

Brian Conlon  
Principal Planning Officer  
Development Management  
Winchester City Council  
City Offices  
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SO23 9LJ

Bishop's Waltham Society  
  
c/o Gable House  
Bank Street  
Bishop's Waltham  
Hampshire  
SO32 1AE

16<sup>th</sup> April 2018

Dear Mr Conlon

**Ref: 17/01723/FUL**  
**Post Mead, Shore Lane, Bishops Waltham, SO32 1DY**

As we have said previously, the Society recognises, in principle, the need for 'retirement accommodation'. However this is a particularly sensitive site being on one of the main approaches to Bishop's Waltham.

We are disappointed that, in reality, this new planning application shows only minor changes from the previous scheme (same application reference: 17/01723/FUL) on which we commented on 6<sup>th</sup> September 2017. Consequently our earlier objections remain.

1. This is a large single building and would appear to be too large for the site. It looks as if it will tower over the grounds of The Firs, especially as this is at the highest point of the building. The proposed building would also dominate the local scene - contrary to Policy 5.1 of the Bishops Waltham Design Statement (BWDS).
2. It is imperative that the existing trees and hedges are supplemented and the site is fully screened in order to preserve the rural nature of the approach as per Policy 2.1 of BWDS.
3. We do not consider that the 'semi-dormered' approach is in line with the 2 1/2 storey requirement of Policy 5.2 of BWDS, as the height of these buildings is equivalent to three storeys. The slight lowering of the foundation line does not fully overcome this.
4. In places the building is very close to the treeline and we feel that this would put some trees in danger and mean they would not survive. We hope that adequate planning conditions are included along the lines of the report by Barrell Tree Consultancy - were this application to be approved - to ensure that adequate tree protection and replacement is fulfilled.
5. This development still appears to have insufficient parking. The proposal is for 27 'apartments for the elderly' - specified as over 60 (although partners may be as young as 50). These apartments include 15 one-bedroom units and 12 two-bedroom units. That is 39 residents. But the parking provided is just 13 spaces. This falls well short of the Supplementary Planning Guidelines for Residential Parking.

We therefore have a grave concern that parking of residents and visitors will spill out onto adjoining roads - especially at the south end of Shore Lane, just before its junction with Coppice Hill.

6. Finally, the proposal itself will generate additional traffic flow on this extremely busy junction, especially with adjacent development at Coppice Hill and throughout the town. Since Hampshire Highways Authority have referred this back to the District Council, Winchester City Council is urged to reconsider its attitude in this regard.

The Society therefore OBJECTS to this development on the above grounds.

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, the Bishop's Waltham Society

cc by email Bishop's Waltham Society Planning Committee: Jonathan Simmons, Alan Inder, Pauline Mousley