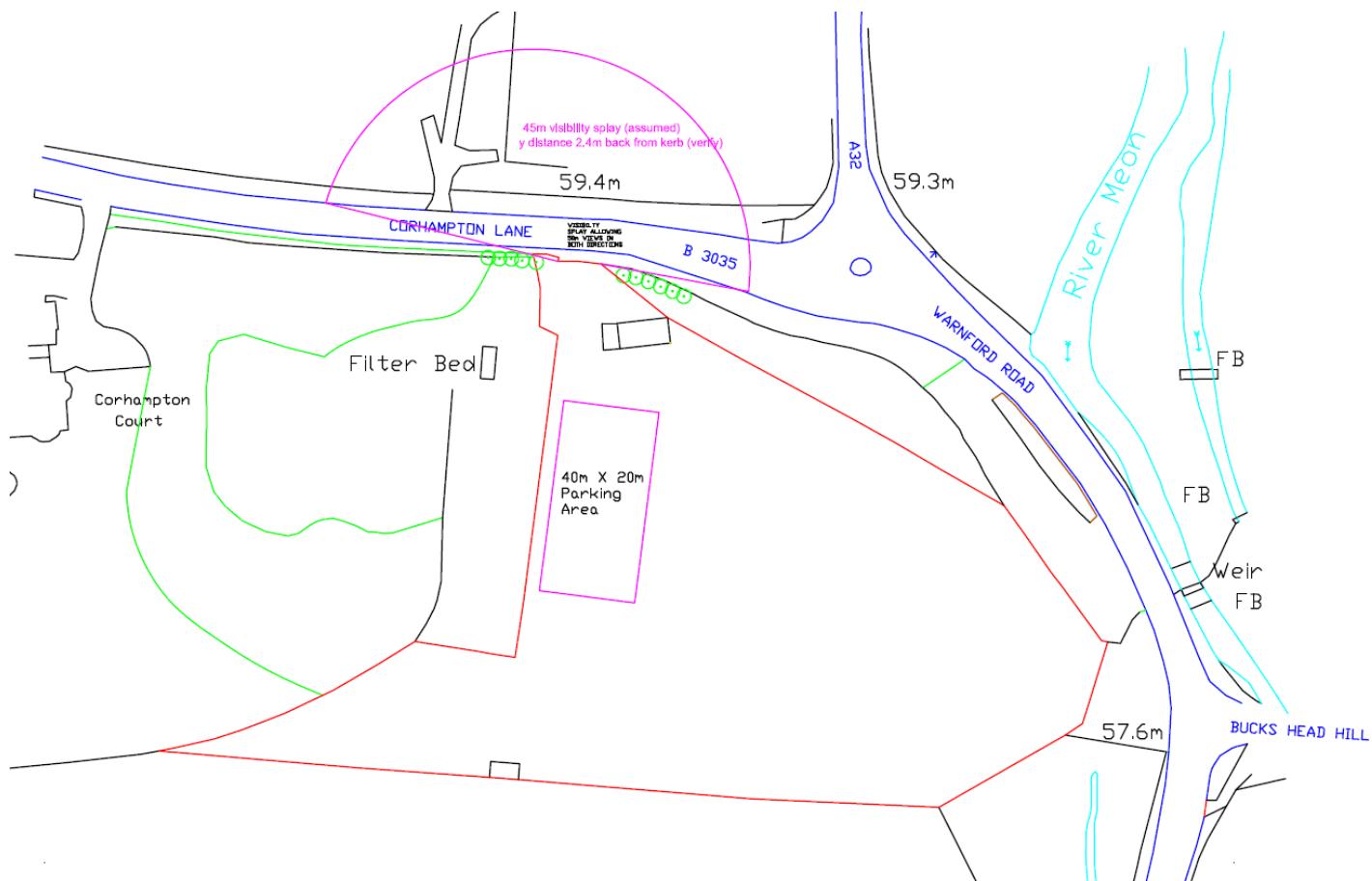


Case No: SDNP/20/03795/FUL
Proposal Description: Change of use to dog training centre
Address: Land adjacent to New Cottages, Warnford Road, Corhampton, Hampshire
Parish, or Ward if within Winchester City: Corhampton and Meonstoke Parish
Applicants Name: Claire White-French
Case Officer: Miss Hannah Harrison
Date Valid: 16th September 2020
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

The application site is a large open landscape area approximately 1 hectare in size, located in the Corhampton Conservation Area, within the South Downs National Park. The site holds small sections of TPO areas (00231-2003-TPO). A SINC (1Cii/5A/5B) is located on the other side of the main road (Corhampton Road), towards the east of the location.

