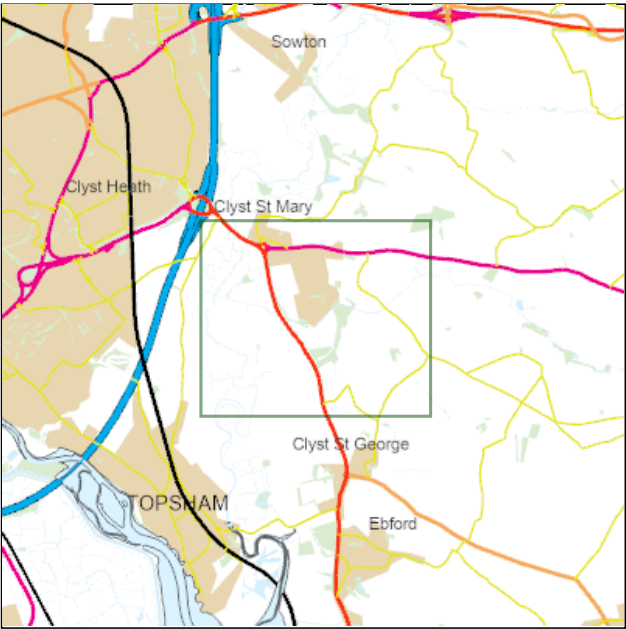


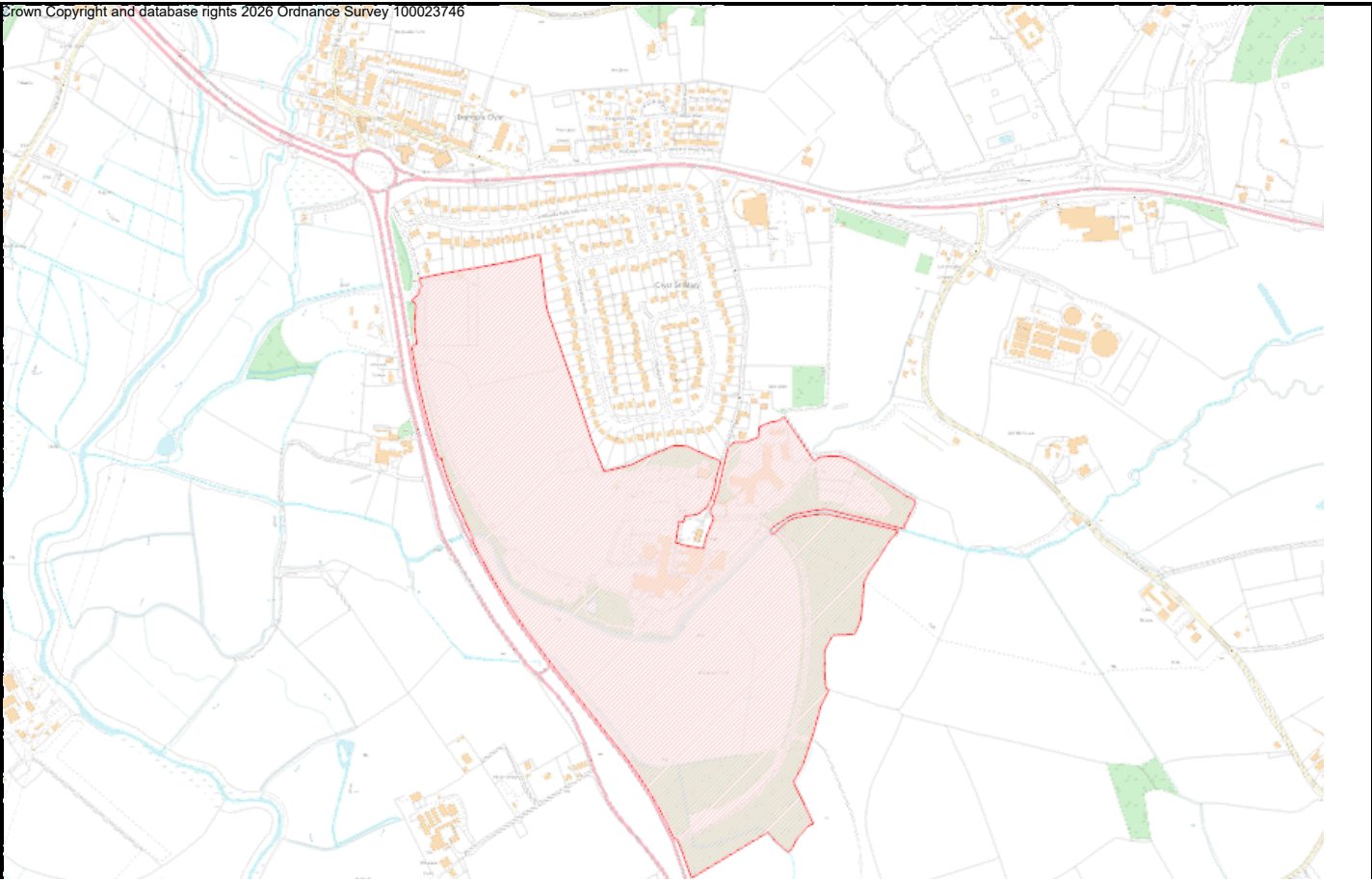
**Ward** Clyst Valley  
**Reference** 26/0213/VAR  
**Applicant** Mr Mark Edworthy (Winslade Park Ltd)  
**Location** Winslade Park Clyst St Mary EX5 1DA

**Proposal** Variation of Condition 3 (Plans) of 20/1001/MOUT Hybrid application to include full planning permission for the demolition of an existing pre-fabricated building, refurbishment of 21,131sqm of commercial (Use Class B1a and D2) floorspace, 2,364sqm of leisure space (Use Class D1/D2 and A3), extension to Brook House providing ancillary B1c and B8 floorspace, site-wide landscaping, engineering works and the provision of associated car parking spaces; outline planning permission with all matters reserved except for access for the erection of up to 94 residential units, including affordable housing, replacement cricket pavilion, new toilets/changing facility, reinstatement of associated sports pitches, tennis courts and parkland, to omit land currently within Zone K that is now approved for Solar Farm development (ref. 23/2506/MFUL)



**RECOMMENDATION:**

- 1. Adopt the Appropriate Assessment**
- 2. Secure Deed of Variation to original Section 106 Agreement to secure planning obligations with the Section 73 Application.**
- 3. Approval with conditions**



		<b>Committee Date: 10.07.2026</b>
<b>Clyst Valley (Bishop Clyst Clyst St Mary)</b>	<b>26/0213/VAR</b>	<b>Target Date: 25.06.2026</b>
<b>Applicant:</b>	<b>Mr Mark Edworthy (Winslade Park Ltd)</b>	
<b>Location:</b>	<b>Winslade Park Clyst St Mary</b>	
<b>Proposal:</b>	<b>Variation of Condition 3 (Plans) of 20/1001/MOUT Hybrid application to include full planning permission for the demolition of an existing pre-fabricated building, refurbishment of 21,131sqm of commercial (Use Class B1a and D2) floorspace, 2,364sqm of leisure space (Use Class D1/D2 and A3), extension to Brook House providing ancillary B1c and B8 floorspace, site-wide landscaping, engineering works and the provision of associated car parking spaces; outline planning permission with all matters reserved except for access for the erection of up to 94 residential units, including affordable housing, replacement cricket pavilion, new toilets/changing facility, reinstatement of associated sports pitches, tennis courts and parkland, to omit land currently within Zone K that is now approved for Solar Farm development (ref. 23/2506/MFUL)</b>	

