



Winchester
City Council

COUNCIL MEETING – 19 April 2006

Question under Council Procedure Rule 14(2)(b)

QUESTION 3

From: Councillor Steel

To: The Portfolio Holder for Planning

“If a planning application is submitted for part of the area at Silver Hill covered by the development agreement with Thornfield and approval is granted by the Development Control Committee, would there be any constraints to prevent the applicant from implementing that consent? What effect, if any, would such development have on the terms of the development agreement between the Council and Thornfield?”

Reply

“Any planning application received in relation to the Silver Hill area will be considered on its planning merits both in terms of overall policy and design related issues. Material considerations will include the Draft Winchester Local Plan Review, the Inspector’s comments on the Review and the Planning Brief issued for the Silver Hill area.

A planning application can be made in respect of land not under the applicant’s control provided the necessary statutory declarations are made. If such an application is approved it can only be implemented if and when the applicant has the necessary property rights and agreements.

Under the terms of the development agreement with Thornfield, the City Council cannot enter into any arrangement with a third party which would have the effect of frustrating the intention of that development agreement.

The development agreement has been approved by the Council in pursuit of a comprehensive redevelopment of the area in accordance with the Planning Brief.”