The site is currently in use for the application proposal and has been since October 2019.

The site has a permanent access off the main road and is secured by a metal farm gate. The site is surrounded by open landscape towards the south and residential properties to the west and north (across the main road).

2 Proposal

This retrospective planning application seeks to change the use of the land into a dog training centre. As mentioned above, the site has been used as a dog training centre since October 2019.

3 Relevant Planning History

No relevant planning history.

4 Consultations

Parish Council Consultee

The application site lies outside the defined settlement boundary of Corhampton, but within the Corhampton & Meonstoke Conservation Area. It forms part of the original historic parkland attached to Corhampton House (HCC Site ID 1511). In the assessment of the Hampshire Gardens Trust¹, "though the ownership of the land has been split, the nature of pasture and parkland remains strong." The site is also highly visible from Corhampton & Meonstoke Footpath 29 which ascends towards Droxford Down across this parkland and is popular for the view it affords across the valley towards Meonstoke and across to West End Down.

Any development of this site would therefore be contrary to Policy SD6 in that it would not "preserve the integrity, identity and scenic quality" of the parkland originally laid out for Corhampton House in this part of the National Park and would not "conserve and enhance" the view from Footpath 29. Usage of the site for dog training in planning breach over the past year has demonstrated the direct impact that the proposal will have on the visual and aural environment in its immediate vicinity, contrary to Policy SD7. Whilst the current and proposed level of vehicular movement is relatively low, the stated limits of usage in the application will be unenforceable. The present unsightly temporary fencing of the site and temporary toilet facilities will either remain or

be replaced with more permanent structures that will further impact the visual environment of previously open parkland.

The Parish Council accepts the principle that a dog training facility may be of benefit to the local and wider community, but contends that the application site is not appropriate for this use. The application does not meet the tests of Policy SD25 for exceptional development in the Countryside, in particular that there is no evidence that "there is a proven need for the development that demonstrably cannot be met elsewhere." This Council notes that the overwhelming majority of supporting comments for the application have been submitted by those who live outside the Parish or who have an interest in the site. Additionally, it believes that, when Hampshire County Council sold the site as part of its disposal of Corhampton House, restrictive covenants were placed on it that would prevent any future development without the consent of HCC and that of future owners of the other parts of the estate.

Corhampton & Meonstoke Parish Council therefore OBJECTS to this application as being contrary to the first aim of the National Park and the policies of its Local Plan.

WC – Landscape Architecture

The planning statement refers to the car parking becoming more formal in order that it can be used in the winter months. Details of the car parking surface and construction have not been provided. Please submit these along with evidence as to how the car parking will be drained and how the existing trees and shrubs will be protected during construction.

Mention is also made to the access which is relatively narrow not allowing vehicles to pass each other. Does the applicant seek to widen the access? If so there may be loss of some boundary vegetation. The vegetation may also be affected to achieve the necessary visibility splays. Please submit details of the proposed works to the access off the B3035

WC – Environmental Health

I was concerned about potential noise nuisance to local residents from this site, caused by excessive dog barking, as I have recently received 3 complaints from nearby residents. I thus wanted to visit the site to witness the noise and, as Saturdays have the largest groups using the field, I visited the site on 3rd October 2020 but heavy rain meant that the dog training was cancelled. I visited again on 10th October from 8am to 10am. During this time there were 2 consecutive training classes.

I witnessed very little noise or disturbance from people arriving for, or exiting from, the classes or from dogs or people during the classes themselves. There were a few barks and occasionally a raised voice but these were minimal and, as my complainants all reside the opposite side of the A32 to the field, had little detrimental effect as any noise was masked by a continual flow of traffic on the A32 the whole time that I was there.