**RECOMMENDATION:**

- 1. Adopt the Appropriate Assessment**
- 2. Secure Deed of Variation to original Section 106 Agreement to secure planning obligations with the Section 73 Application.**
- 3. Approval with conditions**

**EXECUTIVE SUMMARY**

**This application relates to Winslade Park, a mixed-use estate set within a sensitive historic parkland landscape to the south of Clyst St Mary, centred on the Grade II\* listed Winslade Manor and associated heritage assets. The wider site benefits from hybrid planning permission 20/1001/MOUT, which established the principle of comprehensive redevelopment including employment, leisure, residential development, sports provision and open parkland.**

**Subsequent reserved matters approvals have secured detailed schemes for housing in Zones A and D, and for open space, sports and recreational infrastructure in Zones C and K. In addition, planning permission has been**

granted on appeal for a temporary solar array within part of the wider estate under application 23/2506/MFUL.

The current proposal is made under Section 73 of the Town and Country Planning Act 1990 and seeks to vary Condition 3 (Approved Plans) attached to permission 20/1001/MOUT. The amendment is limited to the substitution of one approved drawing affecting Zone K, in order to revise the extent of that zone and reflect the approved residential layouts in Zones A and D. The principal purpose of the application is to address a potential inconsistency between the approved plans for the hybrid permission and the later appeal decision for the solar array, thereby avoiding any potential legal difficulties arising from the Hillside judgment. No other changes are proposed to the description, scale or form of development approved under the extant permission.

The key issue in the assessment is whether the associated reduction in the extent of open space within Zone K, amounting to approximately 1.74 hectares, would give rise to material planning harm. Officers are satisfied that the ecological enhancements and landscaping approved under 24/1433/MRES can still be implemented and that the wider open space, sports and recreational offer across the Winslade Park estate remains substantial. In reaching this view, weight is given to the appeal decision for the solar array, in which the Inspector concluded that sufficient accessible parkland would remain available and that the proposal would not have any substantive adverse effect on the amenities of future residents or conflict with development plan policy.

Overall, officers conclude that the proposed amendment does not materially alter the nature of the approved development and would not result in planning harm sufficient to outweigh the benefits of the wider Winslade Park scheme. The application is therefore recommended for approval, subject to the completion of the Deed of Variation and the imposition of appropriate conditions.

## **CONSULTATIONS**

### **Local Consultations**

#### **Conservation**

On the basis of the information provided through this application. Conservation do not wish to offer any further comment, planning officer to assess on planning merits.

No objection on heritage grounds.

06.05.2026 - SLG

#### **Parish/Town Council**

This is an Objection to Planning Application 26/0213/VAR - the Variation of Condition 3 (Plans) of Hybrid Application 20/1001/MOUT.

Bishops Clyst Parish Council have the following objections to the proposed variation to omit land currently in Zone K that is now allocated for the Solar Farm development (ref: 23/2506/MFUL), which has been approved following appeal.

We have concerns that there are legal issues which are still outstanding following the granting of the Solar Farm Planning Application and we would seek clarification on the position of any Legal Agreement regarding this development before we can complete our comments.

In respect of previous planning applications on reserved matters for the Winslade Park developments, Zone K was originally delivered as a Public Open Space in mitigation for the approval of residential development in Zone A on a designated Local Green Space in previous Local and Neighbourhood Plans. We stressed that there was a need for a Community Use Agreement for Zones C and K (in its entirety) and this agreement would be in perpetuity. These proposed discussions between the interested parties have still not commenced and until this outstanding condition is agreed we cannot remove our objection. Any variation to the application shall be in accordance with the adopted Neighbourhood Plan Policies BisC16 and BisC20.

Furthermore we are concerned that the public open space amenity in Zone K is not safeguarded from the Solar Farm and until this matter is satisfactorily resolved our objections still stands.

In conclusion we are unable to remove our objection until all matters regarding the Legal situation are resolved to the satisfaction of all parties.

#### **Other Representations**

Three comments of objection have been lodged against the application.

- Loss of open space with no compensation.
- No future maintenance and management of open space agreed.
- Applications for Zones A & D have timed out.
- No mitigation of loss of the agricultural field.
- Original reasons for refusal of the solar farm development should stand.

## **POLICIES**

### Adopted East Devon Local Plan 2013-2031 Policies

Strategy 1 (Spatial Strategy for Development in East Devon)  
Strategy 2 (Scale and Distribution of Residential Development)  
Strategy 4 (Balanced Communities)  
Strategy 5 (Environment)  
Strategy 7 (Development in the Countryside)  
Strategy 26B (Re-development of Redundant Offices Complex at Winslade Park and Land Adjoining Clyst St Mary)  
Strategy 34 (District Wide Affordable Housing Provision Targets)  
Strategy 43 (Open Space Standards)  
Strategy 46 (Landscape Conservation and Enhancement and AONBs)  
Strategy 49 (The Historic Environment)  
D1 (Design and Local Distinctiveness)  
D2 (Landscape Requirements)  
D3 (Trees and Development Sites)  
D8 (Re-use of Rural Buildings Outside of Settlements)  
EN5 (Wildlife Habitats and Features)  
EN8 (Significance of Heritage Assets and their setting)  
EN9 (Development Affecting a Designated Heritage Asset)  
EN13 (Development of High Quality Agricultural Land)  
EN14 (Control of Pollution)  
EN21 (River and Coastal Flooding)  
EN22 (Surface Run-Off Implications of New Development)  
H2 (Range and Mix of New Housing Development)  
H3 (Conversion of Existing Dwellings and Other Buildings to Flats)  
E5 (Small Scale Economic Development in Rural Areas)  
RC1 (Retention of Land for Sport and Recreation)  
TC2 (Accessibility of New Development)  
TC7 (Adequacy of Road Network and Site Access)  
TC9 (Parking Provision in New Development)  
Strategy 50 (Infrastructure Delivery)

### Government Planning Documents

NPPF (National Planning Policy Framework 2024)  
National Planning Practice Guidance

### Bishops Clyst Neighbourhood Plan

BiC18 (Pedestrian Links to and from New Housing Developments)  
BiC19 (Local Green Space)  
BiC20 (Protecting Existing Sport Facilities)

## **OFFICER REPORT**

### **Site Location and Description**

The application site forms part of the Winslade Park estate located to the south of Clyst St Mary. The site comprises an established business campus set within a historic parkland landscape centred around Winslade Manor, a Grade II\* listed building, and its associated structures including Winslade House and ancillary buildings. The estate is characterised by a mixture of office buildings, leisure facilities and formal and informal recreational spaces, all set within extensive mature landscaping, woodland belts and parkland associated with the historic designed setting.

The wider site includes existing sports facilities comprising football pitches, cricket pitch and tennis courts, together with areas of open parkland associated with the Grindle Brook, which runs through the site. The site is well screened within the landscape due to its low-lying topography and established tree cover, such that it is largely contained in views from the surrounding area, although glimpses are available from nearby public rights of way and the village.

