

# Swindon Borough Council

## Planning Committee

**Tuesday, 8 December 2015**

Council Chamber, Civic Offices

At 6.00 p.m.

### **Conservative Councillors**

*Colin Lovell  
Vera Tomlinson  
Nick Martin  
Alan Bishop  
Kevin Parry  
Eric Shaw  
Cathy Martyn  
Timothy Swinyard*

### **Labour Councillors**

*Abdul Amin  
John Ballman  
Teresa Page  
Peter Watts  
Paul Baker  
Steph Exell*

### **Liberal Democrat Councillors**

*Stan Pajak*

(Copy to all other Members of the Council – For Information)

**Committee Officer:** Iain Tucker (Telephone 01793 463605)  
email: [itucker@swindon.gov.uk](mailto:itucker@swindon.gov.uk)

Swindon Borough Council can be contacted at the Civic Offices, Euclid Street,  
Swindon, SN1 2JH (Telephone 01793 445500)

**PLEASE NOTE: AN ADDITIONAL INFORMATION SHEET CONTAINING ANY INFORMATION RECEIVED AFTER PUBLICATION OF THIS AGENDA WILL BE PLACED IN COUNCILLORS' PIGEONHOLES FOR DELIVERY ON THE FRIDAY IMMEDIATELY BEFORE THE MEETING.**

**PUBLIC COPIES OF THE ADDITIONAL INFORMATION SHEET WILL BE AVAILABLE ON THE COUNCIL'S WEBSITE AND FROM APPROXIMATELY 5.30 PM IN THE COUNCIL CHAMBER.ON THE DAY OF THE MEETING**

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## **AGENDA**

### **1. Apologies for Absence**

### **2. Declarations of Interest**

Members are reminded that at the start of the meeting they should declare any known interests in any matter to be considered, and also during the meeting if it becomes apparent that they have an interest in the matters being discussed.

### **3. Minutes (Pages 1 - 2)**

To receive the minutes of the meeting held on 10<sup>th</sup> November 2015

**4. Exempt Items - Exclusion of Press and Public**

*Certain items are expected to include the consideration of exempt information and the Planning Committee is, therefore, recommended to resolve "That, in accordance with Section 100A(4) of the Local Government Act 1972, the public be excluded during the discussion of the matters referred to in the items listed below, on the grounds that they involve the likely disclosure of exempt information, as defined in the respective paragraph of Part 1 of Schedule 12A of the Act, and the public interest in maintaining the exemption outweighs the public interest in disclosing the information".*

<u>Item No.</u>	<u>Paragraph No.</u>
<b>10</b>	<b>1 and 2</b>

**5. Public Question Time**

See explanatory note below. Please phone the Committee Officer whose name and number appears at the top of this agenda if you need further guidance.

**6. Determination of Planning and Related Applications** (Pages 3 - 5)

**7. S/15/1104/EDSN Alterations and extensions to include: extension to and use of garage and part of dwelling as a child minding facility, erection of two storey front extension, car port to side, single storey rear extension (sui generis) Cradlebridge House, The Pitches, Wroughton.** (Pages 6 - 25)

**8. Assisted Living Housing Local Development Orders** (Pages 26 - 104)

**9. Planning Agreements** (Pages 105 - 116)

**10. Enforcement** (Pages 117 - 121)

**Date of Despatch:** 30 November 2015

**Key:**

**Officers:**

HP - Head of Planning

**Public Question Time** - Swindon Borough Council remains committed to increasing its accountability to the public and to promoting active citizenship. 15 minutes will be allowed at the start of all Council meetings for questions to the Chair from the public about the work of the Committee (except for confidential matters, and matters relating to planning and licensing applications). We will give priority to those who submit questions in writing at least two days before the meeting. Questions must be relevant, clear, and concise. You may not use Public Question Time as an opportunity to make speeches or statements.

Questions in writing should be sent to the Committee Officer whose contact details appear on the agenda above or to the Director of Law and Democratic Services, we will publish it, along with the answer, alongside the Minutes. The process associated with asking a public question is set out in the "Public Question Time at Council Meetings Protocol and Guidance" available on the Council's Website.

(<http://ww5.swindon.gov.uk/moderngov/ecCatDisplay.aspx?sched=doc&cat=13338&path=0>) or from the Committee Officer named above.

**Access Arrangements** – *The Venue is wheelchair accessible and an infrared receiver hearing system is provided. If you would wish to attend the meeting but have any special requirement to enable you to do so please contact the Committee Clerk above, as soon as possible prior to the date of the meeting.*

If you would like to receive any of the pages contained in this agenda in a larger print size please contact the Committee Officer whose name appears on the first page of this agenda.

## **WELCOME TO THE PLANNING COMMITTEE OF SWINDON BOROUGH COUNCIL**

### **NEW GUIDELINES - PLEASE READ**

**IF YOU HAVE COME TO SPEAK ABOUT AN APPLICATION THAT INTERESTS YOU PLEASE READ THE FOLLOWING GUIDELINES. THEY EXPLAIN HOW THE COMMITTEE DEALS WITH EACH ITEM. THESE GUIDELINES ONLY APPLY TO APPLICATIONS LISTED ON THE MAIN SCHEDULE IN THE AGENDA**

- 1. THE COMMITTEE CHAIR CALLS THE ITEM**
- 2. PLANNING OFFICER PRESENTS THE APPLICATION**
- 3. WARD COUNCILLORS MAY SPEAK**
- 4. APPLICANTS AND/OR AGENT (5 MINUTES MAXIMUM IN TOTAL) WHO HAVE NOTIFIED THEIR INTENTION TO SPEAK ON THE ITEM TO THE COMMITTEE CLERK BY 12 NOON THE DAY BEFORE THE MEETING.**
- 5. PUBLIC SPEAKERS (INCLUDING PARISH COUNCIL )- WHO HAVE NOTIFIED THEIR INTENTION TO SPEAK ON THE ITEM TO THE COMMITTEE CLERK BY 12 NOON THE DAY BEFORE THE MEETING.**  
  
**(MAXIMUM 5 MINUTES EACH UP TO 2 SPEAKERS, IF MORE THAN 2 THEN MAXIMUM 10 MINUTES TOTAL SPEAKING TIME FOR ALL SPEAKERS)**
- 6. COUNCILLORS WHO HAVE DECLARED PERSONAL OR PREJUDICIAL INTERESTS MAY SPEAK**
- 7. MEMBER ONLY DISCUSSION, INCLUDING ANY FURTHER QUESTIONS TO OFFICERS OR ANYONE ELSE WHO HAS SPOKEN**
- 8. A PLANNING OFFICER WILL CLOSE THE ITEM BY COMMENTING ON ISSUES RAISED BY MEMBERS**
- 9. VOTE**
- 10. CHAIR BRIEFLY EXPLAINS DECISION IF NECESSARY**
- 11. NEXT BUSINESS**

**THE 10 MINUTE MAXIMUM PUBLIC SPEAKING PERIOD WILL BE YOUR ONLY OPPORTUNITY TO SPEAK, UNLESS MEMBERS OF THE COMMITTEE WISH TO ASK YOU QUESTIONS UNDER GUIDELINE 7.**

**SPEAKERS WHO MERELY REPEAT POINTS ALREADY MADE BY OTHERS MAY BE ASKED TO STAND DOWN.**

**IF THERE IS MORE THAN ONE PERSON WISHING TO ADDRESS THE COMMITTEE EITHER AS AN OBJECTOR OR SUPPORTER, THEY ARE EXPECTED TO NOMINATE A REPRESENTATIVE FROM THE SPEAKERS LISTED TO REPRESENT THEIR COLLECTIVE VIEWS.**

**THE CHAIR AND THE COMMITTEE HAVE THE DISCRETION TO DEPART FROM THESE GUIDELINES, BUT WILL IN MOST CASES EXPECT ALL PARTIES TO ABIDE BY THEM.**



**PLANNING COMMITTEE**

**TUESDAY, 10 NOVEMBER 2015**

PRESENT: - Councillors Abdul Amin, John Ballman, Colin Lovell (Chair), Teresa Page, Vera Tomlinson, Peter Watts, Nick Martin, Alan Bishop, Kevin Parry, Eric Shaw, Cathy Martyn, Stan Pajak, Timothy Swinyard and Steph Exell.

Apologies for absence were received from Councillors Paul Baker.

**81. Declarations of Interest**

There were no declarations of interest

**82. Minutes**

Resolved – That the minutes of the meeting held on 13<sup>th</sup> October 2015, be confirmed and signed.

**83. Public Question Time**

There were no public questions

**84. Determination of Planning and Related Applications**

The Committee considered: -

- (a) Applications for permission to develop;
- (b) Recommendations of the Head of Planning, Regulatory Services, Heritage and Libraries
- (c) The views of interested persons set out in the report circulated with the Committee Agenda;
- (d) The comments of the following interested persons:-

<u>App No.</u>	<u>Name</u>	<u>Address/Organisation</u>
S/15/467	Glen Godwin	Agent
	Chris Kennedy	Wroughton Parish Council
	Gary Hodge	1 Kingswood
S/OUT/15/1025	Abigail Rees	Agent
	Ian Jenkinson	Blunsdon Parish Council
S/15/155	Simon Chambers	Agent
	Chris Kennedy	Wroughton Parish Council

Resolved – (1) That consideration of application numbered S/15/1104 be deferred pending further consultations.

(2) That the Head of Planning, Regulatory Services, Heritage and Libraries be authorised to grant permission in respect of application numbered S/15/467 upon expiry of the consultation period and subject to the conditions listed in the report as

amended below together with any additional, omitted or amended conditions that may be deemed appropriate

**Amended Condition**

**Sound Attenuation:**

18. The dwellings shall be designed so as to ensure that ambient noise levels in the first floor front facing bedrooms meet the requirements of British Standard 8233:2014 being 30 dB LAeq,8hour (2300-0700) and 45dB LAFmax (2300-0700). Prior to the occupation of the dwellings, a pre-habitation validation survey of the internal noise levels experienced in the front facing first floor bedrooms of the dwellings from emissions generated by the cooling units of the Co-Op store opposite the site shall be undertaken within a dwelling unit that has first been agreed in writing with the local planning authority. The findings of the survey shall be carried out and shall be submitted in writing to the Local Planning Authority for their approval and no dwelling shall be occupied until such approval has been received. Any necessary sound attenuation measures that may be identified to mitigate noise shall be implemented prior to the occupation of the development and shall be retained thereafter in the approved form.

Reason: In the interests of residential amenity

(3) That the Head of Planning, Regulatory Services, Heritage and Libraries be authorised to grant permission in respect of application numbered S/OUT/15/1025 subject to the completion of a planning obligation to secure the affordable housing that are material to the decision required to support the development, and subject to the conditions listed in the report with authority to vary the content and/or wording of both as appropriate.

(4) That permission be granted in respect of application numbered S/15/155 subject to the conditions listed in the report.

**85. Blackthorn Lane, Haydon Wick, Swindon**

On consideration of (a) a report of the Board Director, Service Delivery, concerning an application under Section 53 of the Wildlife and Countryside Act 1981 to have the path known as Blackthorn Lane Haydon Wick added to the Definitive Map and Statement (b) the comments of Councillor Renard (c) the comments of Peter Gallagher, Ramblers Association and (d) the comments of local residents.

Resolved – That the application under Section 53 of the Wildlife and Countryside Act 1981 to have the path known as Blackthorn Lane Haydon Wick added to the Definitive Map and Statement be refused.

## Determination of Planning and related Applications

**Planning Committee**

**Date: 8<sup>th</sup> December 2015**

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Author:	Head of Planning and Regulatory Services
Wards:	All Wards
Locality Affected:	All Locality Area
Parishes Affected:	All Parish Area

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### **1. Purpose and Reasons**

- 1.1 To determine the planning and related applications in the Committee reports that follow this report in the Committee Agenda, as may be amended by the additional information sheet circulated before the meeting

### **2. Recommendations**

The Committee is recommended to:

- 2.1.1 determine the applications set out in the Committee agenda in accordance with the recommendations set out in the reports, including, where relevant, the additional information.

### **3. Alternative Options**

- 3.1 The Committee could choose not to determine the Planning applications

### **4. Implications, Diversity Impact Assessment and Risk Management**

Financial and Procurement Implications

- 4.1 There would be financial implications if, following a refusal to grant planning permission or the grant of conditional permission, costs are awarded against the Council on appeal. However, this would only happen if the Council was adjudged to have acted unreasonably

Legal and Human Rights Implications

- 4.2 There are no staffing implications. No comments have been received from relevant trade unions, unless specified in the attached schedule.
- 4.3 Human Rights considerations have been taken into account in compiling the reports. It is considered that the recommendations of the reports are compatible with Convention rights and that in accordance with the principle of proportionality any interference with the Convention rights of individuals is justified by the overall benefit to the community.

### **5. Appendices**

- 5.1 Appendix 1 - Documents which may be relied on in the preparation of the application reports

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Further information on the subject of this report can be obtained from Contact Person, Direct Dial Telephone Number, [Employee@swindon.gov.uk](mailto:Employee@swindon.gov.uk).

# **Determination of Planning and related Applications**

**Planning Committee**

**Date: 8<sup>th</sup> December 2015**

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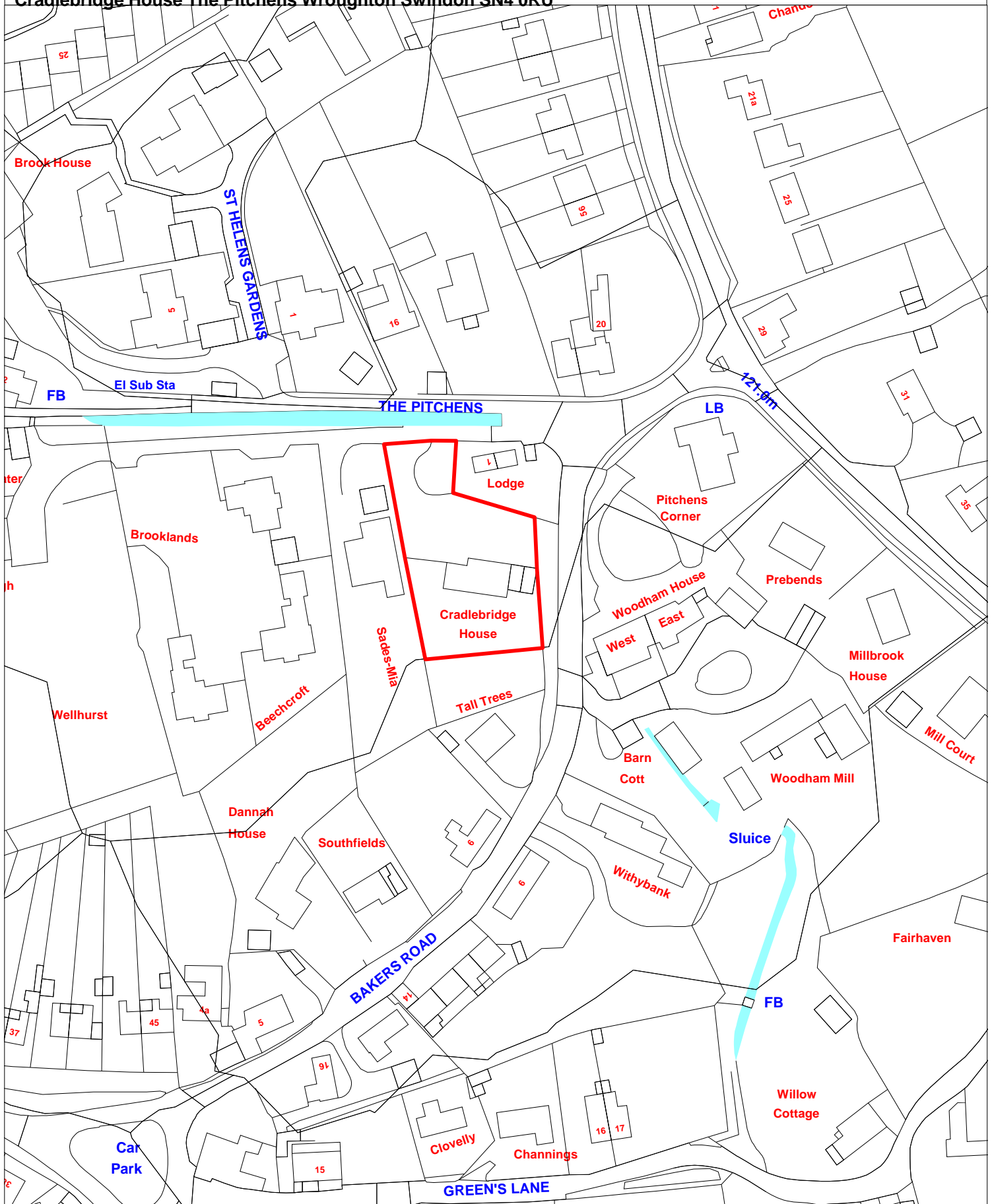
- 5.2 Schedule of planning and related applications reported to this Committee for the first time.

## **APPENDIX 1**

### **DOCUMENTS WHICH MAY BE RELIED ON IN THE PREPARATION OF THE APPLICATION REPORTS**

1. The approved Development Plan, consisting of
  - Swindon Borough Local Plan 2026, (2015), and the Swindon Borough Local Plan 2026 Policies Map (2015)
  - Wiltshire and Swindon Minerals Core Strategy, (2009)
  - Wiltshire and Swindon Minerals Development Control Policies DPD (2009)
  - Wiltshire and Swindon Aggregate Minerals Site Allocations Local Plan, (2013)
  - Wiltshire and Swindon Waste Core Strategy, (2009)
  - Wiltshire and Swindon Waste Development Control Policies DPD, (2009)
  - Wiltshire and Swindon Waste Site Allocations Local Plan, (2013)
  - Swindon Central Area Action Plan, (2009)
2. Adopted Supplementary Planning Guidance Notes, Supplementary Planning Documents and Development Control Guidance Notes
3. The National Planning Policy Framework, (2012); and policy statements, guidance and DCLG circulars that support the National Planning Policy Framework
4. Ministerial Statements and other guidance material to the consideration of applications
5. Relevant appeal decisions and case law
6. Relevant planning history, case files and related correspondence including the views of statutory consultees
7. Any emerging relevant Development Plan Documents

**Cradlebridge House The Pitchens Wroughton Swindon SN4 0RU**



Page 6

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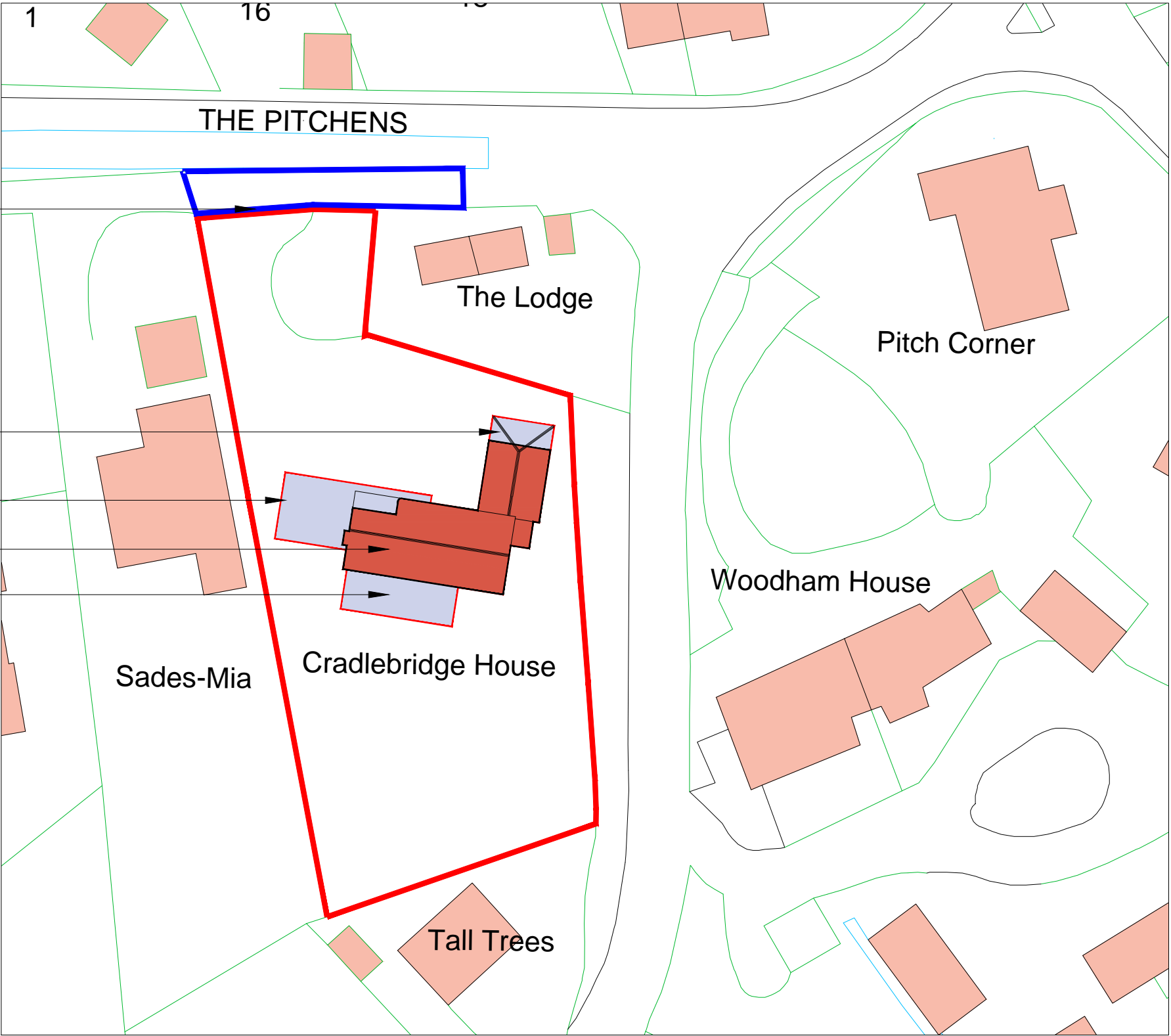
Existing access from The Pitches

Small extension to child minding facility

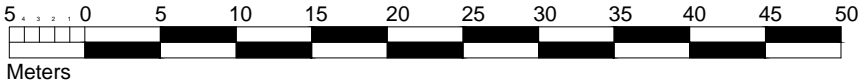
Outline shows proposed carport

Existing dwelling

Permitted development



Site Plan Proposed 1:500



Red line denotes site boundary  
Blue line denotes Right of Way

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Revisions:

Rev	Date	Description
A	03/03/15	Dormer windows shown.
B	02/06/15	Reduced Scheme
C	23/08/15	Right of Way shown blue
D	21/10/15	Garage extension length corrected on site plan.

