

## SWINDON PARISH COUNCIL

### **Comments on the Proposed Development of Land Off Brockhampton Lane**

The following comments have been prepared on behalf of Swindon Parish Council.

- Any proposal in this 'rural' location between Brockhampton and Swindon Village should reflect both the rural location and the character of the two villages.
- It should be recognised that the village does not have street lighting and we would like this to be extended into the new development. It is unfortunate that the Firs does have street lighting but this should be seen as uncharacteristic and not as a precedence for future development.
- The use of shared surfaces and less formal turning heads would reduce the urban character.
- The small houses to the south-east adjacent Swindon Footpath 5 are positioned with their frontages facing the footpath and the rear gardens facing into the site. There is a small footpath link between the two blocks of houses which connects the site to the footpath. For this to proposal work it would be necessary for the public footpath to be upgraded at least in part so that the future residents and their visitors could access their front doors. The existing width and rural nature of the footpath are not suitable for the intended use and would not be suitable for accommodating walkers and cyclists which is likely to be the case if the development is given consent to connect to the footpath as shown. We believe that details of this should be discussed and agreed with the local community before the application is consented.
- If Swindon Footpath 5 is to be connected to as shown we would not like to see any street lighting along any part of it.
- The small houses to the south-east adjacent Swindon Footpath 5 are positioned with their frontages facing the footpath and the rear gardens facing into the site. This will result in a duplication of the problems that are experienced by visitors and delivery personnel to properties in Wymans Brook where the rear entrances become the main access. This would result in a reduction of security to the rear gardens as it would not be possible to secure any rear entrances. We believe that these properties should be turned around with their frontages facing into the development and their gardens facing Swindon Footpath 5.
- A footpath will be required between the car parking spaces and the rear fence to facilitate the wheeling out of the waste bins and recycling boxes to the point of

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collection. Without this the properties in the centre of the two terraces will have to store their bins and boxes on their frontages. Storing recycling boxes and waste bins alongside Swindon Footpath 5 will not be acceptable.

- The terrace of four properties that are shown in the south-east corner of the site will look towards an existing building which is not a pleasant outlook.
- The two terraces of 4 and 3 properties will give a very urban feel to the rural footpath. Their impact would be reduced if they were further divided and staggered. Alternatively by only having the smaller terrace fronting the footpath and the terrace of four facing into the site the impact would be reduced.
- We should like to see the planting of hedging between the north-west boundary and Brockhampton Lane.
- We should like to see the planting of hedging between the development and Swindon Footpath 5.
- We appreciate that vehicle tracking is still a detail to be carried out. However the radii of the two corners by the two ponds appear to be too 'tight' to accommodate large vehicles for waste collection and emergency vehicles.
- The existing drainage ditches to the north-west and the south-east boundaries are not shown or mentioned in the description but are probably going to be part of the SUDs drainage system. We should like to be fully informed of the details relating to the proposals.
- We appreciate that the style of houses and all of the materials are still to be submitted for consideration.

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