To the east of the A376 and Clyst St Mary Football Club lies an area of agricultural land (Zone A), which is physically separated from the main complex but located adjacent to the built-up area of Clyst St Mary. The majority of the site excluding the Manor and associated outbuildings lies outside the defined settlement boundary, although part of the site is allocated in the East Devon Local Plan (Strategy 26B) for the redevelopment of redundant office buildings and associated uses. The site is accessed from the A376 with internal roads serving the various buildings and parking areas across the estate.

## **PLANNING HISTORY**

### **20/1001/MOUT**

Planning permission 20/1001/MOUT was granted for a hybrid scheme comprising both outline and full elements, alongside associated listed building consent (20/1003/LBC), to secure the comprehensive redevelopment and enhancement of the Winslade Park estate.

The outline element of the permission granted consent, with all matters reserved except for access, for residential development of up to 94 dwellings across two distinct areas of the site (identified as Zones A and D). This included up to 40 units within Zone D on part of the existing car park area adjacent to the main complex, and up to 54 units within Zone A on land to the east of the existing football pitch. The outline approval also included the provision and refurbishment of sports facilities, including football pitches, cricket pitch and tennis courts, together with the creation of parkland recreation routes to improve public access throughout the estate.

The full application element granted planning permission for a range of works to existing buildings and facilities within the site. This included extensions to Brook House, the refurbishment and mixed-use reconfiguration of Winslade Manor and Winslade House for office (Use Class B1), restaurant/café (A3) and leisure (D2) uses. Permission was also granted for the extension and reconfiguration of car

parking areas, including works within Zone J to accommodate additional parking provision to serve the overall development.

In parallel, listed building consent was granted for internal and external alterations to Winslade Manor, Winslade House, the former stables building and the ornamental terrace. These works were intended to facilitate the viable reuse of the heritage assets, primarily for office use, while preserving their architectural and historic significance and enhancing the setting of the listed buildings and associated landscape features.

The permission was subject to a Section 106 agreement securing a range of obligations, including habitat mitigation contributions, provision and maintenance of sports and recreation facilities, public access to the parkland, delivery of a Neighbourhood Equipped Area for Play (NEAP), affordable housing provision (10% within Zone A, subject to viability), and mechanisms for viability review. The development also included investment in the restoration and ongoing use of heritage assets, alongside the retention and enhancement of employment uses across the site.

#### 21/2235/MRES – Zone A

Reserved Matters approval 21/2235/MRES granted detailed consent for the development of 38 dwellings within Zone A of the Winslade Park site pursuant to outline permission 20/1001/MOUT. The approval considered matters of layout, scale, appearance and landscaping, together with associated infrastructure including internal roads, parking and sustainable drainage features. The development provides a mix of two-storey dwellings, including 10% affordable housing, and establishes a relatively low-density layout reflecting the edge-of-settlement context. The layout incorporates landscaping, attenuation swales and boundary treatments to soften visual impacts and maintain separation distances, while ensuring no unacceptable impacts on residential amenity or the functioning of adjoining sports facilities.

#### 21/2217/MRES – Zone D

Reserved Matters approval 21/2217/MRES granted detailed consent for the development of 40 apartments within Zone D of the Winslade Park site, pursuant to outline permission 20/1001/MOUT. The approval considered matters of layout, scale, appearance and landscaping, together with associated infrastructure including parking provision and drainage. The scheme comprises three four-storey apartment blocks arranged within the former car park area. The development reflects the quantum of development anticipated at outline stage and provides a mix of smaller units, with associated parking and communal amenity space.

The approved scheme was required to respond to its sensitive context, including its proximity to Grade II\* listed heritage assets, mature landscaping and neighbouring residential properties. The layout incorporates planting and a stepped building form to mitigate impacts on residential amenity, while revisions ensured retention of important trees and improved landscape integration. Although the development results in less than substantial harm to the setting of heritage assets, this was considered acceptable when weighed against the wider public benefits established at outline stage.

### 24/1433/MRES – Zones C & K

Reserved Matters approval for Zones C and K pursuant to outline permission 20/1001/MOUT secured consent for the detailed design, layout, scale, appearance and landscaping of open space, recreational and leisure infrastructure across Winslade Park. The proposals represent the final reserved matters submission associated with the outline consent and include the provision of football pitches of varying sizes, retention and enhancement of the existing cricket pitch, a replacement cricket pavilion with associated facilities, a Neighbourhood Equipped Area for Play (NEAP), pedestrian routes, and extensive areas of public open space including parkland improvements within Zone K.

Whilst the development introduces new built form and play equipment within the parkland setting, it reflects the site's established recreational use and is considered to result in only limited visual change. In Zone K, works are relatively low-key, focused on enhancing accessibility and biodiversity through new footpaths, landscaping, wetland enhancements and bridge improvements, whilst preserving the area's function as open parkland and floodplain. Together, these elements are considered to provide significant social and environmental benefits, including improved public access, recreational opportunities and biodiversity enhancements.

Whilst some less than substantial harm to the setting of the Grade II\* listed Manor is identified, this is outweighed by the public benefits of delivering the open space, sports facilities and ecological enhancements envisaged under the outline consent. Subject to conditions, including management of sporting paraphernalia, landscaping and ecological mitigation, the proposals were considered to accord with the development plan and were approved.

### 23/2506/MFUL – Solar Farm

The appeal was allowed and planning permission granted for a temporary ground-mounted solar array with associated infrastructure, access, fencing, CCTV, landscaping and ancillary works at Winslade Park. The scheme is intended to generate renewable electricity primarily for use by the commercial buildings at Winslade Park and is subject to conditions, including a 25-year time limit, restoration of the site, approval of substation details, flood risk mitigation, landscaping, and ecological measures.

### Proposed Development

The application seeks planning permission under Section 73 of the Town and Country Planning Act 1990 to vary Condition 3 (Approved Plans) attached to permission 20/1001/MOUT. The proposal is limited to the substitution of approved drawing **L.01.01 P8** with revised drawing **L.01.01 P12** in relation to **Zone K** at Winslade Park.

The amendment revises the extent of Zone K within the parkland and also reflects the approved residential layouts in Zones A and D secured through subsequent reserved matters approvals. No other changes to the description, scale or form of development approved under the extant permission are proposed.

The purpose of the amendment is to address a potential inconsistency between the approved plans under permission 20/1001/MOUT and the later appeal decision allowing a solar array within part of the wider site. The applicant advises that the revised drawing is intended to remove that conflict and ensure the approved plans accurately reflect the current planning position, without materially altering the approved development.

The purpose of the application is to address a legal and planning conflict arising from the relationship between the 2021 hybrid permission and a later solar array appeal approval (APP/U1105/W/24/3350852/23/2506/MFUL, allowed on 24 February 2025).

The statement explains that the issue relates to the *Hillside* Supreme Court judgment, which can affect whether a planning permission remains capable of lawful implementation if later permissions are inconsistent with it. Legal advice obtained by the applicant concluded that there is a potential conflict because the earlier approved plan identified the solar array area as public open space, but also advised that the issue could be resolved simply by amending the relevant approved drawing. This Section 73 application is therefore intended to remove that conflict and avoid any potential Hillside problem.