Thus, I do not feel that there is a large risk of noise affecting the amenity of the area, as long as the applicant sticks to the times and numbers specified in their planning statement. For this reason, I would like to submit the following planning statement;

“Environmental Health does not object to this application but recommends the following conditions;

To protect the amenity of the area and reduce potential noise nuisance to local residents, we recommend that the hours of use of the field for any activity involving dogs is restricted to 8am to 6pm on weekdays, and 8am to 1pm on Saturdays, and is not to be used on Sundays or Bank Holidays.

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.”

HCC – Highways

With regard to application SDNP/20/03795/FUL, a site visit has been conducted and the following comments are made:

The application is to formalise use of the site as a dog training centre. The site is accessed off Corhampton Lane (B3035), with parking provided on site away from the highway.

Highways Impact

In terms of trip generation, the planning statement states that the majority of sessions are for 6 dogs or fewer, with only one session for up to 30 dogs at 8.30am on Saturdays. As this is off-peak, the traffic is not expected to have any severe highways impact.

In addition, there is a break of at least 15 minutes between classes to allow for departures / arrivals, overseen by a member of staff acting as parking steward. This seeks to minimise the possibility of vehicles meeting when entering / exiting the site.

Access

The access benefits from adequate visibility onto Corhampton Lane. A condition is attached below to ensure that this visibility is maintained in perpetuity, for reasons of highways safety.

Parking Layout

Car parking is managed on site to ensure that all vehicles can enter and exit the site in a forward gear. Scalpings are to be used on the car park to make the site more suitable over winter.

Summary

To summarise, there is **no objection** to this application from a highways perspective, subject to the following condition:

CONDITION: The access shall be maintained with the visibility splays of at least 2.4 metres by 43 metres at all times. Within these visibility splays notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) no obstacles, including walls, fences and vegetation, shall exceed the height of 90 metres above the level of the existing carriageway at any time.

Reason: Highways Safety

WC - Ecology

No objection subject to suggested conditions

Ecological consultation - November 2020

The River Meon Site of Importance for Nature Conservation (SINC) is situated within 30m, although this is separated from the application site by Warnford Road. The Icehouse & Fiddle Hanger SINC is located within 200m. In addition to these designated sites the application site is bordered by lowland deciduous woodland which is a priority habitat. These habitats are considered suitable for protected species such as Otter and Water Vole within the River Meon and bats, badger, reptiles, Great Crested Newt and nesting birds within the woodland mosaic habitat.

The site has been operating as a dog training centre and car park since October 2019. The proposals will involve the surfacing of the car park, although the exact materials to be used remains unclear. This will result in the loss of grassland habitat. Given that this grassland is currently used as a car park it is considered to be in poor condition and of low ecological value. In order to achieve a net gain in biodiversity in line with the NPPF it is important that this habitat loss is mitigated by enhancing other areas of the site for wildlife. I therefore suggest that a Biodiversity Mitigation and Enhancement Plan is conditioned if the case officer is minded to approve the application. A photograph in the planning statement shows that the car park is situated adjacent to mature trees. The bat roost potential of these mature trees has not been assessed.

The tree officer should be consulted and the trees should be retained and protected during the creation of the hard-surfaced car park. No tree works or lighting are proposed and therefore the potential impact to bats is considered negligible. The access has adequate visibility and therefore no vegetation removal is considered necessary at the current time. However, if any trees or other vegetation require removal in the future then the potential impact on nesting birds and bats must be considered, I therefore attach an informative for these protected species.

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 will show the areas fenced off for dog training and the areas maintained and enhanced for wildlife. This shall

include the type and location of bat boxes and bird boxes as well as details of native species-rich planting. 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 line with the NPPF.

Condition: Details of any external lighting of the site shall be submitted to, and approved in writing by the Local Planning Authority prior to the commencement of the development. The lighting scheme should be in accordance with Guidance Note 08/18 produced by the Bat Conservation Trust and Institute of Lighting Professionals. This information shall include a layout plan with beam orientation and a schedule of equipment in the design (luminaire type, mounting height, aiming angles and luminaire profiles). The lighting shall be installed, maintained and operated in accordance with the approved details unless the Local Planning Authority gives its written consent to the variation.

Reason: To protect the appearance of the area, the environment and protected species from light pollution.

Suggested informative

Nesting birds

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).

Bats

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.

