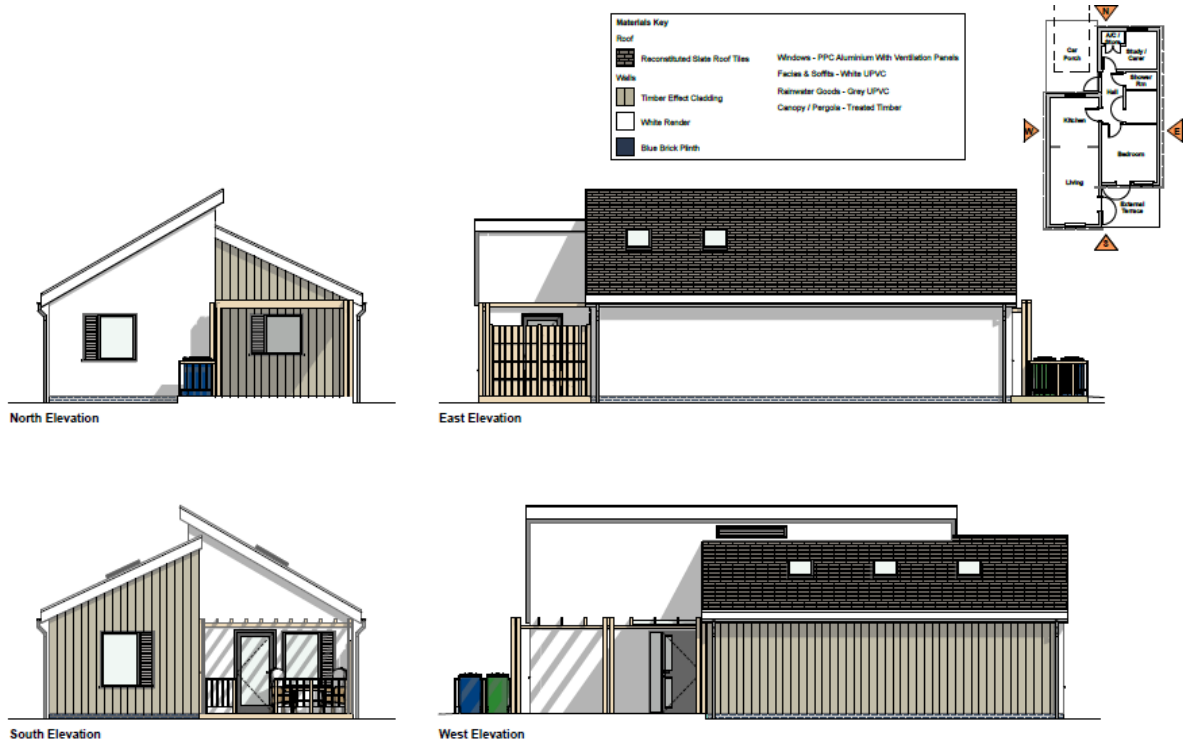


SWINDON ASSISTED LIVING HOUSING LOCAL DEVELOPMENT ORDERS

8th December 2015

Statement of Reasons

Assisted Living Housing LDO 1: Land at end of Linden Ave / Sycamore Grove, Pinehurst



Context

The Local Development Orders (LDOs) are supporting the delivery of assisted living bungalows for people with special housing needs at two sites in Swindon.

Purpose of the Local Development Order

Swindon Borough Council recognises the contribution that well-designed, suitably located accommodation can make to enabling and maintaining independence in vulnerable groups.

The assisted living bungalows will be purpose designed for the following sections of the community:

- elderly people with specialist care needs,
- people with complex physical disabilities, and
- people with autism.

The rationale for using LDOs to deliver these assisted living bungalows (as opposed to the conventional planning application route) is that each bungalow will be configured to the needs of the person living in it. A conventional planning permission does not provide the flexibility to enable homes to be substantially remodelled without recourse to a fresh planning application. However, the LDOs will allow the homes to be reconfigured without recourse to planning (subject to the design being within the parameters of the LDO).

The Approach

There is a need for the assisted living bungalows to be located close to local facilities. Ideally, the housing should also be close to family support networks. But there will be additional specific requirements. The LDO sites have been selected with these considerations in mind. The sites are self-contained and offer ready access to local shops and other local facilities.