## ANALYSIS

The main matter to consider is whether the reduction in the extent of Zone K gives rise to any material planning harm. Officers are satisfied that the ecological enhancements and soft landscaping alongside the central drainage ditch, as detailed WPSD M03k-0-04/07/2024, secured through 24/1433/MRES, can still be implemented. A key issue is whether the loss of approximately 1.74 hectares of open space weighs significantly enough in the planning balance to warrant refusal of the Section 73 application.

Members resolved to refuse application 23/2506/MFUL at Planning Committee 22<sup>nd</sup> May for the solar array, which was subsequently allowed on appeal. One of the reasons for refusal listed on the Decision Notice concerned the impact of the solar farm on the delivery of open space, the view of members was that the appeal proposals through introduction of the solar panels, deer fencing, CCTV mast and transformer would undermine the quality of the open space undermining its permeability and overall attractiveness as a walking route. Additionally, it was put forward that the PV panels height in combination with the sheer number and the extent of land which they would cover would visually dominate the site for walkers and undermine the visual openness of the space that was envisaged for the area in determining 20/1001/MOUT.

In response to this Attached to this committee report is the inspector's decision for APP/U1105/W/24/3350852. In considering the impact of the proposals on the provision of open space, Inspector Pope concluded at paragraphs 29 & 30 that:

*'29. I note the LPA's concerns that the proposed incursion into part of 'Zone K' would reduce the amenity of future residents and the wider community. However, 'Zone K' is an extensive area and even with the appeal scheme, plentiful accessible parkland with potential links to the Grindle Brook would remain available so as to help meet*

*the recreational/leisure needs of future residents of Winslade Park and those in the wider surroundings. I also note that elsewhere within the Winslade Park estate there is open space and sports pitch provision, as well as a proposed Neighbourhood Equipped Area of Play.*

**30. I concur with the appellant's assessment that the proposed development *would not have any substantive impact on the provision of accessible parkland such that it would adversely affect the amenities of occupiers of the site or residents.* The proposal would not conflict with the provisions of LP Policy D1.'**

Accordingly, it is the view of officers that only limited weight can be attributed to the partial loss of open space. When considering the proposal in context of the planning benefits anticipated through delivery of the wider development of Winslade Park; provision of market and affordable housing, economic benefits through the delivery of employment land and local community uses of sporting facilities, the planning balance remains heavily in favour of approval.

#### APPROPRIATE ASSESSMENT

Natural England advised that an Appropriate Assessment must be carried out as the site lies within the Zone of Influence of the Exe Estuary and Pebblebed Heaths, this assessment must consider whether the proposal will adequately mitigate any likely significant effects of the aforementioned areas. This report represents the Appropriate Assessment.

The delivery of SANGS is critical within East Devon, Exeter and Teignbridge; they are required to deliver a genuine alternative to visiting the Exe Estuary and Pebblebed Heaths for local residents to exercise, walk dogs, etc.

In protecting land for SANGS, it is critical to ensure that it is deliverable and provides the best use of resources. Work has taken place on delivery of such SANGs across the three authorities. The joint strategy between the authorities proposes 4 SANGS across the area these being at the following locations:

- o Dawlish Warren
- o South West Exeter
- o Cranbrook
- o Exmouth

The delivery of the mitigation strategy is overseen by the South East Devon Habitat Regulations Partnership which includes representatives from East Devon, Exeter and Teignbridge Councils. Significant progress is being made with delivery of the first two of these spaces with monies having been identified for purchase of these sites and in the case of the Dawlish Warren SANGS work is understood to be underway for its delivery.

Given that SANGS is being provided within the District to mitigate development, and given that the development will contribute financially to the provision of these areas through CIL payments and a financial contribution that can be secured off the back of this application, it is considered that the proposal adequately mitigates any

impacts upon the Pebblebed Heaths and Exe Estuary and will not result in any likely significant effects.

Natural England have advised that, on the basis of the appropriate financial contributions being secured to the South-east Devon European Sites Mitigation Strategy (SEDESMS), they concur with your authority's conclusion that the proposed development will not have an adverse effect on the integrity of Dawlish Warren SAC, the Exe Estuary SPA and Exe Estuary RAMSAR site.

Subject therefore to securing the necessary financial contribution through a S.106 Agreement, the proposal will not have any likely significant effects and is acceptable in this regard.

## CONCLUSION

Bishops Clyst Parish Council have expressed concerns with regards to securing an adequate Community Use Agreement (CUA) securing delivery and public access to sporting facilities and the open space.

Officers are aware that the details approved under the latest reserved matters 24/1433/MRES for Zones C & K has rendered the current draft Community Use Agreement (CUA) out of date. The applicant has been advised accordingly and informed that an updated draft will be required.

The requirement for a Community Use Agreement is also secured through the existing Section 106 Agreement, which requires such an agreement to be entered into prior to the occupation of 90% of the approved dwellings. The purpose of the agreement is to secure public and school access to the on-site open space, swimming pool and cricket pavilion. As set out in the original Section 106 Agreement, this mechanism is intended to ensure that community access to these facilities is formally secured as the wider development is implemented.

It is acknowledged that the Parish Council is keen to ensure that the sporting facilities and open space are delivered and made available for public use in the manner envisaged under permission 20/1001/MOUT. However, having regard to the trigger points within the Section 106 Agreement, the developer remains within the timeframe anticipated for establishing the relevant management arrangements and entering into the CUA.

Concerns have also been raised regarding the legal position surrounding the delivery of open space within Zone K. In this respect, the Section 106 Agreement secures the matter by requiring that, following practical completion of the on-site open space and prior to expiry of the maintenance period and occupation of 90% of the dwellings, the landowner enters into a Community Use Agreement with the Council to provide public access to the on-site open space in perpetuity. Officers note that these obligations run with the land and would continue to apply irrespective of the outcome of the current application. A Deed of Variation is currently being finalised to ensure that the obligations are appropriately carried forward, and this would need to be completed before a decision for the Section 73 application is issued.

In summary, officers are satisfied that the delivery of open space and its ongoing public accessibility continue to be secured through the existing Section 106 Agreement, including the requirement for a Community Use Agreement to secure public access in perpetuity. As such, the application is recommended for approval subject to the conditions below and Deed of Variation to the current Section 106 Agreement to secure obligations secured through 20/1001/MOUT.

The key issue in the assessment of the application is whether the associated reduction in the extent of open space within Zone K would give rise to material planning harm. Officers are satisfied that the ecological enhancements and landscaping approved under 24/1433/MRES can still be implemented and that the wider open space, sports and recreational offer across the Winslade Park estate remains substantial. In reaching this view, weight is given to the appeal decision for the solar array, in which the Inspector concluded that sufficient accessible parkland would remain available and that the proposal would not have any substantive adverse effect on the amenities of future residents or conflict with development plan policy.

Overall, officers conclude that the proposed amendment does not materially alter the nature of the approved development and would not result in planning harm sufficient to outweigh the benefits of the wider Winslade Park scheme. The application is therefore recommended for approval, subject to the completion of the Deed of Variation and the imposition of appropriate conditions.