SDNP - Park Ranger – *Informal comments submitted*

The site is extremely visible from the B3034 as you drive towards Meonstoke, there is a footpath 150m away in the same field with only a fence splitting the 2 fields. There is currently nothing which promotes biodiversity. I would ask for hedge improvements in line with the Buckshead Junction on the bend of the road as the hedge is very patchy and there is also the potential for a hedge to be planted along the edge of the field so screen the footpath and field apart. There is a stream which sits very close to the field and had around half a foot of water in. My concern is that the watercourse may overflow in the winter and affect the fields. Other streams in the area were dry but the nearest wasn't and was flowing. There are no field margins as the grass is cut right up to the fence. It would be good to see a 1m (minimum) field margin. The entrance to the car park is discreet and sheltered by trees, there is no material on the plan as to what the car parking area will be based with. This material will need to be considered as it will be seen from up to 350 metres away on the road leading down the site so will need to be discreet. The road is a main road and is always busy. There are already several colours on the horizon driving over the hill from the dog agility equipment.

5 Representations

43 representations have been received from 36 households.

6 households objecting to the application for the following reasons:

- The paraphernalia of the training system, including tubes, ramps and industrial style "Heras" fencing is jarring on the landscape and no proposals to mitigate its effect have been set out
- Noise disturbance
- Great concern of dog waste being deposited so close to the Meon River
- Access is difficult
- It will urbanise open sensitively landscaped parkland in an historic setting.
- Incongruous for the location which is otherwise unspoilt and peaceful countryside.
- Impact on local traffic
- The whole site is out of character with the nature of the original Corhampton House and the lovely village of Corhampton

30 households supporting the application for the following reasons:

- Great addition to the area
- Adds value to the local area
- Provides minimal changes to the existing field
- The noise is much less intrusive than the traffic and motor bikes which race around these roads.
- The parking area is grass that turns to mud very quickly in the winter months, making it difficult and dangerous for users. Improving the area with some hard standing would be a very good idea.
- suitable venture for a rural area where the need to ensure animals are kept under control is great benefitting the local livestock as well as road users and can envisage little or no environmental impact.

- It would bring people to the area and help support other local businesses.
- My understanding is that any changes made to the site would be temporary in nature and would thus be easily reversible if required.
- Provides a service to local people and some employment for the area.
- Promoting wellbeing and providing safe socialisation.

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
- NPPF16 - Conserving and enhancing the historic 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 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 SD12 - Historic Environment
- Development Management Policy SD15 - Conservation Areas
- Strategic Policy SD25 – Development Strategy

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
- General Policy 9

8 Planning Assessment

Principle of development

The application site is situated outside the defined settlement boundary of Corhampton, where new development needs to be justified in accordance with policy SD25. A dog training 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.

Impact on the character and appearance of the Conservation Area and South Downs National Park

The application site falls within the Corhampton Conservation Area. The area is approximately 1 hectare in size, with the retrospective dog training use occupying the majority of the site.

The site was once used as a grazing area for horses. Unfortunately it soon became apparent the mature trees on site were poisonous to the horses and the owner sadly lost some of them. The horses have been relocated to a safe area, which left the site unused. Over the years the owner has used the location for wedding functions, under permitted development rights allowing the temporary use.

Upon visiting the plot, the site displayed a variety of dog training articles such as tunnels, jumps and elevated ramps. The training equipment is not permanently fixed to the ground and can easily be removed and relocated within the site. A small selection of existing stables are located near the entrance of the site, currently used for storage. A single porta cabin toilet is located near the entrance but is not open to customers unless it's necessary. The toilet is screened by temporary fencing and hessian material and cannot be seen from the main road or far views.

The area for the dogs to be trained within is sectioned off via temporary fencing - commonly seen and used on building sites – to protect and to ensure the dogs do not leave the site when the establishment is open. Depending on the training session and age of dog, there is a small section cornered off separately from the main training area to occupy puppies and train them one on one with no distractions.

The site is accessed via a setback gated entrance off the main road and is closed and locked when not in use. The access is more than sufficient and provides adequate visibility splays to ensure safe departure. The Landscape Officer has stated within their consultation response that they have no information regarding the visibility splays in regards to the impact on the hedging by the entrance. After an informal discussion with the agent, it is noted the entrance will remain untouched unless general maintenance is required to ensure the visibility splays remain adequate.

