

Liz Marsden
Planning Department
Winchester City Council
City Offices
Colebrook Street
Winchester
Hampshire
SO23 9LJ



18th March 2021

Dear Ms Marsden

**Proposed development at Malt Lane, Bishop's Waltham
Planning application ref. 21/00359/FUL**

We believe the developer is to be congratulated on the iterative process that they have undertaken since autumn 2019, submitting design revisions for comment by the Design Review Panel and others, including the Bishop's Waltham Parish Council. This has clearly required frequent returns to the drawing board.

As with the previous application for this site by Country Homes (18/00170/FUL), we support the following features of this proposal:

1. Overall it represents an important redevelopment of a site that has, for many years, been an eyesore in a prominent location adjacent to the town centre and the B2177 through Bishop's Waltham.
2. The latest design of the main frontage is a considerable improvement on some of the earlier ideas that were put forward, and we appreciate the traditional style of this new proposal. However we are absolutely clear that we much prefer the alternate tile-hung/white brickwork mix (as preferred by the Parish Council) rather than the plain brickwork alternative
3. The apartments with different numbers of bedrooms will meet some of the important local need for housing for young people.
4. The proposed Youth Hall represents a big improvement on the existing one.
5. The reduction in both scale and massing of the original proposals is very welcome.

We are pleased to see that the following concerns expressed in our letter of 5th March 2018, referring to application 18/00170/FUL, have been addressed:

- i. The pavement alongside the B2177 has been widened
- ii. Greenery has been added to the frontages along this part of the development to improve the attractiveness of the frontage and the public realm
- iii. The frontage to Winchester Road has been broken up by the introduction of landscaping and open spaces
- iv. The original floor-to-ceiling windows on this frontage, which were so incongruous to the rest of the design, have been removed
- v. The absence of retail obviates the need for loading/unloading bays

However we do have reservations about the following aspects:

1. In that part of the development nearest to Malt Lane the scale and massing of the currently proposed buildings would be overbearing on adjacent residences, particularly in Malt Lane, but even in Southfields Close.
2. Parking provision on site may still not be adequate to serve all the residential development proposed as well as the Youth Hall. The Transport Assessment asserts that "The site is... well served with public car parking within the immediate vicinity" but includes, in support of this assertion, the 60 spaces in Budgen's [now Sainsbury's] car park. Since taking over the site Sainsbury's have introduced a 90 minute free parking maximum. This thus reduces the projected 'public' spaces from 245 mentioned in the Assessment to 175 (and those spaces are some distance away in Lower Lane and Basingwell Street car parks).

This will likely lead to indiscriminate parking along Malt Lane, Southfields Close, in Brook Street as well as the small Palace/Museum car park opposite the development. We believe this issue must be addressed - possibly in the form of Resident's Parking Permits and also through discussions with English Heritage/Bishop's Waltham Museum to protect the limited parking space available to Palace visitors.

3. We originally had concerns about the Beech tree at the north east corner of the development but we assume that the updated Landscape Plan, which clearly still shows that it will have root protection during construction work, has assured Stuart Dunbar-Dempsey, WCC's Landscape Architect, that this will achieve its purpose and protect this particular tree's roots.
4. Finally, we look forward to seeing the response to Historic England's request for further views from within the Palace grounds to assess the visual impact on this important heritage asset. We also look forward to seeing English Heritage Trust's views when they are available.

Just to let you know, we will also be responding with a further letter concerning the Archaeology Report and its implications for additional archaeological work to be done.

Yours sincerely



Tony Kippenberger
Chairman
Bishop's Waltham Society

cc by email: Roy Stainton (Chairman Bishop's Waltham Museum Trust), Penny Copeland (Registrar Bishop's Waltham Museum Trust), Pauline Mousley, Stuart Dunbar-Dempsey

