



7 September 2022

FAO Ms Rose Chapman
Case Officer
Winchester Planning Department
Winchester City Council
City Offices
Colebrook Street
Winchester SO23 9LJ

Dear Ms Chapman

Re: 22/01331/FUL Buddens Yard Station Road Wickham Hampshire PO17

I am writing on behalf of the Wickham Society regarding the above planning application.

We know and recognise the applicants as a long standing, well-known family in our community, who through this planning application wish to continue to contribute positively to our village life.

Following the closure of Buddens Yard as a retail unit and supply depot, the site has started to look rather desolate and becoming an eyesore. We therefore welcome the intentions behind this proposal to redevelop this site to create an attractive new area within the village.

We support the concept of designing the buildings to take advantage of renewable energy sources as it is outside the conservation area of the village centre. We welcome the additional pavements and walkways providing better links in the area to the Meon Valley Trail and the proposal to create a cycle hub in the development.

We appreciate the suggestion that the application will improve the site line and pedestrian access round the north eastern corner of the site at the junction of Station Road with Mill Lane. This will be important if, as proposed, there is a service layby for the site immediately round the corner in Station Road. We support all efforts to include attractive planting and screening to enhance and offset the industrial look of the outside of the complex.

We believe that the proposal to include a Traffic Management Consultant (as detailed in the Traffic Management Plan) to support the development will be a vital component of this

planning application. However, we are concerned that the parking provision within the site will not offset the amount of parking demand that could be generated by the site, particularly as over 25% of the proposed parking space will have restricted access. Whilst we hope the site will provide additional employment opportunities for local people, we are apprehensive that the additional office space and retail units will cause a greater demand on parking on our already overstretched parking availability. In our experience, the current provision of public transport to and from Wickham is not robust, flexible or covering a wide enough area for the majority to rely on this method of transportation.

It is important that this development does not become a magnet for inconsiderate parking, particularly in lower Mill Lane, where the Fire Station and an elderly care complex are located and where it is critical that there is clear access for emergency vehicles at all times.

We also request that steps are considered and taken to ensure that the future use of the site does not impact adversely on the residential properties in the immediate area. A high proportion of the nearby residences are for older people. The previous activity in Buddens Yard took place during working hours and on a Saturday morning. The proposed future use for the site suggests that it will include leisure activities that may well have extended hours of operation; we would not wish to see the site become a source of anti-social behaviour or a security risk to those residents or the community.

Yours sincerely

A handwritten signature in cursive script that reads "Wendy Greenish". The signature is written in black ink and is positioned above the typed name and address.

Wendy Greenish
Chairman of Wickham Society
33 Manor Close
Wickham, Hampshire PO17 5BZ