



CHURCH FARM

MOOR LANE, SWINDERBY
FORMER PRODUCE WORLD SITE

PETER SOWERBY HOMES
5TH JULY 2021



The Proposals:

Dear Swinderby residents,

After extensive discussions and negotiations with all parties, the development layout has been redesigned based on the original site area and yard section to the rear of the Kisimul School.

To assist you in your consideration of the scheme I have attached:

- a). The originally approved development plan
- b) The currently proposed development plan

I hope that you will see straight away that the proposed scheme :

- Offers a much more organic 'village feel'.
- Offers a wide range of mixed housing types (including home office spaces to meet identified demand).
- Offers wide tree lined and landscaped roads, pathways and public open spaces, further enhancing the integration of the scheme into the village landscape.
- Offers a practical, functional and attractive layout which will enhance the village as a whole and be available to everyone to see, use, and enjoy.

The original application granted planning permission for 120 dwellings and 20 units of senior living accommodation. It also contained a commercial area, which has been reduced in scale to reflect the village setting, and an area which was originally earmarked for an extension to the Kisimul School, which was removed from the terms of the application prior to determination, the use of this area being left for a subsequent application to determine.

Rather than having commercial property within a residential area (part of the original proposal) with all the potential problems associated with noise, pollution and traffic, this has been reduced to 4 office-only type units, and the proposal currently includes provision for a village shop (to be constructed within an existing building to the rear of the yard which is to be fully converted (and to comply with s106 requirements). A minimum of a further 10 houses will have home/office buildings constructed within their gardens to cater for home working for which demand will only increase in the future.

All of the existing trees around the site boundaries are to be retained, with a walk from the new 'Village Green' area, along the existing tree lined boundary connected directly to the public footpath, with an extra wide verge along the road adjacent to the existing belt of trees to form a "green buffer" as requested. All of this can be seen from the sketch drawing attached, along with the wide grass verges adjacent to the new tree lined roads.

The "Yard" area adjacent to the shop location is to be opened-up to allow access and visibility from Moor Lane and Station Road, with the removal of the existing (old cow shed) building and Leylandiis. This area (along with the green buffer & belt of trees) will be gifted to the Village to include a village/school parking area and fully landscaped including paths and new trees. All of this based around a beautiful feature pond, designed in agreement with the village and PC to create a 'Village Green' that can be a centre point of future village events.

All other S106 Agreement contributions are expected to remain and we will support the PC to have the amount redistributed to include a sizeable contribution towards the play area.

It has taken some time to get back to what I believe is the best development that can be produced within the original criteria, but, through the consultation we have undertaken, I think we are now at that stage.

Summary and Consultation:

The two development plans (the original and the latest proposal) are attached hereto and can also be seen on the Parish Council website:
<https://swinderby.parish.lincolnshire.gov.uk>

We would love to hear your views and welcome a response to the 3 questions below within the next 21 days (by 26th July) directed through your Parish Council, bearing in mind that the site already has outline planning consent for development and your observations should be specific to the revised design attached and all comments are welcome prior to a formal application taking your points into consideration.

Q1. Do you support the proposed amendments to the proposals for the former Produce World Site – (Yes/No)?

Q2. If the answer to Q1 is 'No' then please provide reasons and/or potential further amendments which you feel might make the development more appropriate:

Q3. Please provide any further comments/information you may wish to make:

Responses: Please email (or write) your responses to the clerk at swinderbyparishcouncil@gmail.com . Your responses will be collated by the Parish Clerk, and then forwarded to the Parish Council and Local Planning Authority for evaluation.

Yours sincerely,

Peter Sowerby



LANDMARK connecting development to Station Road and extending the space in front of the Church and School.

LANDMARK serves to orient and define the Moor Lane frontage. It also marks the principal residential access.

LANDMARK element to identify the end of the Primary access; ought to be related to the play space (S4)

LANDMARK acts as focus for the central space within the new development.

LANDMARK signifying the relaxed open space; ought to be education and interpret the surrounding landscape/ecology.

Site Area 8.30Ha

- KEY**
- Perimeter Landscape & Ecological Corridor
 - as above & transferred to Parish
 - Residential Land Use
 - Commercial Land Use
 - Kisimul Extension
 - Retirement Living
 - Village Square & Parking Court
 - Village Shop
 - Landscaping
 - Primary Access
 - Neighbourhood Street
 - Green Street
 - Access to Commercial Land-Uses
 - Access to Village Square and Kisimul
 - Key Facade (Building Line, dashed black)
 - Key Space (numbers)
 - Application Boundary (Edged Red)
 - Landmark / Basal Node
 - Greenway Path
 - Kerbed Footpath (dashed yellow)
 - Soft-edged Footpath (dotted yellow)

Area to be handed over to the Parish Council free of charge - landscaped to their design, including village pond, paths, lighting, seating, tree planting and school parking area



Key:

	Bungalows
	Home Offices