

PLANNING

TWYFORD PARISH COUNCIL
MINUTES OF A MEETING OF THE PLANNING COMMITTEE
Held on Thursday 1st February 2024 at 7.30pm
in the Gilbert Room, Twyford Parish Hall.

Present:

Cllr. Lawton (in the Chair), Cllr. Sellars, Cllr. Mitchell, Cllr. Cook, Cllr. Hill, Cllr. Corcoran

In attendance:

The Clerk
3 members of the public

Item

Business Transacted

P34/23

Chairman's Comments

Cllr Lawton welcomed everyone to the meeting

P35/23

Apologies for Absence

Apologies were received from Cllr. Pullen.

P36/23

Request for Dispensation and Declarations of Interest

No requests for dispensation had been received.

P37/23

Approval of Minutes

It was **Resolved** that the minutes of the meeting of the Planning Committee held on the 2nd November 2023 be approved and signed.

P38/23

Public Representation

A member of the public addressed the committee in respect of their application, SDNP/24/00259, explaining the background to the application and the intention of the proposals which were designed to maintain the character of the bungalow and its setting within the neighbourhood. The designs had been created by a Twyford based architect.

The Chairman was very grateful for the member of the people taking their time to address the committee and explain the proposals.

P39/23

It was **Resolved** to submit the following comments to the SDNPA on planning Applications received:

The Mount Roman Road Twyford Winchester Hampshire SO21 1QW
SDNP/23/05132/HOUS

No Objection. Support a condition relating to ancillary use only and recommend that pollarding of lime trees is included with tree works, which is similarly to other tree works carried out in the vicinity of the site.

The Manor House High Street Twyford Hampshire SO21 1RH
SDNP/23/05446/LIS

No Objection.

5 Churchfields Twyford Hampshire SO21 1NN
SDNP/23/05410/HOUS

No Objection.

1 Hockley Cottages Winchester Road Twyford Winchester Hampshire SO21 1PJ
SDNP/23/05469/LIS

SDNP/23/05468/HOUS

No Objection, subject to approval by Conservation Officer.

Rotherlea Highfield Avenue Twyford Hampshire SO21 1QP
SDNP/24/00259/HOUS

The application documents are of high quality, the proposals have been very well considered and are respectful of the character of the immediate area.

The Parish Council is supportive of the application and notes, as with many other areas in the village, sensitivity is required with coordination of deliveries and construction parking.

P40/23 Updated Representations

Members considered whether to make an updated representation on applications SDNP/23/04351/FUL (equestrian facilities), SDNP/22/02181/FUL and SDNP/22/02180/FUL (eco pods/tourist accommodation).

Cllr. Corcoran identified that TNP policy LHE1 sought to prevent infill between settlements and advised that this should be made clear to the planning authority and that other, nearby, current applications should be looked at together.

It was resolved to submit additional comments for SDNP/23/04351/FUL, SDNP/22/02181/FUL and SDNP/22/02180/FUL drawing attention to policy LHE1.

P41/23 Bushfields Camp

It was Resolved to ratify the submission made by the Parish Council which is attached in the appendices.

P42/23 Planning decisions made and applications received in November, December 2023 and January 2024

The report was received and is attached in the appendices.

The Chairman noted that correspondence had been received regarding lighting in application SDNP/23/01466/FUL at Twyford School. The Council has previously made comments relating to the sensitive use of external lighting on the site and need for a site wide lighting plan. The Chairman would form a response which reiterated these previous comments.,

The meeting closed at 8.35pm



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The Pavilion
Park Lane
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SO21 1QS

clerk@twyfordhants.org.uk

Julie Pinnock
Head of Development Management
Winchester City Council
City Offices
Winchester
SO23 9LJ

9th January 2023

Dear Ms. Pinnock,

Application 23/02507/OUT - Bushfield Camp, Badger Farm Road, Winchester.