## **RECOMMENDATION**

1. Adopt the Appropriate Assessment
2. Secure Deed of Variation to original Section 106 Agreement to secure planning obligations with the Section 73 Application.
3. Approval with conditions subject to the following conditions:

For the outline elements of the permission:

1. The development hereby permitted shall be begun before 30.01.2028, two years after determination of the last reserved matters (24/1433/MRES).  
(Reason - To comply with section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.).
2. Approval of the details of the layout, scale and external appearance of the buildings and the landscaping of the site (hereinafter called "the reserved matters") for each phase shall be obtained from the Local Planning Authority in writing before any development of the relevant phase is commenced.  
(Reason - The application is in outline with one or more matters reserved.)
3. The development hereby permitted shall be carried out in accordance with the approved plans listed at the end of this decision notice.  
(Reason - For the avoidance of doubt.)

4. No development shall take place until a detailed phasing plan including all necessary works to implement the development has been submitted to and agreed in writing with the Local Planning Authority (hereinafter referred to as Local Planning Authority). The development shall not be carried out other than in strict accordance with the Phasing Plan as may be agreed unless otherwise agreed in writing with the Local Planning Authority.  
(Reason - to ensure the development proceeds in a properly planned way from an early stage and to limit any unacceptable impact on the locality in accordance with Policy D1 (Design and Local Distinctiveness) of the East Devon Local Plan).
5. As part of any reserved matters application a Construction and Environment Management Plan (CEMP) (to include schemes for the suppression of dust and air quality measuring and mitigation has been submitted to and agreed in writing with the Local Planning Authority. The development shall not proceed otherwise than in strict accordance with the CEMP as may be agreed unless otherwise agreed in writing with the Local Planning Authority.  
(Reason - To ameliorate and mitigate, at an early stage, against the impact of the development on the local community in accordance with Policy EN14 (Control of Pollution) of the East Devon Local Plan)
6. Construction working hours shall be 8am to 6pm Monday to Friday and 8am to 1pm on Saturdays, with no working on Sundays or Bank Holidays. There shall be no burning on site.  
(Reason - To ameliorate and mitigate against the impact of the development on the local community in accordance with Policy EN14 (Control of Pollution) of the East Devon Local Plan)
7. As part of a reserved matters application for the residential elements of the proposal a detailed Design Code for the whole of the residential element of the development shall be submitted to and agreed in writing with the Local Planning Authority. The Design Code shall include details and principles of site layout, highway design (including footways and shared surfaces), soft and hard landscaping, materials to be used on dwellings and for ground surfacing, building heights, spans and proportions, boundary features, window and door details, details of flues, meter boxes, eaves and roof ridges and treatment of verges and open areas to the front, rear and side of all dwellings, car parking courts and areas, and details and design parameters of public open space areas including play equipment where necessary. Each phase of the development shall thereafter be carried out in accordance with the approved details.  
(Reason - to ensure that the development is planned as a whole in a cohesive manner, to avoid piecemeal development displaying differing design ethics, and to ensure that the resulting development is of high quality as required by Local Plan policies and in line with government guidance in accordance with Policy D1 (Design and Local Distinctiveness) of the East Devon Local Plan.)

8. As part of any reserved matters application a detailed Landscape and Ecology Management Plan (LEMP) for a minimum period of 25 years shall be submitted and should include the following details:

- Extent, ownership and responsibilities for management and maintenance.
- Details of how the management and maintenance of open space will be funded for the life of the development.
- Inspection arrangements for existing and proposed trees and hedgerows and monitoring of bio-diversity net-gain.
- Management and maintenance of trees and hedgerow.
- Management and maintenance of shrub, herbaceous and grass areas.
- Management of ecological habitat, maintenance of any ecological mitigation measures and further measures for enhancement of biodiversity value.
- Management and maintenance of any boundary structures, drainage swales and other infrastructure/ facilities within public areas.

Maintenance shall be carried out in accordance with the approved plan. (Reason - In the interests of amenity and to preserve and enhance the character and appearance of the area in accordance with Strategy 3 (Sustainable Development), Strategy 4 (Balanced Communities), Strategy 5 (Environment), Strategy 43 (Open Space Standards), Policy D1 (Design and Local Distinctiveness) and Policy D2 (Landscape Requirements) of the East Devon Local Plan.

9. The landscaping scheme approved at the reserved matters stage shall be carried out in the first planting season after commencement of the development unless otherwise agreed in writing by the Local Planning Authority and shall be maintained for a period of 5 years. Any trees or other plants which die during this period shall be replaced during the next planting season with specimens of the same size and species unless otherwise agreed in writing by the Local Planning Authority.

(Reason - In the interests of amenity and to preserve and enhance the character and appearance of the area in accordance with Policies D1 (Design and Local Distinctiveness) and D2 (Landscape Requirements) of the East Devon Local Plan)

10. Prior to the commencement of any works on site, a Tree Protection Plan (TPP) and Arboricultural Method Statements (AMS) for the protection of all retained trees, hedges and shrubs on or adjacent to the site, shall be submitted to and approved in writing by the Planning Authority. The layout and design of the development shall be informed by and take account of the constraints identified in the survey and report. The tree survey and report shall adhere to the principles embodied in BS 5837:2012 and the AMS shall indicate exactly how and when the trees will be protected during the development process. The development shall be carried out in accordance with the approved details. Provision shall be made for the supervision of the tree protection by a suitably qualified and experienced arboriculturalist and details shall be included within the AMS. The AMS shall provide for the keeping of a monitoring log to record site visits and inspections along with: the reasons for such visits; the findings of the inspection and

any necessary actions; all variations or departures from the approved details and any resultant remedial action or mitigation measures. On completion of the development, the completed site monitoring log shall be signed off by the supervising arboriculturalist and submitted to the Planning Authority for approval and final discharge of the condition.

(Reason: To ensure the continued well being of retained trees in the interests of the amenity of the locality in accordance with Policy D3 (Trees and Development) of the East Devon Local Plan. )

11. Prior to the commencement of any phase of the development (including demolition and site clearance or tree works), details of the design of building foundations, access roads and car park surface construction (temporary and permanent) the layout (with positions, dimensions and levels) of service trenches, ditches, drains and other excavations on site (insofar as they may affect trees on or adjacent to the site) for that phase , shall be submitted to and approved in writing by the Planning Authority.

(Reason: To ensure the continued well being of retained trees in the interests the amenity of the locality in accordance with Policy D3 (Trees and Development Sites) of the East Devon Local Plan).

12. Tree Pruning / Felling Specification/ ground condition amelioration prior to the commencement of any works on site (including demolition and site clearance or tree works), a detailed and timetabled specification for all necessary arboricultural work to retained trees shall be submitted to and approved in writing by the Local Planning Authority. The specification will accord with the principles given in BS 3998:. All tree felling and pruning works shall be carried out in full accordance with the approved specification and the principles of British Standard 3998:2010 - Recommendations for Tree Works and in accordance with the agreed timetable of operations or such other works at such other times as may be agreed in writing by the Local Planning Authority  
(Reason: To ensure the continued well being of the trees in the interests of the amenity of the area locality in accordance with Policy D3 (Trees and Development Sites) of the East Devon Local Plan)

13. Each new dwelling or flat with one bedroom shall be provided with at least one parking space (excluding garages), each new dwelling or flat with two or more bedrooms shall be provided with at least two parking spaces (excluding garages).

(Reason: To ensure there is sufficient parking provision in accordance with Policy TC9 (Parking provision in New Development) of the East Devon Local Plan.

