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The main Planning documents Root page

Reason for the research and time spent in Winchester Council Planning `portal

Lack of Transparency and Obscuration of many email requests asking Crest to give us the evidence of planning conditions that justified additional estate management costs. Crest's Director of Customer Services finally indicated the 'justification' existed in the Planning portal, after many prior misdirections, but still we were not given actual details of what, where, or how to locate the evidence. I spent many days searching before uncovering these maps. Maps that a solicitor would not normally examine for any 'hidden' costs.

She finally used this as 'proof' information was available at purchase time and disputed the lack of transparency. My position is this is not a location a solicitor would normally examine after being sent the conveyancing map, which identifies only the full estate with dwelling boundaries and no indication of additional Estate management costs. Referring back to the Indicative guide, this guide reflected the Development map used in all sales posters and hand out material. So the addition costs were hidden here in the Planning Portal.

<https://planningapps.winchester.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=O8PX3FBPLM500>

Extracts

“

[Help with this page](#)
(opens in a new window)

16/01322/FUL

|

(Additional details submitted 01.09.16) Erection of 66 dwellings with associated access via Albany Road, associated parking, landscaping and public open space (Phase 1).

Land To The West Of Tangier Lane Bishops Waltham Hampshire

(A large amount of documents had to be searched)

• [Details](#) [Comments](#) [Constraints \(24\)](#) **Documents (189)** [Related Cases \(2\)](#) [Map](#)

Next a general Search on 16/01322/FUL produced other options of search groups

Included for information of volume of data to search and locate relevant details.

- **(Non-Material Amendment to original Planning Consent 16/01322/FUL) Concerning the Finished Levels of the Informal Open Green Space to the South-eastern Extent of the Development known as Albany Wood.**Show more descriptionLand To The West Of Tangier Lane Bishops Waltham Hampshire
Ref. No: 23/01670/NMA | Received: Tue 11 Jul 2023 | Validated: Tue 11 Jul 2023 | Status: Decided
- **discharge of conditions 17, 18, 23 ,25 and 27 of planning application 18/01114/FUL (16/01322/FUL) and discharge of condition 3 of planning application 21/01217/FUL**Show more descriptionLand To The West Of Tangier Lane Bishops Waltham Hampshire
Ref. No: 22/00321/DIC | Received: Mon 14 Feb 2022 | Validated: Mon 14 Feb 2022 | Status: Decided
- **Application Reference Number: 16/01322/FUL : Date of Decision: 30/06/2017 : Condition Number 05 (Materials). Variation of Condition 05 to make reference to 'clay tiles' rather than 'clay plain tiles'**Show more descriptionLand To The West Of Tangier Lane Bishops Waltham SO32 1BU
Ref. No: 18/01114/FUL | Received: Wed 02 May 2018 | Validated: Mon 14 May 2018 | Status: Decided
- **(NMA to 16/01322/FUL) - See supporting Covering Letter.**Land To The West Of Tangier Lane Bishops Waltham Hampshire
Ref. No: 17/02199/NMA | Received: Thu 17 Aug 2017 | Validated: Mon 21 Aug 2017 | Status: Decided
- **(Additional details submitted 01.09.16) Erection of 66 dwellings with associated access via Albany Road, associated parking, landscaping and public open space (Phase 1).**Show more descriptionLand To The West Of Tangier Lane Bishops Waltham Hampshire
Ref. No: 16/01322/FUL | Received: Mon 13 Jun 2016 | Validated: Mon 13 Jun 2016 | Status: Decided

For Information of the size of the search challenge without real details from CREST.

The 189 document to search - link-

<https://planningapps.winchester.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=O8PX3FBPLM500>

Landscape Maps- Waste Bin and Open Space

The landscape maps links are listed on the main root page, in the council portal and are listed on this page extracted the name and links - The links are active from this root page link <https://planningapps.winchester.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=O8PX3FBPLM500>

02 Sep 2016	Drawing	2583-LA-10-P3 LANDSCAPING PLAN
02 Sep 2016	Drawing	2583-LA-11-P1 LANDSCAPING PLAN
02 Sep 2016	Drawing	2583-LA-12-P3 LANDSCAPING PLAN
02 Sep 2016	Drawing	2583-LA-13-P3 LANDSCAPING PLAN
02 Sep 2016	Drawing	2583-LA-14-P3 LANDSCAPING PLAN

These are now available for easier access also on my personal pCloud

Content of Folder **16-01322-FUL Application LANDSCAPING_PLANS** <https://e.pcloud.link/publink/show?code=kZEDQtZ2AXe1G4Idj4bguOyVqcYDkTQMOBX> is listed on the next pages

Overall + non Pools LANDSCAPING_PLAN-1294115 -non pools is my ref to pooled area directly mid south - below three tree icons on lowest road kerb on Colt View.



This area (mid-south of the map, with water routes and pools) is now AWMco's additional managed zone, only exposed in costs for the first time in the January 2025 invoice. Referenced also **conveyancing map** passed to solicitors, neither map stipulates AWMco's responsibility for the route to and including levelling ponds.

View pdf via link below

<https://e.pcloud.link/publink/show?code=XZNPQtZnBse46xspo5nXGDLfID7zXuvsFR7>

The Cycleway and South pedestrian Exit

The Cycleway is noted as part of the UK national cycle route with a exit yet to be constructed by Crest as part of the Planning Application agreement . There is a Bond in the Decision paper by Crest to complete the work, yet the Crest Director has verbally claimed no knowledge of the condition or bond.

The desired outcome of the NHOS complaint is that this route is completed 2025.

<https://e.pcloud.link/publink/show?code=XZEIQtZ7HMHokhWpD5jNPR3MUtHm48QV4ik>