Twyford Parish Council (TPC) object to this application and urge the Planning Authority to refuse it for the following reasons:

- A. The lack of key information in particular on design which makes it impossible to judge if this scale of building will not irreparably harm this nationally important and historic landscape and the iconic views from the surrounding area including those from the South Downs National Park.
- B. The proposal does not fulfil the conditions set by the development plan in WT3.
- C. The proposal to increase employment in the City by over 3000 employees relies on additional workers coming from distant settlements (as happens at present) and will be reliant on the private car transport, contrary to the sustainability proposals which are the foundation of NPPF.
- D. The economic basis of Winchester City Council's planning policy is now out of date; alternative justification based the emerging Local Plan has minimal weight in the development plan process.
- E. The proposal does not relate to the needs of Winchester City, are highly speculative as outlined in the Knight Frank Report and have a high risk of failure, the consequences of which are not addressed.
- F. The additional traffic generated by the proposal, in particular in-commuting from the towns and districts south of Winchester will add significant numbers of vehicles using the B3335, in particular through Twyford, and to other overused lanes and minor roads within the SDNP. The centre of Twyford village on B3335 is a well-known and recorded congestion point through excessive traffic leading to pollution danger and degradation of the historic built fabric.

TPC support and concur with the arguments put forward by the City of Winchester Trust (which it consulted prior to submission) and those of WINACC. TPC supports the submissions by South Downs National Park Authority although it considers the points raised are reasons for refusal.

TPS submissions do not repeat these objections but will outline:

- The direct effects of the proposal on the Parish and the harm that results.
- Twyford's contribution to the wider landscape of which the Bushfield site forms part, and to the Twyford Neighbourhood Plan which gives the policy backing.
- The City's reliance on commuting to provide workers for the excess numbers of jobs, including the extra 3000 plus proposed and the conflict with NPPF sustainability objectives.

Twyford's position in relation to Bushfield, - visual, transport, policy

1. Twyford lies due east of the Bushfield site and occupies the eastern side of the Itchen valley immediately south of St Catherine's Hill including floodplain and the high ground of Twyford Down (on both sides of the M3), Hockley Down and the Golf Course. From here there are grandstand views of Bushfield camp.
2. Twyford village is bisected by B 3335 which carries approx. 16,000 vehicles per day through the centre of the village; it is a subregional distributor road linking to M3 jct 9 and the Badger Farm Road; it is a major commuter route into Winchester. The road is substandard or in almost every respect- is congested, a polluter and has a negative impact face on village life and the fabric of the village.
3. Twyford is a village with multiple facilities; it provides services for a wider population than its own, out of proportion to its size, in education, health, employment, recreation, social facilities (including pubs etc); it is a centre of open-air recreation especially walking but golf and horse riding.
4. Twyford Neighbourhood Plan (TNP) was adopted in 2022 and is the most recently approved part of the Development Plan. Landscape is central to its proposals and supported by a bespoke landscape study. It augments the South Downs National Park Local Plan. TNP policies LHE 1 -5 contain policies for the protection of landscape, historic landscape, gaps, green infrastructure, ecology and archaeology, in particular the Valley of the Itchen. These policies are all framed with reference to the wider landscape beyond the Parish boundary, recognizing that it forms an important part of the setting of Winchester. Bushfield has always been part of this wider setting.
Reference <https://www.southdowns.gov.uk/planning/planning-policy/neighbourhood-planning/neighbourhood-development-plans/twyford-neighbourhood-plan/>
5. Twyford is also subject to development pressures of its own. There are several current planning applications including housing in the centre of the village and a major redevelopment of Northfields proposing commercial development delivering 300 jobs and 9000 square metres of additional space, in line with the TNP.
6. Twyford is wholly within the South Downs National Park; it contains significant cultural historical ecological and landscape assets including ones of national importance in each category. WCC is bound by statute to take account of the National Park when making its decisions.

Twyford will be impacted directly by this development in the following respects:

- Views across the valley from the east side of the valley from Twyford Down and Hockley Golf Course and other positions in the Parish.
- Traffic generated by the new development which will increase the usage of B3335, Shawford Road and Hazeley Road.

TPC considers that these adverse outcomes are contrary to purposes of the National Park and will impact directly on the natural beauty of the area and on the social and economic life of the Twyford Community.

Impact on Landscape

TPC notes the comments by Heritage England and by for City Council's heritage officer and generally supports them. However, TPC considers that they and other consultees underplay and undervalue the impact the development will have on the setting of Winchester and in particular the setting of the city's two principal heritage assets, namely St Catherine's Hill and the Hospital of Saint Cross. The view across the valley to St Cross from Saint Catherine's Hill, Twyford Down and the other high ground, with the ancient Hospital sat in the valley floor with the rising ground on the west of the Itchen valley having one of the iconic views of the city, of the County and indeed nationally. Bushfield is a key part of this. The view will be materially harmed by the development, especially if the approach is to "celebrate" the development (whatever that may mean!).