14. Prior to the commencement of any works within Zone C:
  - (i) A detailed assessment of ground conditions of the land proposed in Zone C for the playing fields shall be undertaken (including drainage and topography) to identify constraints which could affect playing field quality; and
  - (ii) Based on the results of this assessment to be carried out pursuant to (a) above of this condition, a detailed scheme to ensure that the playing fields will

be provided to an acceptable quality (including appropriate drainage where necessary) shall be submitted to and approved in writing by the Local Planning Authority after consultation with Sport England.

The works shall be carried out in accordance with the approved scheme within a timescale to be first approved in writing by the Local Planning Authority after consultation with Sport England.

(Reason: To ensure that site surveys are undertaken for new or replacement playing fields and that any ground condition constraints can be and are mitigated to ensure provision of an adequate quality playing field and to accord with Policy RC1 (Retention of Land for Sport and Recreation) of the East Devon Local Plan)

15. The playing fields and pitches in Zone C shall be constructed and laid out in accordance details that shall be submitted at the reserved matters stage and with the standards and methodologies set out in the guidance note "Natural Turf for Sport" (Sport England, 2011), and shall be made available for use in accordance with an agreed timeframe as provided for in the legal agreement accompanying this application.

(Reason: To ensure the quality of pitches is satisfactory and they are available for use in an appropriate timeframe and to accord with Policy RC1 (Retention of Land for Sport and Recreation) of the East Devon Local Plan)

16. Prior to the bringing into use of the playing fields and tennis courts a Management and Maintenance Scheme for the facility including management responsibilities, a maintenance schedule and a mechanism for review shall be submitted to and approved in writing by the Local Planning Authority after consultation with Sport England. The measures set out in the approved scheme shall be complied with in full, with effect from commencement of occupation of Zone A and Zone D.

(Reason: To ensure that new facility/ies is capable of being managed and maintained to deliver playing fields and tennis courts which are fit for purpose, sustainable and to ensure sufficient benefit of the development to sport (National Planning Policy Framework (NPPF) para 97) and to accord with Policy RC1 (Retention of Land for Sport and Recreation) of the East Devon Local Plan)

17. No occupation in Zone A and Zone D shall take place until a community use agreement prepared in consultation with Sport England has been submitted to and approved in writing by the Local Planning Authority, and a copy of the completed approved agreement has been provided to the Local Planning Authority. The agreement shall apply to the football pitches, cricket pitch, tennis courts, replacement pavilion and changing facilities and include details of pricing policy, hours of use, access by users, management responsibilities and a mechanism for review. The development shall not be used otherwise than in strict compliance with the approved agreement."

(Reason: To secure well managed safe community access to the sports facility/facilities, to ensure sufficient benefit to the development of sport and to accord with Policy RC1 (Retention of Land for Sport and Recreation) of the East Devon Local Plan)

18. The reserved matters application(s) shall be submitted in accordance with the recommendations of Section 5 of the Ecological Impact Assessment undertaken by Burton Reid Associates ref BR0417/EclA/C dated October 2020 and the development shall thereafter be carried out in accordance with the recommendation set out therein

(Reason: To ensure that the protected species found to be on site/have the potential to be on site are dealt with in an appropriate and sensitive manner to safeguard their future and to replace lost habitats in accordance with Policy EN5 (Wildlife Habitats and Features) of the East Devon Local Plan.)

19. The reserved matter application(s) shall be submitted in accordance with the methodology and recommendation set out in the Flood Risk Assessment prepared by Hydrock (ref. 13528-HYD-XX-XX-RP-FR-001, dated April 2020).

(Reason -To ensure the development complies with the guidance as set out in the National Planning Policy Framework).

20. The following information shall be submitted at the reserved matters stage:

(a) Soakaway test results in accordance with BRE 365 and groundwater monitoring results in line with DCC groundwater monitoring policy.

(b) Evidence that there is a low risk of groundwater re-emergence downslope of the site from any proposed soakaways or infiltration basins/tanks.

(c) A detailed drainage design based upon the approved Flood Risk Assessment Winlade Park, Clyst St Mary 13528-HYD-XX-XX-RP-FR-0001 dated 2nd April P02 and Drainage Strategy Sheet 3 WIN-HYD-XX-XX-DR-C-1002 P08, Drainage Strategy Sheet 2 WIN-HYD-XX-XX-DR-C-1002 P09 and Drainage Strategy Sheet 1 WIN-HYD-XX-XX-DR-C-1002 P06 and the results of the information submitted in relation to (a) and (b) above

(d) Detailed proposals for the management of surface water and silt runoff from the site during construction of the development hereby permitted.

(f) Proposals for the adoption and maintenance of the permanent surface water drainage system.

(g) A plan indicating how exceedance flows will be safely managed at the site.

(h) A detailed assessment of the condition and capacity of the existing surface water drainage system that will be affected by the proposals. The assessment should identify and commit to, any repair and/or improvement works to secure the proper function of the surface water drainage receptor. No building shall be occupied until the works have been approved and implemented in accordance with the details under (a) - (h) above.

(Reason: The above conditions are required to ensure the proposed surface water drainage system will operate effectively and will not cause an increase in flood risk either on the site, adjacent land or downstream in line with SuDS for Devon Guidance (2017), Policy EN22 (Surface Run-Off Implications of New Development) and national policies, including NPPF and PPG.)

Plans relating to this application:

L09.01 P2 – EXISTING      Location Plan 14.08.20

L09.02 P2 – EXISTING      Location Plan 14.08.20

L09.03 P1 – EXISTING      Location Plan 14.08.20

**L.01.01 P12 – Proposed Site Plan      26.03.2026**

**For the full element of the proposed development:**

2. The development hereby permitted shall be carried out in accordance with the approved plans listed at the end of this decision notice.  
(Reason - For the avoidance of doubt.)

3. The development shall not proceed other than in strict accordance with the Flood Risk Assessment prepared by Hydrock (ref. 13528-HYD-XX-XX-RP-FR-001, dated April 2020).  
(Reason -To ensure the development complies with the guidance as set out in the National Planning Policy Framework).

4. No development shall take place on the Brook House extension or leisure facilities in the stables until a revised Construction and Environment Management Plan (CEMP) (to include schemes for the suppression of dust and air quality measuring and mitigation has been submitted to and agreed in writing with the Local Planning Authority. The development shall not proceed otherwise than in strict accordance with the CEMP as may be agreed unless otherwise agreed in writing with the Local Planning Authority.

(Reason - To ameliorate and mitigate, at an early stage, against the impact of the development on the local community in accordance with Policy EN14 (Control of Pollution) of the East Devon Local Plan)

5. Construction working hours shall be 8am to 6pm Monday to Friday and 8am to 1pm on Saturdays, with no working on Sundays or Bank Holidays. There shall be no burning on site.

(Reason - To ameliorate and mitigate against the impact of the development on the local community in accordance with Policy EN14 (Control of Pollution) of the East Devon Local Plan)

6. Notwithstanding the details provided on drawing numbers LL-374-101-D received on 19.10.2020, LL-374-108-B received on 19.10.2020, L.01.17 P4 received on 14.08.2020 and L.01.18 P4 received on 14.08.2020 a detailed landscaping scheme for the extension to the car park in Zone J shall be submitted to and approved in writing before any works to the car park are undertaken. The scheme shall include additional tree planting between parking bays than that shown on the aforementioned plan and include a comprehensive planting buffer between the parking spaces and open countryside. The landscaping scheme approved shall be carried out in the first planting season after commencement of the development of the car park extension unless otherwise agreed in writing by the Local Planning Authority and shall be maintained for a period of 5 years. Any trees or other plants which die during this period shall be replaced during the next planting season with specimens of the same size and species unless otherwise agreed in writing by the Local Planning Authority.