The homes will be purpose designed, modular bungalows. Scheme layouts will be low density (equivalent to around 20 units to the hectare). The schemes will be small in size, typically five to seven units to a scheme, and will be designed to create a pleasant, comfortable and safe living environment.

These criteria will allow the assisted living schemes to integrate with existing communities.

The modular bungalows are timber framed and single story with a monopitch roof. The internal layout is flexible and the external materials can be adapted to suit the character of the areas in which they are to be located.

Flexibility is important. The low building density of the schemes will help create flexibility. The modular construction techniques that will be employed will also deliver flexibility. Granting planning permission for these schemes through LDOs enables this flexibility to be exploited.

This flexibility will enable each home to be designed to the specific needs and specifications of its occupant.



Objectives of each Assisted Living Housing LDO:

Objective 1 (a responsive planning framework)

To deliver an LDO that enables the accelerated delivery of the Council's assisted living housing model, with the LDO being in place to allow construction of the housing schemes to commence in Summer 2016.

Measure of Success: Development of the first homes commences in Summer 2016

Objective 2 (a flexible planning framework)

To deliver an LDO that will allow the Council's Housing and Adult Social Care Departments to readily adapt the layout of the housing schemes, and the design of individual homes, to meet changing needs.

Measure of Success: The LDO facilitates schemes that successfully accommodate people with learning difficulties, the severely disabled and the elderly.

Objective 3 (a planning framework that can be replicated)

To provide an LDO model that is sufficiently robust to accommodate different character areas and different constraints, thereby enabling the LDO methodology to be deployed elsewhere in Swindon.

Measure of Success: The LDO methodology can be rolled out at additional sites in the Borough.

Objective 4 (a maintain the integrity of the planning service)

To maintain the integrity of the Swindon Planning Service by putting in place control measures within the LDO that protect neighbour amenity and promote good design.

Measure of Success: 1) The schemes have local community support. 2) The schemes are popular with occupants.

Description of the Development Permitted

The Local Development Orders grant planning permission for assisted living bungalows for the benefit of elderly people with specialist care needs, people with complex physical disabilities and people with autism.

Assisted living bungalow development will only be allowed by the Local Development Orders upon development proposals demonstrating compliance with the Conditions of the LDO.

Conditions

Planning permission is granted by the LDOs subject to the following Conditions:

1. The development hereby permitted by this LDO shall be begun before the expiration of five years from the date of the LDO adoption.

Reason: To ensure timely delivery of the scheme.

2. Prior to the commencement of works on site in connection with the development hereby permitted, a statement of compliance and detailed layout plan shall have first been submitted to and approved by the Local Planning Authority. The statement of compliance and detailed layout plan shall be made available for public viewing at least 28 days prior to the commencement of development.

Reason: To ensure that the appearance of the development is satisfactory and to protect local amenity.

3. The scheme layout and design shall accord with the following requirements:

- The maximum permitted ground floor area of a bungalow shall be 70 square metres.
- The maximum permitted height of a bungalow shall be 5.7 metres to the top eaves (Height is measured from the lowest ground level immediately adjacent to the bungalow).
- No more than 2 No. bedrooms shall be provided within each bungalow.
- To safeguard privacy and prevent overlooking, the minimum separation distances between dwellings (both on and off site) shall apply:
 - Rear Elevation to Rear Elevation: 18m
 - Rear Elevation to Side Elevation: 9m
- No buildings shall be sited within 2 metres of a site boundary.
- 2 No parking bays shall be provided for each bungalow. Parking spaces shall be conveniently located close to the entrance of each home.
- Parking bays should be designed in accordance with the Council's design guidelines.
- The floor shall be generally level with the external ground levels and no more than 0.15m above prevailing ground levels.

Reason: To ensure that the appearance of the development is satisfactory and to protect local amenity.

4. The bungalows are to accord with the prevailing Building Regulations, Volume 1, M4 Category 2: Accessible and adaptable dwellings. In addition, where the bungalows are to be constructed for the purposes of people with complex physical disabilities, they will accord with the prevailing Building Regulations, Volume 1, M4 Category 3: Wheelchair user dwellings.

5. Prior to the commencement of works on site in connection with the development hereby permitted, details of all external facing materials shall have first been submitted to and approved by the Local Planning Authority. The development hereby permitted shall be carried out in accordance with these approved details.

Reason: To ensure that the appearance of the development is satisfactory.