**ALPHA**  
PROPERTY SERVICES

Address: Cradlebridge House  
Wroughton SN4 0RU

Project: Proposed Extension

Drawing: Proposed Site Plan

Scale: 1:500 @ A3

Date: January 2015

Number: 15/02 02 **D**

Bridge House 14 Wharf Road Wroughton Swindon  
Wiltshire SN4 9LB Tel: 07771 36 16 40  
Email: alin@alinhinternet.com

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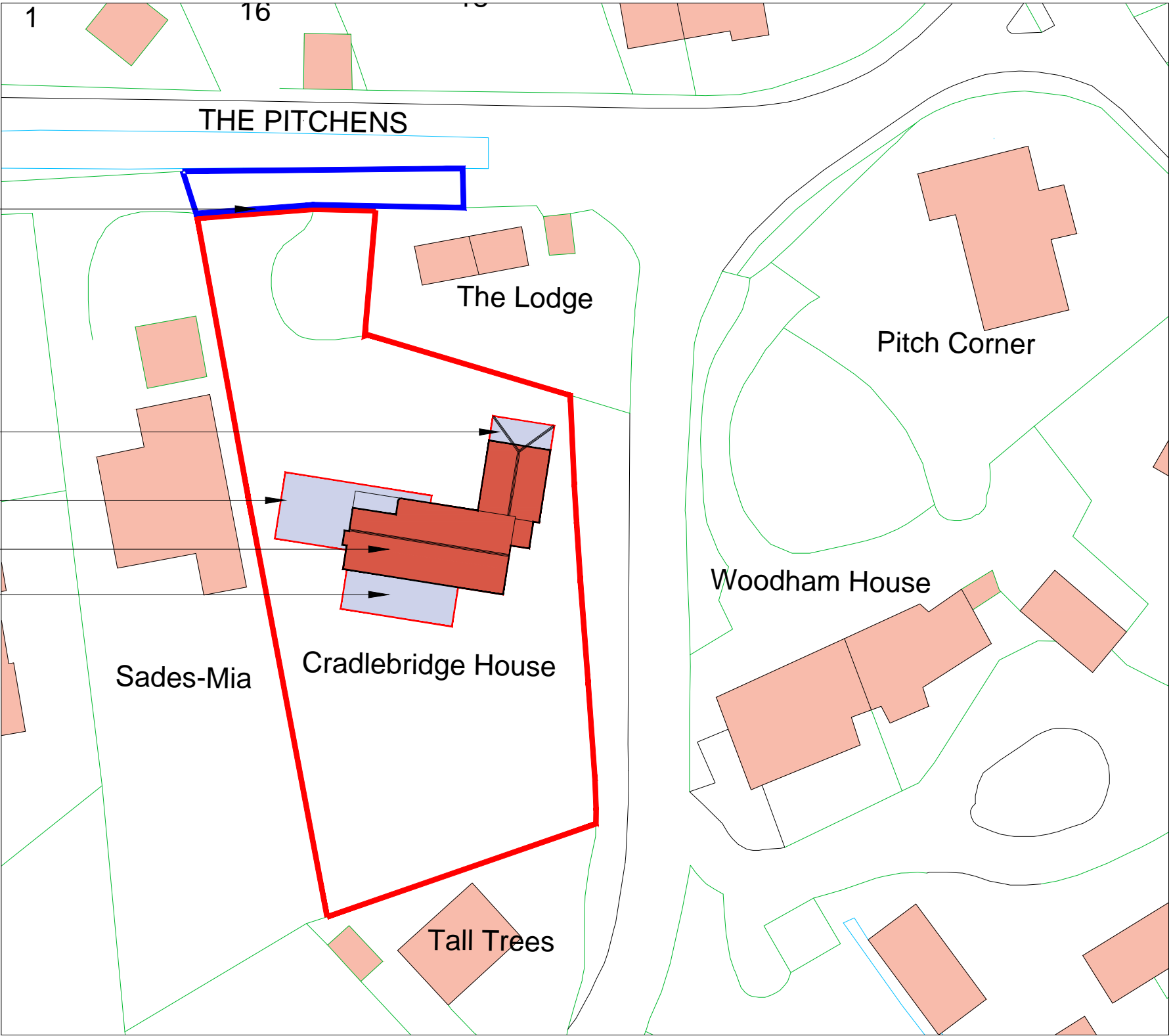
Existing access from  
The Pitches

Small extension to child  
minding facility

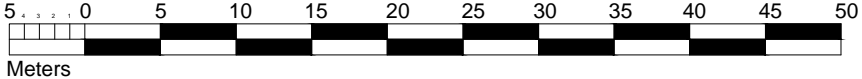
Outline shows proposed  
carport

Existing dwelling

Permitted development



Site Plan Proposed 1:500



Red line denotes site boundary  
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Wroughton SN4 0RU

Project: Proposed Extension

Drawing: Proposed Site Plan

Scale: 1:500 @ A3

Date: January 2015

Number: 15/02 02 **D**

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Wiltshire SN4 9LB Tel: 07771 36 16 40  
Email: alin@alinhinternet.com



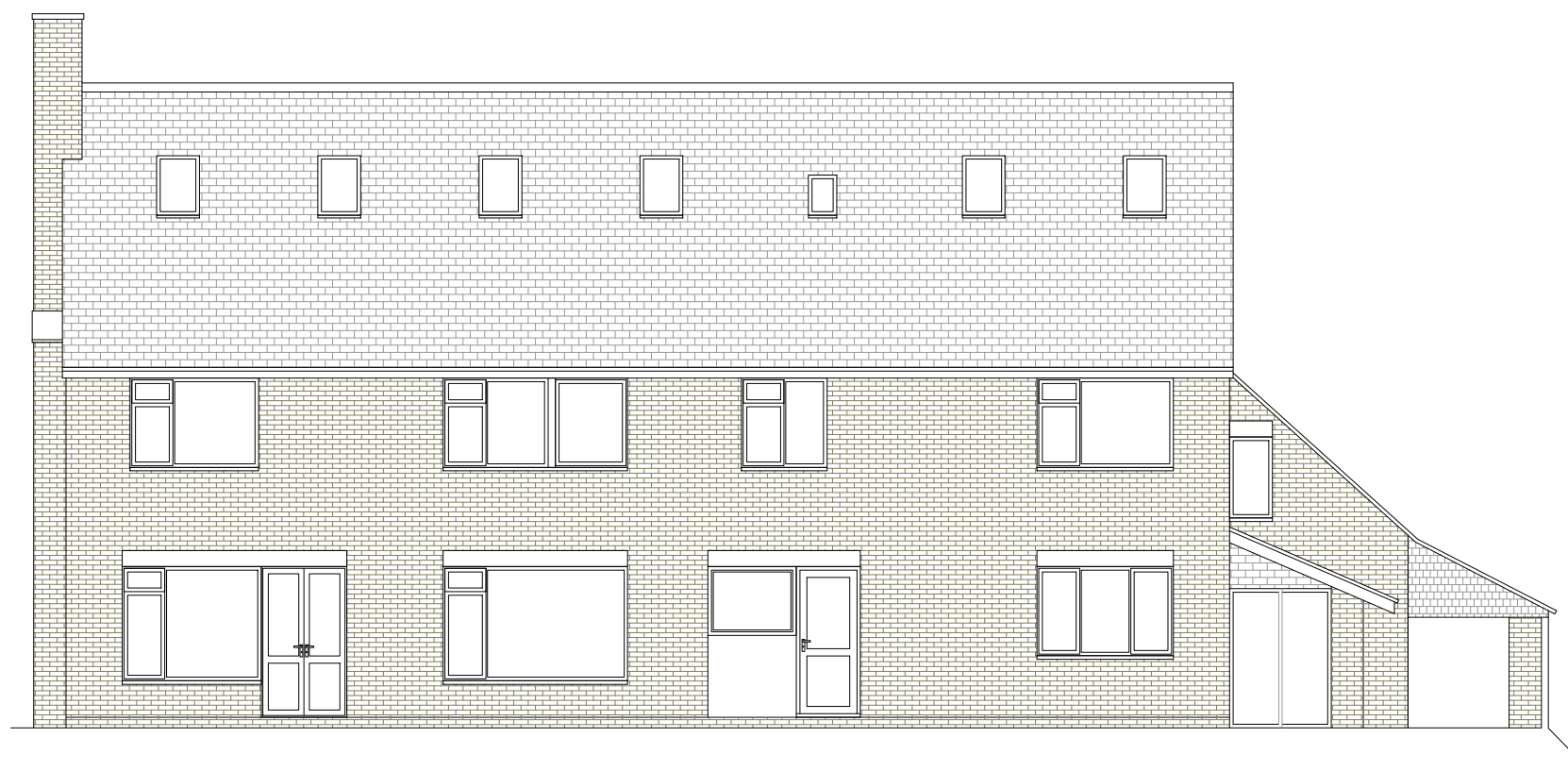
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North Elevation



East Elevation



South Elevation



West Elevation

Add 4400mm

Revisions:

Rev	Date	Description

**ALPHA**  
 PROPERTY SERVICES

Address: Cradlebridge House  
 Wroughton SN4 0RU

Project: Proposed Extension

Drawing: Existing Elevations  
 Scale: 1:100 @ A3

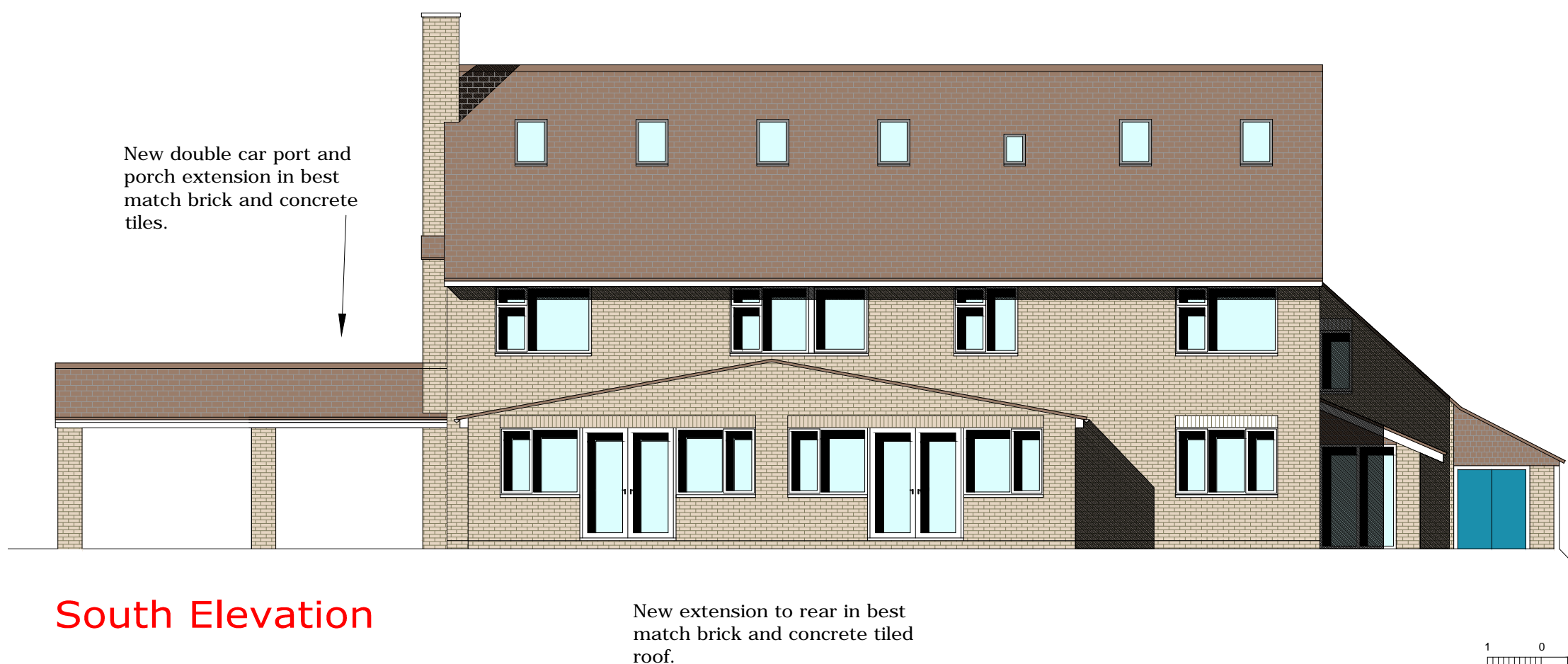
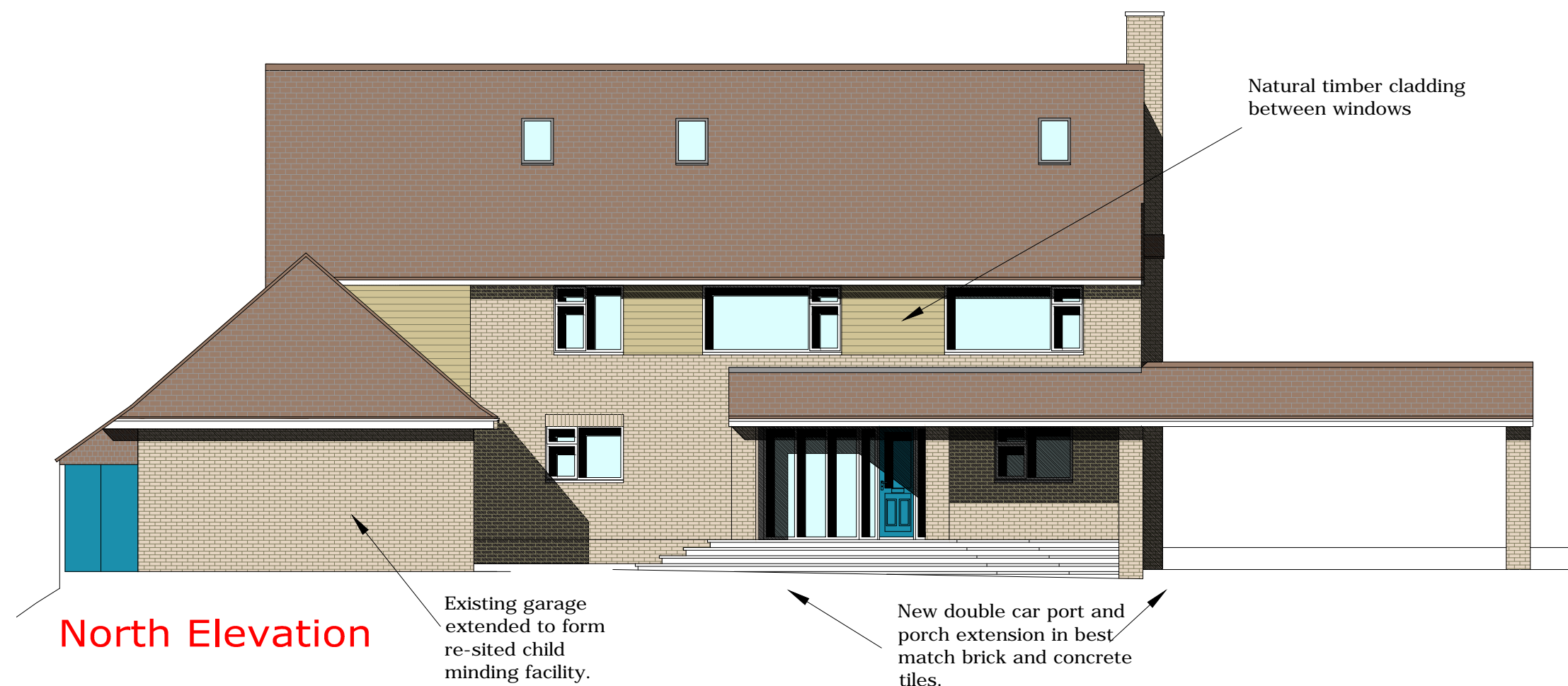
Date: January 2015

Number: 15/02 04

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Revisions:  
 Rev. Date Description  
 A 16/06/15 Amended Scheme

**ALPHA**  
 PROPERTY SERVICES

Address: Cradlebridge House  
 Wroughton SN4 0RU

Project: Proposed Extension

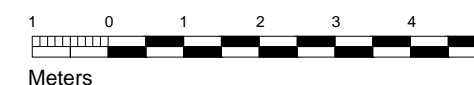
Drawing: Proposed Elevs N&S

Scale: 1:100 @ A3

Date: January 2015

Number: 15/02 07 **A**

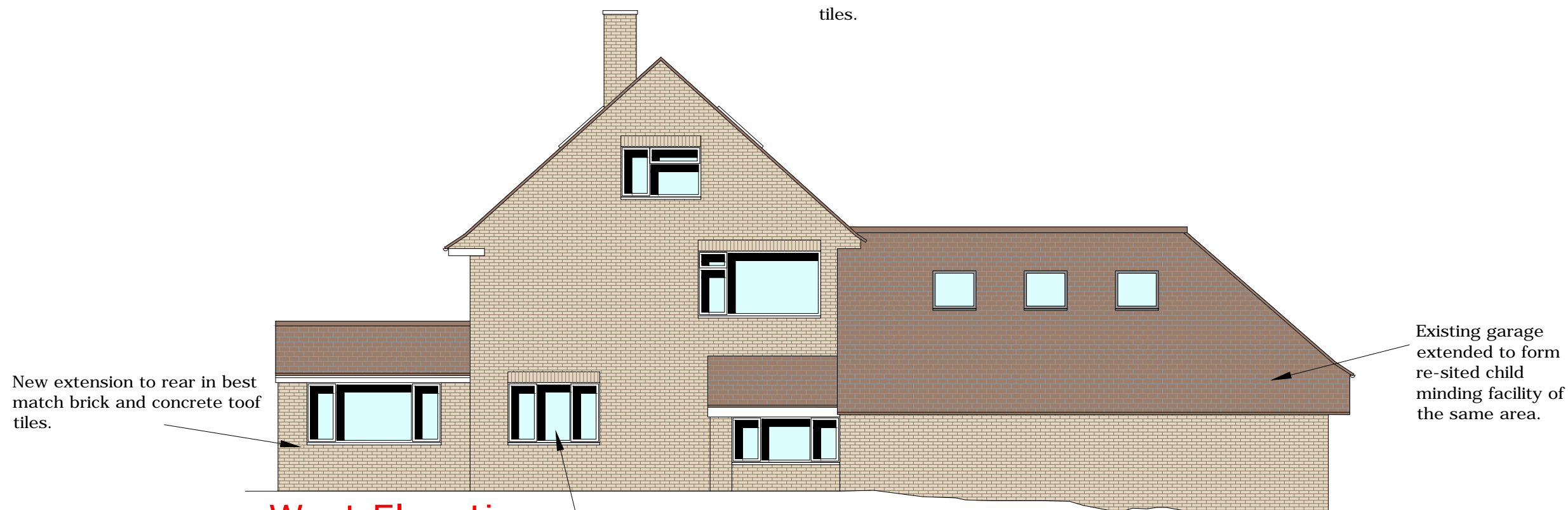
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 Wiltshire SN4 9LB Tel: 07771 36 16 40  
 Email: alpha.p@btinternet.com



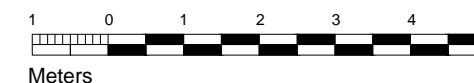
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**East Elevation**



**West Elevation**



Revisions:	
Rev	Date
A	16/08/15
Amended Scheme	

**ALPHA**  
 PROPERTY SERVICES

Address: Cradlebridge House  
 Wroughton SN4 0RU

Project: Proposed Extension

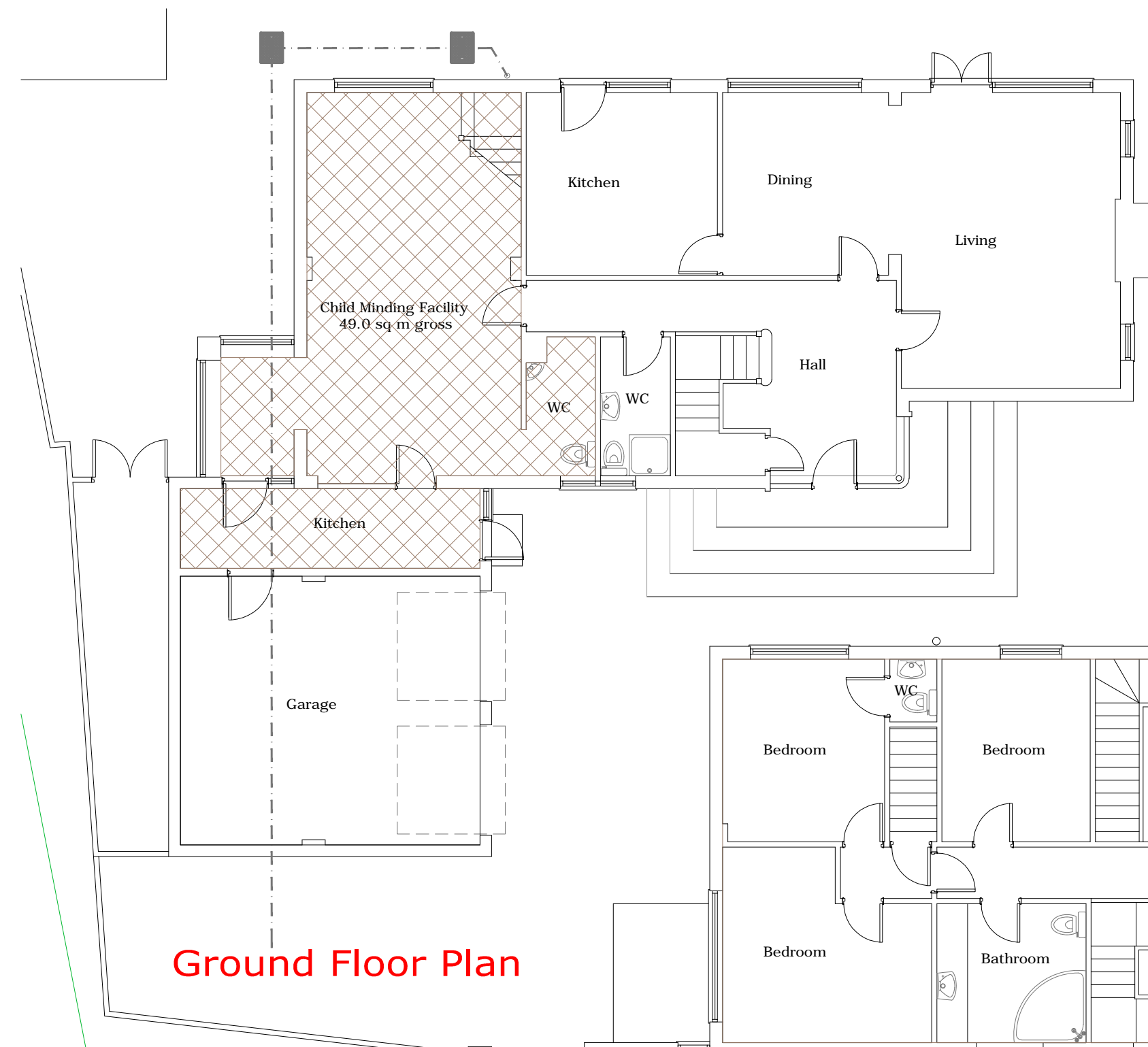
Drawing: Proposed Elevs E & W  
 Scale: 1:100 @ A3

Date: January 2015

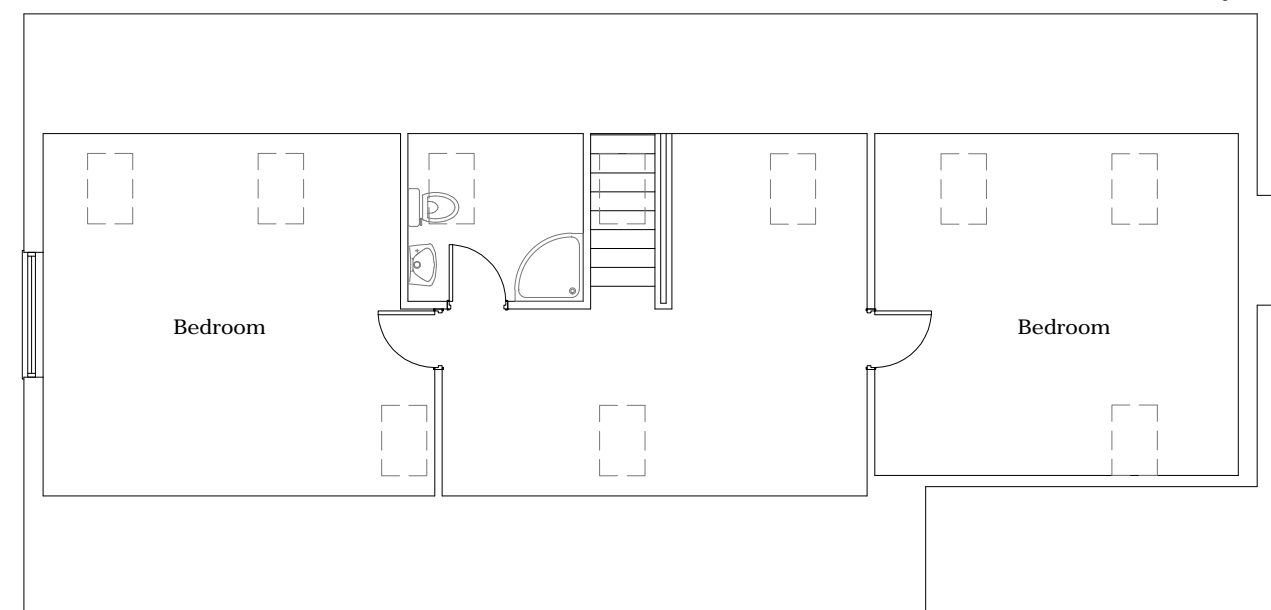
Number: 15/02 08 **A**

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 Email: alpha@bbhinterior.com

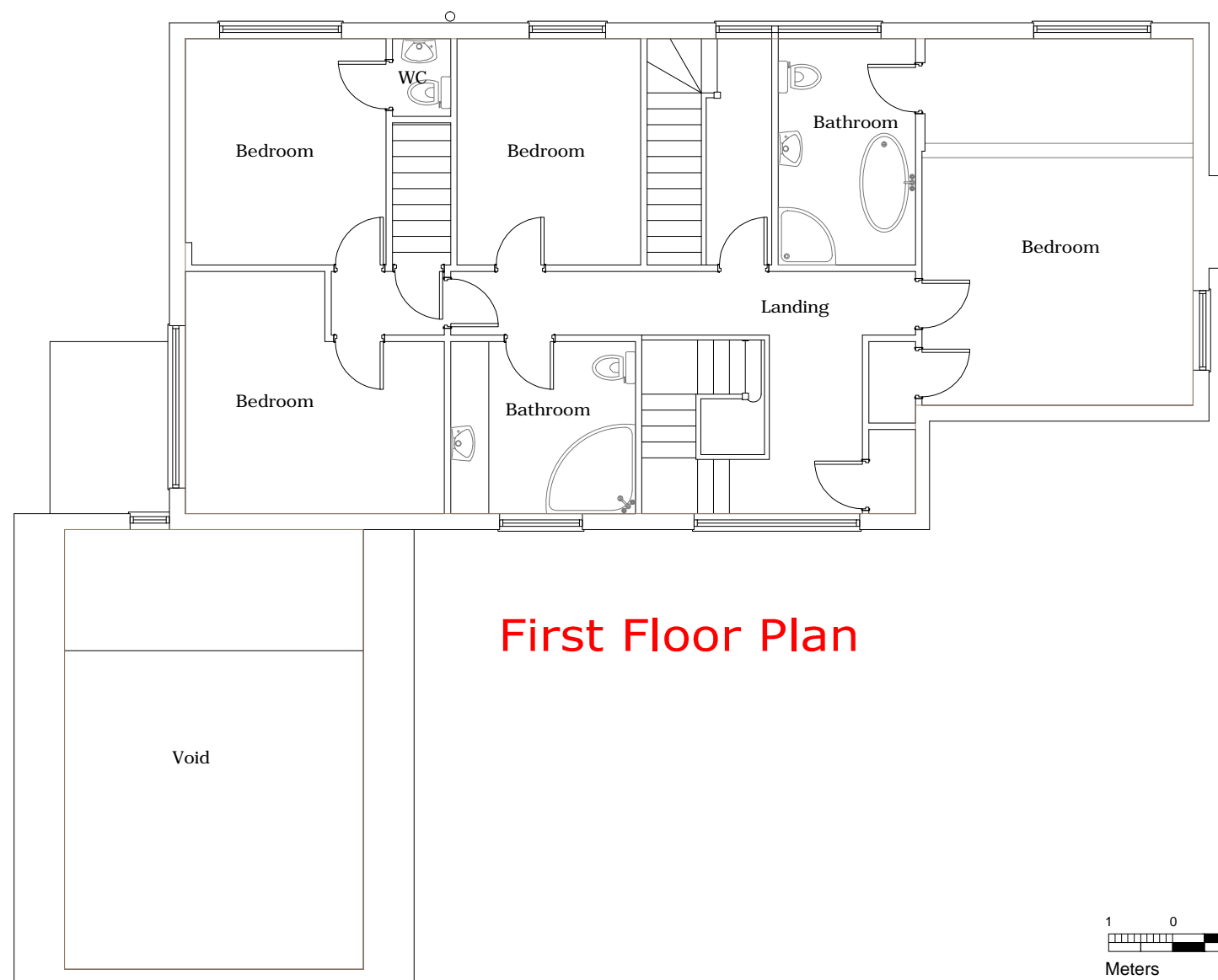
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Ground Floor Plan



Second Floor Plan



First Floor Plan



Revisions:		
Rev	Date	Description
A	25-08-15	Child Minding area hatched

**ALPHA**  
 PROPERTY SERVICES

Address: Cradlebridge House  
 Wroughton SN4 0RU

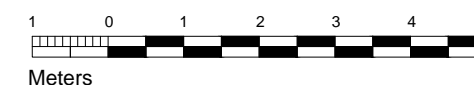
Project: Proposed Extension

Drawing: Plans Existing  
 Scale: 1:100 @ A3

Date: January 2015

Number: 15/02 03 A

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New window to kitchen

Shed

New Kitchen Utility Room.