Heritage England do not object to the development on the basis that it can be made unobtrusive, so as not to detract from these views. SDNP in their comments note that they are unable to differentiate between the two conflicting approaches to the design put forward;

- the development should be bold and iconic and should have views of some Catherine's Hill and the landscape of the National Park.
- the development should be unobtrusive.

TPC agree with Heritage England that the development should be unobtrusive. The whole point off St Catherine's Hill in the historic landscape is as a dominant feature for lookout and defence. If the new development treats as an item of interest and designs its building so they can enjoy views of the hill, this turns the historic landscape on its head. The new development would then dominate. But as others point out, the application is in outline so the design is not fixed although the quantum of development would be.

The other aspect which indicates excessive intrusion into the landscape is the sheer quantity of development proposed. The suggestion that over 100000 sq metres of development, with some buildings being four stories in height, on elevated ground to the west being made unobtrusive from the eastern hillsides is very difficult to believe.

The key point here is that if landscape impact has to be minimal and the judgement as to whether it is or not, cannot be made without a settled design framework, then this planning application is deficient. Owing to the sensitivity of the location, TPC consider it would be unsafe to grant an outline consent and therefore the application should be refused.

Failure to comply with criteria of WT3.

The COWT deals at some length with how the application diverges from local planning policy WT3.

WT3: Alternative locations for industrial provision.

WT3 states that Bushfield must pass the following test : ..."delivers necessary ... economic ... development **which could not otherwise be accommodated within or around Winchester**" There is a better site. At the Local Plan Inquiry where WT3 was debated in 2012/13, an alternative location was discussed, namely the land north of Welhouse Lane north of Barton Farm within the curve of the A34 and served of course by the Three Maids Hill roundabout . This land is much less sensitive than the land south of Winchester and has few if any of the constraints. It can be seen as part of a complex of sites north of Winchester (Barton Farm, Sir John Moore Barracks, Worthy down and South Wonston) all with potential for expansion/redevelopment/change of use. At that time, it was not formally proposed or supported by adequate information. Now the M3/A34 proposals provide additional scope for looking at this area in contrast to M3 where the highway capacity is reduced by the abandonment of the smart motorway proposals and there is regular congestion and the feeder roads appear at capacity .

By contrast, this scheme at Bushfield could be a catalyst to open the area to the SW of Winchester for significant development as illustrated by the recent ideas for major development in the Compton/ Olivers Battery /Hursley triangle.

WT3: Is this development "necessary" for Winchester City?

TPC note that an application based on the needs of Winchester would be for a mixture of warehousing and industrial units whereas what is proposed here is an experimental mixed development including academic facilities, hotel, R and D and accommodation. Any office component of this scheme is to be provided for in the City centre redevelopment schemes. By contrast the study carried out by Knight Frank (see Lichfield's Planning Statement Appendix) describes highly speculative proposal of the type which has succeeded in the favoured areas of Reading and its environs but is untried and further along the MS corridor, where rental values have not supported new commercial building for many years. Knight Frank give instances of failures and detail the difficulty developers have had of securing tenants to underpin the schemes. This Bushfield proposal is unproved as being required and cannot be relied on to succeed. The Knight Frank Report gives reasons why it is speculative indicating that rents achieved in this part of Hampshire would not justify the erection of a high spec., high design, high-cost buildings. Knight Frank indicate that a high likelihood of failure. In addition no risk assessment appears to be included with the application nor any indication of how that situation would be handled.

Assuming Winchester City's need for industrial business space(factories and storage) remain unsatisfied, further land would be required.

It should be noted that COWT challenge any reliance on the emerging Winchester Local Plan which contains a draft policy for Bushfield; TPC agree that it is premature to do so. Minimal public participation has taken place and the fundamental research report on the post COVID economic conditions and needs of industry on commerce has not been completed. Before any consent is granted to Bushfield on the basis of WT3, the updated economic report should be received and debated.

The imbalance between resident workers and jobs in the City; the problem of in-commuting.

