



The Willows  
Fifield SL6 2PG

## Planning & Design Information

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Dear Neighbour,

As a matter of courtesy, we would like to inform you of our intention to submit an outline planning application for the land at Willow Manor, Fifield.

The Willows is a design proposal of five new family homes and one replacement home, designed around the existing mature willow tree. The proposed new houses will sit on infill land between the houses in Manor Grove and the houses in The Retreat.

The proposed project will only occupy the land currently used by Willow Manor and the adjoining land will be retained as open farmland.



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## History

The site was purchased by the current owner seventeen years ago (2004), when it was a derelict pig farm. To enhance both the use of the site and the aesthetics, planning was granted in 2007 to demolish the existing pigsty's and to construct a new building to the eastern corner of the site, thereby improving the openness of the site and enhancing the landscape

## The Owner

I have been a resident in the village of Fifield for over seventeen years, I enjoy living in the village and intend to stay here for many years to come.

I am a Fellow of the Chartered Institute of Building (FCIOB) and I am a director of both an RICS (Royal Institution of Chartered Surveyors) construction consultancy practice and a CIOB (Chartered Institute of Building) construction company.

## The Project

Increasingly over the last ten years we have had many offers to purchase the land. These offers come primarily from Developers and barely a month goes by without an approach or an offer. We would therefore prefer to carry out the project ourselves rather than selling the land to a faceless organisation with no interest in the Village or local community.

By taking this approach our hope is that we can engage with the local community and build a sensitive and sustainable project in keeping with the local environment and improve the streetscape as you enter the village from the North.

## The Process & Design

We have appointed Solve Planning Limited to provide expert advice for the proposed project and inspirational designers Gebler Tooth Architects.

We have also appointed "best in class" consultants for every aspect of the project to ensure that not only the design meets all statutory requirements but also met the highest technical and environmental requirements. No stone was left un-turned and the Consultants worked as a cohesive team to deliver class leading architectural and technical design.

The design process included but was not limited to:

- Planning
- Architectural Design
- Transport & Highways
- Drainage Strategy & Management
- Sustainability
- Topography and Ground Surveys
- Ecology
- Arboricultural and Tree Protection
- Environment

In consultation with the Planning Department at RBWM the project was reduced in size from eleven (11) houses to five (5) new houses and one (1) replacement house

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The whole development is contained around a mature willow tree to form a sustainable and safe family environment.



### **The Benefits**

We hope that the project will provide an enhanced streetscape at the North end of the Village.

Residents of The Retreat will benefit from the closure of the existing access to Willow Manor which has always been a difficult pinch point where The Retreat meets the Fifield Road. The closure of the existing driveway will result in safer access and egress for users of The Retreat.

The project will provide much needed family housing to meet the requirements within the Borough Local Plan and the NPPF, National Planning Policy Framework.

We have designed a sustainable development using the latest low carbon technology which will provide a minimum 80% reduction in carbon emissions.

#### **Low impact construction:**

All construction works including deliveries, waste removal, site set-up and parking will be within the site boundaries, thereby reducing traffic and disruption to the Fifield Road.

### **Construction**

We will appoint professional Project Managers that have a wealth of knowledge and experience in the property and construction sector, their skills and resources will ensure that the project is managed professionally with as little disruption as possible.

The Project Managers will ensure that clear lines of communication are implemented with the Local Residents throughout the project planning and construction phases of the project.

Traffic throughout the construction phase will be a top priority and the construction project plan ensures that all construction traffic will only approach the site from the North of the Village (A308),

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therefore no traffic related to the construction site will be permitted to travel through the Village. This will be strictly enforced.

There will be no on-street parking throughout the construction phase as all traffic will enter the site on arrival and be directed to the loading/unloading area within the site boundaries. There is sufficient space within the site to ensure that all deliveries, waste removal and parking is on site. A full-time Traffic Manager and Banksman will be employed throughout the construction phase of the project.

We do not envisage any temporary traffic management requirements during the construction save for the connection to the existing utilities.

The site will be managed by a very experienced Project Director and the contact details of the senior site staff will be made available to all Fifield Residents. Regular project reports will be issued to anyone who registers their interest.

Health & Safety, noise and dust pollution will also be a top priority and will be tightly controlled to meet all statutory requirements. We will work with the Local Community to ensure that the project is delivered quickly, safely and with the minimum impact to the residents.

The project will be managed under the "Considerate Constructors Scheme" code of practice and will be independently monitored.

The Main Contractor will be a Chartered Building Company and a member of the Chartered Institute of Building (CIOB).

Most importantly, we will ensure that the attitude of all site operatives from the management to the trades people fully respect the environment in which they are working and the local community.

## Contact

For further information regarding the proposed development please visit our website which has been set up as communications and information portal for the local community and anyone who has an interest in the proposed project.

This site will provide information and regular updates, it will also offer our neighbours and the local community an opportunity to ask any relevant questions.

[info@TheWillowsFifield.co.uk](mailto:info@TheWillowsFifield.co.uk)

[www.TheWillowsFifield.co.uk](http://www.TheWillowsFifield.co.uk)

If you have any queries or comments on the planning process, please send these to our planning consultant Ros Gall: [ros@solveplanning.co.uk](mailto:ros@solveplanning.co.uk).

Regards,

Roger Huntingford