(Reason - In the interests of amenity and to preserve and enhance the character and appearance of the area in accordance with Policies D1 (Design and Local Distinctiveness) and D2 (Landscape Requirements) of the East Devon Local Plan)

7. The Development hereby permitted shall be carried out in accordance with the approved Travel Plans received by the Local Planning Authority, namely:

- The Commercial Development, Winslade Park, Clyst St Mary, Devon – Framework Travel Plan (Hydrock, ref. 13528-HYD-XX-XX-RP-TP-6001, dated 6 January 2022); and
- The Winslade Park, Clyst St Mary, Devon – Residential Travel Plan (Hydrock, ref. 13528-HYD-XX-XX-RP-TP-6001, dated 6 January 2022),

The approved Travel Plans shall be implemented in accordance with the timescales set out within those documents and shall thereafter be maintained and adhered to for the lifetime of the development.

(Reason: Reason: To ensure that the site is operated with sustainable transport in mind in accordance with Policy TC2 (Accessibility of New Development) of the East Devon Local Plan).

8. Development shall proceed in accordance with the recommendations of Section 5 of the Ecological Impact Assessment undertaken by Burton Reid Associates ref BR0417/EcIA/C dated October 2020.

(Reason: To ensure that the protected species found to be on site/have the potential to be on site are dealt with in an appropriate and sensitive manner to safeguard their future and to replace lost habitats in accordance with Policy EN5 (Wildlife Habitats and Features) of the East Devon Local Plan.)

9. The playing fields and pitches in Zone C shall be constructed and laid out in accordance details that shall be submitted to and approved by the Local Planning Authority and with the standards and methodologies set out in the guidance note "Natural Turf for Sport" (Sport England, 2011), and shall be made available for use in accordance with an agreed timeframe as provided for in the legal agreement accompanying this application

Reason: To ensure the quality of pitches is satisfactory and they are available for use in an appropriate timeframe and to accord with Policy RC1 (Retention of Land for Sport and Recreation) of the East Devon Local Plan.

10. Prior to the commencement of development in Zones F, G and J, the following information shall be submitted to and approved in writing by the Local Planning Authority:

(a) Soakaway test results in accordance with BRE 365 and groundwater monitoring results in line with DCC groundwater monitoring policy.

(b) Evidence that there is a low risk of groundwater re-emergence downslope of the site from any proposed soakaways or infiltration basins/tanks.

(c) A detailed drainage design based upon the approved Flood Risk Assessment Winslade Park, Clyst St Mary 13528-HYD-XX-XX-RP-FR-0001 dated 2nd April P02 and Drainage Strategy Sheet 3 WIN-HYD-XX-XX-DR-C-1002 P08, Drainage Strategy Sheet 2 WIN-HYD-XX-XX-DR-C-1002 P09 and Drainage Strategy Sheet 1 WIN-HYD-XX-XX-DR-C-1002 P06 and the results of the information submitted in relation to (a) and (b) above

(d) Detailed proposals for the management of surface water and silt runoff from the site during construction of the development hereby permitted.

(f) Proposals for the adoption and maintenance of the permanent surface water drainage system.

(g) A plan indicating how exceedance flows will be safely managed at the site.

(h) A detailed assessment of the condition and capacity of the existing surface water drainage system that will be affected by the proposals. The assessment should identify and commit to, any repair and/or improvement works to secure the proper function of the surface water drainage receptor.

Plans relating to this application:

RP-3-0001

General

18.08.20

	Correspondence	
L01.12 P5 HOUSE	Proposed Site Plan	14.08.20
L01.13 P4 LYST	Proposed Site Plan	14.08.20
L01.14 P4 BROOK	Proposed Site Plan	14.08.20
L01.15 P4 STABLES	Proposed Site Plan	14.08.20
L01.17 P4 ZONE J	Proposed Site Plan	14.08.20
L01.18 P4 ZONE J EAST	Proposed Site Plan	14.08.20
L09.01 P2 EXISTING	Location Plan	14.08.20
L02.02 P2 EXISTING	Location Plan	14.08.20
L09.03 P1 EXISTING	Location Plan	14.08.20
L02.02 4 GROUND	Proposed Floor Plans	14.08.20
L43.01-2 GROUND	Proposed Floor Plans	14.08.20
L02.04 -3	Proposed roof plans	14.08.20
L02.03-4 SECOND	Proposed Floor Plans	14.08.20
MANOR ROOM DATA SHEETS	General Correspondence	14.08.20
L01.02-3	Proposed Site Plan	14.08.20
L32.00 -6 DOOR SCHEDULE	Other Plans	14.08.20
L32.02-2 WINDOW	Other Plans	14.08.20

## SCHEDULE

MANOR SCHEDULE OF WORKS	General Correspondence	14.08.20
WINSLADE SCHEDULE OF WORKS	General Correspondence	14.08.20
A23.01 P2 SUSP FLOOR	Other Plans	14.08.20
A31.03 P2 REPL WINDOW	Other Plans	14.08.20
A34.02 P2 TERRACE FALL	Other Plans	14.08.20
A36.01 P2 SIGNAGE	Other Plans	14.08.20
A45.01 SO P2 CEILING SECTION	Sections	14.08.20
L01.02 P8	Proposed Site Plan	19.10.20
L09.10 zone key plan P5	Proposed Site Plan	19.10.20
L34.01-3	Other Plans	19.10.20
L01.06-3	Other Plans	19.10.20
L04.04-2	Other Plans	19.10.20
P2	Schedule of Works	19.10.20
A24.01 P3	Other Plans	19.10.20
L02-010 SO P6	Proposed Floor Plans	19.10.20
L02-020 SO P6	Proposed Floor Plans	19.10.20
L02-030 SO P6	Proposed Floor Plans	19.10.20
L02-040 SO P6	Proposed Floor Plans	19.10.20
L03.01 SO P4	Sections	19.10.20

L04.02 SO P5	Proposed Elevation	19.10.20
L04.03 SO P5	Proposed Elevation	19.10.20
L04.04 SO P5	Proposed Elevation	19.10.20
L04.07 SO P5	Proposed Elevation	19.10.20
L06-010 SO P6	Proposed Floor Plans	19.10.20
L06-020 SO P6	Proposed Floor Plans	19.10.20
L06-030 SO P6	Proposed Floor Plans	19.10.20
L06-040 SO P6	Proposed Floor Plans	19.10.20
L06-160 SO P6	Proposed Elevation	19.10.20
L45-01 SO P4	Proposed Floor Plans	19.10.20
L45-02 SO P4	Proposed Floor Plans	19.10.20
L45-03 SO P4	Proposed Floor Plans	19.10.20
L45-04 SO P4	Proposed Floor Plans	19.10.20
LL-374-100 D	Landscaping	19.10.20
LL-374-101 D	Landscaping	19.10.20
LL-374-106 D	Landscaping	19.10.20
LL-374-109 C	Landscaping	19.10.20
L06.050 SO P4 DEM OLITION	Proposed roof plans	14.08.20
L06.060 SO P4 DEM TEMP BLDG	Other Plans	14.08.20
L06.100 SO P4 BLOCK A	Proposed Elevation	14.08.20
L06.100 SO P4 BLOCK A	Proposed Elevation	14.08.20
L06.110 SO P4 BLOCK B	Proposed Elevation	14.08.20

