

Consultation upon and Adoption of Tadpole Garden Village Custom Build Local Development Order

Planning Committee

10 September 2019

Author: Head of Planning, Regulatory Services and Heritage

Parish / Wards Affected: St Andrews

1. Purpose and reasons

- 1.1 To seek the approval for introduction and adoption of a Local Development Order for 14 Custom Build units at Tadpole Garden Village.
- 1.2 If approved, a Local Development Order (LDO) would, subject to listed criteria being met, automatically grant planning permission for the type of development specified in the LDO, and by so doing, would speed up and simplify the application process and provide greater certainty in the delivery of new housing and custom build plots in particular.

2. Recommendation

2.1 That the Planning Committee authorises that:

- A) the Head of Planning, Regulatory Services and Heritage be authorised to consult on a Local Development Order for the custom build parcel at Tadpole Garden Village as set out in paragraph 3.1.2.2 the Head of Planning Regulatory Services and Heritage be authorised to make minor drafting or typographical changes to the Order and any supporting documents arising from the consultation if required, prior to publication / consultation.
- B) In the event that there no significant objections are received or changes required as a result of the consultation, the Head of Planning, Regulatory Services and Heritage be authorised to adopt the Local Development Order for the custom build parcel at Tadpole Garden Village after outline planning permission is granted.
- C) the Head of Planning be authorised to carry out the steps detailed in the report in paragraph 3.1.

3. Detail

- 3.1. The planning department is currently considering an application submitted by Crest Nicholson for 14 custom build plots at Tadpole Garden Village. Custom housebuilding is a way for purchasers to obtain a home built to their specifications, but designed and provided by a third party. In this instance Crest have chosen a commercial partner to deliver the homes for the plot purchaser.

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- 3.2. This application is accompanied by a detailed design code and 'plot passports' for each plot that will be offered for sale. The design code identifies the characteristics and parameters that must be adhered to across the whole parcel, and the plot passports contain plot specific criteria. Together the Code and passports set out the detailed design requirements for each plot. Within those criteria there is scope for the choice and specifications of the plot purchaser to influence the design.
- 3.3. We want to support the Custom and Self build sectors by making it easier for plot purchasers to navigate the planning system to building one's own home. To this end we would like to introduce an LDO to effectively enable Reserved Matters consent to be granted automatically for houses which are in accordance with the approved design code and individual plot passports.
- 3.4. All businesses and landowners impacted by the LDOs will be consulted, in addition to the following Statutory Consultees:
- Environment Agency
 - Natural England
- 3.5. As a monitoring measure and to provide plot purchasers with confirmation that their scheme is compliant with the LDO, plot purchasers would be expected to submit a self-certification form to the Council prior to commencing the works. The plot purchaser would then be issued with a legally binding "Certificate of Lawfulness". There would be a fee to cover the costs of this service.
- 3.6. It is considered that the combination of relaxed planning controls and provision of a serviced site by Crest Nicholson will provide for a compelling package to encourage people to build their own homes in this location.

4. Next Steps

- 4.1. If members approve the process the LDO would be published and consulted upon as soon as possible. Nearby or affected businesses and landowners, Ward members and the Parish Council would be notified. Once adopted The LDO would be made available to view on the Council's website and signposted by Crest who would market the plots to purchasers.
- 4.2. If no significant objections are received, or changes required as a result of the consultation, the Local Development Order will be adopted. In adopting the LDO an LPA must send a copy of the LDO, the Statement of Reasons relating to the

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making of that order, to the Secretary of State as soon as reasonably practicable.

5. Alternative Options

- 5.1. All proposals for dwellings in this location would continue to require individual Reserved Matters approval. However this 'business as usual' option would not maximise the potential of the planning system in Swindon to facilitate the take up of custom build plots.

6. Implications, Diversity Impact Assessment and Risk Management

Financial and Procurement Implications

- 6.1. As this is a small site of 14 units and the Self-Certification process will attract a fee, there is not expected to be a material impact on planning fee income levels.

Legal and Human Rights Implications

- 6.2. The LDO will be subject to formal consultation, which will provide the opportunity for comments to be made on the proposals. It is not envisaged that the content of this report will have any direct implications for human rights.

All Other Implications (including Staff, Sustainability, Health, Rural, Crime and Disorder)

- 6.3. The LDOs should help deliver the more efficient use of staff time.

Links to the Council Vision, Priorities and Pledges

- 6.4. This LDO seeks to secure the quality of development to be constructed and therefore it is aligned with the vision for Swindon which seeks to ensure Swindon has all the positive characteristics of a British city with one of the UK's most successful economies and a model of well managed housing growth which supports new and existing communities.

Diversity Impact Assessment

- 6.5. A Diversity Impact Assessment (DIA) has not been completed for this report as it deals with the adoption of a Local Development Order and does not make any recommendations or have any implications that affect services that have not been previously addressed.

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Risk Management

6.6.A Risk Assessment has been previously undertaken in respect of consultation with individuals and the local community under the Statement of Community Involvement June 2013.

Consultees

- Impacted businesses, landowners, local residents, and statutory consultees will be consulted.

Appendices

- “Draft Local Development Order for Tadpole Garden Village” 10 September 2019