There is one major issue which does not appear to have been considered by any of the other parties or consultees. It is the excess of employment within the City of Winchester. Successive economic

reports have drawn attention to the fact that employment in the city far exceeds the numbers of economically active people; the jobs are filled by in-commuting. The imbalance is made still worse by the high level of out-commuting from Winchester. This imbalance is of long standing and was identified by Hampshire County Council in the early 1970s as a basic reason for resisting further employment growth in Winchester. One major cause of the imbalance is that house prices in Winchester are high and the salaries paid by Winchester employers have not been sufficient to meet the costs of Winchester's houses. Consequently, most of the commuters live in the cheaper, better value housing available in the large urban areas to the south; Bishops Waltham, Fair Oak Eastleigh Southampton Romsey Chandlers Ford etc . While there is some public transport by train and bus, substantial numbers come by car.

The numbers of workers employed in Winchester City is given by Stantec in its 2020 study for Winchester City Council as 28,705 but of these only 7900 i.e. 27% are Winchester residents. The rest - 19,745 - are in-commuters. Two things follow from this: firstly, Winchester City has no need for additional employment. Secondly of the new jobs proposed at Bushfield (3369), the same percentage will be commuters i.e. 73%. will be filled by local people i.e. approx. 910, with the balance,- 2460 - commuting in. see Stantec Employment Land Review April 2020 report p 30 diagrams.

This imbalance increases dependence on the car and the need to travel so is not sustainable; it is contrary to the policies in the NPPF seeking to reduce dependence on the private car. This is a matter which has significantly increased in importance since the Winchester Local Plan was adopted. It is of sufficient weight in its own right to provide grounds for refusal of this application.

A consequence of the Bushfield proposal will be that 2460 additional commuters will be coming into Winchester. Of these, 50% are likely to come from the southeast namely Eastleigh and rural Winchester and Fareham with 12% coming from Southampton. Apart from the M3, the principal access route is via the B3335 which passes through Colden Common and Twyford and is currently taking 16,000 vehicles a day. Twyford is in the South Downs National Park so that is another consideration as is the historic centre of Twyford which is a conservation area. It passes too through the length of Colden Common. The B3335 is already heavily congested. As this road serves existing very large populations where there are limited employment opportunities (existing commuters will be disadvantaged as will employers in Winchester. B3335 will also remain the principal link north to M3 and Winchester, serving the further new housing proposals currently under construction in Eastleigh and Bishops Waltham. It is possible that 1000 extra vehicles will need to use the B3335 and so will pass through the village centre.

TPC request that the application be refused for the reasons given at the head of this submission.

Please do contact me if you require any further information.

Yours sincerely,

Item 41/23

Planning Update – Planning Committee February 2024

Applications Received in November, December 2023 and January 2024

G1 – Horse Chestnut – remove Ivy clad from stems and unions for future inspection. Not consensual requirement, however courtesy notification. T2 – Goat Willow – Fell – breaching the wall, U grade Tree. T3 – Ash – Fell. Self-seeded with ADB G4 – 2no Ash – Fell. Self-seeded with ADB Minis R Us High Street Twyford Hampshire SO21 1RG

Ref. No: SDNP/23/O4926/TCA | Received: Wed 22 Nov 2023 | Validated: Wed 22 Nov 2023 | Status: No Objection

Stationing of Caravan for full time occupation by Game Keeper/Estate Worker and use of adjacent land as associated residential curtilage

Woodland Drove, Park Farm Main Road Twyford Moors Hampshire SO21 1EX

Ref. No: SDNP/23/O4799/LDE | Received: Wed 15 Nov 2023 | Validated: Wed 15 Nov 2023 | Status: Pending Consideration

Extensions and alterations to existing dwelling

Highcroft Love Lane Twyford Hampshire SO21 1FB

Ref. No: SDNP/23/O4599/HOUS | Received: Thu 02 Nov 2023 | Validated: Thu 02 Nov 2023 | Status: Pending Consideration

Geneina Lodge Bourne Fields Twyford Hampshire SO21 1NY

Ref. No: SDNP/23/O5063/NMA | Received: Thu 30 Nov 2023 | Validated: Thu 30 Nov 2023 | Status: Approved

T1 Yew – Reduce by up to 1m all round and shape, at appropriate cut points ; this tree is in decline, hoping to re-invigorate it.