4m extension to rear  
(Permitted Development)

Form Study

Create car port and porch to match existing.

Re-configure entrance arrangement.

Extend steps and add handrails

Extend garage block to form re-sited child minding area with raised floor.

Space for 4 child's bikes

Ground Floor Plan

Revisions:		
Rev	Date	Description
A	20-04-15	Dimensions added
B	16-06-15	Amended scheme
C	25-08-15	Child Minding area hatched

**ALPHA**  
PROPERTY SERVICES

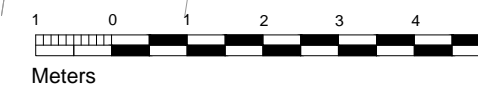
Address: Cradlebridge House  
Wroughton SN4 0RU

Project: Proposed Extension

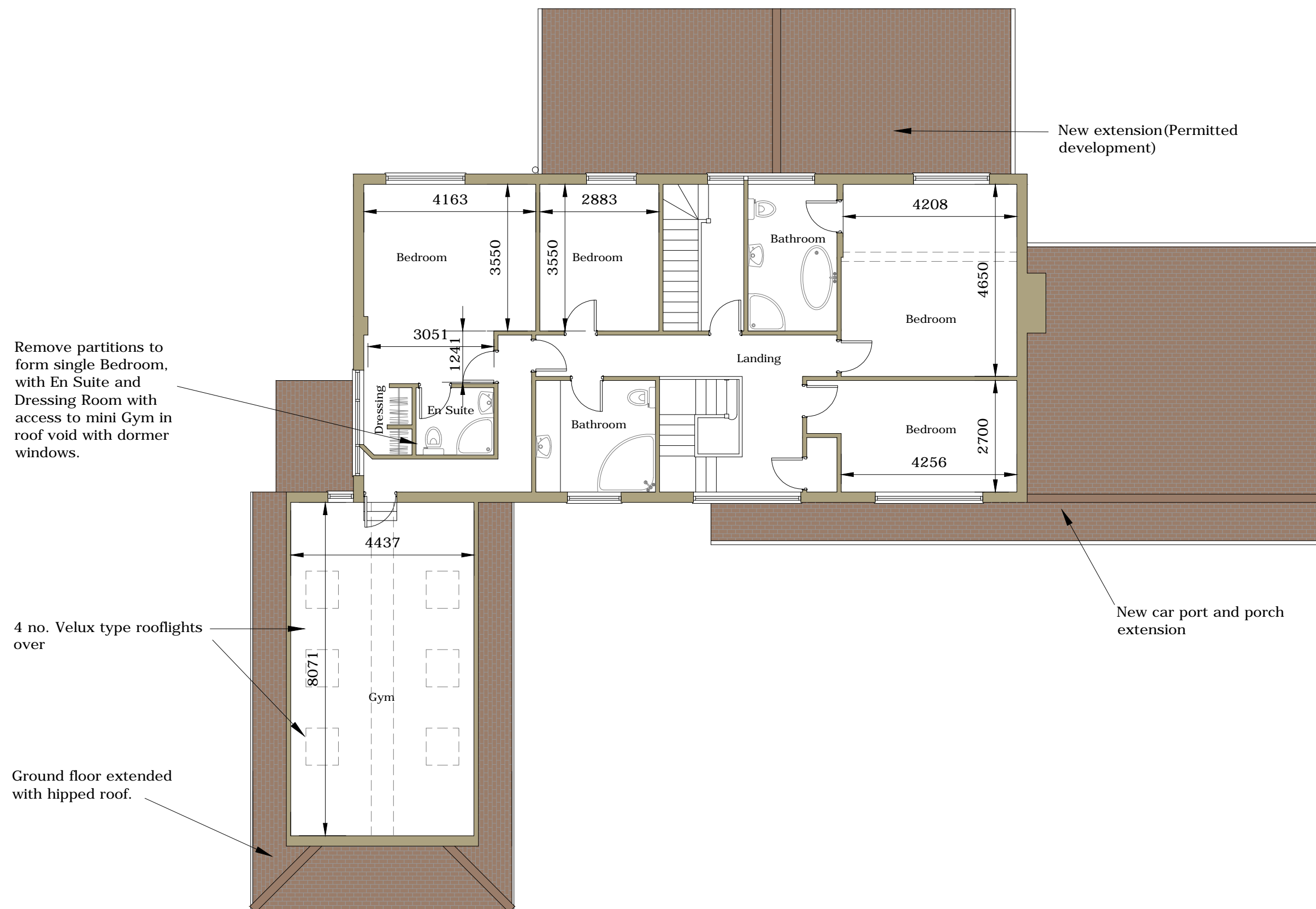
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Date: January 2015

Number: 15/02 05 C

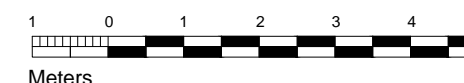
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Wiltshire SN4 9LB Tel: 07771 36 16 40  
Email: alpha.cs@bbintest.com



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## First Floor Plan



Revisions:		
Rev	Date	Description
A	20-04-15	Dimensions added
B	16-06-15	Amended Scheme

**ALPHA**  
 PROPERTY SERVICES

Address: Cradlebridge House  
 Wroughton SN4 0RU

Project: Proposed Extension

Drawing: FF Plan Prop  
 Scale: 1:100 @ A3

Date: January 2015

Number: 15/02 06 B

Bridge House 14 Wharf Road Wroughton Swindon  
 Wiltshire SN4 9LB Tel: 07771 36 16 40  
 Email: alpha.ps@btinternet.com



## COMMITTEE REPORT

**Item Number:** 7

**Ward:** Wroughton and Wichelstowe

**Application Number:** S/15/1104/EDSN

**Parish:** Wroughton

**Proposal:** Alterations and extensions to include: extension to and use of garage and part of dwelling as a child minding facility, erection of two storey front extension, car port to side, single storey rear extension (sui generis).

**Site Location:** Cradlebridge House, The Pitchens, Wroughton

**Case Officer:** Mr Edward Snook

**Agent:**

Mr Mark Campbell  
Campbell Town Planning  
21 Hawkins Street  
Swindon  
Wiltshire  
SN2 2AQ

**Applicant**

Mr & Mrs Spry  
Cradlebridge House  
The Pitchens  
Wroughton  
Swindon  
SN4 0RU

### Officers Report

#### 1 Background:

1.1 This application is brought before planning committee at the request of Wroughton Parish Council and Cllr Crabbe.

1.2 This application was deferred at the last meeting of the committee

#### 2 Planning History:

2.1 S/14/1006: Change of use of part of the residence from dwelling (Class C3) to a child minding facility (Class D1) (GRANTED) (August 2014)

2.2 S/LDP/14/1007: Certificate of Lawfulness (Proposed) for a loft conversion, erection of a single storey rear extension and first floor in-fill (GRANTED) (August 2014).

2.3 S/15/0322: Erection of single storey and two storey front, side and rear extensions, conversion of garage into business space and erection of dormer windows (WITHDRAWN).

#### 3 Summary of Recommendation:

3.1 That planning permission be **GRANTED** with conditions

#### 4 The Proposal:

4.1 The application seeks to gain planning permission for the use of part of the dwellinghouse (Class C3) as a child minding facility (Class D1). The proposal also includes an extension to the existing garage, a two storey front extension, single storey rear extension, front canopy and car port to the side.

4.2 The application proposes to convert and extend the existing garage for the use as a child minding facility (Class D1). The total area converted would be 59 square metres and is proposed to be used for up to 12no. children. The extension to the existing garage would project 2.5 metres from the existing side elevation and have a hipped roof. It is proposed that roof area above the nursery would be used as a gym area (private domestic use).

4.3 The proposed two storey front extension would in-fill the front north-west corner of the host dwelling. It would be 1.7 metres deep and 4.3 metres wide and merge with existing roof arrangement. The single storey rear extension would have a pitched roof and project 4 metres from the existing rear elevation.

4.4 The car port would project 7.2 metres from the existing west side elevation and would have a maximum height of 3.8 metres. A canopy is proposed to run part width across the front elevation and carport.

## **5 The Site and Surroundings:**

5.1 The property is a detached dwelling located on relatively large plot in the village of Wroughton. The driveway leads from a private road which serves a total of eight properties. There is an attached double garage to the front and large private amenity area to the rear. Part of the ground floor is currently used as a childminding facility.

5.2 The application site is located within Wroughton Conservation Area and is adjacent to a listed building (The Lodge).

## **6 Representations:**

6.1 Conservation: No objections.

6.2 Highways: No objections; subject to conditions.

6.3 Neighbours:

- 7no. neighbouring properties including 17 The Pitches, Beechcroft, Brooklands, Mill Court, The Lodge, Sedes Mia and Woodham House West OBJECT to the planning application. The reasons for the objections are summarised below:

- Inappropriate location for a commercial business. This would set a precedent for further commercial development.
- Would result in an increase in vehicle and pedestrian movements causing congestion and safety concerns.
- The access to the property is down a private narrow road without any pavement. This is inadequate for large commercial vehicles and permission to use the private road has not been given.



- The size and type of the business is not suitable for this particular residential area, being a conservation area.
- The noise from the child minding facility would be disruptive and detract from the quiet enjoyment of existing residents. This would have a negative impact on the conservation area.
- Concerns that it is a commercial nursery rather than a small childminding facility.
- The increase in vehicles is dangerous, particularly due to the proximity of some properties and boundaries to the road.
- Concerns at pedestrian safety from vehicular traffic when leaving The Lodge
- Queries whether it is proposed to change the use to a hotel (NB no such use is proposed within this application)

- 18no. letters of SUPPORT were received for the application. The reasons are summarised below:

- That the existing use as childminding facility is essential to the early year's development within Wroughton.
- Parents rely on the facility to provide care for children. It offers a convenient and flexible option for parents, many of which walk to it due to its location.
- Supports the local sustainable transport plan. The impact on the highway would be minimal.
- The number of children proposed is not considered to impact existing amenity levels. There is currently no restriction on the property being used by a large family.
- The property is not visible from the public highway and would not impact the conservation areas heritage.
- Good links with local pre-schools.
- Children enjoy going there and having a home setting is a benefit. It is in a quiet and safe location.
- Easy to access with good parking facilities.
- The wording in condition 6 of S/14/1006 is not consistent with the recommendation.

6.4 Ward Councillor: Cllr Crabbe has raised the following concerns with the proposed development:

- The potential increase in traffic would have an adverse impact on No. 1 The Lodge due to the proximity of the front door to the highway.
- The access to the property is down a private narrow road without any pavement. This is inadequate for large commercial vehicles and permission to use the private road has not been given. This is also a concern for pedestrians using the route.
- There are strong neighbour and Parish Council objections.
- The works would intensify the small level childminding activities to a nursery. This is inappropriate in an exclusively residential area.
- Concerns about the previous planning application and likely to be objections once the temporary consent expires.
- The roads are inappropriate for an increase in traffic.

6.5 Wroughton Parish Council: Object to the proposed development on the following grounds:

- Loss of amenity to neighbouring properties due to increased noise from children and traffic.
- The use of the private road for commercial use is not permitted.
- Increased traffic and parking issues.
- The extension to the garage to form a gym and the proposed car port would project forward. The adopted SPD does not favour front extensions.
- The existing set back to the front of the dwelling would be lost as a result of the infill.
- Unclear why the floor area of the nursery needs to be expanded if the number would remain at 12no. children.
- The Parish Council is opposed to application S/14/1006 which set a precedent for commercial use in the conservation area.
- In reference to the revised consultation, Wroughton Parish Council maintain their objection. In the event that consent is granted they have suggested restricting the number of children to 12no. and restricting the use to the current applicant.

## 7 Planning Considerations:

### Policy

7.1 The National Planning Policy Framework (NPPF) (2012) sets out the Government's planning policies for England and Wales and how these are expected to be applied. Paragraph 56 in particular refers to the importance of high quality design and its role in delivering sustainable development. Paragraph 37 of the NPPF states "planning policies should aim for a balance of land uses within their area so that people can be encouraged to minimise journey lengths for employment, shopping, leisure, education and other activities."

7.2 The relevant policies of the adopted Swindon Borough Local Plan 2026 for this proposal are:

- *Policy SD1 - Sustainable Development Principles* seeks to enable the delivery of sustainable development and support sustainable communities within the Borough.
- *Policy SD2 - The Sustainable Development Strategy* sets out the development strategy for the Borough.
- *Policy SD3 - Managing Development* advises that a positive approach will be taken towards development proposals which are in favour of sustainable development.
- *Policy DE1 - High Quality Design* seeks to ensure that the development is of a high quality design without harming the existing amenity levels of the surrounding land uses.
- *Policy CM1 - Education* seeks to meet the long-term early years needs through the provision of nursery facilities at all new primary schools and the provision of facilities by the private and voluntary sector.
- *Policy TR2 - Transport and Development* seeks to ensure that sustainable modes of transport are encouraged and that the access and parking provision for developments are acceptable.
- *Policy EN10 - Historic Environment & Heritage Assets* seeks to ensure development proposals conserve or enhance heritage assets.

7.3 Supplementary Planning Document 'Residential Extensions and Alterations' (2011) is also a material planning consideration.

## Principle

7.4 Policy SD1 aims to deliver sustainable development by ensuring development proposals promote a number of criteria including high quality design; healthy, safe and inclusive communities; conserving the natural, built and historic environments; contribute to the retention of jobs; and to be accessible. Policy SD2 supports the government objectives for sustainable development in the most accessible locations, whilst Policy SD3 seeks to take a positive approach towards proposals and to secure development that improves economic, social and environmental conditions, and promotes health and well-being. The proposed development is in a residential area, within the Wroughton settlement boundary. It is located approximately 0.5 km from the Wroughton Local Centre and as such is considered to be well located in terms of its catchment population. Its proximity to residential properties and public transport networks is such that sustainable modes of transport could be encouraged; and as a result the development is considered in principle, to be in a sustainable location.

7.5 The proposed childminding facility would operate from the existing garage, which would be converted into a room primarily for this use. It is understood that the children would also additionally have access to the kitchen/utility rooms and to the rear garden. The remaining areas of the house would primarily remain as a dwellinghouse (Class C3), to be occupied by the applicants of this application. The childminding element would have a maximum of 12no. children present at one time. The applicant (Beverley Spry) and one full time assistant currently care for the children at the facility, whilst a student studying childcare at Swindon College also provides additional support as well as gaining experience. It is anticipated that this arrangement would continue.

7.6 The provision of childminding facilities within residential areas is not unusual and they are considered to form an important community facility for the surrounding area. The facility would also contribute towards the long term needs of early year's provision within the borough, in accordance with Policy CM1 of the Swindon Borough Local Plan 2026. It is considered to be well located in terms of its catchment population and to encourage sustainable modes of transport, whilst it would also contribute to the employment of 2no. full time working adults. The principle of the mixed use proposal is therefore considered to comply with the provisions of the NPPF and Policies SD1, SD2, SD3 and CM1 of the Swindon Borough Local Plan 2026.

## Design

7.7 The application proposes several alterations to the existing property, including an extension to the existing garage, two storey front extension, single storey rear extension and carport to the west side elevation. The extension to the existing garage would project 2.5 metres from the north side elevation, incorporating a hipped roof and matching materials. The existing garage doors on the front would be replaced with windows to allow for the garage space to be used for the childminding facility. An additional floor would be added and several windows would be installed within the existing roof to enable the roof area to be utilised as a gym. Although located forward of the existing front elevation, it is not considered to form a prominent or incongruous addition to the host dwelling.

7.8 The existing dwelling has a small indent on the front elevation. The proposed two storey

front extension would measure 4.3 metres by 1.7 metres, in-filling this area. Although the 'Residential Extensions and Alterations' SPD suggests front extensions are largely unacceptable; this particular extension would in-fill an existing corner of the host property. It is not considered to form a dominant or inharmonious addition, nor would it extend the full width of the front façade. The proposed single storey extension would have a pitched roof and project 4 metres from the existing rear elevation. Although the pitched roof would be perpendicular to the main roof ridge, the height and positioning of the extension is not considered to form a harmful addition. Both additions would be constructed from materials to match the host property.

7.9 The proposed carport would be single storey in nature, with a shallow pitched roof. It would have an open side and be located 2 metres from the shared boundary with Sades-Mia. In accordance with the adopted Residential Extensions and Alterations SPD, the proposed car port is less than half the width of the existing property and would form a relatively subservient addition to the host dwelling.

7.10 The proposed alterations are not considered to form prominent additions, nor adversely impact the appearance of the host dwelling. Although positioned on higher land than 'The Pitches', the host property is partially screened from the highway. The proposed development is therefore considered to comply with the provisions of the NPPF and Policy DE1 of the Swindon Borough Local Plan 2026, in that they do not materially harm the character or appearance of the host dwelling or streetscene.

### Conservation

7.11 Special attention has to be paid to the desirability of preserving the setting of the building. A listed building as a heritage asset possesses significance which the NPPF defines as its value to this and future generations because of its heritage interest. Significance derives from its physical presence and also from its setting. The NPPF defines setting as the surroundings in which the asset is experienced. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral.

7.12 Given the size, scale and location of the development in relation to the Lodge, whilst it is relatively close to the listed building, given the substantial screening / planting between the properties it is considered that there is no adverse impact on the setting of a listed building. Accordingly the proposal does not conflict with adopted Swindon Borough Local Plan 2026 Policy EN10 or the NPPF in this respect.

7.13 The development is located within the Wroughton Conservation Area; therefore the requirement of section 72 of the Planning (Listed Building and Conservation Areas) Act 1990 to pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area applies. The design, scale and positioning of the proposed alterations is such that the development is considered to preserve the character of this part of the conservation area in accordance with Policy EN10.

7.14 By virtue of the scale, design and positioning of the extensions, the proposed external alterations to the host property are not considered to detract from the character or appearance of the host dwelling. Further to this, Cradlebridge House in particular is not considered to contribute positively to Wroughton Conservation Area, whilst there are no

objections from the conservation officer.

7.15 Several comments suggest that the use as a childminding facility is not being in keeping with the conservation area. It is acknowledged that there are concerns particularly with respect to increased traffic movements and noise; however the facility has been operating at this level for approximately 18 months, without any apparent harm caused to the existing character or appearance of the Wroughton Conservation Area. The nature of the business is such that the journeys to and from the facility would primarily be staggered and are unlikely to all be at the same time. The continued use of the childminding facility for up to 12no. children is therefore not considered to cause an unacceptable intensification of use to the area, so as to materially harm the character or appearance of the Conservation Area.

### Amenity

7.16 The proposed extensions to the existing garage and front of the property would be positioned sufficiently away from the shared boundary with The Lodge. Although set on higher ground, the extension to the garage would be hipped away from the shared boundary, whilst there is screening positioned between the properties. As a result, these alterations are not considered to cause material harm to the amenity levels of this neighbouring property. The extensions are not overbearing and do not result in loss of privacy.

7.17 The proposed car port would be positioned to the west side of the existing premises, approximately 2 metres from the boundary with Sedes Mia. It would have a maximum height of 3.9 metres and would be open on the side elevation. Although Sedes Mia is positioned approximately 1.5 metres from the shared boundary; by virtue of its scale and positioning the proposed car port and front extension are not considered to harm the amenity levels of the neighbouring property, particularly in terms of loss of light, outlook or privacy.

7.18 Various comments have referred to the potential noise impact from having up to 12no. children on the premises at one time. Although it is inevitable that there will be some noise from the children, they are unlikely to be materially different to those of a large family utilising the property. The childminding use seeks to operate on weekdays between 7:30am and 6:30pm and not at all on weekends. As a result, it is considered that there would not be an unacceptable impact on the amenity of the neighbouring properties, particularly in terms of noise. A condition is proposed to restrict the operating hours of the childminding facility element of this application.

7.19 The proposed gym on the first floor of the garage we be used solely by the applicants and as such would be ancillary to the host dwelling. As a result, the addition of the gym to the host property is unlikely to significantly alter the current use. To ensure the gym remains ancillary in nature, a condition is proposed to tie it to the host dwelling.

7.20 The proposed change of use and alterations are not considered to cause material harm to the amenity levels of the surrounding properties and as such are considered to accord with Policy DE1 of the Swindon Borough Local Plan 2026 and provisions of the NPPF (2012).

### Highways

7.21 The site entrance would remain the same as at present and is accessed from the driveway sloping upwards from The Pitches. Access to the site from the public highway is over a short stretch of private highway, currently without any pavement. Although some comments have referred to the potential danger for pedestrians using The Pitches, the access to Cradlebridge House is approximately 20 metres along the single track; as a result the pedestrians and vehicles using this access are unlikely to be on the road for a significant amount of time. The Pitches currently serves 8no. properties and as a result does not experience particularly heavy use.

7.22 Within the supporting information, a breakdown of the current childminding facility travel arrangements is provided. This suggests that the children currently attending the facility are dropped-off and collected by a variety of different modes of transport. The nature of the business is such that there is a flexible arrangement for parents; as a result vehicle movements are likely to be staggered. It is noted that there are likely to be peak times prior and post the 'standard' working day; however it is considered unlikely that more than several parents would be arriving/departing by car at one time. Various supporters of the proposal have suggested that they don't see any other vehicles when picking up their children. Officers have also witnessed a mini bus leaving the site, which collects children from the local Primary School. The proposed development is therefore not considered to intensify the use of the property to an extent that would result in an unacceptable harm being caused to the use of the existing road and access.

7.23 The previous application granted temporary consent for a childminding facility at Cradlebridge House. This scheme does not propose to increase the number of children at the premises at one time, whilst the same number of parking spaces would be on site. It is therefore considered that there would be sufficient parking space on site to accommodate parking for both the host dwelling and childminding facility, without the need for vehicles to park on the public highway. The application is therefore considered to comply with Policy TR2 of the Swindon Borough Local Plan 2026.

### Other Matters

7.24 It is noted that objections have been raised on the grounds that the floor area to be used for the childminding facility has increased from the previously approved scheme and that this could lead to an expansion of the facility. The increased floor space would be minimal, whilst the condition restricting the number of children at the facility at one time would be restricted to 12no. children. It is therefore considered that this increase would not result in an intensification or expansion of the current operations in terms of numbers.

7.25 Several comments have referred to the formation of a commercial business within a residential area and that this may set a precedent for future businesses. This particular proposal is for a childminding facility and as such the proposed use would retain a degree of similarity with the existing dwellinghouse. Each planning application is also determined on its own merits, so it is not considered that this application would set a precedent for commercial proposals in the future.

7.26 Within the submitted comments, several suggest that the private road (The Pitches) could not be used by the people attending the childminding facility. Although this is considered to be a private issue, the applicants have presented evidence which suggests

there is no restriction on the use of the road. It is also suggested that were the application granted consent, that the highway should be brought up to an adoptable standard. Due to 'The Pitches' being within private ownership, it is outside of the realms of the planning application to insist that this be resurfaced.

## 8 Concluding Comments:

8.1 The proposed development is considered to be located within a sustainable location, without harming the character or appearance of the host property, streetscene or Wroughton Conservation Area. The proposed access and parking arrangement is considered to be acceptable.

8.2 The previous permission was granted on a temporary basis in order to judge the effects of the use. It is noted that objections have been made to this scheme but there is little evidence of any problems that have been experienced in the last 12 months. There is not considered to be any material harm caused to the amenity levels of the surrounding properties. The proposed change of use and alterations to the host dwelling are therefore considered to comply with the relevant policies of the Swindon Borough Local Plan 2026 and the provisions of the NPPF (2012); as such planning permission should be granted.

## 9 Recommendation

9.1 That planning permission be **GRANTED** with conditions

### Conditions

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with the requirements of Section 91 (1) of the Town & Country Planning Act 1990.

2. Notwithstanding the natural timber cladding on the approved plans, the development hereby permitted shall be constructed using external facing materials that match and correspond with those of the existing buildings. Such facing materials shall be retained thereafter in their approved form.

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

3. The premises shall not be used in connection with the development hereby permitted, outside the following hours:-

07:30 to 18:30; Monday - Friday,  
and not at all on Saturdays, Sundays or Bank Holidays.

Reason: To safeguard the amenities of the area.

4. The permitted use shall have no more than 12no. children on the premises at one time.

Reason: To safeguard the amenities of the area.

5. The use hereby permitted shall be limited to a mixed use development comprising residential (Class C3) and childminding facility (Class D1).

Reason: To safeguard the amenities of the area.

6. The gym hereby permitted, shall only be used for purposes ancillary to the residential use of the main dwelling (Cradlebridge House) and shall not be used for any business or other purpose whatsoever.

Reason: To safeguard the amenities of the area.

7. The childminding facility (Class D1) hereby permitted shall be operated by and in conjunction with the occupiers of Cradlebridge House, and not be operated by any other person.

Reason: The nursery and residential uses taking place within the same property are interlinked using shared parts of the dwelling and as such it is not considered suitable for use as a nursery with no relationship to the occupation of Cradlebridge.

8. No construction works for the erection of the extensions hereby permitted shall take place outside the hours of 0800 - 1800 Monday to Friday, 0900 - 1300 on Saturdays and no work at all shall take place on Sundays and Bank Holidays.

Reason: In the interests of amenity.

9. Notwithstanding the provisions of the Town and Country Planning General Development Order 2015 (or any order revoking and re-enacting that Order), the use of the car-port hereby permitted shall be restricted to parking of motor vehicles 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

10. The areas allocated for all parking and associated turning on the submitted plan shall be kept clear of obstruction, and shall not thereafter be used for any other purpose.

