



**Appeal reference: APP/L1765/W/18/3205568**

### **Representation to the Planning Inspectorate**

The proposed development is a large single building which does not respect the character or appearance of the area, or the significance of its position on the rural edge of the town, on one of the main entry routes into Bishop's Waltham. Its height and mass is completely inappropriate and would dominate the local scene - contrary to Policy 5.1 of the Bishops Waltham Design Statement (BWDS). We consider that the three-storey design, especially at the west end of the Shore Lane elevation fails to meet the 2 ½ storey maximum requirement of Policy 5.2 of BWDS. We believe the design, scale and mass of the proposed development is contrary to Policy MTRA2 of the Winchester District Local Plan Part 1 which states that "All new development should be appropriate in scale and design and conserve each settlement's identity and countryside setting... particularly as identified in Village Design Statements".

The development also has 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. We have noted that the developer states that the average age of its residents in other of its residencies is 80, but see no particular relevance to this since it is open to occupation by 60 year olds and even 50 year olds who would wish to retain their cars. There is also no space whatsoever for visitors. The concern must remain therefore that car-parking will spill out onto Shore Lane close to its busy junction with the B 2177. If parking on Shore Lane is restricted – as seems likely – then overflow cars will use nearby residential roads such as Folly Field and Godfrey Pink Way.

The insufficient level of parking for the type and scale of the development is contrary to Policy DM 18 of the Winchester District Local Plan Part 2 Development Management and Site Allocation (LLP2) and the National Planning Framework (2018).

On these grounds the Bishop's Waltham Society believes the Appeal should be refused.