

From: Rose Chapman <rchapman@winchester.gov.uk>
Sent: 23 Aug 2023 08:50:56
To: IdoxDMS@winchester.gov.uk
Cc:
Subject: FW: 23/01759/FUL - Shedfield Equestrian Centre
Attachments: Shedfield Equestrian Centre 22 08 23.pdf

From: Patrick Barry <patrick@novaplanning.co.uk>
Sent: 22 August 2023 17:51
To: Rose Chapman <rchapman@winchester.gov.uk>
Subject: Re: 23/01759/FUL - Shedfield Equestrian Centre

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Hi Rose

In accordance with the validation checklist, I have retitled the Planning Design and Access Statement and incorporated a section to address Climate Change in accordance with the validation checklist.

In summary, I am inviting a condition to secure PV on the roof and 2 EV charging points in the car park. I have also referenced the benefit of using the existing building to service the retained use and proposed use.

I have instructed a consultant to provide a report that quantifies the amount and benefit of the solar and that will follow in a week or so. Based on our conversation it will be substantial given the extent of roof available.

I hope that is acceptable to you.

Kind Regards

Patrick Barry
Director



Building A, Unit 3
The Yard, Station Road
Wickham
PO17 5JA
Mobile: 07824 548779
www.novaplanning.co.uk

From: Rose Chapman <rchapman@winchester.gov.uk>
Date: Friday, 18 August 2023 at 08:20
To: Patrick Barry <patrick@novaplanning.co.uk>
Subject: RE: 23/01759/FUL - Shedfield Equestrian Centre

Good Morning Patrick,

Sorry I missed you. Below is the link to the local list page. On the side is a document that goes through the local list in alphabetical order. This gives a rundown of what is expected in terms of the climate change statement and the sustainability statements.

<https://www.winchester.gov.uk/planning/planning-applications/change-of-use>

Ideally both elements would be addressed within the statements.

Kindest regards

Rose Chapman MRTPI
Principal Planning Officer

Winchester City Council
Colebrook Street
Winchester, SO23 9LJ

Tel: 01962848345
Ext: 2345

Please note that I will be on leave 20th September– 8th October



From: Patrick Barry <patrick@novaplanning.co.uk>
Sent: 17 August 2023 16:20
To: Rose Chapman <rchapman@winchester.gov.uk>
Subject: Re: 23/01759/FUL - Shedfield Equestrian Centre

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Rose

I understand that you are out of the office.

If it is not the building and it relates to the parking, is it the sustainability impacts associated with the trip generation or the impact of the creation of the parking?

I am keen to understand what the statement should be seeking to address.

Kind Regards

Patrick Barry
Director



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From: Patrick Barry <patrick@novaplanning.co.uk>
Date: Thursday, 17 August 2023 at 16:11
To: Rose Chapman <rchapman@winchester.gov.uk>
Subject: Re: 23/01759/FUL - Shedfield Equestrian Centre

The break was good – utterly depressed being back!!

I might call you quickly to discuss if that's ok?

Kind Regards

Patrick Barry
Director



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From: Rose Chapman <rchapman@winchester.gov.uk>
Date: Thursday, 17 August 2023 at 16:03
To: Patrick Barry <patrick@novaplanning.co.uk>
Subject: RE: 23/01759/FUL - Shedfield Equestrian Centre

Good afternoon Patrick,

I hope you have a good break.

Thanks for confirming.

The sustainability and climate change statement is required due to the amount of additional parking that is being proposed.

Kindest regards

Rose Chapman MRTPI
Principal Planning Officer

Winchester City Council
Colebrook Street
Winchester, SO23 9LJ

Tel: 01962848345
Ext: 2345

Please note that I will be on leave 20th September– 8th October

From: Patrick Barry <patrick@novaplanning.co.uk>
Sent: 17 August 2023 15:53
To: Rose Chapman <rchapman@winchester.gov.uk>
Subject: Re: 23/01759/FUL - Shedfield Equestrian Centre

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Hi Rose

Apologies for the delayed response.

I was on leave and just catching up with things.

I have spoken to the applicant to confirm what has happened regarding the temporary relocation of the equestrian shop. You are correct, the proposal would retain the existing hardstanding to form part of the new car parking area, noting that some of the proposed parking would be overflow on the residual grassed area.

On that basis your suggested description makes sense.

Regarding the Sustainability and Climate Change Statement, does this apply where no works are proposed to the building?

Kind Regards

Patrick Barry
Director



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From: Rose Chapman <rchapman@winchester.gov.uk>
Date: Thursday, 10 August 2023 at 08:15
To: Patrick Barry <patrick@novaplanning.co.uk>
Subject: 23/01759/FUL - Shedfield Equestrian Centre

Good Morning Patrick,

I have received the above application. Unfortunately the application is not yet valid. Can you please supply a climate change and sustainability statement.

Could you please provide some clarification on the parking area. I understand that the shop has moved to this location while works are being carried out and as a result some hard standing has been laid to facilitate. Is this proposed to be retained/extended to form the parking area?

If so, I would therefore suggest amending the description of development to read:

'Change of use of existing equestrian building to mixed use equestrian and events venue, together with associated access and landscaping works. Retention [and extension] of hard standing to form parking area.'

Kindest regards

Rose Chapman MRTPI
Principal Planning Officer

Winchester City Council
Colebrook Street
Winchester, SO23 9LJ

Tel: 01962848345
Ext: 2345

Please note that I will be on leave 20th September– 8th October



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