Reason: In the interests of amenity and highway safety

11. Secure parking facilities for 4no. child cycles, as shown, shall be retained and maintained thereafter for the duration of use.

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

12. This approval shall be in respect of Drawing No. 15/02 04, Drawing No. 15/02 06B, Drawing No. 15/02 07A, Drawing No. 15/02 08A and Drawing No. 15/02 11 received by the Local Planning Authority on 6<sup>th</sup> July 2015; Drawing No. 15/02 01A received by the Local Planning Authority on 10<sup>th</sup> August 2015; Drawing No. 15/02 03A and Drawing No. 15/02 05C received by the Local Planning Authority on 1<sup>st</sup> September 2015; and Drawing No. 15/02 02D received by the Local Planning Authority on 21<sup>st</sup> October 2015.

Reason: To define the scope of the development hereby permitted, in accordance with section 72 of the Town and Country Planning Act 1990.

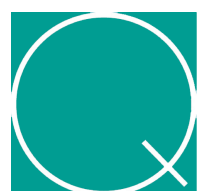
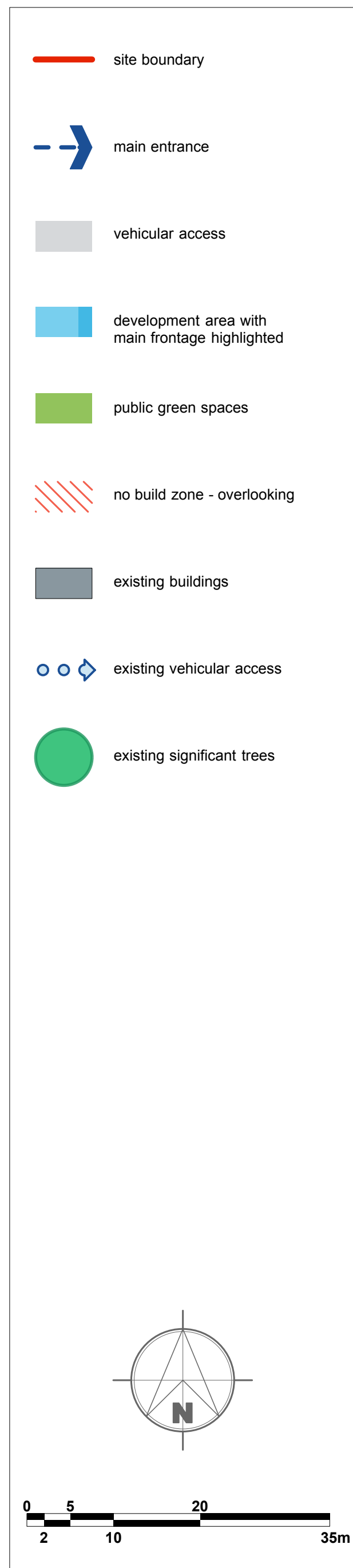
## **Informatives**

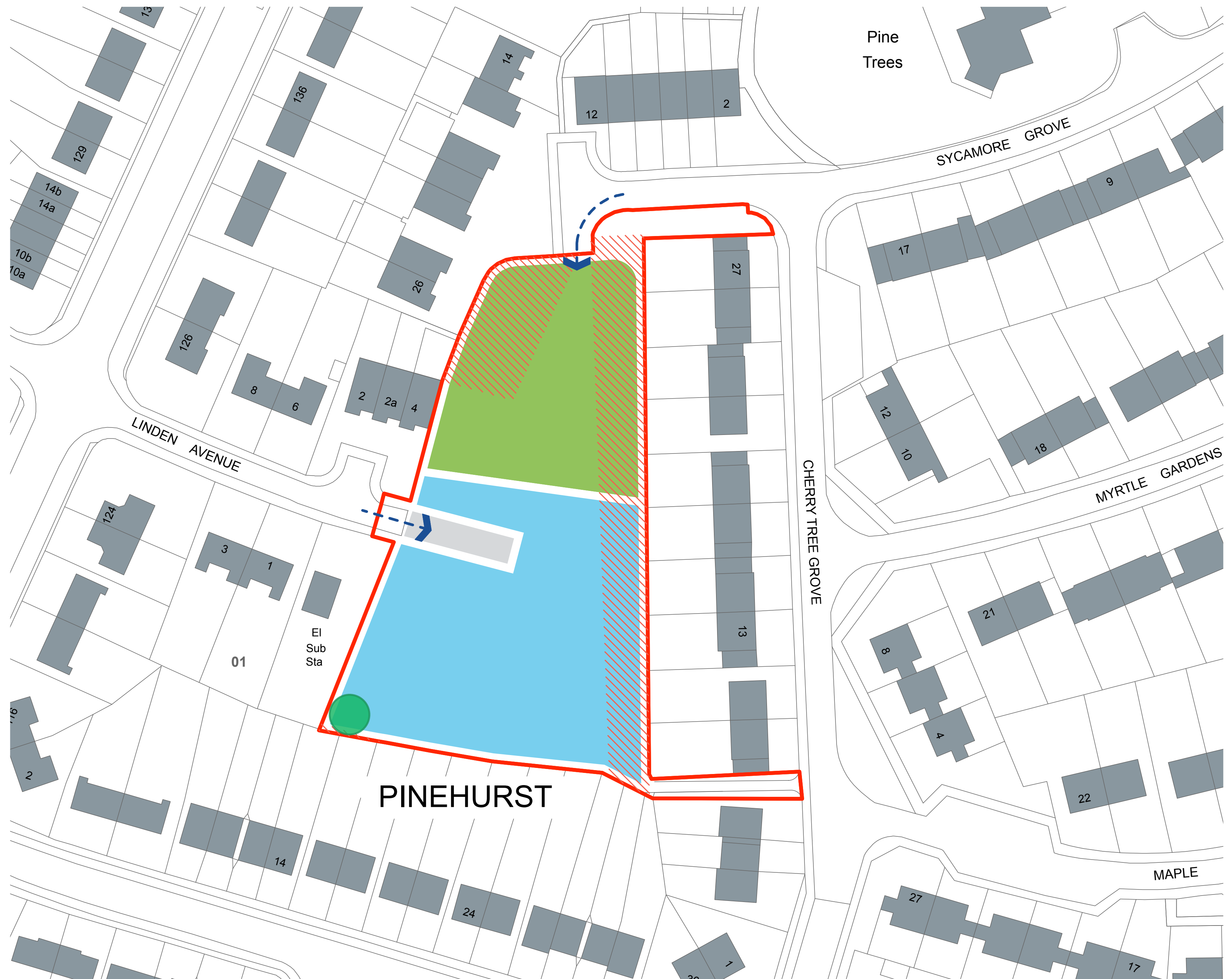
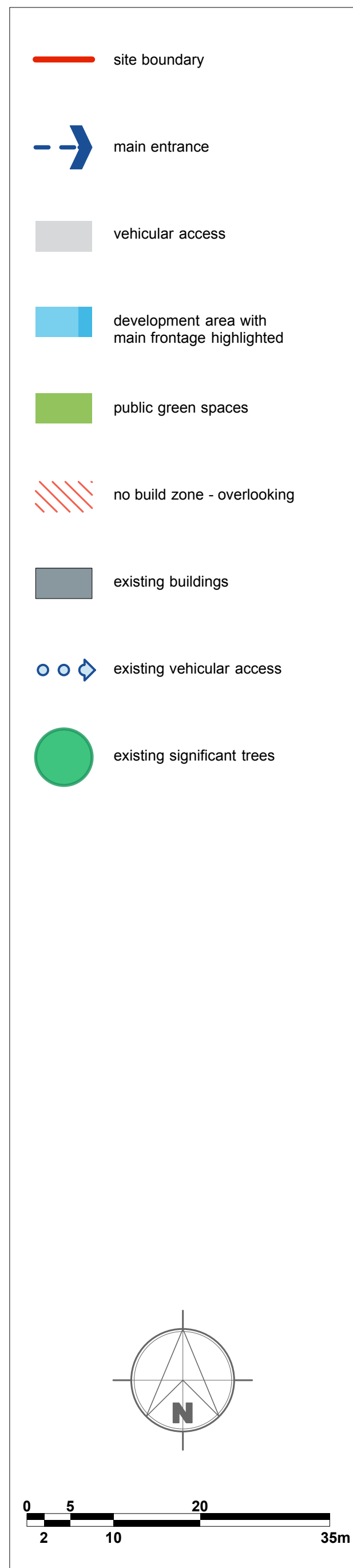
1. The development constitutes Community Infrastructure Levy 'CIL' liable development. It is possible that an exemption from payment of CIL can be applied for in accordance with the Community Infrastructure Levy (England and Wales) CIL Regulations 2010 (as amended) Regulation 42A. A valid exemption claim is only valid for the direct benefit of the named person deriving benefit from the submitted claim. CIL is a mandatory financial charge on development. For more information on CIL visit [www.swindon.gov.uk/cil](http://www.swindon.gov.uk/cil) or telephone the



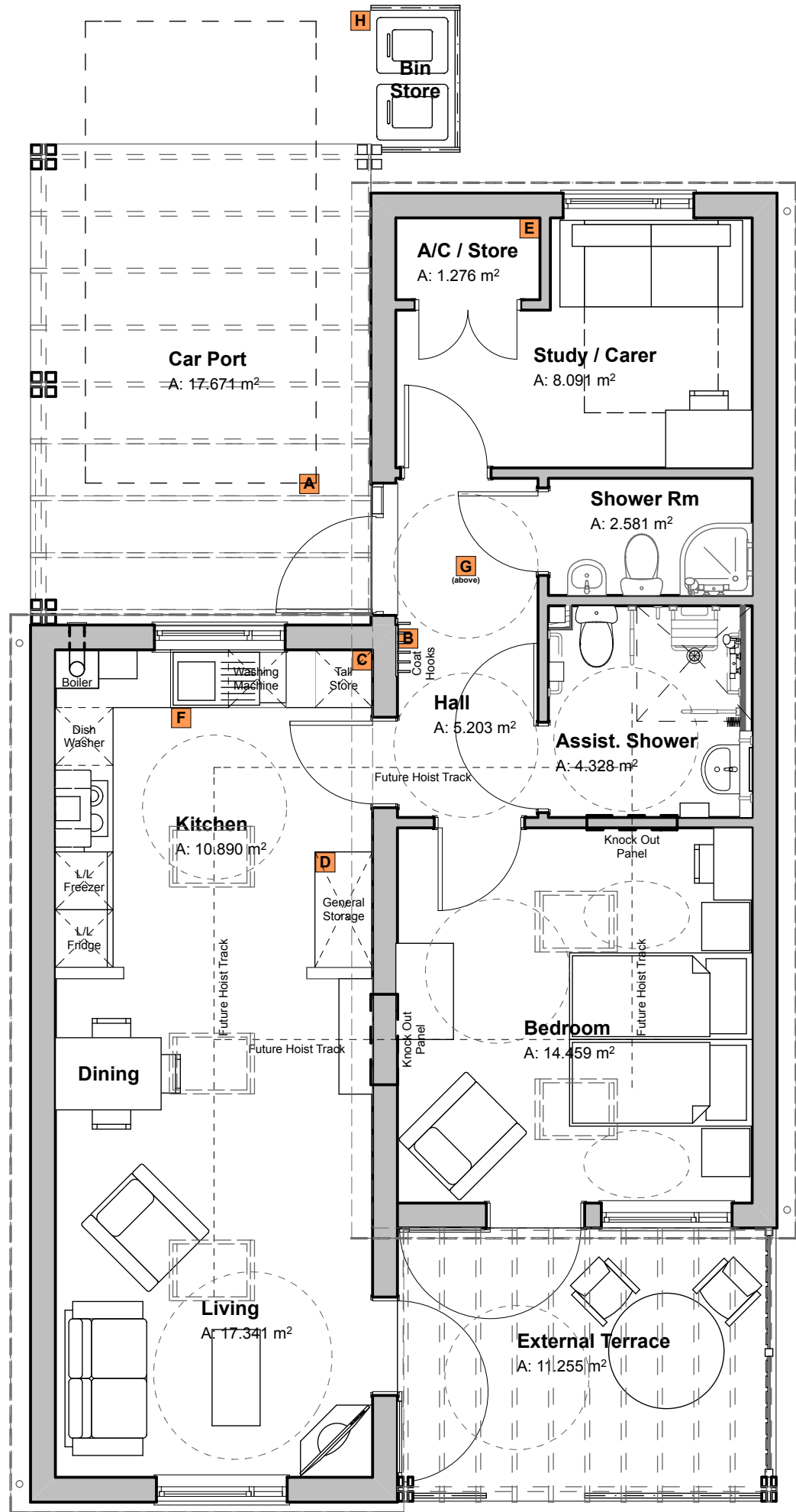
SBC CIL Team on 01793 466289 or 466397 or email [cil@swindon.gov.uk](mailto:cil@swindon.gov.uk). To avoid additional financial penalties the requirements of the impact of CIL must be managed before development is commenced, and subsequently payment made in accordance with the requirements of any CIL Demand Notice issued.

End of Report









Lifetime Homes Compliance Checklist

Each item within Lifetime Homes (LTH) relates to a specific area within or around a dwelling. This checklist sets out to give a 'headline title' to each criterion and state whether it is met within this housetype.

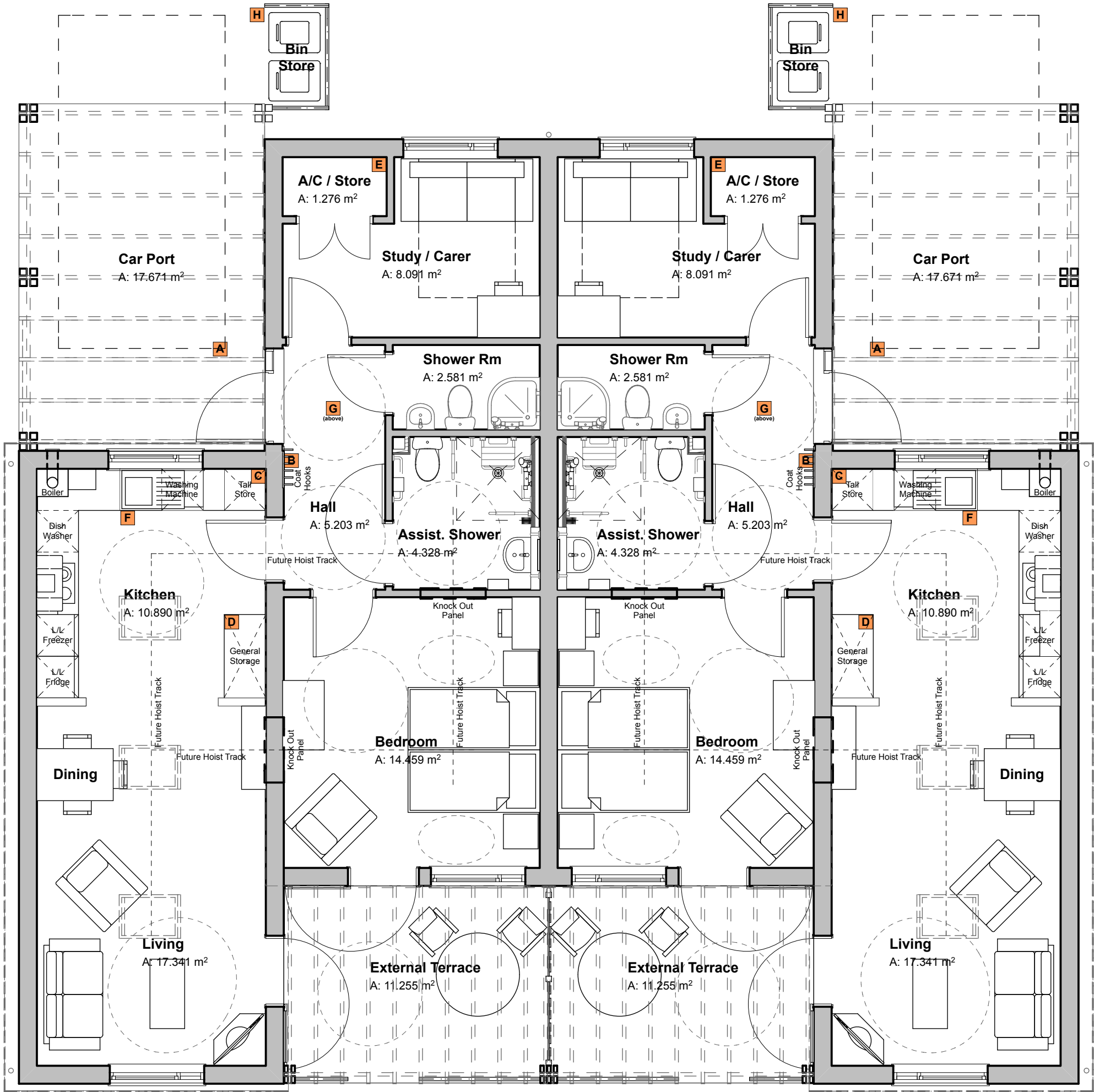
1.	Parking (width or widening capability). Only internal layouts shown	N/A
2.	Approach to dwelling from parking (distance, gradients and widths). Only internal layouts shown	N/A
3.	Approach to all entrances. Only internal layouts shown	N/A
4.	Entrances	✓
5.	Communal stairs and lifts. Single storey	N/A
6.	Internal doorways and hallways.	✓
7.	Circulation Space.	✓
8.	Entrance level living space.	✓
9.	Potential for entrance level bed-space.	✓
10.	Entrance level WC and shower drainage.	✓
11.	WC and bathroom walls.	✓
12.	Stairs and potential through floor lift in dwellings. Single storey	N/A
13.	Potential for fitting hoists and bedroom / bathroom relationship.	✓
14.	Bathrooms.	✓
15.	Glazing and window handle heights.	✓
16.	Location of service controls.	✓

Storage Provision Checklist

When designing the Swindon Borough Council Housetype, we have focussed on how people use their storage rather than simply providing large stores that are potentially difficult to make the most of. The following items are considered key storage items and we have stated whether a specific space has been provided within this housetype for its storage.

A.	Porch - external / wellies / plant pot	✓
B.	Shelving & hooks - coats / keys / umbrellas	✓
C.	Shelving - crockery / placemats / dining table items	✓
D.	General Store - Hoover / broom / ironing board	✓
E.	A/C / Store - towels / bed linen / general / additional	✓
F.	Under Sink - cleaning products	✓
G.	Loft Space - general	✓
H.	Bin Store - 2 no. wheelie bins	✓





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3.	Approach to all entrances. Only internal layouts shown	N/A
4.	Entrances	✓
5.	Communal stairs and lifts. Single storey	N/A
6.	Internal doorways and hallways.	✓
7.	Circulation Space.	✓
8.	Entrance level living space.	✓
9.	Potential for entrance level bed-space.	✓
10.	Entrance level WC and shower drainage.	✓
11.	WC and bathroom walls.	✓
12.	Stairs and potential through floor lift in dwellings. Single storey	N/A
13.	Potential for fitting hoists and bedroom / bathroom relationship.	✓
14.	Bathrooms.	✓
15.	Glazing and window handle heights.	✓
16.	Location of service controls.	✓

Storage Provision Checklist

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B.	Shelving & hooks - coats / keys / umbrellas	✓
C.	Shelving - crockery / placemats / dining table items	✓
D.	General Store - Hoover / broom / ironing board	✓
E.	A/C / Store - towels / bed linen / general / additional	✓
F.	Under Sink - cleaning products	✓
G.	Loft Space - general	✓
H.	Bin Store - 2 no. wheelie bins	✓

### Materials Key

#### Roof

Reconstituted Slate Roof Tiles

#### Walls

Timber Effect Cladding

White Render

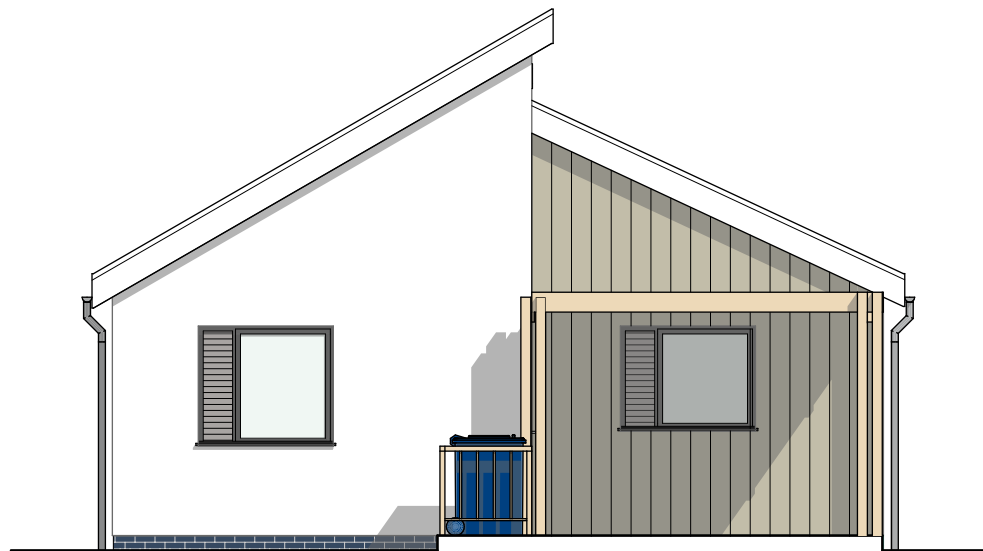
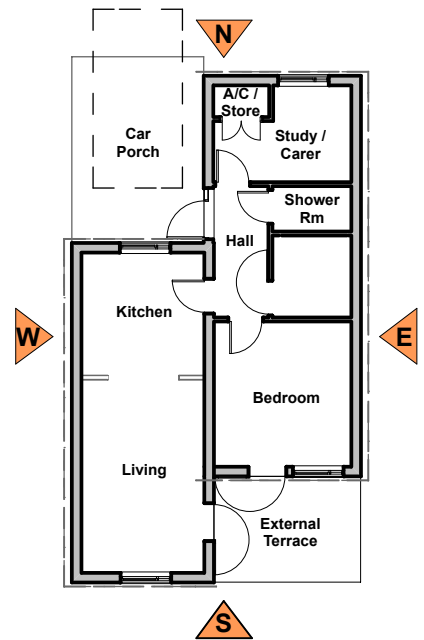
Blue Brick Plinth