6. Prior to the commencement of works on site in connection with the development hereby permitted, a plan indicating the positions, design, materials and type of boundary treatment shall have first been submitted to and approved by the Local Planning Authority. This boundary treatment shall be implemented: before the bungalows are occupied and shall be retained in the approved form for so long as the development hereby permitted remains on the site.

Reason: In the interests of the amenities of the area.

7. Prior to the commencement of works on site in connection with the development hereby permitted, details of the proposed slab levels of the bungalows and the level of the rear garden in relation to the existing and proposed levels of the site and the surrounding land shall have first been submitted to and approved by the Local Planning Authority. The development hereby approved shall be constructed in accordance with the approved slab levels.

Reason: To ensure the details and appearance of the development is acceptable

8. No work shall take place on site pursuant to this planning permission outside the hours of 0800 to 1800 Monday to Friday, 0900 to 1300 on Saturday, with no work on Sundays, bank holidays and national holidays.

Reason: To minimise noise disturbance to the occupants of neighbouring properties.

9. Prior to the commencement of any works on site, and notwithstanding previously submitted plans, details for the means of access to the site shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety.

10. No development shall commence on site until a Construction Management Plan has been submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme for the duration of the works. This Plan shall provide for details relating to:

- Access and parking arrangements for site personnel, contractors, and visitor arrangements for delivery and removal of materials;
- Arrangement for loading, unloading, and storage of plant and materials;
- Provision for wheel washing facilities for construction traffic. It is a requirement of this condition that wheel washing facilities will be used by all operatives exiting the site so to prevent mud and detritus being brought on to the public highway;
- Arrangements for protecting and/or diverting Public Rights of Way either within the site boundary or adjacent to the site, including any necessary temporary or permanent diversions of those routes;
- A scheme for routing, control of traffic associated with the construction [including arrangements for all HGVs], and temporary signage during the construction and decommissioning phases.

Reason: To safeguard the amenity of adjoining land uses and occupiers and in the interests of highway safety.

11. Prior to the commencement of any works on site, the proposed highway works, including [but restricted to] estate roads, footways, footpaths, verges, street lighting, sewers, drains, retaining walls, service routes, surface water outfall, vehicle overhang margins, embankments, visibility splays, accesses, carriageway gradients,

driveway gradients, car parking and street furniture shall be constructed and laid out in accordance with details to be submitted to and approved in writing by the Local Planning Authority. For this purpose, plans and sections indicating, as appropriate, the design, layout, levels, gradients, materials, and method of construction shall be submitted to the Local Planning Authority.

Reason: To ensure that the roads are laid out and constructed in a satisfactory manner

12. Development shall not begin until a surface water drainage scheme for the site, in accordance with a drainage strategy based on sustainable drainage principles and an assessment of the hydrological and hydro-geological context of the development, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall include, but not limited to:

- Detailed drainage plan showing the location of the proposed SUDs and drainage network;
- Details of how the scheme shall be maintained and managed after completion;
- Details of how the hierarchy approach has been provided through a range of SUDs techniques in accordance with best practice and NPPF including above ground storage utilising open space where technically possible;
- Demonstration of how the development has accommodated surface water drainage techniques as part of the layout;
- Detailed drainage calculations for all rainfall events up to and including the 1 in 100 year plus climate change event to demonstrate that all SUDs features and the drainage network can cater for the critical storm event for its lifetime; and
- The submission of evidence relating to accepted outfalls from the site, particularly from any third party network owners.

Reason: In the interests of amenity and highway safety

13. Prior to the commencement of any site development works, plans showing parking and associated turning areas conforming to Swindon Borough Councils Parking Standards, shall be submitted to and approved in writing by the Local Planning Authority. This area shall be surfaced in accordance with details which shall first have been submitted to and approved in writing by the Local Planning Authority, and constructed to the satisfaction of the Local Highway Authority before any building is occupied. The parking area shall thereafter be kept clear of obstruction and shall not be used for any other purpose.

Reason: In the interests of amenity and highway safety

14. The proposed access roads, including turning spaces and all other areas that serve a necessary highway purpose, shall be constructed in such a manner as to ensure that each dwelling, before it is occupied, shall be served by fully functional highway, the hard surfaces of which are constructed to at least basecourse level prior to occupation and bringing into use.