Twyford School High Street Twyford Hampshire SO21 1NW

Ref. No: SDNP/23/O5030/TCA | Received: Wed 29 Nov 2023 | Validated: Tue 05 Dec 2023 | Status: No Objection

Dwelling house has been occupied in breach of planning condition for more than 10 years having been occupied by people not employed or last employed in agriculture.

7 Northfields Cottages Northfields Twyford Hampshire SO21 1NZ

Ref. No: SDNP/23/O5017/LDE | Received: Tue 28 Nov 2023 | Validated: Tue 28 Nov 2023 | Status: Pending Consideration

The dwelling house has been occupied for more than 10 years by occupiers who do not comply with the planning condition which requires the property to be occupied by someone employed or last employed in agriculture.

6 Northfields Cottages Northfields Twyford Hampshire SO21 1NZ

Ref. No: SDNP/23/O5015/LDE | Received: Tue 28 Nov 2023 | Validated: Tue 28 Nov 2023 | Status: Pending Consideration

discharge of condition 6 and 7 of planning application SDNP/22/O3463/HOUS

Hockley House Church Lane Twyford Hampshire SO21 1NT

Ref. No: SDNP/24/O0232/DCOND | Received: Fri 19 Jan 2024 | Validated: Fri 19 Jan 2024 | Status: Pending Consideration

discharge of condition 5 of planning application SDNP/20/O4542/HOUS

4 Beaulieu Cottages High Street Twyford Hampshire SO21 1RF

Ref. No: SDNP/24/O0051/DCOND | Received: Fri 05 Jan 2024 | Validated: Fri 05 Jan 2024 | Status: Approved

to build a single story extension to the rear of the property, to replace a delapidated 'lean-to' building on the southern elevation, to make internal changes to rooms to modernise and enhance the property, principally to move a bathroom from the ground floor to first floor

1 Hockley Cottages Winchester Road Twyford Winchester Hampshire SO21 1PJ

Ref. No: SDNP/23/05468/HOUS | Received: Tue 02 Jan 2024 | Validated: Tue 02 Jan 2024 | Status: Pending Consideration

to build a single story extension to the rear of the property, to replace a delapidated 'lean-to' building on the southern elevation, to make internal changes to rooms to modernise and enhance the property, principally to move a bathroom from the ground floor to first floor

1 Hockley Cottages Winchester Road Twyford Winchester Hampshire SO21 1PJ

Ref. No: SDNP/23/05469/LIS | Received: Tue 02 Jan 2024 | Validated: Tue 02 Jan 2024 | Status: Pending Consideration

To update and enlarge the bathroom, moving modern partitions

The Manor House High Street Twyford Hampshire SO21 1RH

Ref. No: SDNP/23/05446/LIS | Received: Wed 27 Dec 2023 | Validated: Wed 27 Dec 2023 | Status: Pending Consideration

Install solid panel roof extension to the rear of the property

5 Churchfields Twyford Hampshire SO21 1NN

Ref. No: SDNP/23/05410/HOUS | Received: Fri 22 Dec 2023 | Validated: Fri 22 Dec 2023 | Status: Pending Consideration

Erect annexe studio room

The Mount Roman Road Twyford Winchester Hampshire SO21 1QW

Ref. No: SDNP/23/05132/HOUS | Received: Wed 29 Nov 2023 | Validated: Thu 28 Dec 2023 | Status: Pending Consideration

Applications Determined in November, December 2023 and January 2024

1- Walnut: Permission to carry out a 1-1.5m side reduction on the aspects of the tree extending over the garden and outdoor structure, so as to balance the canopy, and reduce the weight over the garden, as well as the shading. Further permission to crown lift the canopy to 2.4m to allow better clearance over the road, and reduce shading in the garden, as well as minimise contact with the outdoor structure. T2- Lime: Permission to remove all deadwood, and any minor crossing or damaged limbs throughout the canopy, due to high pedestrian footfall under all aspects of the canopy.

St Christophers High Street Twyford Hampshire SO21 1NH

Ref. No: SDNP/23/04277/TPO | Received: Thu 12 Oct 2023 | Validated: Thu 19 Oct 2023 | Status: Approved

Tree T1 Lawson Cypress – Remove tree. Tree T1 is an unremarkable specimen of limited wider public amenity value. It is very close to the neighbouring property and to the south and causes a perceived nuisance to the reasonable enjoyment of that property with detritus fall and overhanging branches. There are considered to be better trees, including many native trees (of which this isn't) in the local area so the loss of this tree will not have any significant impact on the wider landscape.