Windows - PPC Aluminium With Ventilation Panels

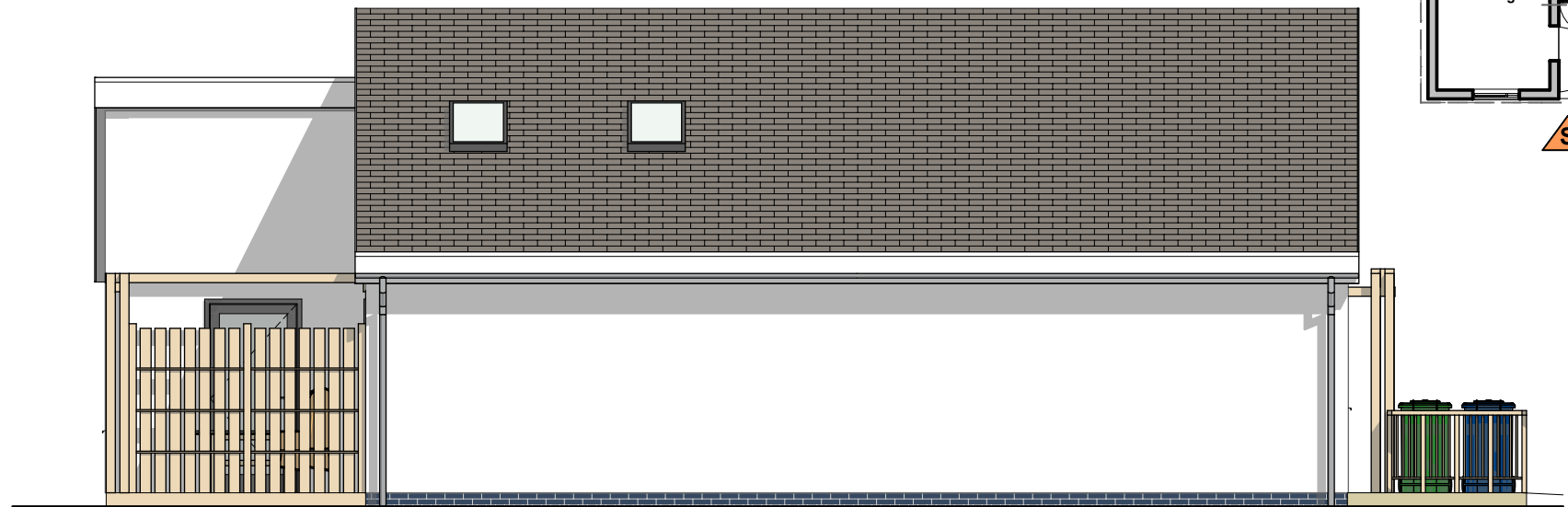
Facias & Soffits - White UPVC

Rainwater Goods - Grey UPVC

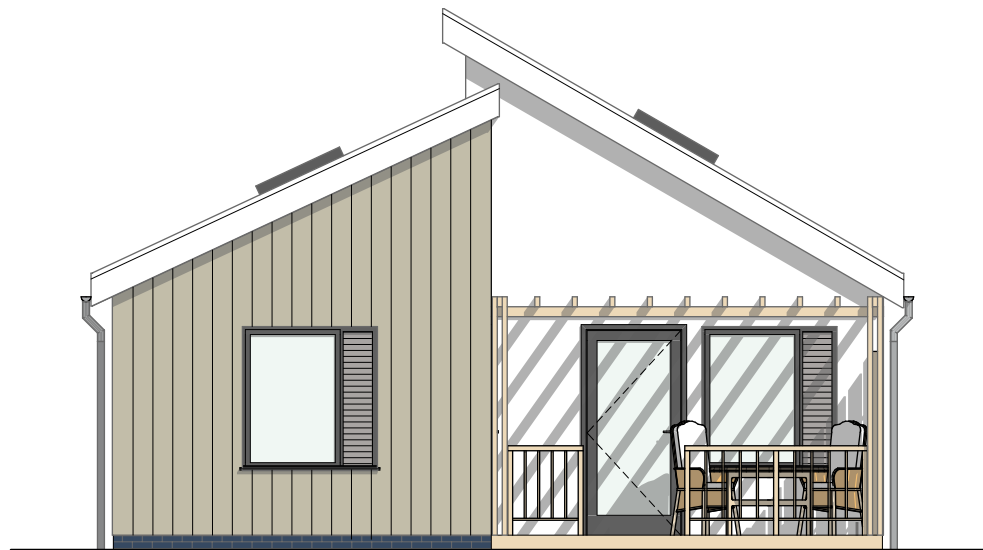
Canopy / Pergola - Treated Timber



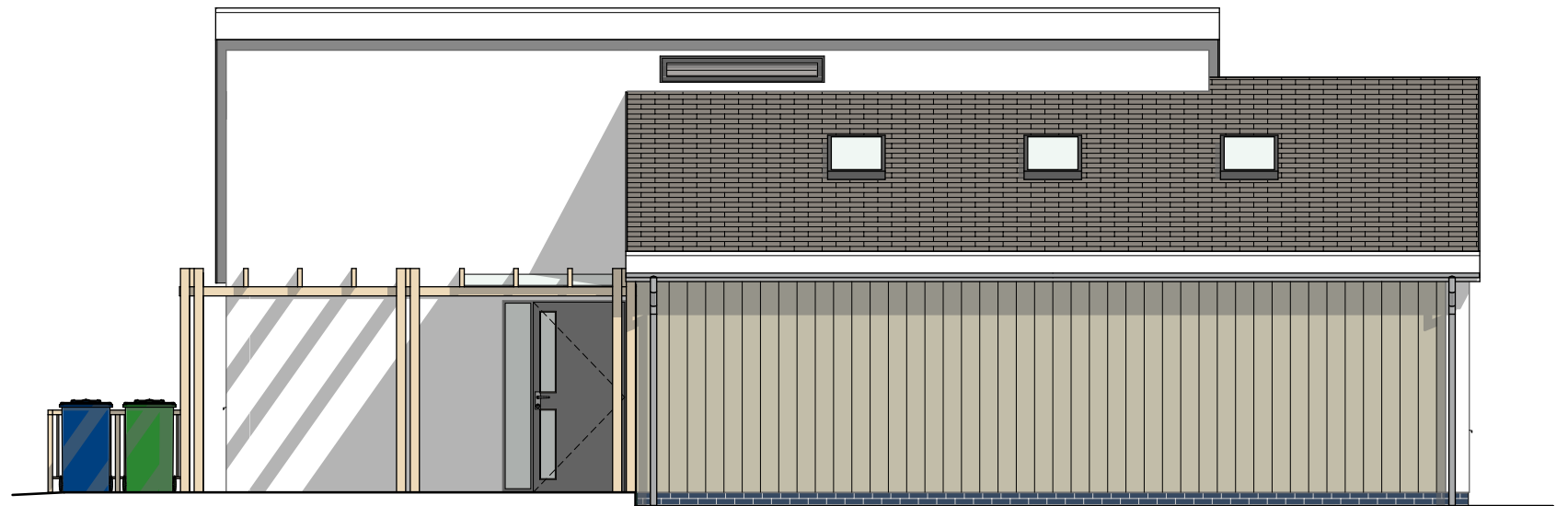
North Elevation



East Elevation



South Elevation



West Elevation



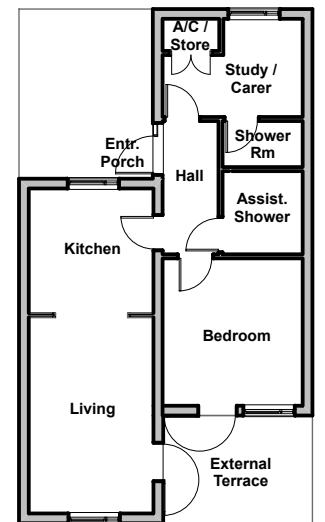




View 1



View 2



View 1

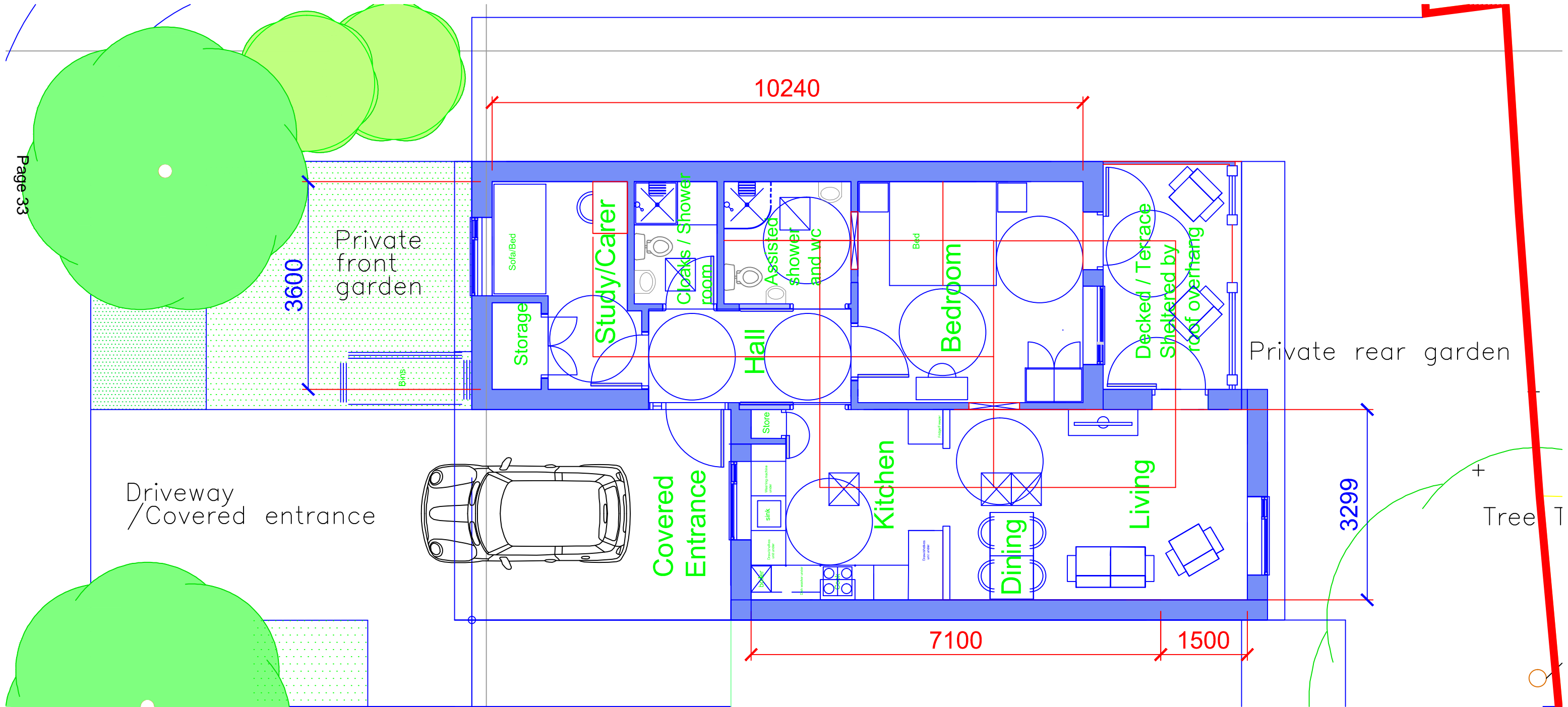
View 2





D/BED WITH STUDY/BED SPACE (on suite)  
69.7sqm gross internal area





# Assisted Living Housing Local Development Orders

Planning Committee

8<sup>th</sup> December 2015

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**Author:** Head of Planning, Regulatory Services, Heritage and Libraries

**Parish / Wards Affected:** Rodbourne Cheney, Gorse Hill & Pinehurst and Walcot & Park North

## Purpose

- To seek the approval of the Planning Committee to adopt Local Development Orders which would grant planning permission upfront for assisted living bungalow schemes at two sites in Swindon.

## Recommendation

That the Planning Committee agrees that:

- the Local Development Orders (LDOs) at the following sites are formally adopted;
  - Land at end of Linden Ave / Sycamore Grove, Pinehurst
  - Land behind Bembridge Close / Beaufort Green, Park North
- a Local Development Order at Land behind Abbey View Road / Church Walk North, Moredon will not be pursued;
- the Head of Planning, Regulatory Services, Heritage and Libraries undertake all action as necessary to confirm and publicise the adoption of the LDOs; and
- the Head of Planning, Regulatory Services, Heritage and Libraries be authorised to make minor drafting changes to the content of the documents if required prior to publication.

## 1. Reasons

- 1.1 In February, Planning Committee resolved to progress Local Development Orders (LDOs) to help deliver assisted living accommodation at three sites in Swindon.
- 1.2 The LDOs would help deliver assisted living bungalows for which there is an acute need. These bungalows would be designed to allow residents with special housing needs to have greater independence.
- 1.3 Housing and Planning Officers have undertaken public consultation on the three proposed LDO sites. This report summarises the outcomes of this consultation and provides a recommendation on how the LDOs should be taken forward.

## 2 Detail

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Further information on the subject of this report can be obtained from *David Dewart* on 466445 or Email [ddewart@swindon.gov.uk](mailto:ddewart@swindon.gov.uk).

## Assisted Living Housing Local Development Orders

Planning Committee

8<sup>th</sup> December 2015

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- 2.1 A Local Development Order (LDO) automatically grants planning permission for the type of development specified in it (subject to Conditions) thereby removing the need for a planning application to be made for that development.
- 2.2 The rationale for using an LDO to deliver these assisted living schemes (as opposed to the conventional planning application route) is that each bungalow would be configured to the needs of the person living in it, and their care requirements. A conventional planning permission does not provide the flexibility to enable homes to be substantially remodeled without recourse to a fresh planning application. However, an LDO would allow the homes to be reconfigured without recourse to planning (subject to the design being within the parameters of the LDO).
- 2.3 The primary focus for the bungalows would be elderly people with specialist care needs. However, the bungalows would also offer the opportunity to provide specialist housing accommodation for people with autism and People with complex physical disabilities.

### Elderly people with specialist care needs

- 2.4 Many elderly people occupy homes that are too large, difficult to maintain and expensive to run. By 'downsizing', elderly people with special care needs living in Council homes could move to more suitable accommodation. In so doing, Council homes would be released for families in need of Council housing. There are few houses currently being built specifically for older people in the Borough, so there is currently little opportunity to downsize.
- 2.5 No Council tenant would be forced to move. The assisted living bungalows would be of a high standard which would serve to encourage elderly people to go through the upheaval of moving. The schemes would be of a small scale (approx. 6 bungalows to each scheme), would be integrated with the surrounding community, and would stay clear of the institutional and impersonal special needs housing that has often been created in the past.

### People with autism

- 2.6 The schemes offer the potential to provide specialist homes for people with autism will enable them to live within their local community and close to their family.

### People with complex physical disabilities

- 2.7 The schemes offer the potential to provide specialist housing for people with complex physical disabilities. The layout and design approach would create a highly accessible scheme. Accesses to the bungalows would be level or near level. Disabled car parking standards would be adhered to. Parking spaces would be conveniently located close to the entrance of each home. Lifetime Home standards would be applied throughout. .

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# **Assisted Living Housing Local Development Orders**

**Planning Committee**

**8<sup>th</sup> December 2015**

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- 2.8 For all of these target groups, there is a need 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. For example, the preference would be for homes for people with autism to be sited away from main roads and noise generating land uses. Three sites were selected with these considerations in mind.
- 2.9 The three sites initially identified comprise:
- Land at end of Linden Ave / Sycamore Grove, Pinehurst
  - Land behind Abbey View Road / Church Walk North, Moredon
  - Land behind Bembridge Close / Beaufort Green, Park North
- 2.10 The LDOs contain a design code, which amongst other things, ties in the requirement for each bungalow to meet lifetime home standards. The LDOs also contain safeguards to ensure good design principles are adopted and to protect neighbour amenity.

## Consultation Feedback

- 2.11 An extensive consultation exercise was undertaken with affected communities. The consultation was led by Housing Officers, with support from Planning Officers. The consultation responses received are set out in Appendices 2 and 3 to this report.
- 2.12 No fundamental concerns to the proposals have been raised by statutory consultees. However, a significant level of objections was received from the local community to the proposed scheme at Land behind Abbey View Road / Church Walk North, Moredon.
- 2.13 A summary of the consultation responses from local residents is provided below.

## Land at end of Linden Ave / Sycamore Grove, Pinehurst

- 2.14 There was mixed feedback received from local residents to this proposal. Those objecting were primarily concerned with the loss of local open space.
- 2.15 However, a small majority of respondents were in support of the proposals. Those in support welcomed the type of housing proposed and its intended purpose.
- 2.16 There were several requests for an area of amenity space to be retained after the site is developed out. However, there were conflicting opinions as to what role this amenity space would provide. Some residents were opposed to the creation of a children's play area in this space, whereas other residents wanted such a facility to be provided.

## Land behind Abbey View Road / Church Walk North, Moredon

- 2.17 There has been significant local opposition to this scheme.
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## Assisted Living Housing Local Development Orders

Planning Committee

8<sup>th</sup> December 2015

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- 2.18 Concerns were raised at the prospect of elderly people living in a backland area surrounded by garages. Concerns were also raised at the long distance elderly people would have to walk to reach local facilities.
- 2.19 Many residents raised concerns with the local highways network. Concerns raised included: that local roads are already at capacity, that local roads are in a poor state of repair and that there are parking problems in the local area.
- 2.20 It was noted by several residents that they have access rights to the rear of properties, which would need to be retained. Concerns were also raised about nuisance and disruption at construction stage.
- 2.21 Several objectors also noted that this site forms an important local green space, which should be protected from development.

### Land behind Bembridge Close / Beaufort Green, Park North

- 2.22 There was general support from local residents to this scheme.
- 2.23 Residents asked for the perimeter fencing surrounding the site to be retained and/or enhanced.
- 2.24 Several residents noted that there is a lack of car parking in the area, and requested that sufficient parking spaces be provided within the scheme so as not to exacerbate the problem.
- 2.25 A row of garage lock-ups occupies the south-western end of the site. There was no consensus of opinion as to whether these lock-ups should be retained within the scheme.

### Response to the Consultation

- 2.26 It is proposed to progress the scheme at Land at end of Linden Ave / Sycamore Grove, Pinehurst. However, it is proposed to limit the maximum number of bungalows to seven (as opposed to a maximum of eight as consulted upon). It is also proposed to safeguard land for an amenity space within the scheme. The function of this amenity space would be informed by local consultation.
- 2.27 It is proposed not to progress the scheme at Land behind Abbey View Road / Church Walk North, Moredon. Amongst other constraints with this site, it is considered that the circuitous route that elderly occupiers would have to travel to reach local amenities makes this site unsuitable for an assisted living bungalow scheme.
- 2.28 It is proposed to progress the scheme at Land behind Bembridge Close / Beaufort Green, Park North.

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# Assisted Living Housing Local Development Orders

Planning Committee

8<sup>th</sup> December 2015

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## 3 Next Steps

- 3.1 If approved by Planning Committee the LDOs at Land at end of Linden Ave / Sycamore Grove, Pinehurst and Land behind Bembridge Close / Beaufort Green, Park North would be adopted. The adopted LDOs would be made available to view on the Council's website. The Secretary of Statement would be notified.

## 4 Alternative Options

- 4.1 These assisted living bungalow schemes could be progressed via the conventional planning application route. However this option would reduce the flexibility needed to reconfigure each bungalow to the needs of its occupants.

## 5 Implications, Diversity Impact Assessment and Risk Management

### Financial and Procurement Implications

- 5.1 The impact on planning fee income arising from these LDOs would be minimal.

### Legal and Human Rights Implications

- 5.3 Local Development Orders were introduced with the Planning and Compulsory Purchase Act 2004 and allow local authorities to extend permitted development rights for certain forms of development with regard to a relevant local development document. The Planning Act 2008 enables Local Planning Authorities to introduce LDOs by removing the requirement that they should achieve policies set out in adopted local development documents.
- 5.4 The legislation is amplified by the Town and Country Planning (Development Management Procedure) (England) Order 2010: Part 6 Local Development Orders Article 34.
- 5.5 The LDOs adoption is subject to formal consultation, which provides opportunity for members of the public and other consultees to make comments on the proposals. The relevant legal and human rights provisions have been considered in the preparation of this report. It is considered that the report is compatible with the convention rights.

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

- 5.6 The LDOs would help deliver the Council's Housing Strategy.

### Links to One Swindon, Strategic Objectives, Plans and Policies

- 5.7 The proposals support the Stronger Together outcomes of "stronger and more resilient communities", "a more focused, relevant and effective organisation" and "all resources, both in the organisation and in our communities, working together to meet shared challenges."

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# Assisted Living Housing Local Development Orders

Planning Committee

8<sup>th</sup> December 2015

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## Diversity Impact Assessment

- 5.8 A Diversity Impact Assessment (DIA) is being prepared to inform the LDO approach and the approach to public consultation.

## Risk Management

- 5.9 An LDO for new housing has never been used in Swindon, or anywhere else in the UK. However, the Government is keen to encourage the use of LDOs to help deliver housing schemes. Given that these schemes would be delivered on Housing land, with the Housing Social Services Departments being the clients, and with the use of modular construction techniques, in the event that an element of the scheme proves to be unsatisfactory it can be readily altered.

## **Consultees**

- Impacted local residents and statutory consultees have been consulted.
- The Ward Members have been consulted.
- This LDO has been prepared in partnership with Housing, Social Services and the Borough Architect.

## **Background Papers and Appendices**

### **Background Paper**

Swindon Housing Strategy 2015-2026

Assisted Living LDOs Planning Committee Report February 2015

### **Appendices**

Appendix 1: Plans of the three LDO Sites

Appendix 2: Consultation Responses Received to the three LDO Sites at Formal Consultation Stages

Appendix 3: Consultation Responses Received to the three LDO Sites through Housing Consultation Events

Appendix 4: Indicative Layout of the Assisted Living Housing LDO Schemes

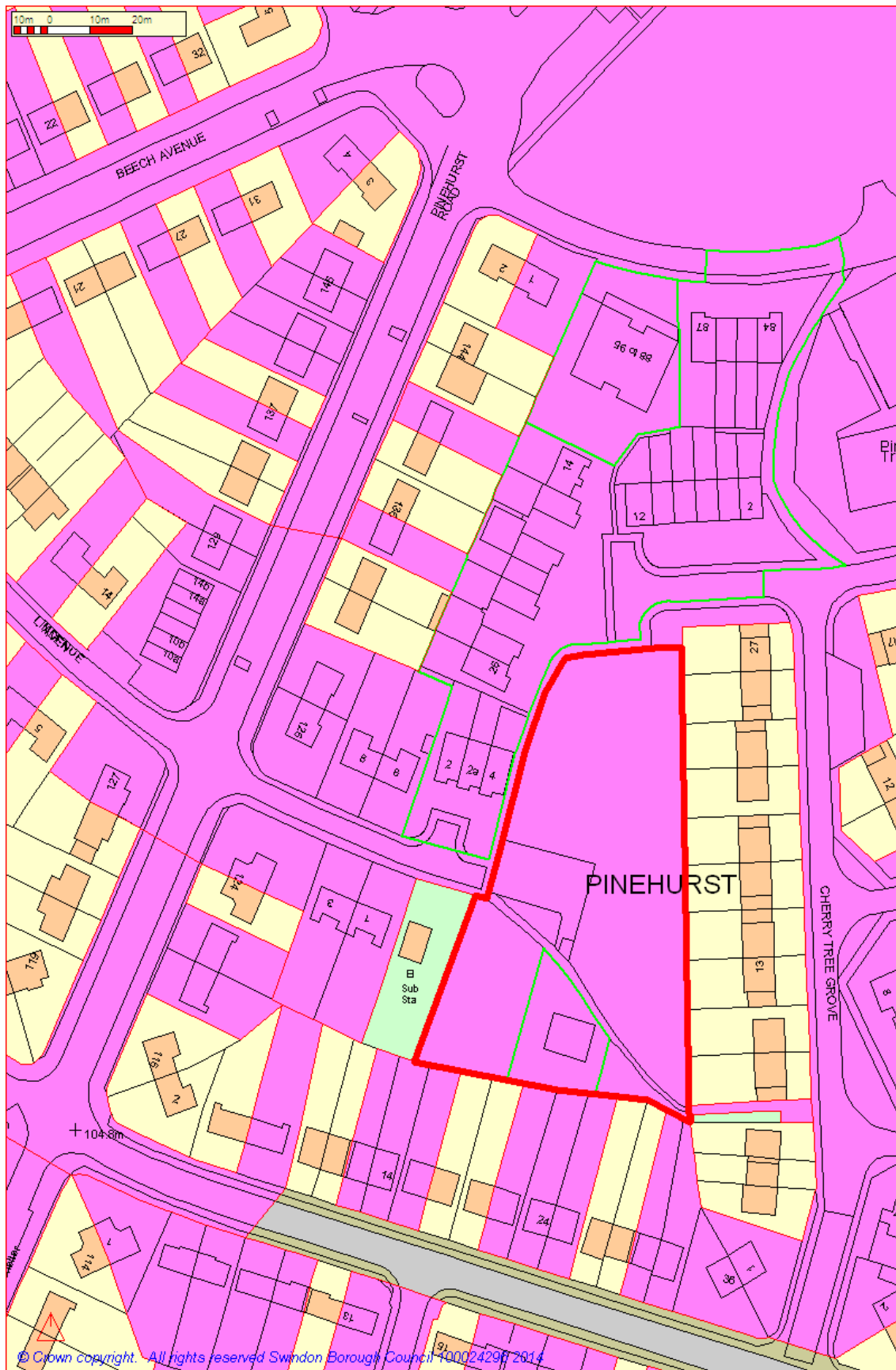
Appendix 5: Assisted Living Housing LDOs Statement of Reasons

Appendix 6: Assisted Living Housing LDOs

**Colour copies of the plans contained in the Appendices can be viewed in the on line agenda papers or in the Members Room. Alternatively please contact the report author if you would like to view colour copies of the plans.**

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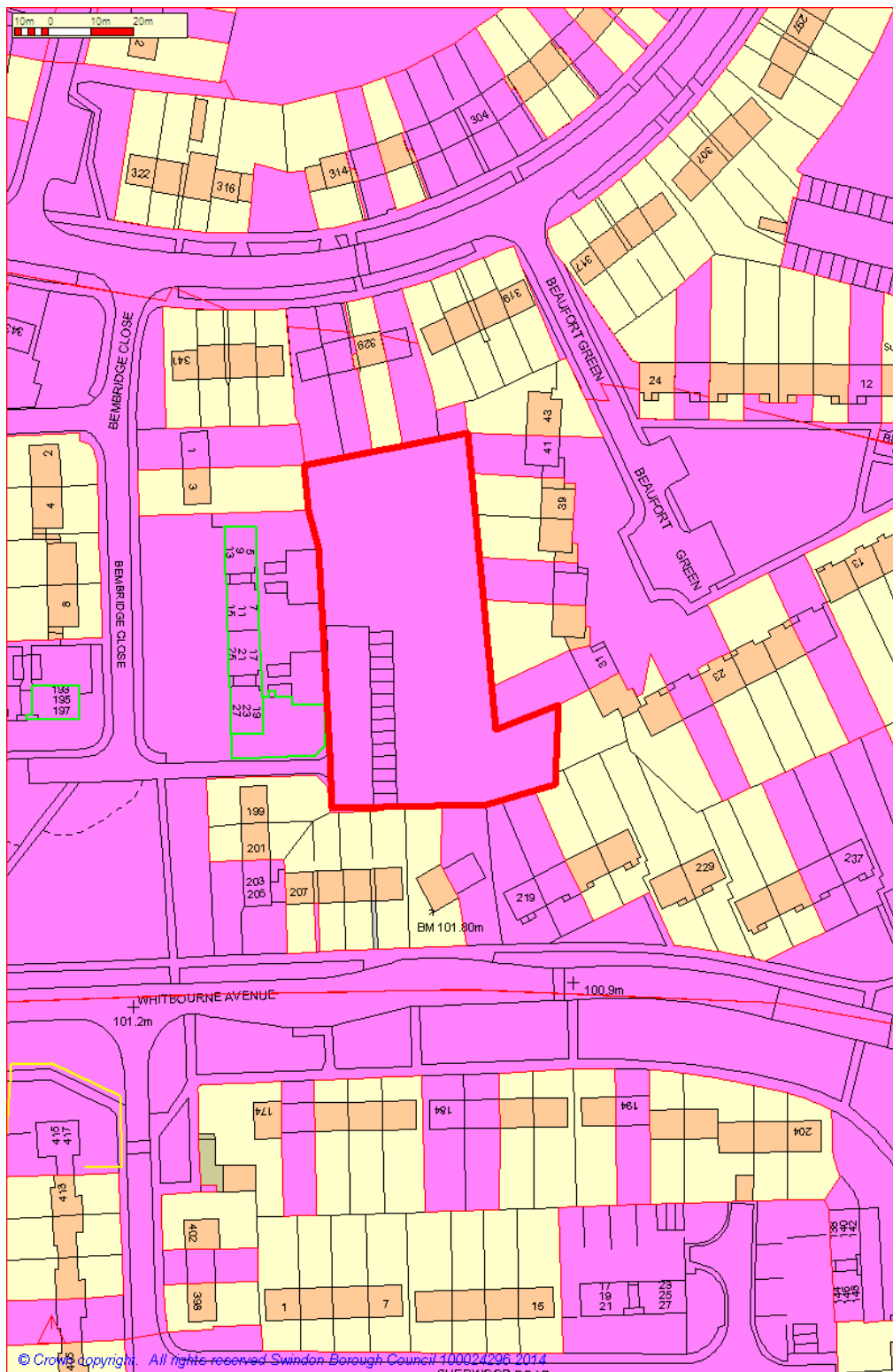