Reason: To ensure that the development is served by an adequate means of access to the public highway in the interests of highway safety

15. The dwellings hereby approved shall not be occupied until a properly consolidated and surfaced turning area for vehicles has been constructed to the

satisfaction of the Local Planning Authority within the site, in accordance with details which shall have been submitted to and approved by the Local Planning Authority. Such turning space shall not thereafter be used for any other purpose.

Reason: In the interests of highway safety

16. Before the development hereby authorised is first occupied, a suitable waste storage/collection area should be provided in accordance with details that shall have been submitted and approved by the Local Planning Authority that allows for the convenient storage of waste and unrestricted access at all times. Such waste store shall be retained for so long as the use hereby authorized remains on site.

Reason: In the interest of amenity

17. Before the development hereby permitted is brought into use, secure parking facilities for cycles conforming to Swindon Borough Councils Parking Standards shall be completed in accordance with details and materials to be submitted to and approved in writing by the Local Planning Authority, and shall be retained and maintained thereafter for the duration of use.

Reason: In the interest of cycle user safety and transport sustainability

18. Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 (or any order revoking and re-enacting that Order), the use of the garage hereby permitted shall be limited to the domestic and private needs of the occupier and shall not be used for any business or other purpose whatsoever.

Reason: To safeguard the amenities and character of the area and in the interests of highway safety

Informatives

- The Local Highway Authority require the developer to enter into agreements to secure the proper implementation of improvements or alterations to existing public highway and for any new works that the developer intends shall be potentially adoptable as public highway. Further information in this respect may be obtained by contacting Swindon Borough Council's Transport Development Management team.
- Under the Town Improvement Clauses Act 1847 the applicant is required to contact SBC's Street Naming & Numbering Officer as soon as possible with regard to registering new or changes to the official address of any properties within this development.
- This development constitutes Community Infrastructure Levy 'CIL' liable development. CIL is a mandatory financial charge on development. Social housing relief from CIL may be available providing the proposal meets certain criteria. Social housing relief is not automatic and must be applied for before commencement of development. To avoid any additional financial penalties the requirements of the impact of CIL must be managed before development is commenced and subsequently payment made in accordance with the requirements of the CIL Demand Notice issued. For more information on CIL and how to apply for relief please telephone the SBC CIL Team on 01793 466289 or 466397 or email cil@swindon.gov.uk.

- A public footpath travelling through the Land at end of Linden Ave / Sycamore Grove, Pinehurst, linking the site and the land beyond to Cherry Tree Grove, should be retained within the scheme.
- All works will be subject to current Building Regulations, which will be required, as in any other construction project, to obtain Building Regulations Approval before occupation.



Indicative 3D Sketches of the internal layout of the bungalows

Statement of the Policies that the LDOs would implement

The sites are within the Swindon urban area. The adopted Swindon Borough Local (2026) seeks to focus new housing development within Swindon's urban area (Policy SD2 of the Local Plan 2026).

The Local Plan also seeks to increase the diversity of Swindon's housing stock and to deliver housing for special needs groups such as the elderly (Policy HA1 of the Local Plan 2026). The LDOs will therefore both support, and help deliver, the policies of the Local Plan.

Compliance and Monitoring

To trigger the planning permission granted by the LDOs a Statement of Compliance and detailed layout plan will need to be submitted. The purpose of this submission is to provide the Local Planning Authority with confirmation that the LDO Conditions and other safeguards have been complied with.

Area covered by LDOs

The areas over which the LDOs will cover are shown on location plans at the end of this document.

Assessment of the Risks

The schemes will be located within existing residential areas, close to existing housing and services.

Each site has been assessed in relation to the need for access upgrades and relationships with the neighbouring properties.

The LDO provides safeguards to ensure that each bungalow is designed in a way that does not cause an adverse impact on the other bungalows in the scheme or on existing neighbouring properties.

The LDOs restricts housing developments at the sites to single storey bungalows.

Only proposals that accord with all the Conditions of the LDO will be permitted by the Local Development Order.

The LDOs do not supersede the requirement for development to comply with all other relevant legislation, for example, Building Control, TPOs or Environmental Permits.

Site Constraints Plan: Land at end of Linden Ave / Sycamore Grove, Pinehurst



Location Plan: Assisted Living Housing LDO 1: Land at end of Linden Ave / Sycamore Grove, Pinehurst