As you enter the site you are directed into the car parking area. Currently this area is flat grassland covered in a mesh membrane to help aid access and parking when heavy rain falls. In order to facilitate the operation of the site the applicants are looking to provide a more permanent surface to the car parking area. It is proposed to cover the area with scalpings – loose stones. Although the site holds TPOs, the car parking area and proposed changes are not within close proximity to any TPOs to warrant any impact or harm.

It is noted the Park Ranger was not able to find the material proposed for the car parking area. After looking into the chosen material, the scalpings are not seen to be impacting the landscape setting, providing the applicant chooses a dark stone to ensure the car park remains discreet from far views.

It is noted within the application the timings for use. The training sessions are run one at a time, with a variety of one on one and group sessions (no more than 10 dogs maximum), with a 15 minute gap between each class to ensure minimal vehicle disturbance on site and within the local area.

Upon assessing the application following an on-site meeting and consultation responses, it is considered that the application proposal is not seen to be harming the landscape character of the National Park or the character or appearance of the conservation area. The applicant has taken it upon themselves to ensure the site is well screened, monitored and managed to the highest level it can be without interfering with neighbouring parties and the local area. The application is seen to comply with Policies SD4 (landscape character) and SD15 (conservation areas) of the SDNP Local Plan. The proposal is not seen to impacting the local or National Park's tranquillity, therefore complying with Policy SD7 (tranquillity) of the SDNP Local Plan.

Highways

The application has been assessed by the Highways Officer who has provided officer support. The officer carried out a site visit and notes within their consultation response that the application is seen to be sufficient from a highway prospective and a condition should be placed on the decision notice to ensure the visibility splays remain sufficient for reasons of highway safety.

Impact on residential amenity

Strong concern has been raised about the impact of the development on the amenities of local residents.

The application has been assessed by an Environmental Health Officer. Upon carrying out a site inspection, the officer has submitted comment to support the application providing the hours of use were conditioned in order to protect the local amenities. Prior to visiting the site, the officer received complaints of noise from the location and purposely visited the training site when the class was at its busiest. Their findings concluded minimal noise from the training session and notes the site noise is masked by the flowing traffic from the A32.

The use and traffic generated from the site is not seen to be impacting the neighbouring parties to warrant a concern to their amenities. The use will not be overlooking nor overbearing any residential plot.

9 Conclusion

The change of use for this location is not seen to be impacting the local area, the Conservation Area or the South Downs National Park. The development would not result in a detrimental impact on the amenities of neighbouring properties in terms of noise or overbearing impacts. 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 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.

2. The hours of use of the field for any activity involving dogs shall be restricted to 8am to 6pm on weekdays, and 8am to 1pm on Saturdays, and is not to be used on Sundays or Bank Holidays.

Reason: To protect the amenity of the area and local residents.

4. The access shall be maintained with the visibility splays of at least 2.4 metres by 43 metres at all times. Within these visibility splays notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) no obstacles, including walls, fences and vegetation, shall exceed the height of 90 metres above the level of the existing carriageway at any time.

Reason: Highways Safety

5. 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 will show the areas fenced off for dog training and the areas maintained and enhanced for wildlife. This shall include the type and location of bat boxes and bird boxes as well as details of native species-rich planting. 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 line with the NPPF.

6. Details of any external lighting of the site shall be submitted to, and approved in writing by the Local Planning Authority prior to the commencement of the development. The lighting scheme should be in accordance with Guidance Note 08/18 produced by the Bat Conservation Trust and Institute of Lighting Professionals. This information shall include a layout plan with beam orientation and a schedule of equipment in the design (luminaire type, mounting height, aiming angles and luminaire profiles). The lighting shall be installed, maintained and operated in accordance with the approved details unless the Local Planning Authority gives its written consent to the variation.

Reason: To protect the appearance of the area, the environment and protected species from light pollution.

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, NPPF15, and NPPF16

South Downs Local Plan Adopted 2 July 2019 (2014-33): Policies SD2, SD4, SD5, SD6, SD7, SD8, SD9, SD11, SD12, SD15 and SD25

South Downs Partnership Management Plan (SDPMP): General Policy 1, General Policy 3 and General Policy 9

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 Received	Status
Plans - LOCATION PLAN			07.09.2020	Approved
Plans - PLAN			07.09.2020	Approved

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