**Land at end of Linden Ave, Pinehurst**

Approx. 4,000m<sup>2</sup>




























## Land behind Bembridge Close / Beaufort Green, Park North

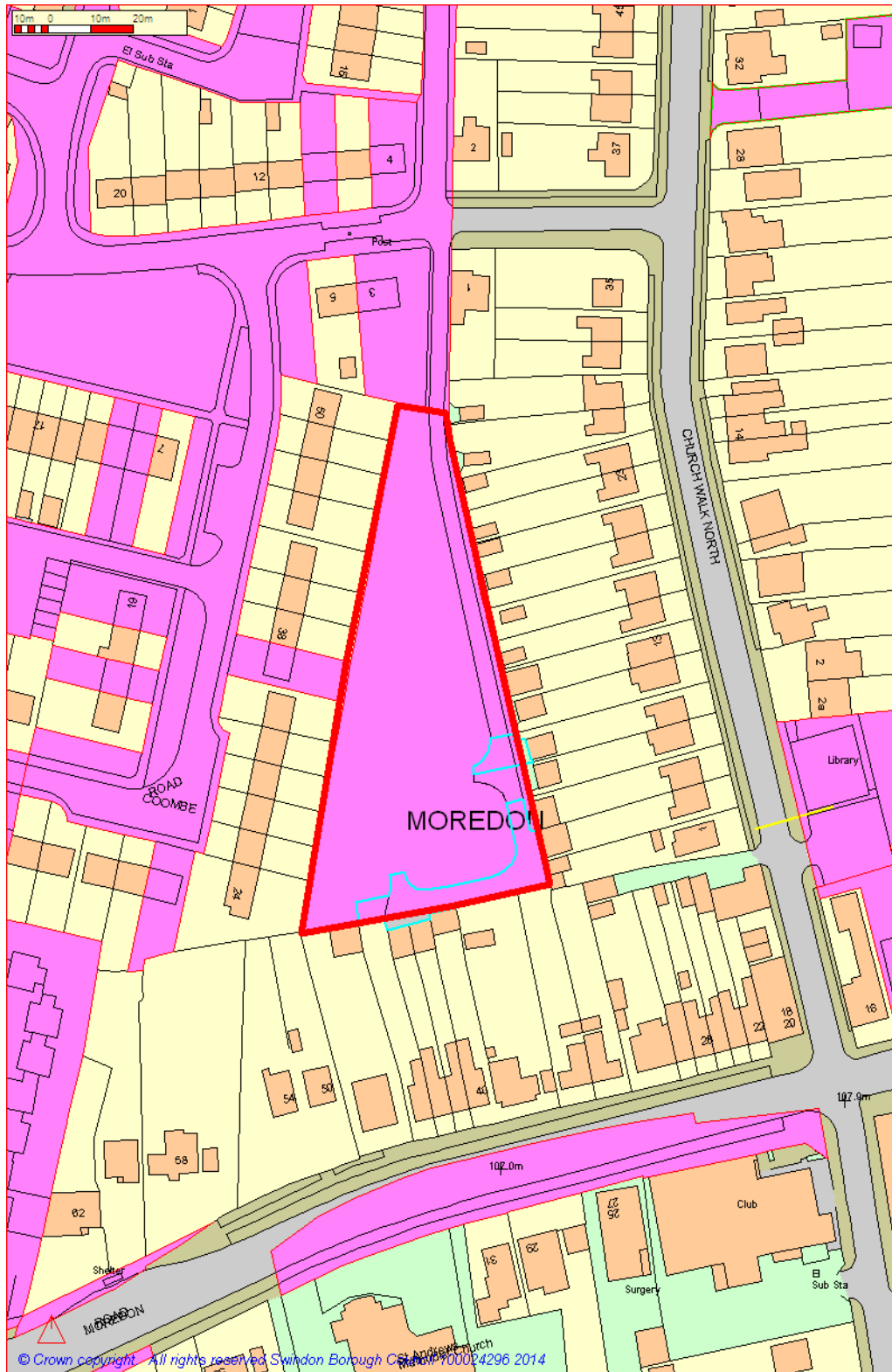


Area: Approx.3,000sqm

Ownership: SBC Property



SHLAA ref No.	Site Description		Ward	Settlement	Site Size (ha)	Estimated Capacity
419	Bembridge Close / Welcombe Avenue / Hartland Close, Park North (Backland)		Walcot and Park North	Swindon	0.31	12
						
Land Type	Brownfield	Current Use	Vacant/Garages	Surrounding Use	Residential	
Surrounding Housing Density	40			Applied Housing Density	40	
Suitability Stage A *	Settlement Boundary		Protected Areas and Heritage		Flood Risk Zone	
Environmental Assessment – Part B	Policy Restrictions					
Environmental Issues	Impact on Flora and Fauna				Impact on Historic, Cultural, Built Environment	
	Impact on Landscape Character				Impact on Strategic Green Corridors	
Resources	Mineral Resources				Air Quality	
	Source Protection Zones					
Sustainability	Access to Public Transport				Constraints to Delivery	
	Highway Access				Compatibility with Adjoining Uses	
	Land Status				Frequency of Bus Service	
Access to Facilities and Services	Access to Employment Provision				Distance to Nearest Health Centre	
	Distance to Nearest Primary School				Distance to Nearest Convenience Store	
	Distance to Nearest Secondary School				Distance to Nearest District Centre	

## Land behind Abbey View Road / Church Walk North, Moredon



Area: Approx. 3,500sqm

Ownership: SBC Housing

SHLAA ref No.	Site Description		Ward	Settlement	Site Size (ha)	Estimated Capacity
88	Triangle land rear of 1,3,5, Abbey View Road		Rodbourne Cheney	Swindon	0.33	10
						
Land Type	Greenfield	Current Use	Vacant / Derelict	Surrounding Use	Residential	
Surrounding Housing Density	30			Applied Housing Density	30	
Suitability Stage A *	Settlement Boundary		Protected Areas and Heritage		Flood Risk Zone	
Environmental Assessment – Part B	Policy Restrictions					
Environmental Issues	Impact on Flora and Fauna			Impact on Historic, Cultural, Built Environment		
	Impact on Landscape Character			Impact on Strategic Green Corridors		
Resources	Mineral Resources			Air Quality		
	Source Protection Zones					
Sustainability	Access to Public Transport			Constraints to Delivery		
	Frequency of Bus Service			Compatibility with Adjoining Uses		
	Highway Access			Land Status		
Access to Facilities and Services	Access to Employment Provision			Distance to Nearest Health Centre		
	Distance to Nearest Primary School			Distance to Nearest Convenience Store		
	Distance to Nearest Secondary School			Distance to Nearest District Centre		

## Appendix 2: Consultation Responses Received to the three LDO Sites at Formal Consultation Stages

### General Comments

Statutory Consultee	SSE	<p>At this stage, I can only provide general guidance on the provision of any electricity connections for future new developments from existing infrastructure, which can be provided subject to cost and time-scale.</p> <p>Where existing infrastructure is inadequate to support the increased demands from the new development, the costs of any necessary upstream reinforcement required would normally be apportioned between developer and DNO (Distribution Network Operator) in accordance with the current Statement of Charging Methodology agreed with the industry regulator (OFGEM). Maximum time-scales in these instances would not normally exceed around 2 years and should not therefore impede delivery of any proposed housing development.</p> <p><b>Conclusion</b></p> <p>I trust the above is helpful to you at this current stage of your deliberations and can be included in the proposed Assisted Living Housing LDOs, but you can contact me directly on the above telephone number should you require any further advice, particularly relating to specific sites.</p> <p>However, for your information and assistance, please see the attached <b>Appendix A</b>, which includes additional information in respect of the areas detailed in your additional sites document.</p>
Statutory Consultee	County Archaeologist	No comment to make on these.
Statutory Consultee	Environment Agency	Thank you for consulting the Environment Agency on the consultation draft of the above Assisted Living Housing Local Development Orders (LDOs). We have reviewed the draft conditions and design framework having regard to the context of each site. We have the following comments to

		<p>make.</p> <p><b>Environment Agency Position</b></p> <p>We have no objections to the proposed Local Development Orders.</p> <p><b>Advice to LPA</b></p> <p>Flood Risk</p> <p>All of the proposed sites are located in Flood Zone 1, according to our Flood Map. This Flood Zone is defined as land having a low probability of flooding; less than 0.1% probability in any given year. Therefore there is not considered to be a risk from fluvial (river) flooding to development on these sites.</p> <p>We recommend that you discuss the risk of flooding from other sources with the lead local flood authority (LLFA), in this case Swindon Borough Council, including the management of surface water flood risk.</p> <p>Environmental Permits</p> <p>We are pleased to see that the draft LDO informs that the requirement for Environmental Permits is not superseded.</p>
Statutory Consultee	Historic England	<p>Thank you for your letter of 10 March 2015 notifying Historic England of the local development orders relating to the above site. Our specialist staff have considered the information received and we do not wish to offer any comments on this occasion.</p> <p>Recommendation</p> <p>The application(s) should be determined in accordance with national and local policy guidance,</p>



		<p>and on the basis of your specialist conservation advice.</p> <p>It is not necessary for us to be consulted again on this application. However, if you would like further advice, please contact us to explain your request. We can then let you know if we are able to help further and agree a timetable with you.</p>
Statutory Consultee	Thames Water Utilities Ltd	<p>It is proposed that the LDO would grant planning permission for specified development in the area, subject to Conditions, without the need for a planning application.</p> <p>Water and sewerage undertakers have limited powers under the water industry act to prevent connection ahead of infrastructure upgrades and therefore rely heavily on the planning system to ensure infrastructure is provided ahead of development either through phasing or the use of Grampian style conditions.</p> <p>It is essential that developers demonstrate that adequate capacity exists both on and off the site to serve the development and that it would not lead to problems for existing users. In some circumstances this may make it necessary for developers to carry out appropriate studies to ascertain whether the proposed development will lead to overloading of existing water &amp; sewerage infrastructure. Where there is a capacity problem and no improvements are programmed by the water company, then the developer needs to contact the water authority to agree what improvements are required and how they will be funded prior to any occupation of the development.</p> <p>Thames Water therefore request that standard condition along the following lines attached to any</p>

		<p>deemed consent:</p> <p>“Development shall not commence until a water supply and drainage strategy detailing any on and/or off site drainage works, has been submitted to and approved by, the local planning authority in consultation with the water company. No discharge of foul or surface water from the site shall be accepted into the public system until the drainage works referred to in the strategy have been completed”.</p> <p>Reason - The development may lead to low water pressure and/or sewage flooding; to ensure that sufficient capacity is made available to cope with the new development; and in order to avoid adverse environmental impact upon the community.</p> <p>Thames Water support condition 8 regarding the discharge of surface water.</p>
Statutory Consultee	Natural England	I can confirm that Natural England has no comment to make with respect to this consultation.
Statutory Consultee	Highways England	We are content that the proposed LDOs will not have any detrimental effect on the strategic road network and on this basis offer no objection.
Statutory Consultee	Senior Conservation Officer	I have no heritage based comments to make regarding this LDO.



# Land behind Abbey View Road / Church Walk North, Moredon

Local Resident		<p>After receiving the letter about the proposed development behind churchwalk north myself and my wife have been left devastated at the thought of what this could mean for us in the future.</p> <p>1) taking away yet another valuable green space(loss of recreational space) which feels part of our community and turning it into a no go area for the people in the immediate area.</p> <p>2)extra cars that will be using this area that wont be entitled to do so and the many issues they bring.</p> <p>3)also these buildings could bring unwanted visitors to the area such youths hanging about causing trouble for these people who are expected to live there when really what they need is a stress free environment.</p> <p>4)loss of privacy/peace and quiet.</p> <p>5)increased density ie traffic and people.</p> <p>These are my main concerns regarding these plans hopefully you and your colleagues will take my concerns seriously</p>
Local Resident		<p>I am writing this to let you know of my objections to the proposed building of bungalows on the triangle of land off Abbey View Road/Church Walk North, Moredon LDO 2.</p> <p>R4 - Open Space. it must be demonstrated that its loss would not adversely affect the current or future recreational needs of the local population</p> <p>We the community regularly use this open green space to play, get together socially to have BBQ's and other events such as leisure and sporting activities.</p> <p>it is a safe place for the children to play without risk from traffic, my daughter learned to ride her</p>

		<p>bike in that safe zone and others play without causing a disturbance with noise to the neighbours, the loss of this area would adversely affect the local community as many local residents would lose an important recreational space.</p> <p><b>Backland and Infill SPD.</b></p> <p>Under the Backland and Infill Development SPD the design of any proposed housing development would need to take into account the local character as so the development is in harmony with its surroundings.</p> <p>The bungalows will be purpose designed for the following sections of the community:</p> <ul style="list-style-type: none"> <li>• elderly people with specialist care needs,</li> <li>• people with complex physical disabilities, and</li> <li>• people with autism</li> </ul> <p>The local character of the area is our garages, would you want to live surrounded by garages with vehicles coming and going early in the morning or late at night with changing working shift patterns. With the development being so close to the garages noise will become an issue for the residents of the bungalows.</p> <p><b>Backland and Infill SPD.</b></p> <p>Also the effect of amenity on nearby residents needs careful attention such as overlooking, privacy, sunlight, overshadowing and overbearing.</p> <p>The development will be overlooked by the surrounding houses from every upstairs window</p>
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		<p>Impact on Habitat for Fauna and Flora</p> <p>There is a single tree that lies within the middle of this site, not only is it used as a shaded area for the kids but for nesting birds</p> <p>also bats have been seen flying in the area, this must be taken into account</p> <p><b>Availability &amp; Overcoming Constraints,</b></p> <p>Ownership of the site is unknown, although it is assumed to be within SBC control. It is unclear whether any legal issues will affect development at the site.</p> <p>The road at the end of the site is owned by the residents of 38-44 moredon road, I feel it should be established as to whether there are any constraints/covenants on this land.</p> <p><b>Other objections</b></p> <p>Number 38 Moredon road was refused permission to build a single bungalow in the place of his garage on the grounds of extra vehicles coming and going to the property.</p> <p>now the application is for up to 10 bungalows in the same area.</p> <p>The extra traffic coming and going once the development has been built will have a serious impact on the area and will cause concern for the security of our property and garages as well for the road safety of local residents.</p>
Local Resident	■■■■■ ■■■■■	<p>I understand you have a proposed LDO for the land behind my property which is 1 Abbey View Road., Swindon, SN25 3DU.</p>

		<p>The access road I presume would be between number 1 and 3 Abbey View Road.</p> <p>Last year number 27 Church Walk North succeeded in getting planning permission to build a second double garage on the same land, according to your location plan this will no longer go ahead. Is this correct?</p> <p>I am not against the building of these bungalows as the green land is not used by local residents for anything worthwhile. However there are a few things that I would like explained though and these would be:</p> <p>How many bungalows are you proposing to build?  Will all the bungalows have parking spaces/garages?  The lane is very small and would not be able to withstand the extra traffic or the contractor lorries, how will this be dealt with?  The road from Church Walk North (the start of Abbey View Road) to the lane is in very bad condition, is this going to be improved?  These bungalows are housing people who need specialist and sometimes constant care will we then get care workers and even emergency services constantly coming and going?  Are we going to see an increase in parking in Abbey View Road?</p>
Local Resident		<p>Subject....LDO 2 for assisted living bungalows on the land to the rear of 1-35 Church Walk North</p> <p>I write in connection with the above mentioned planning application. I know the site very well and I strongly object to these plans.</p> <p><b>SITE SUITABILITY</b>  The land in question (site no 88 on the Swindon 2013 SHLAA report) is a long triangle shaped piece of land. It is accessed by only one point, furthest away Sent from my iPad</p> <p><b>TRAFFIC GENERATION/PARKING/SAFETY</b></p>

		<p>As mentioned above the rear of our homes is an area of already busy traffic/parking and to have more is worrying. Pedestrians and cyclists, along with our cars and visitors still need to be able to continue to use this back road, we cycle up there a lot to our houses. I assume the residents of the bungalows will have visitors/family/carers coming and going, maybe at opposite times to when residents come and go as residents tend to leave in the mornings for work and return after work. I can't see how so much traffic will be able to enter and leave such a small area safely. This will also mean an increase in traffic into Church Walk North as you can only get to the site via Church Walk North, parking is difficult here at times and if visitors to the bungalows can't park by the bungalows they would probably park on Church Walk North. I would also be concerned if emergency vehicles need to get to the rear of our houses or to the site there would not be much space to allow this.</p> <p><b>ADVERSE EFFECT ON RESIDENTIAL AMENITY OF NEIGHBOURS</b></p> <p>Loss of privacy is a big concern, my garden is currently open at the rear to allow light in, with a new set of bungalows being so close it would mean lots of people coming and going, I would feel more exposed and would need to enclose my garden with some sort of fencing. People living and visiting this area will be very close to our houses and be able to look up directly towards our bedroom and bathroom windows. More worryingly, our houses will be looking right over them, I'm not sure I like the idea of that, these people need special care and attention. They deserve better than living amongst garages and being overlooked so closely.</p> <p>Putting a new "community" into such a small proximity will undoubtedly generate more noise and density. Refuse collection lorries etc.</p> <p>The three streets surrounding the site are of 1900, 1930 and 1960 design, infilling with these bungalows will result in an unusual mix and will totally remove any space between the streets. I have not been made aware of what street or building lighting is being used but again I assume this affect us in our houses.</p> <p><b>LOSS OF GREEN SPACE</b></p> <p>I was very dismayed to read on the PAS website that the sites for the LDOs are mostly unused with "elderly residents". I do not know the other two sites but I assure you this one is not unused at</p>
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		<p>all. I have lived here for 13 years and have used it regularly,daily in the summer,as have lots of locals. It really is a much loved green space. We walk across it to each other's homes, we picnic on it, we stroll on it,we play team games on it and many many children play on it. It allows us to interact in ways which we would not normally be able to, I have made friends with locals through meeting them on it. It provides huge health and wellbeing benefits and it will do for future generations. In the Swindon 2013 SHLAA it states this site is greenfield, recreational and subject to R4 of the Local Plan "it must be demonstrated that it's loss would not adversely affect the current use or future recreational needs of the local population, or that alternative provision can be made of equivalent or better size, quality and access" . The loss of this land WILL adversely affect our recreational community needs. You may say there's a big green in Moredon but that is too far for the elderly people and smaller children to get to so access is not better plus it's quality is not better its often dirty and elder youths congregate there. My daughter is 11 she cried when she read the green might be built on,she and her friends are on it every day in warm weather. Even if you don't physically set foot on it every day just seeing it out of the window is beneficial to wellbeing.</p> <p>Section 8 of the National Planning Policy Framework - Promoting Healthy Communities subsection 69 reads "planners have an important role in facilitating social interaction and creating healthy, inclusive communities" I feel,this proposed build will not meet with this or with the majority of Section 8.</p> <p>A Green Infrastructure Strategy for Swindon 2010-2026, forward by Councillor Kevin Williams, states Swindon is a wealth of green spaces both within the town and countryside. Open spaces are knitted into the fabric of our town, greatly treasured by local people. They are part of our everyday lives; where we work, play and spend leisure time. This site IS knitted into our very fabric its been used for decades for leisure and recreation, jubilee parties etc. Please don't build in it, this is such a big change I really hope you can take more time to consider this plan. I hope you have visited the site, I asked James Graham who is on the LDO project and he hasn't, this concerns me that people who don't know or love the area are making big decisions to change it.</p> <p>Please can you read NPPF Section 8 sub sections 76 and 77. I have been advised by that we are entitled to ask planners to allow us to ask that the space is designated as Local Green Space. I have numerous neighbours who wish to do this so please can you respond to me urgently about</p>
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		<p>this as the land meets all the criteria in the sub sections.</p> <p>IN CONCLUSION</p> <p>I fully support the need for these types of bungalows but in this instance developing on this site may provide a benefit to around 8/10 people but would result in a loss to around 40 or more locals which does not seem balanced. It would also mean the loss of a beautiful much loved, much used greenfield space. I urge you as planners can we not find a brownfield site which would provide a nicer environment for the people with assisted living needs AND allow our community to keep a green space then everyone wins and no one loses out. Once the green is gone it can never be replaced. People are getting quite upset at the thought of losing it, so much so that they asked me to help with letters for you so I will separately be sending residents letters to you. I have typed some of them as they were unable to. Please take all comments into account and ensure they are noted by whoever is involved in this project and in the final decision making process. I'm fully aware of why you have prepared such an LDO but this will really change our community and its future, families have moved here because of the green and its built a really caring hard working family community which I feel should be sustained.</p> <p>There was no mention of the fact that elderly disabled people would be living surrounded by garages and I know that this was mentioned at that consultation meeting on 13 March. A lot of people are thinking that it's not the nicest environment as will be noisy and no view for them etc so please please can you make sure that this consideration is also looked at.</p>
Local Resident		<p>I am writing to found out how much the building would affect my home as i live at no 3 abbeyview rd, which is right next to the road access to the proposed site. I am concerned about the level of noise disturbance from more vehicles using the road day and night eg carers ect as they would be passing right next to my home and also the safety of mine and the young children that play outside my home with more cars using the road to access the new bungalows. Also the field you are considering using is widely used by many people to play with their children and for dog walkers ect , i understand that the buildings will help many people and give them a better way of living but i think that all aspects should be considered and what is better for all involved as we will lose a</p>

		<p>lovely green area if the building goes ahead. Could i have more information if this will be affecting my home eg widening of the road next to me as the plans dont really show that information.</p>
Local Resident		<p>I would like to raise an objection to the proposals to build up to eight bungalows on the land behind my house for the following reasons :</p> <p>Contrary to the data in your proposal, this is not derelict land : It is public recreational space which is used daily as a meeting and recreational space and by local dog walkers. There is a degree of privacy available which makes it a safe place for young children to play, and is also sufficiently private for young adults to meet and chat in the warmer weather.</p> <p>There is not enough space on that land for eight functional bungalows and the necessary parking spaces , and anything less then eight is contrary to the original requirements for the LDO, therefore the land is not suitable to meed the requirements of the LDO.</p> <p>I have considerable concerns about the additional traffic that the development will produce, particularly in the building stage when you will have to move all the spoil that is on that land in order to get to a building level, and then later in general use. There is already congestion on Church Walk North when all the parking spaces on the west side are taken, and the pavement on the east side of Church Walk North is frequently used as a road. I would also like to understand how you propose to get materials and workforce onto that site without considerable disruption to all the residents who keep their cars garaged there.</p> <p>I would also challenge the belief that the plots are close to the local amenities —another requirement of the LDO - there are no footways or shortcuts to the shops, and that is a long uphill walk from Abbey View Road to Blair Parade, and there are no parking spaces up there for tenants to use.</p> <p>I also have concerns on the amount of light spill this development will make - whilst the additional light may make the area more secure during the winter evenings, we currently enjoy pleasant dark</p>



		<p>gardens during the summer months, which will be spoilt by an unsympathetic lighting scheme.</p> <p>The existing residents use their garages for recreational use, and there are always people working on cars and motorbikes in the evenings and weekends, and as such this is not necessarily a quiet peaceful area suitable for the elderly</p> <p>I also wonder how many of your tenants will want to give up their existing houses to be stuck in little tiny boxes facing a row of ugly garages - but that is merely aesthetics.</p> <p>Finally, before you get us too excited, I would also like to know the nature of the spoil that is buried under that raised land. There is a good chance that it is the old pre-fab bungalows that were erected after the war, and simply bulldozed flat. If that is the case, there is every chance that there is asbestos in that ground. If that is the case, I do not want anybody disturbing that so close to the houses. I would hope that you do a thorough survey of that land before you use tax-payer's money to progress this further.</p>
Local Resident		<p>I would like to raise my objection to the proposed building development of homes on the green land at the back of Churchwalk South and Coombe Road for the following reasons:</p> <ol style="list-style-type: none"> <li>1. The area is within the boundary of 4 roads/streets. To get to it traffic will have to go down a narrow street, Churchwalk North, around into Abbey View Road (a cul-de-sac) and then between two houses. It is a very narrow entrance between these two houses into the development area. It is a danger to pedestrians especially children. A fire engine would probably not be able to pass between the two houses. Vehicles belonging to residents in the enclosed area parked in the narrow road by the garages and rear gates could restrict access to the proposed dwelling especially emergency vehicles.</li> <li>2. The green open area is used by the residents of the area especially children and young adults using it for recreation purposes. Recently there have been more families moving into the area and the green gives the area a more community feel. It is officially known as Coombe Road play area and should not be built on. "Let the children play!" The development will also overlook peoples gardens and bedrooms especially in Coombe Road</li> </ol>

		<p>as the land is higher than the surrounding houses and gardens. Levelling it will be dangerous as utility pipes etc may lay underneath it.</p> <p>3. The occupants of the proposed dwelling will be isolated from the community district shops and main road, bus services etc. There is no short cut onto the main road (Moredon Road) and if on foot a long walk around to the shops, doctors, vets and bus service is required. For these reasons alone you must not let this proposed development go ahead. It will also set a dangerous precedent.</p>
Local Resident		<p>I'm writing to confirm that the land to the rear of 1-35 Church Walk North is of particular importance and significance to the local community. It is a valuable, open, urban green space that provides numerous positive benefits to the community. It is, and has been, regularly used for many years by children to play on safely, for walking, relaxing, sports, picnicking, interacting with and meeting with other members of the community. It provides an immeasurable amount of pleasure and sense of community to the locals, as well as providing us with health and wellbeing benefits. I would like to see this land kept as an open green space for the community to continue to benefit from.</p>
Local Resident		<p>I strongly object to the building of any type on the green space behind Church Walk North. We need it as a green space. Developing this land will cause congestion and excess traffic problems as Church Walk North is not a through road and we have difficulty parking as it is. Streetlights in this area will be directly behind the bedrooms of our street, and Coombe Road and Moredon Road. It is also not a suitable place for elderly disabled people as it is surrounded by garages and it will be overlooked by our streets. It is a rotten idea altogether. Rotten for us as we lose a much loved and much used green space and rotten for the residents of the bungalows as they will be overlooked, with no privacy and surrounded by cars and garages.</p>
Local Resident		<p>I am writing to let you know I am objecting to this proposal of bungalows on the triangle of land off Abbey view Road. Church Walk North, Moredon LDO2. We the community use this open space</p>

