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Planning Department  
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SO23 9LJ

Bishop's Waltham Society



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

5<sup>th</sup> March 2018

Dear Mr Avery

**Proposed development at Malt Lane, Bishop's Waltham**  
Planning application ref. 18/000170/FUL

We support in general the following features of this proposal:

1. Overall this proposal represents a reasonably attractive redevelopment of a site that is currently an eyesore in a prominent location adjacent to the town centre and the B2177 through Bishop's Waltham.
2. In particular the design of the most important frontages - the retail units facing the B2177, and the buildings facing Malt Lane - comprises a mix of building designs that harmonise fairly well, and a design that draws inspiration from characteristics of the historic town centre; the design of the main frontage is a great improvement on the earlier 'neo-Regency' scheme that was put forward, and we appreciate the traditional style of this new proposal.
3. The flats should meet some of the local need for housing for young people.
4. The proposed youth hall represents a big improvement on the existing one.
5. The proposed retail units will provide some employment opportunities for local people.

We have reservations about the following aspects:

1. In that part of the development nearest to Brook Street and Southfields Close (the proposed North Block) the scale and massing of the currently proposed buildings would be overbearing on adjacent houses.
2. The width of the pavement adjacent to the B2177 as proposed is too narrow in places to work well as a pedestrian route into the town centre, and to support the activities of the retail units. The scheme would benefit greatly from being set just a little further back along with more landscaping and greenery to improve the attractiveness of the frontage and public realm.
3. The frontage to Winchester Road would benefit from being broken up with at least one alleyway to provide a visual break in the large South block and improve permeability to and from the residential parking area within the site.

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4. We do not like the large floor-to-ceiling windows on the frontage, which are incongruous with the rest of the design and detract from the overall appearance.
5. Parking provision on site may not be adequate to serve all the residential and retail development proposed, as well as the Youth Hall and NHS Clinic, which could lead to indiscriminate parking along Southfields Close, in Brook Street as well as the small Palace/Museum car park opposite the development.
6. There appears to be no affordable housing proposed within the residential parts of the scheme.
7. There are no loading/unloading bays for the retail units.

We will be responding shortly with a further letter concerning the very weak Archaeology Report attached to this development which in our view completely ignores the significant potential of this site.

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