## SOUTH

L06.120 SO P4 BLOCK B EAST 01	Proposed Elevation	14.08.20
L06.130 SO P4 BLOCK B EAST 02	Proposed Elevation	14.08.20
L06.140 SO P4 BLOCK C 01	Proposed Elevation	14.08.20
L06.150 SO P4 BLOCK C 02	Proposed Elevation	14.08.20
L06.170 SO P4 DEM TEMP BLDG	Proposed Elevation	14.08.20
L06.200 SO P3 DEM AA+BB	Sections	14.08.20
LL-374-108 B MASTERPLAN ZONE J	Landscaping	14.08.20
LL-374-114 D	Landscaping	19.10.20
LL-374-200 B PARKING QUANTUMS	Landscaping	14.08.20
L06.20 P2 : AA+BB	Sections	06.05.20
L06.30 P2 : demolition lower ground ceiling	Proposed Floor Plans	06.05.20
L06.31 P2 : demolition ground floor ceiling	Proposed Floor Plans	06.05.20
L06.32 P2 : demolition first floor ceiling	Proposed Floor Plans	06.05.20
L06.33 P2 :	Proposed Floor Plans	06.05.20

demolition  
second floor  
ceiling

L09.20 P3 : existing AA+BB	Sections	06.05.20
L02.01 P4 : lower ground	Proposed Floor Plans	06.05.20
L02.02 P4 : ground	Proposed Floor Plans	06.05.20
L02.03 P4 : first	Proposed Floor Plans	06.05.20
L02.04 P3 : second	Proposed Floor Plans	06.05.20
L02.05 P3	Proposed roof plans	06.05.20
L03.01 P2 : proposed AA+BB	Sections	06.05.20
L01.04 B	Proposed Site Plan	06.05.20
L02.20 C : lower ground	Proposed Floor Plans	06.05.20
L02.21 C : ground	Proposed Floor Plans	06.05.20
L02.22 C : first	Proposed Floor Plans	06.05.20
L02.23 B	Proposed roof plans	06.05.20
L03.01 B : A-A	Sections	06.05.20
L03.02 B : B-B	Sections	06.05.20
L04.01 B : north	Proposed Elevation	06.05.20
L04.02 B : south	Proposed Elevation	06.05.20
L04.03 B: east	Proposed Elevation	06.05.20
L04.04 B : west	Proposed Elevation	06.05.20
L04.20 B : demolition 01-06	Proposed Elevation	06.05.20

L04.30 B : 01-06	Proposed Elevation	06.05.20
L02.01 B : ground	Proposed Floor Plans	06.05.20
L02.02 B : first	Proposed Floor Plans	06.05.20
L02.03 B : second	Proposed Floor Plans	06.05.20
L02.04 B : roof space	Proposed Floor Plans	06.05.20
L02.05 B	Proposed roof plans	06.05.20
L01.04 B	Proposed Site Plan	06.05.20
L03.01 B : A-A	Sections	06.05.20
L03.02 B : B-B	Sections	06.05.20
L04.01 B : north	Proposed Elevation	06.05.20
L04.02 B : east	Proposed Elevation	06.05.20
L04.03 B : south	Proposed Elevation	06.05.20
L04.04 B : west	Proposed Elevation	06.05.20
L02.04 3 : demolition lower ground	Proposed Floor Plans	06.05.20
L02.05 4 : demolition ground	Proposed Floor Plans	06.05.20
L02.06 3 : demolition first	Proposed Floor Plans	06.05.20
L02.08 4 : lower ground	Proposed Floor Plans	06.05.20
L02.09 6 : ground	Proposed Floor Plans	06.05.20
L02.10 4 : first	Proposed Floor Plans	06.05.20
L02.11 3	Proposed roof plans	06.05.20

L02.12 3 : proposed+demolition views	Other Plans	06.05.20
L02.13 3 : north	Proposed Elevation	06.05.20
L02.14 3 : east	Proposed Elevation	06.05.20
L02.15 3 : south	Proposed Elevation	06.05.20
L02.16 3 : west	Proposed Elevation	06.05.20
L02.17 3 : sections 1	Sections	06.05.20
L02.18 2 : sections 2	Sections	06.05.20
L02.19 3 : internal courtyard	Proposed Elevation	06.05.20
winslade stables	Schedule of Works	06.05.20
A31.02-1 : typical sliding sash basement window detail	Other Plans	06.05.20
A32.01-1 : external door detail	Other Plans	06.05.20
A34.01_1 : fall protection handrail	Other Plans	06.05.20
A34.01_2 : fall protection handrail typical elevations	Other Plans	06.05.20
A49.01-1 : architrave+heating grill GF window detail	Other Plans	06.05.20
L02.02-3 : first floor	Proposed Floor Plans	06.05.20
L02.03-3 :	Proposed Floor Plans	06.05.20

second

L02.01-3 : ground	Proposed Floor Plans	06.05.20
L02.04-2	Proposed roof plans	06.05.20
A34.03-1 : flooring typical details	Other Plans	06.05.20
L02.10-2 : disabled access	Other Plans	06.05.20
L04.00-2 : north	Proposed Elevation	06.05.20
L04.01-2 : east	Proposed Elevation	06.05.20
L04.02-2 : south	Proposed Elevation	06.05.20
L04.03-2 : west	Proposed Elevation	06.05.20
L05.01-1 : AA	Sections	06.05.20
L05.02-1 : BB	Sections	06.05.20
L06.01 P4 : demolition lower ground	Proposed Floor Plans	06.05.20
L06.02 P4 : demolition ground	Proposed Floor Plans	06.05.20
L06.03 P4 : demolition first	Proposed Floor Plans	06.05.20
L06.04 P4 : demolition second	Proposed Floor Plans	06.05.20
L06.05 P3 : demolition	Proposed roof plans	06.05.20

Drainage Strategy Sheet 3 WIN-HYD-XX-XX-DR-C-1002 P08 received 11/11/2020  
Drainage Strategy Sheet 2 WIN-HYD-XX-XX-DR-C-1002 P09 received 11/11/2020

### List of Background Papers

Application file, consultations and policy documents referred to in the report.

## **Statement on Human Rights and Equality Issues**

### Human Rights Act:

The development has been assessed against the provisions of the Human Rights Act 1998, and in particular Article 1 of the First Protocol and Article 8 of the Act itself. This Act gives further effect to the rights included in the European Convention on Human Rights. In arriving at this recommendation, due regard has been given to the applicant's reasonable development rights and expectations which have been balanced and weighed against the wider community interests, as expressed through third party interests / the Development Plan and Central Government Guidance.

### Equality Act:

In arriving at this recommendation, due regard has been given to the provisions of the Equality Act 2010, particularly the Public Sector Equality Duty and Section 149. The Equality Act 2010 requires public bodies to have due regard to the need to eliminate discrimination, advance equality of opportunity and foster good relations between different people when carrying out their activities. Protected characteristics are age, disability, gender reassignment, pregnancy and maternity, race/ethnicity, religion or belief (or lack of), sex and sexual orientation.