		<p>for leisure and other activities. The children play games and we meet other people with their children, the loss of this area would affect the local people of Moredon. These bungalows are being built for elderly people with special needs, complex physical disabilities and with autism. These bungalows would be facing the garages, would you want to live there? With all the noise of vehicles coming and going early in the morning and late at night. We will be able to look out of our windows straight onto the bungalows, residents need careful attention to privacy. I fear we will not be able to use our garages when work starts. When we have visitors, because out the front there are no spaces our visitors park round the back, we also park around the back when there are no spaces out front. I have to be able to exit my garage as I'm in a wheel chair. Once the bungalows have been built, we would lose our ability to park out the back of our property. Number 38 Moredon Road was refused permission to convert their garage into a bungalow on the grounds that it is not in keeping with the local area, and because of the extra volume of traffic coming and going. I am extremely concerned about extra traffic coming and going for the safety of the residents and our property/garages.</p> <p>I feel we the residents have not been fully consulted about the bungalows being built and the impact the loss of land would have on the community.</p>
Local Resident		<p>I am writing in response to both your letter dated and looking at your plans on the 13<sup>th</sup> March. As a resident of the above property of some 24 years we have very real concerns about your plans. The access to the development has to use Abbey View Road which is also our access road. This road is barely wide enough for two cars to pass each other let alone the large vehicles needed for the development. As a good example, when the refuse collection comes down the roads, it itself blocks the roads for all the other users, this is where my concerns centre.</p> <p>a) The amount of ongoing traffic needed to develop the area, as I was told at your meeting, for about a year, is completely unacceptable for all users of Church Walk North, Abbey View Road and the users of the back road behind Foxhill Close.</p>

		<p>b) Once the development is complete the extra traffic generated on an ongoing basis to this small area would cause our living lifestyle to nose dive.</p> <p>I understand a suggestion was made to move the traffic island in Abbey View Road thus taking the strain of Church Walk North, this is a terrible suggestion as all traffic would have to pass through Moredon itself this would asking for an accident an idea that I would fight through the system. Though double yellow lines on Abbey View Road might help as vans use this road as a parking point, I feel we are missing another point. That is this very small triangular piece of grass that is being developed should be left as it has been since the area was developed some 60 YEARS ago, left for the enjoyment of the residents whose houses on all sides back onto it, left where generations of children have played safely. Is it really worth the cost, price, upheaval and misery for what will be about 5/6 very small homes. I understand Swindon needs homes however with all the outer town developments, is it really necessary to ruin what has been for all these years.</p>
Local Resident		<p>With regard to the Council plan to build bungalows on the 'Green' at Church Walk North I wish to object to this plan and keep the 'Green' for recreation as it is. The bungalows for the disabled seem a good idea if they are put in the <u>right place</u> the 'Green' is too small. They would look out on to backs of garages, not a nice view. This would make disabled people feel depressed I would think. Also there would be a traffic problem.</p>
Local Resident		<p>Please do not take our green away from us at the back of Church Walk North. We all need village green type places to go and meet to unwind when pressures get too much indoors, also to look out on a tree or two for birds and for us all to have something to look at. We all need to see green and trees for the mind and the soul, otherwise there will be lots more mental illnesses. People are putting up high fences, cars 4 x 4s, vans are all parking in the streets, people coming and going not seeing each other to speak to. People don't even know who their neighbours are. If there were greens wherever you build, which is happening on the new building areas more. But what about the older parts of towns taking down buildings and replacing them with more buildings.</p>

		People need spaces, greens, trees otherwise it will cause more problems not solve them.
Local Resident	████████	<p>While I am in favour of more homes for the disabled, I am against the proposal to build 6 – 8 bungalows to the rear of both Coombe Road and Church Walk North for the following reasons.</p> <ol style="list-style-type: none"> <li>1. The entrance to the site is unsuitable because it is narrow.</li> <li>2. There would be an increase in parking and Church Walk North is already congested.</li> <li>3. The outlook for the people who would be living in the bungalows would not be very pleasant, the only thing they would have to look out on would be garden fences on one side and garages on the other.</li> <li>4. The loss of green open space for the families in the local community, there is little about here as it is.</li> </ol> <p>Those are my objections.</p>
Local Resident	████████ ████████	<p>As a long term resident of Church Walk North, I wish to make my objections to this proposed development on the following grounds:</p> <ol style="list-style-type: none"> <li>1. This land provides a rare area of green space in this part of Rodbourne Cheney.</li> <li>2. The demography of this street is rapidly changing with more young families residing here and this piece of land provides them with a safe area on which to play.</li> <li>3. This is of great relevance because the street has become increasingly busy vehicle wise, with ever increasing on street parking.</li> <li>4. The proposed high density development is totally unsuitable as residents would be isolated</li> </ol>

		<p>from the community and would face onto Church Walk North's residents' rear accesses and garages.</p> <p>5. The 'consultation' held at St Andrew's Church was not at all transparent or informative.</p> <p>I feel that this area should remain a green space for the residents of this community.</p>
Local Resident		<p>Thank you for the briefing you gave the assembled throng at St Andrew's Church Hall on Friday of this week. At that meeting I raised some points and have given the matter considerable thought since. I wonder if you would give consideration to the following items and if possible reply.</p> <p>1. There is a possibility that as this land was used a dumping ground for materials from the demolition of the MAP bungalows formerly sited nearby and that some of those materials may be considered as contaminates. It is almost certain that the roofs and guttering were asbestos and as the dangers of asbestos were not so apparent at the time of demolition they may not have been disposed of correctly.</p> <p>2. There is a significant difference in levels between the garage access at the rear of Church Walk North and the fences of the houses in Coombe Road. I understand that the intention would be to lower the ground level of the bungalows. This may cause drainage problems for the bungalows.</p> <p>3. I assume that the sewage and storm water drainage would be directed to existing drains at the entrance to the site if capacity and the levels between the existing and new drains permit. If the bungalow levels are dropped this may affect this intention unless of course sewage is pumped. Thames Water are very keen that storm water is kept on site by means of soakaways. With large areas of grass being replaced with buildings and hard standing this would mean water that is at present disposed of by vegetation could increase ground saturation and could affect the gardens of Coombe Road.</p> <p>3. The last two years of my working life as a Building Site Manager for Leadbitter Construction I</p>

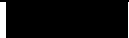
		<p>spent obtaining adoption certificates for the roads on similar sites we had constructed in Park South, North and Meadowcroft. I presume that the road into this development will also need to be adopted. I'm sure you will be aware that adopted roads normally have a 1 metre strip outside the kerb lines, these can take the form of pavements, service strips or grass. How will this affect the garage owners of Church Walk North. Will they lose this one metre? Will they need to upgrade the entrance to their garages to adoptable standards? Will they have to pay the Council for permission to cross this strip and employ a Council approved Contractor to carry out the work?</p> <p>4. There are considerations to be taken into account, especially in view of modern Health and Safety regulations, during construction, especially as the current hard standing road is used for access to garages. Separation of the works from the Public. Parking of contractors vehicles. If the sewers are to be routed through the proposed entrance there would need to be a complete withdrawal of access to residents whilst these works are completed.</p> <p>5. I have an email from James Graham stating that the existing trees are to be maintained however the plan shown on Friday shows the bungalows would encroach on the area where these trees are.</p> <p>6. What are the proposals for street lighting? This development will need to be well lit and secure in view of the intended occupants.</p> <p>7. What are the proposals for fencing adjacent to the rear of the houses in Coombe Road? I would imagine for the security of the occupants of the bungalows this would need to be 6'0 close boarded. If this was the case, how far away from the garden fences of Coombe Road would this be? Who would maintain the space between the fences and would this not provide a haven for undesirables to lurk especially at night?</p> <p>8. I agree with the residents who would like to keep this area as a place where their children can play, where they can walk their dogs etc. There is also quite a diverse selection of birds and</p>
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		<p>wildlife that use this area adding character to the environment we live in</p> <p>I appreciate the need for this type of development but feel that sites such as the other two mentioned on Friday would be more suitable as they are not destroying precious green areas.</p>
Local Resident	<div></div> <div></div>	<p>I am writing to raise my concerns about the proposed development to the land at the back of Church Walk North/Abbey View Road.</p> <p>I understand there is an application in for a LDO to be granted to develop this land into bungalows for elderly people.</p> <p>My concerns are;</p> <p>Increase in traffic in an already congested area – risks to children playing</p> <p>Road design not fit for the proposed purpose</p> <p>The view for any residents in the new developments would be garages (I do not consider this appealing option for any resident)</p> <p>Decreased parking for current residents</p> <p>The loss of green space</p> <p>Motorcycle users using the no through route from Abbey View road at speed – potential risk to elderly residents</p>



Local Resident		<p>As per our meeting 27th March and the plans to erect dwellings at rear of Coombe rd we strongly object on grounds that (1) we are already over congested with traffic as it is (2) we are losing too much green space much needed for children to play on (3) I am sure if a relative of mine was going to be trapped in a home there I would not be pleased your other options are far more suitable Yours faithfully Lesley Stratford 16 church walk north.</p>
Local Resident		<p>I am writing this email in response to your plans to develop the land at the rear of Church Walk North.</p> <p>I strongly object to these plans.</p> <p>I live in Church Walk North and have 2 young children who play on that area. That is the only place close to home where they can play safely away from roads.</p> <p>The loss of privacy, loss of green space, extra noise, extra traffic is not wanted or needed in this area.</p>
Local Resident		<p>I am writing to inform you of my absolute objection to any proposal of new development on the green between Coombe road and Church walk north.</p> <p>The reasons for this are as follows:</p> <p>1. The rd connecting Coombe road and Churchwalk north has been a problem for many years. There are personal security cameras on two of the houses facing this road due to the anti social behaviour. The cars and properties of Churchwalk north are constantly being damaged, most of which are not reported. This, therefore, is wholly unsuitable for the tenants of the proposed new</p>

		<p>properties due to their physical disabilities.</p> <p>2. Traffic and parking congestion is a major problem in Churchwalk North, this would add to an existing problem.</p> <p>3. It appears to me that the proposals of building work are one of panic and absent of proper thought and consideration to the the tenants of these buildings, not just because of the afore mentioned, but also due to the isolation of these buildings being squeezed in such a small space. Furthermore, the inconsideration for tenants/owners of the adjacent properties of Coombe road and Churchwalk North, that not only have to put up with the building works but also have to see more concrete erected and squeezed into this green space.</p> <p>Please regard this email as my petition AGAINST these developments.</p>
Local Resident		<p>I am writing to found out how much the building would affect my home as i live at no 3 abbeyview rd, which is right next to the road access to the proposed site. I am concerned about the level of noise disturbance from more vehicles using the road day and night eg carers ect as they would be passing right next to my home and also the safety of mine and the young children that play outside my home with more cars using the road to access the new bungalows. Also the field you are considering using is widely used by many people to play with their children and for dog walkers ect , i understand that the buildings will help many people and give them a better way of living but i think that all aspects should be considered and what is better for all involved as we will lose a lovely green area if the building goes ahead. Could i have more information if this will be affecting my home eg widening of the road next to me as the plans dont really show that information.</p>

Local Resident		<p>I am writing this to let you know of my objections to the proposed building of bungalows on the triangle of land off Abbey View Road/Church Walk North, Moredon LDO 2.</p> <p>R4 - Open Space. it must be demonstrated that its loss would not adversely affect the current or future recreational needs of the local population</p> <p>We the community regularly use this open green space to play, get together socially to have BBQ's and other events such as leisure and sporting activities.</p> <p>it is a safe place for the children to play without risk from traffic, my daughter learned to ride her bike in that safe zone and others play without causing a disturbance with noise to the neighbours, the loss of this area would adversely affect the local community as many local residents would loose an important recreational space.</p> <p><b>Backland and Infill SPD.</b></p> <p>Under the Backland and Infill Development SPD the design of any proposed housing development would need to take into account the local character as so the development is in harmony with its surroundings.</p> <p>The bungalows will be purpose designed for the following sections of the community:</p> <ul style="list-style-type: none"> <li>• elderly people with specialist care needs,</li> <li>• people with complex physical disabilities, and</li> <li>• people with autism</li> </ul> <p>The local character of the area is our garages, would you want to live surrounded by garages with vehicles coming and going early in the morning or late at night with changing working shift patterns. With the development being so close to the garages noise will become an issue for the</p>
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		<p>residents of the bungalows.</p> <p><b>Backland and Infill SPD.</b></p> <p>Also the effect of amenity on nearby residents needs careful attention such as overlooking, privacy, sunlight, overshadowing and overbearing.</p> <p>The development will be overlooked by the surrounding houses from every upstairs windows</p> <p><b>Impact on Habitat for Fauna and Flora</b></p> <p>There is a single tree that lies within the middle of this site, not only is it used as a shaded area for the kids but for nesting birds</p> <p>also bats have been seen flying in the area, this must be taken into account</p> <p><b>Availability &amp; Overcoming Constraints,</b></p> <p>Ownership of the site is unknown, although it is assumed to be within SBC control. It is unclear whether any legal issues will affect development at the site.</p> <p>The road at the end of the site is owned by the residents of 38-44 moredon road, I feel it should be established as to whether there are any constraints/covenants on this land.</p> <p><b>Other objections</b></p> <p>Number 38 Moredon road was refused permission to build a single bungalow in the place of his garage on the grounds of extra vehicles coming and going to the property.</p> <p>now the application is for up to 10 bungalows in the same area.</p> <p>The extra traffic coming and going once the development has been built will have a serious impact on the area and will cause concern for the security of our property and garages as well for the road</p>
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		safety of local residents.
Local Resident	■■■■■ ■■■■■	<p>Last year number 27 Church Walk North succeeded in getting planning permission to build a second double garage on the same land, according to your location plan this will no longer go ahead. Is this correct?</p> <p>I am not against the building of these bungalows as the green land is not used by local residents for anything worthwhile. However there are a few things that I would like explained though and these would be:</p> <p>How many bungalows are you proposing to build?</p> <p>Will all the bungalows have parking spaces/garages?</p> <p>The lane is very small and would not be able to withstand the extra traffic or the contractor lorries, how will this be dealt with?</p> <p>The road from Church Walk North (the start of Abbey View Road) to the lane is in very bad condition, is this going to be improved?</p> <p>These bungalows are housing people who need specialist and sometimes constant care will we then get care workers and even emergency services constantly coming and going?</p> <p>Are we going to see an increase in parking in Abbey View Road?</p>
Local Resident	■■■■■ ■■■■■	<p>Please reconsider about building on that small plot of land at the back of Church Walk North.</p> <p>Our god daughter, of 10 years old, plays and picnics there with our neighbours children where we can keep a safe eye on them at all times.</p> <p>Surely there must be plots of land that could be developed without taking away a small patch of</p>

		green that all the love kids use.
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### Land behind Bembridge Close / Beaufort Green, Park North

Local Resident		<p>I am emailing you with regards the above proposal for sheltered housing accommodation (consisting of bungalows) in Park North Swindon.</p> <p>I recently received a flyer in the post about the proposed development and the planning meeting that was to take place, I am afraid I was however indisposed and could not actually get to the meeting. It is only now that I am well enough to contact you, through my son-in-law, as I do not have access to emails etc myself.</p> <p>I am 68 years old and live at 169 Whitbourne Avenue. I have lived there nearly all my life and am very attached to my friends and acquaintances in the area. I am close to shops, my Sister, my nieces and nephews and my Grand-Nieces and Nephews. However, in order to have this connection with my family, I rely heavily on my car, as I cannot walk great distances. Herein lies the crux of the problem- I keep my car, safely, in one of the garages that has been earmarked for demolition to allow for this development.</p> <p>My car is close- I can walk the distance to it no problem, in any weather. It gives me a sense of security and independence to have it, and I would like to remain as independent for as long as possible. The area, as I am sure you are aware, can sometimes be a frightening area for an older gentleman, such as myself, and it is imperative that I have a garage to keep my car safe- any</p>
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		<p>threats to my safety would greatly upset me and risk my independence.</p>
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		<p>Therefore, I am writing to you to complain about the proposal- the garage is just about as far as I can walk to get my car, any further and I would lose almost all my independence. Therefore, I would ask you to reconsider the demolition of these garages.</p>
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Name	Address	Comments							
		1. Overall opinion of developing this site for independent living bungalows	2. Concerns with the 'flexible' bungalow plans	3. Concerns with the site layout	4. Current rear access	5. Changes would want to see	6. Landscaping measures or boundary treatments would want to see	7. Improvements to wider area	8. Other comments
		Not keen, it is a community space, kids play on the green. It would be better if max. 4 bungalows		8 bungalows is too many, 2-4 should be max.	N/A	Exit from site on mobility scooter could be dangerous as currently there is no visibility splay at 1 Abbey V Rd - would need to be improved		Abbey V Road needs to be resurfaced. Posts in middle of road to stop traffic going down Abbey V Rd need to be sorted as currently people go around them and still get by. Railings are required on Moredon Rd from school to Church Walk North.	Disagree with LDO, should go through regular planning process. Abbey V Rd is narrow and not suitable for construction vehicles. If this site is developed, then an alternative site should be provided for children to play i.e. fenced in/gated green area in front of 7 Abbey V Rd. <b>Mr Middleton wants to be notified about Planning Committee date.</b>
		Not happy because site does get used	No	Access from Abbey View Road is not big enough	N/A			Possibly yellow lines would help	Roads are too narrow, particularly Abbey View Rd and Church Walk North. Concerned about extra volume of traffic, construction traffic. Loss of space - won't be able to use the site for playing, picnics etc.
		Site not suitable. Concern about location of proposed development and loss of local open space	No	Not with site but with access to site, plus access down Church Walk North					The site is not suitable for severe LD or individuals with challenging behaviour
		In favour	Good idea	No	N/A	Need to allow for all groups not just elderly	Needs to be enclosed and secure	Access to site needs to be safe	Would like it to be available for younger people. Has son in William Robins and people don't like living there (bad neighbours). Need more sites like this in this area for younger people
		Good	No	No	N/A	No		Bring traffic in the other way i.e. block off Abbey V Rd entrance and bring in via Abbey V Rd (east side)	Under the impression that the site road is private. Should be addressed as Rodbourne Cheney, not Moredeon!
		Not happy, feels sorry for the current people who live overlooking the site	Yes	No	N/A	No	No	No	Not in favour of development
		Not suitable for 8 bungalows, but waste of land if only build 4 bungalows.	Do not want the bungalows to be extended too much - max. size. The bungalow footprints are not large enough.	Road on site needs to be wider	Yes, garage access - want to retain this		Site needs to be lowered. Green barrier to be provided to rear of Coombe Road properties	Parking issue on Church W North during the day when the dentist is open	LDO information not as on website! The site is not quiet as people use their rear garages as workshops, Harley Davidson track, etc. The site is not derelict, it is in daily use by locals. Garages are very tatty and could be a depressing environment. Solar panels (?)



Agrees with it	No - they are good	No	N/A	No	No	Post in middle of road on Abbey V Rd is not enough as people drive over the paths to get round - needs more	Currently lives overlooking William Robins and has no issues with the occupants there.
Great will help elderly	Seems o.k.	No	No	No	Strong 1.8m fence	No	
Good idea	Good idea		N/A				Concerned about construction disruption given works shift hours
	Don't want them to become houses in future		No		Make sure the site is well maintained	Existing parking issues. Stop people parking on grass verges	Concern about traffic on Church W North - it will further exacerbate traffic. <b>Could somebody from Highways contact us about the state of Church Walk North, traffic mounting the kerb to pass and speed of vehicles - 01793 617627</b>
No problem - unused ground	No, good idea		No			Church W North is an awful road. Consider opening Abbey V Rd	
No problem	No	No	No	No	No	Long distance for elderly residents to walk to get to the commercial centre	
Good idea - currently dumping ground	Good idea		No		Remove overgrown area, fly tipping	More parking	
Over development. Far too many - prefer 3		Concerns about access for Church W North residents				Parking on Church W North	Recognise the need for such bungalows
Oppse it. Prefer to keep it as open space		Bungalows will be overlooked. Garages are used	Yes, garage access - want to retain this				
Objects - would prefer to keep as open space							Traffic is horrendous in this area
Oppose it.						Too many cars will block access. Traffic issues	Concerned about obtrusive lights
Rather it is kept as open space. 2 or 3 bungalows at most		Access to garden	Yes, garage access - want to retain this			Traffic. Remove fly tipping in S/E corner	Paid for access to rear - £50 10s in 1960s
No objections		Ensure road is improved	Yes, garage access - want to retain this		Better road	Remove bollard on Abbey V Rd. Remove double yellow lines outside Church W North	
Would prefer it to remain as open space but accepts need for housing		Not too many bungalows	Yes, garage access - want to retain this (must have access at all times)				

Not to be made public

North	No objection - making good use of the land		Extra traffic and parking	Yes, garage access - want to retain this	No	Would like greenery and landscaping	Could double yellow lines between 1-7 Church W North be removed as it might act as a traffic calming measure	
	Consider max. 6 bungalows on the site would be enough		No, so long as ground level is reduced to avoid being overlooked.	Yes - require clear access for motorbike kept in rear garden	Concerns regarding rear access to property	Would like access to rear of property kept clear	No	Will this reduce the value of the houses in the existing area? Some concern about loss of existing green space that is used by the community
	Bad idea - it would result in the loss of a long established green space, used by local people. It's currently a relatively quiet area and it would result in more traffic and noise		Loss of green space	Yes, rear gate - would not want to retain if development goes ahead	Would NOT want to see the development go ahead	If development did go ahead, would want to ensure current privacy is retained	No	No
	Good idea, no strong objection	None	Concern about safety of elderly people who may use mobility scooters - could consideration be given to use a 'speed table' on access road near entrance to Abbey View Road	Yes, garage access - want to retain this. Concern that has 'blind spot' when driving out of existing garage which may be a problem with increased traffic to site	Would like to see raised area removed	No	Road surface by junction of Church Walk North and Abbey View Road is in poor condition	Has submitted planning application to purchase land opposite rear of his property to build a garage - this would have an impact on the proposed access to the site. As alternative, would like to purchase part of rear garden to 3 Abbey View Road. <b>ROB RICHARDS has been dealing with this.</b>
	Good idea	Just height of bungalows as wouldn't want to be overlooked		Yes, garage access - want to retain this	None	No	None	I think it's a good idea to develop the site and would support bungalows being put here
	No objection, but would not want to see any further change of use	Would want to ensure that the finish of external walls fits in with surrounding properties	Concerned about increased traffic and safety	No	No	No	Would be helpful to introduce a 20MPH speed limit to help maximise safety. Also problems with parking in Church Walk North	
	Not happy - meet on green, play, have picnics.		Worried about traffic and not being able to access the rear of property (garage). Parking by visitors	Yes, garage access - want to retain this		Tree should be kept		The site road is private
	Happy if it is for elderly		No, as long as they stay within the boundary	Yes, rear gate - want to retain this		Happy tree is staying	Parking - bays on the green on Abbey View Road	The people on Church Walk North own the road - it is not the Council's
	Brilliant idea	No		No - don't want access		No		Happy with it, think it's a good idea
	Oppose it. Most important thing is that children play on the green and have picnics. Lots of vehicles going in and out because people need access.	Vulnerable in tiny enclosed space - easy prey	Plot is too tiny		Build it in a different place	Grassed area is used, too small - there must be other areas		From experience, it would NOT be suitable for LD people
	Oppose it. Kids play on the green, prefer it to be kept as a green area. Site not suitable for new residents - go look at the garages			Yes, garage access - want to retain this			Main concern is Coombe Road residents wanting garages	We own the road, paid for it in the 1960s. Worried about the traffic as parking is already an issue

	Oppose it. Not happy - distraught. Everyone uses the grass area, play in the summer, negative effect on the community. While 6-8 people will benefit, 50+ people (who use grassed area) will not benefit	Good product but not on this area	The road being two way would make it busy - boy racers. More activity	Yes, garage access - want to retain this	Not here			Not a good use of space for the area - it is a quiet space, not a place for a new community. Adverse effect on local community - won't benefit the community - the view, the noise. Houses on Church W N paid a bit each for the road behind
	Good	No	No		No			People need to live somewhere
	Don't mind as long as it doesn't affect getting in and out of garage	N/A	No	Yes, garage access - want to retain this as use it for car	N/A		Some parking issues	Yobs congregate on the grass. Hedgehogs and foxes in the bushes in the corner
	Oppose it. Not happy, would not want it there. Use grassed area and they bought the house because of the grassed area - use it with grand children	N/A	Have caravan so need to get it in and out the back garden	Yes, garage access - want to retain this				Will there be street lighting? Don't want floodlights at back of the property. What is double road? Will they be able to get caravan out and car out of the garage?
	Supportive							
	No objections							
	No objections							Concerns about traffic and parking
								Concerns regarding the increase in traffic, loss of open space and preservation of existing tree
								Requested info about the site
	Oppose it							Utter shock/dismay as to the plans of the Council. Have enjoyed a relatively quiet and trouble free time here and wish to in the future, but these plans put this in jeopardy
	Not happy about the proposal of building on this land. I am totally against this, there is very little land and I can't see how this works.							Concerns with the poropsed build on the green at the back of my house. Purchased home because of location and the peace and quiet of the area. Concerns about value of home, what type of people this is going to attract to the area and the safety of myself and children. Brings the safety of the residenst and children into question. Affect lives of people who have chosen to buy properties in this area.
								Requested info about the site

		I am very opposed to the idea. Not only do I think it would be a shame to get rid of the green area to build on it, I feel that it is fairly small and would be a real eye-saw to all around it.	Church W North is a street full of old Victorian houses and I think that a new build would be extremely out of place.	Church W North is also a very small street with on street parking and only one access area so should this go ahead it would cause a huge degree of disruption and chaos for all the residents					I have lived here for 3yrs and have and auntie and cousin who live opposite. They live on the side the development would affect the most. We have used the area behind her house for many years to play with the kids and entertain other family and friends.
		The more I think about people living on the triangle of land behind our houses the more worrying it becomes, it will not be a street or cul de sac, it will be some bungalows fully surrounded by garages and rears of homes. It will be as though the residents are hidden away out of sight and it won't be safe for them. It will allow opportunities for crime as it will be an area with no house frontages near it. The residents will not be able to interact with the community as they will be behind it.							Detailed comments in e-mail about: site suitability, traffic generation/parking/safety, adverse effect on residential amenity of neighbours, loss of green space, conclusion. <b>Refer to full e-mail below</b>
		Very real concerns about your plans. This very small triangular piece of grass, that is being developed, should be left as it has been since the area was developed, some 60yrs ago, left for the enjoyment of the residents whose houses, on all sides back onto it, left where generations of children have played safely.		Is it really worth the cost, price, upheaval and misery for what will be about 5/6 very small houses. I understand Swindon needs homes, however with all the outer developments, is it really necessary to ruin what has been for all these years.				A suggestion was made to move the traffic island in Abbey V Rd, thus taking the strain fo Church Walk North, this is a terrible suggestion as all traffic would have to pass through Moredon itself, this would be asking for an accident. Though double yellow lines on Abbey V Rd might help, as vans use this road as a parking point.	To access the development , has to use Abbey V Rd, which is also our access. This road is barely wide enough for 2 cars to pass each other, let alone large vehicles needed for the development. Concerns - A) The amount of traffic needed to develop the area, for about a year, is completely unacceptable for all users of CWN, AVR, and the users of the back road behind Foxhill Close. B) Once the development is complete the extra traffic ganerated, on an ongoing basis, to this small area would cause our living lifestyle to nose dive.