Cobham House High Street Twyford Hampshire SO21 1RG

Ref. No: SDNP/23/04273/TCA | Received: Wed 11 Oct 2023 | Validated: Thu 19 Oct 2023 | Status: No Objection

Silver Birch – Reduce overextended limb at top of crown by approx 2–2.5m to blend in with rest of the crown. Reduce two lowest limbs over neighbour's boundary by up to 2m.

15 School Road Twyford Winchester Hampshire SO21 1QQ

Ref. No: SDNP/23/04044/TCA | Received: Tue 26 Sep 2023 | Validated: Tue 26 Sep 2023 | Status: No Objection

Please see attached (Amended)

Twyford School High Street Twyford Hampshire SO21 1NW

Ref. No: SDNP/23/O3578/TCA | Received: Tue 29 Aug 2023 | Validated: Tue 29 Aug 2023 | Status: No Objection

Seeking planning permission for works to enhance and extend a grade 2 listed semi detached cottage

1 Hockley Cottages Winchester Road Twyford Winchester Hampshire SO21 1PJ

Ref. No: SDNP/23/O3508/PRECON | Received: Fri 18 Aug 2023 | Validated: Fri 18 Aug 2023 | Status: Pre Application Advice Given

Single storey rear extension, first floor layout alterations and erection of a shed in the rear garden (Part Retrospective).

Twyford House Cottage Old Rectory Lane Twyford Hampshire SO21 1NS

Ref. No: SDNP/22/O1264/HOUS | Received: Fri 11 Mar 2022 | Validated: Fri 11 Mar 2022 | Status: Approved

Single storey rear extension, first floor layout alterations and erection of a shed in the rear garden (Part Retrospective).

Twyford House Cottage Old Rectory Lane Twyford Winchester Hampshire SO21 1NS

Ref. No: SDNP/22/O1286/LIS | Received: Fri 11 Mar 2022 | Validated: Fri 11 Mar 2022 | Status: Approved

T1 Yew – Reduce by up to 1m all round and shape, at appropriate cut points ; this tree is in decline, hoping to re-invigorate it.

Twyford School High Street Twyford Hampshire SO21 1NW

Ref. No: SDNP/23/O5030/TCA | Received: Wed 29 Nov 2023 | Validated: Tue 05 Dec 2023 | Status: No Objection

G1 – Horse Chestnut – remove Ivy clad from stems and unions for future inspection. Not consensual requirement, however courtesy notification. T2 – Goat Willow – Fell – breaching the wall, U grade Tree. T3 – Ash – Fell. Self-seeded with ADB G4 – 2no Ash – Fell. Self-seeded with ADB

Minis R Us High Street Twyford Hampshire SO21 1RG

Ref. No: SDNP/23/O4926/TCA | Received: Wed 22 Nov 2023 | Validated: Wed 22 Nov 2023 | Status: No Objection

discharge of condition 5 and 7 of planning application SDNP/22/O5952/HOUS

The Roman Villa Roman Road Twyford Hampshire SO21 1QW

Ref. No: SDNP/23/O4478/DCOND | Received: Mon 23 Oct 2023 | Validated: Mon 23 Oct 2023 | Status: Approved

Internal and external alterations and roof extension to existing Garage and Utility east wing. Knighton Park Lane Twyford Hampshire SO21 1QU

Ref. No: SDNP/23/O3651/HOUS | Received: Mon 04 Sep 2023 | Validated: Fri 08 Sep 2023 | Status: Approved

discharge of condition 5 of planning application SDNP/20/O4542/HOUS

4 Beaulieu Cottages High Street Twyford Hampshire SO21 1RF

Ref. No: SDNP/24/O0051/DCOND | Received: Fri 05 Jan 2024 | Validated: Fri 05 Jan 2024 | Status: Approved

Non Material Amendment to SDNP/22/O5537/FUL – (Amended) Amendments and reductions to proposed glazing and dormer canopy

Geneina Lodge Bourne Fields Twyford Hampshire SO21 1NY

Ref. No: SDNP/23/O5063/NMA | Received: Thu 30 Nov 2023 | Validated: Thu 30 Nov 2023 | Status: Approved