

Rachael Balmer

From: Joanne Williams
Sent: 10 May 2016 09:56
To: Rachael Balmer
Cc: Robert Harrison
Subject: Sites 538, 537 and 178 at Swinton
Attachments: PastedGraphic-5.tiff; Density plan.pdf; Plan phase 2.pdf; Swinton commentary.pdf

Dear Rachael

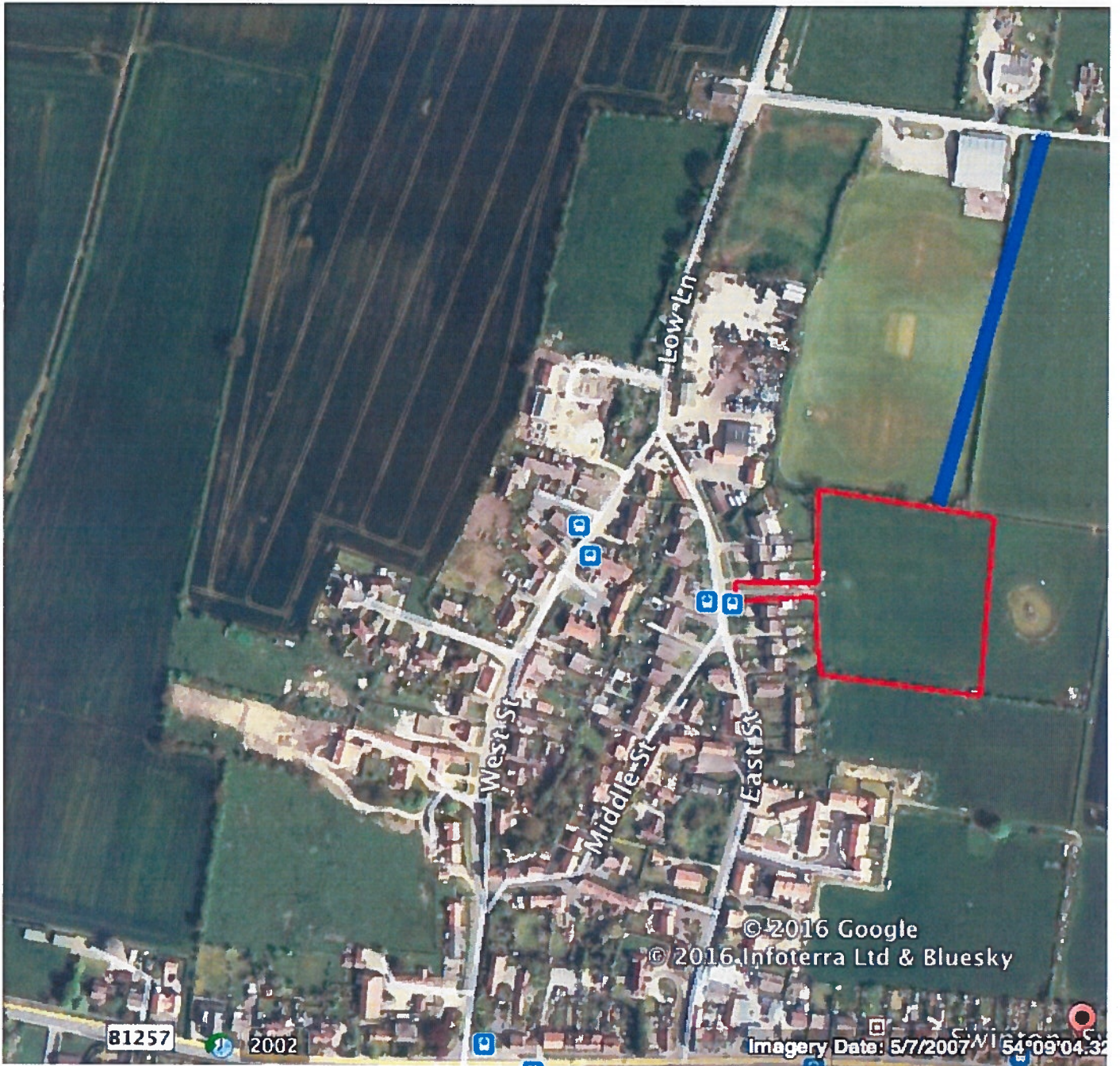
I understand Colin Huby has discussed the above sites with you in relation to my recent correspondence. I am acting in this instance for the site owner, Robert Harrison.

We would like to make further representation in relation to you considering the site(s) for inclusion in the Local Plan.

I have attached relevant information but should you require additional detail, do not hesitate to contact me.

Kind Regards

Joanne Williams





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PROPOSED SITE PLAN Scale 1:500

Glen Ely

Iona

Caxton

Shelford Gate House

Conmar Close



PROPOSED SITE PLAN Scale 1:500



Joanne Williams Consulting

Proposals for the Land to the East of East Street, Swinton (Sites 538, 537 and 178)

Introduction

To assist in the promotion of the land to the east of East Street on the eastern boundary to Swinton, a draft proposal has been drawn up to show the entrance to the site. It is in context to its surroundings. The main purpose of the layout was not to show the orientations of the properties, as that would be deemed to be a subject of ongoing dialogue with the RDC, but to show the access to the site off East Street.

The Site

The site, has direct access off an adoptable road and is currently primarily used as spill over grazing land. The site is bordered by trees and hedgerows, on all but its western boundary. This boundary benefits from the fencing and planting of the domestic properties on East Street. There is a man-made pond within the boundary of site 178 (the larger of the sites). Should consideration be given to allow this section of the site to be incorporated into the Local Plan, then the intention would be to retain this pond as a feature.

The properties bordering the site to the west are predominantly detached, but the village itself comprises of properties of varying types and sizes. To the north of the village and visible to the site across an adjacent field is Farrow's scrap yard and the BSA sports Centre.

The site and access is under single ownership and the owner is ready and willing to ensure deliverability of a residential housing scheme.

Layout

The layout which has been provided is a starting point to show that this site has better access than others which have been promoted within the village. Under the 'Stage 1 sift' the site was discounted due to highways issues, and constraints, for which the owner feels is a misrepresentation of the site. The site and access road in are in a single ownership. The layout shows that a fully adoptable road would be achieved onto the site with a 5.5m highway, 2.0m path on one side and 0.5m hard margin on the other.



Ingress and egress would be onto the part of East Street which has the greatest width, allowing for passing traffic (this is not the case as East Street departs the village). Visibility splays are good, and it is felt that a satisfactory design could be achieved which would meet Highways requirements.

At this point, as already mentioned the purpose of this about is to satisfy the reasons as to why the scheme was initially discounted, i.e. access. Any satisfactory layout of properties would be achieved with the input of Planners.

With respect to the amenity of adjoining residential properties, each of the existing properties which back onto the site were gifted a margin of land in the field by the current owner's father. This ensures they will all be able to retain a pedestrian access into their rear gardens off any proposed development.

Drainage

In addition, a valuable asset to the site is how it could be drained. The site owner also owns the fields to the north which access directly to the treatment plant in the village. Direct access into this connection would be advantageous, ensuring a bypass of the already overburdened drainage system within the village. Initial percolation tests show that surface water could be adequately accommodated on site. (Google image attached showing proposed foul run)

Swinton is a valuable service village and would benefit greatly through a development which directly accounts for the specific housing need within the community.