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Bishop's Waltham Society

C/o Gable House
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Bishop's Waltham
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SO32 1AE

27th March 2018

Dear Mr Avery

**Proposed housing development at Albany Farm
Planning application ref. 18/00254/REM**

Whilst we welcome the following features of this application:

The overall range of dwelling types and sizes

The affordable housing provision at the 40% target (50 dwellings) with a good mix of dwelling types and sizes, spread across the site

The retention of mature trees along the south-east, north-west and north-east (i.e. Winchester Road) boundaries, supplemented with planting of new trees along the Winchester Road boundary.

We object to the following aspects:

The complete absence of the line of trees that was on the Outline Planning application along the south-west boundary, at the interface between the housing development and the extensive area of open space to the west; this is contrary to Policy 1.1 of the Bishop's Waltham Design Statement. We would also refer to Policy No 5.1: buildings should not dominate distant views.

The distance between the existing and proposed new buildings has reduced since the Outline Plans to the detriment of the existing trees and providing a wildlife corridor. BWDS Policy 7.1.

There is little planting within the estate except along the Central Avenue. We would refer to Policy 7.2: new developments should incorporate planting to respect the overall rural character.

There are no small areas of informal open space within the estate, as provision seems to be allocated entirely to the large area of informal open space to the west of the development.

Overall, the appearance and overall design of the properties and layout is of an urban nature and out of character for the local rural setting especially in this sensitive site at the entrance to the village. In particular, the 'Northern Square' and 'Southern Square' sound grand, but will be neither attractive nor useful; in reality they will be no more than areas for vehicle movements surrounded by access points and ordinary houses;

these two squares ought to be larger (including small areas of informal open space with planting) and enclosed by architecturally more stimulating houses, with a proper sense of enclosure. We would refer to Policy 6.3: layouts should include small informal open spaces to encourage community life

Most roads within the development will be shared by vehicles and pedestrians, which seems potentially dangerous; there ought to be more safe walking routes like those proposed alongside the Central Avenue.

Much of the proposed parking to serve the houses will be in the form of courtyards; it is our experience in Bishop's Waltham that residents choose to park in the road outside their houses rather than use the courtyard parking areas, with consequent spoiling of the street scene and interference with the flow of traffic. We refer to Policy 9.2: designated parking should be convenient and in close proximity to the dwelling.

Finally, we acknowledge the perfectly understandable grounds for objection made by local residents in response to this application:

The loss of open countryside

The increased pressure on the already over-stretched schools and health services and facilities

The increased traffic pressures, particularly on the busy B2177 through Bishop's Waltham.

However, we recognise that the principle of development of this site for c120 dwellings was established in the approved Local Plan. Nevertheless, we urge the City Council to address as effectively as possible the widely and strongly held concerns about the pressures on the local road network and the health services.

Yours sincerely

A handwritten signature in blue ink, appearing to read 'Tony Kippenberger', with a long horizontal stroke extending to the right.

Tony Kippenberger
Chairman
Bishop's Waltham Society

cc by email: Alan Inder, Jonathan Simmons, Pauline Mousley