Name	Address	Comments							
		1. Overall opinion of developing this site for independent living bungalows	2. Concerns with the ‘flexible’ bungalow plans	3. Concerns with the site layout	4. Garage block to be retained or demolished	5. Changes would want to see	6. Landscaping measures or boundary treatments would want to see	7. Improvements to wider area	8. Other comments
		Good idea	No	No	Demolished	For site to be developed			Extra parking on Bemridge (Mr P is disabled badge holder with car)
		Very good	No	As long as no more than 8no. bungalows then o.k.	Only just finished refurbishing garges!	No	6ft fence to be maintained	More parking - have had promises of this over past 10-15yrs	Whitbourne Ave has 2 bus lay-bys (Shaftesbury Ave end) with double yellow lines and yet buses do not come this way. This could be used for parking
		In favour of it	No	No	No issue with demolition if HRA gets money back to cover cost of recent refurbishment, otherwise to be retained	No	Secure fence to rear garden	Need to provide more parking (but not out of HRA budget)	Behind 327 Welcombe Ave there is Japanese Knotweed! There are foxes on the site.
		No objection	No					Need more parking along Whitbourne Ave	
		No problem - area behind overgrown and not used			Demolished - more room for bungalows			Parking - possible access from Whitbourne Ave	Major parking and access issues (getting lorries through, refuse vehicles, etc.). Grassed area for parking in front of flats.
		No concerns						Parking	Consider 2 bed for husband and wife (disability)
			No	Access road needs to be bigger, turning is very tight - emergency services getting to properties				More parking - maybe outside flats	Noise from building works. 1-bed would be suitable for uncle who needs care
		Happy with the way it is i.e. retain as green space	No	Noise from cars	No concern about demolition		Fencing preferred	More car parking spaces on Beaufort	Noise/disturbance. Impact on property value
					Retained - otherwise waste of money			Parking	
		No objection, seems o.k.	No	Traffic, construction				Parking	Access to site, traffic from builders, construction
		Has been anticipated. Land is currently wasted		Want to retain access to rear				Parking. Loss of parking spaces needs mitigation	Fox families in northern hedge
		Good idea	More storage. Wide enough for Neo-base wheelchair. Make sure the veranda has plug or socket to charge chairs (26" or 66cm wide, over 1m long)					Parking. Access to Bembridge Close	

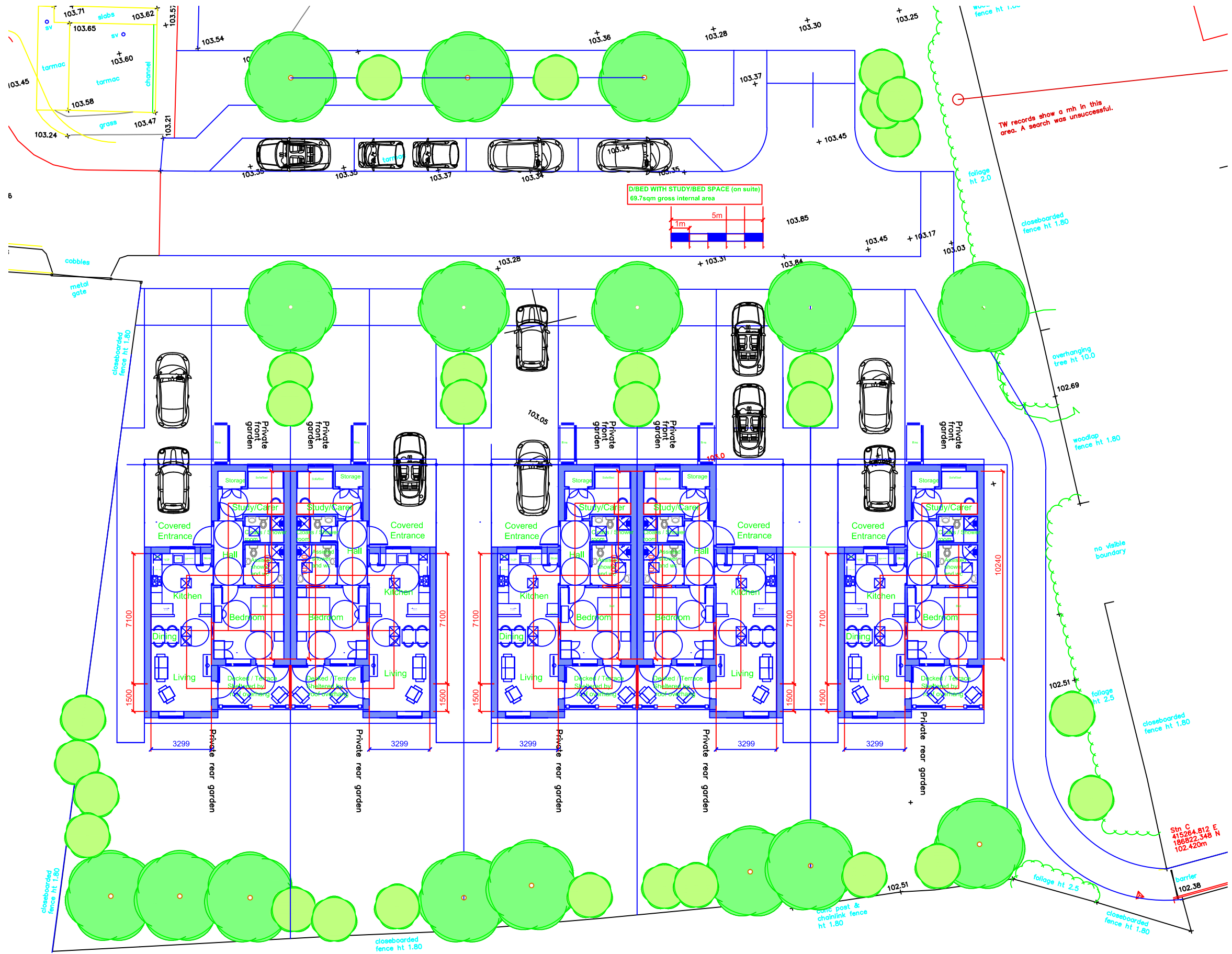
In favour	No		Disappointed if gargaes were to be demolished - waste of money. Also loss	Traffic and access to site		Parking	
		Would like to get rid of existing hedgerows	Garages are a mess				
		Wants to retain access to rear garden. Loss of <u>extended garden at No.29</u> . Access to site is poor (cars block road to garages)	Retained - unless by demolishing would move bungalows away from his property			Parking	<b>Wants notification of planning committee meeting 07595 026880</b>
No objection			Retained. Alternative provided			Parking. Access to site	
I do not have any issue with the planned development. I am completely in favour of providing living accommodation for those that are in need of assistance to live as independently as possible especially those with disabilities.		The current access is quite limited down a narrow road and we frequently have issues with visitors who park along it.	Retained. Some of the garages, mine included, are in frequent use.			Parking within this area is also very limited and with additional occupants/visitors the issue will only get worse. Has any thought been put into the provision of increased parking? There is a lot of wasted grassed area outside the flats of Bembridge Close, maybe this could be considered and developed into a local parking area?	I am presuming the garages will remain and the development will not affect the use of them but I am concerned about the access to and from the garages whilst the development is in progress. This area and the surrounds are also a regular venue for fly tipping.
			Retained - refer to 'other comments'				I rely heavily on my car, as I cannot walk great distances. I keep my car, safely, in one of the garages that has been earmarked for demolition. The garage is just about as far as I can walk to get my car, any further and I would lose almost all my independence. Therefore, I would ask you to reconsider the demolition of these garages.
Supports the bungalow scheme							

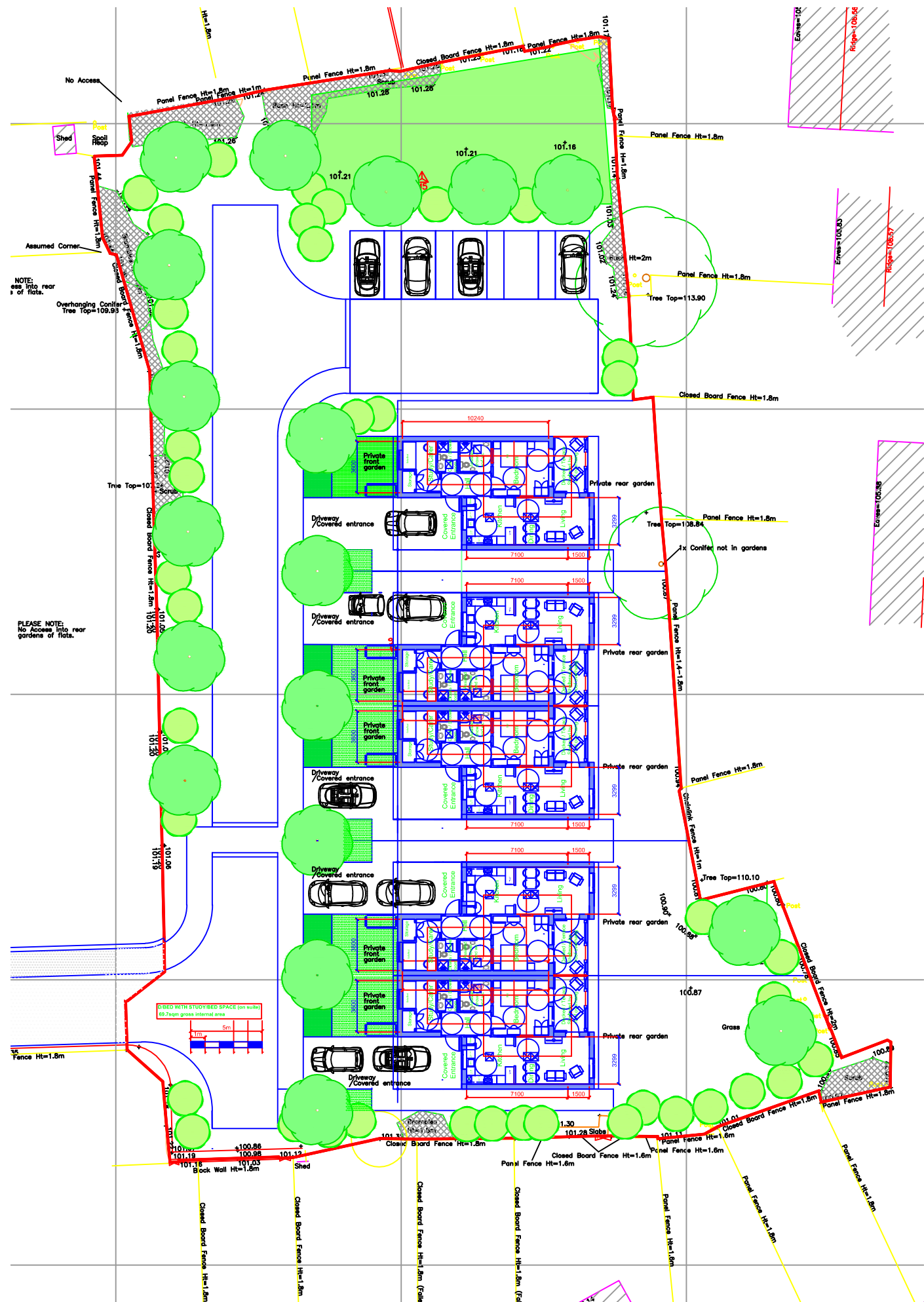
Name	Address	Comments								
		1. Overall opinion of developing this site for independent living bungalows	2. Concerns with the ‘flexible’ bungalow plans	3. Concerns with the site layout	4. Changes would want to see	5. Landscaping measures or boundary treatments would want to see	6. Which current access to be developed as main access to development	7. What to do with proposed open space	8. Improvements to wider area	9. Other comments
		Seems o.k. but would prefer building it somewhere else	None	No	No	Small hedges and trees	Linden Ave	Tree planting	None	None
		Yes, very good	No	No	No	No	Linden Ave	Leave as green space	No	
		It's not right. Won't make a difference. Overlooked. Promise of being made into a park. Generally against the build.		No	Parking - safe area	No		Open space - park	Better improvements to parks. Make new parks in Pinehurst	
		Should not be built. Already taking away a lot of green areas	We should not put people with needs in a section. They should be mixed into general society	Access is not good - dead end, bottle neck. Logistics don't add up	The area should be properly maintained and made a play park. Used by local young people	N/A	Neither - whichever access is chosen will impact on limited green area. Friction will ensue. Sycamore entrance would be awful, as would Linden - so access alone means this idea is a bad one.	The whole area should be a safe place for children to play	More litter bins	If this all goes ahead, another meeting like today should be held to show details of what will actually be built i.e. plans of proposal, access, buildings, paths. Finished plans and artists impression of the bungalows and road
		Idea is a good one.	Idea is fine but need to keep green space	Fine	N/A	N/A	Linden Ave	Unsure		Not sure if consultation will reach enough people - it is too quick to ensure opinion. Should have alternative, broader, wider consultation
		Not happy	Support concept but disagree with location		Smaller, takes over too much space and too dominant on existing houses. Prefers it not to be there	High quality	Both are dreadful. Linden is too narrow and Sycamore would be over green space	Neighbours need to agree this	More play area and youth resources	More green areas and trees
		Sad to see loss of open space, but supportive if helps people and isn't problematic	Who lives there?	Want to retain parking on Linden Ave		No	Sycamore Grove	More trees, play equipment	Play equipment on The Circle. Better lighting on The Circle and Pinehurst Road	
		Very supportive	They are needed. Possibly need to be larger	Open space may be a problem					Provide play park at Pinetrees	
		No objection	Not really	No		Keep it simple - easy maintenance	Linden may be too narrow - prefer Sycamore Gr	Tress and landscaping	Parking at Pinetrees - people park on road instead of car park	
		Not a good site - children and teenagers in the area		Don't join up Sycamore and Linden - want to keep it as a dead-end				Play equipment	What about using The Venny? Provied play equipment at Pinetrees	Needs to be safe
		Support	No				Sycamore Grove provided Sycamore gets access to Poplar Ave	Keep as is	Access out of Sycamore to stop Myrtle Gardens being a rat run	

	Sad to lose open space	Not especially		Fewer properties		Not sure	Community garden area e.g. allotments	Footpaths are rough - hard for buggies to cross	
	No objection to bungalows but green to be flattened for play	No	No, need to keep green.		N/A	Linden Ave	Allotments for children covered by PIF (community learning). Involve them with garden project	Linden Ave is quite narrow	Don't want children's play area
	Alright	No, good idea for different needs	No	No		Probably Linden Ave	Trees	No	Would be intersted in one of the bungalows as current accommodation not suitable anymore
	Shame as so nice and quiet, but it's different when children play - so can see advantage of building bungalows here	No	No	No	Remove green shrubbery behind Cherry Tree Grove as currently dumping area. Secure fencing required	Linden Ave	Tree planting (but needs to be maintained)	Local roads need to be resurfaced	Would like the green to be looked after
	Really pleased, good use of space	Good idea	No	Block off alleyway, as it is a trouble spot	No	Linden Ave	New trees, open aspect	Improve traffic on Cricklade Road as always choca-block. Speeding issues down Acacia Grove	Remove rail at end of alleyway on Cherry Tree Grove and replace with concrete bollard. Need to improve the lighting along the alley and in this area. Provide CCTV down the alley as loitering plus other issues. Would be happy for alley to be blocked off completely
	It's o.k., people have to live somewhere	No	No	No	No	Linden Ave	For kids - park, green area	None	No
	Concern about extra traffic coming into Linden Ave. Lots of children in Linden and danger of it being busy	N/A	N/A	N/A	Worried about the access. Linden is very small	Sycamore Grove	For children		Linden Ave is very thin, not a 2-way road (cul-de-sac)
	Worried that children are there and complaints could be made by proposed elderly and LD people. Really noisy out there as all children in the area are there	N/A	Would there be speed bumps as people race there to turn around	Keep some parking spaces for visitors		Sycamore Grove	Childrens football area - goal posts	Doctors at Pintrees	Play area for little children
	Would not affect me	No - think it is a good idea as so many people need help	N/A	N/A	N/A	Doesn't affect me	Tree planting - better for old people	No	
	Happy	No	Where the entrance will be	Unblock the end of Sycamore Gr and shut off between Cherry Tree Gr and Sycamore Gr		Linden Ave - Sycamore is blocked at the end so traffic comes through Cherry Tree Grove	Children's kickabout area - nice green area for residents of bungalows		Problems with access
	Not suitable - back of Hawthorns would be more suitable as there is more land		Off road parking. When they put in yellow lines, they offered off road parking in Linden Ave	Keep as it is	Doesn't affect me		Childrens play area	Parking at Pinetrees - people park on road instead of car park	We do need bungalows in Pinehurst but the area is unsuitable. Not a good site, much better at Hawthorns
	All for it	Fine	No concerns			No views	Kickabout area - basketball area would be nice	Need somewhere for children to play - something more suitable	



	Good	Good, suits needs. Bedroom 2 could be larger suitable for 3/4 or double bed	Small private rear gardens, large enough for patio furniture and shed	No	Close boarded fencing 1.8m	Linden Ave	To be accessible, but don't spend too much money on this area	Get rid of traffic calming humps in roads	Interested in bungalow as Mr T has motor neuron and so his health will deteriorate, so would be suitable



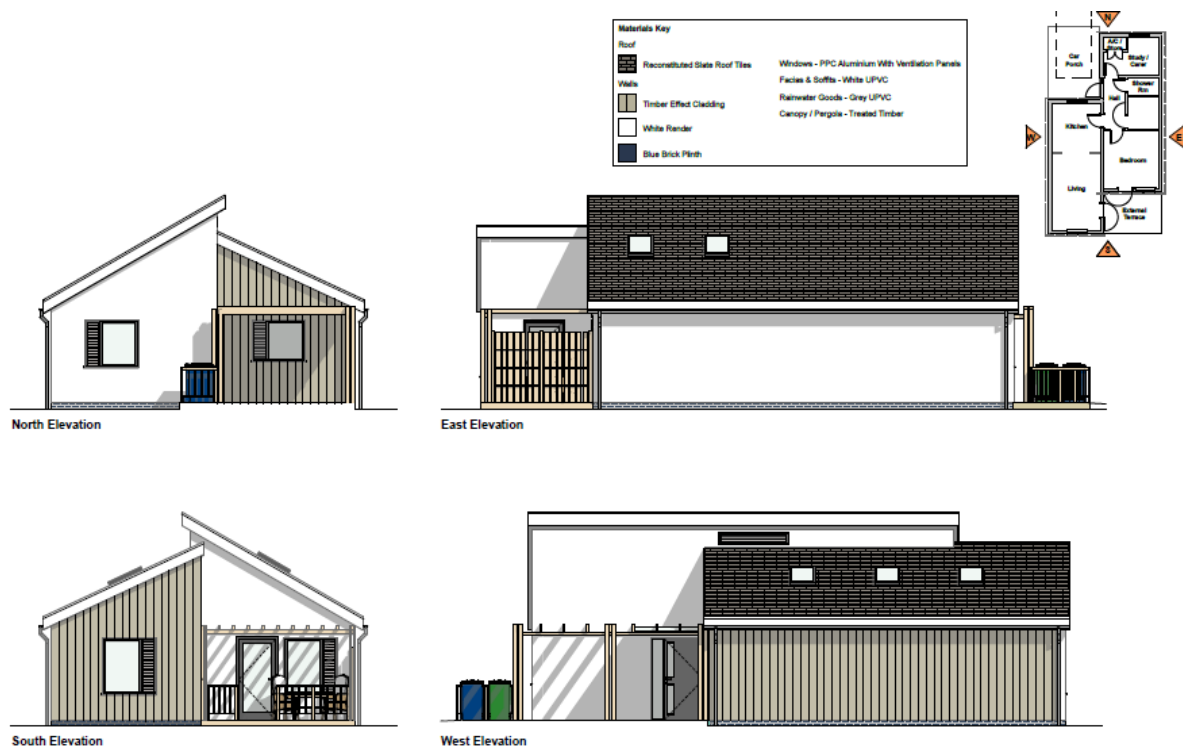


# SWINDON ASSISTED LIVING HOUSING LOCAL DEVELOPMENT ORDERS

8<sup>th</sup> December 2015

## Statement of Reasons

- **Assisted Living Housing LDO 1: Land at end of Linden Ave / Sycamore Grove, Pinehurst**
- **Assisted Living Housing LDO 2: Land behind Bembridge Close / Beaufort Green, Park North**



Swindon Assisted Living Unit • Swindon Borough Council • Detached Unit Elevations

Date • NTS@A3 • 5189-F-800

Images and plans supplied by  
Quattro Design Architects, www.quattrodesign.co.uk  
collaborative culture sustainable buildings

## **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.



Swindon Assisted Living Unit • Swindon Borough Council • Indicative 3D Sketches

Date • NTS@A3 • 5189-F-3000

Integrated design supported by:  
Quattro Design Architects [www.quattrodesign.co.uk](http://www.quattrodesign.co.uk)  
collaborative culture sustainable buildings

## **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](mailto: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.

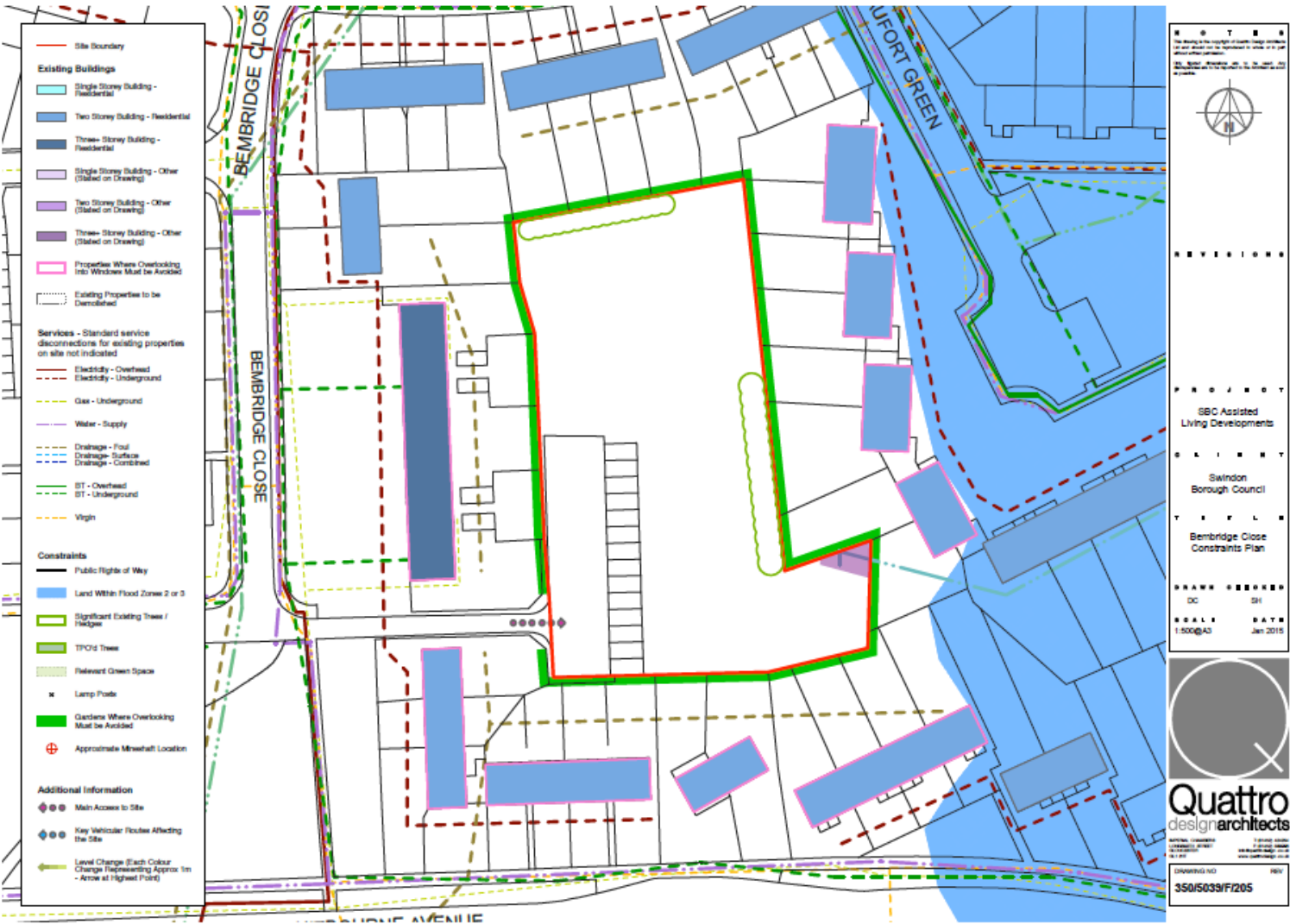
The LDO provides safeguards to ensure that each bungalow is designed in a way that does not cause an adverse impact on the other bungalows in the scheme or on existing neighbouring properties.

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 behind Bembridge Close / Beaufort Green, Park North

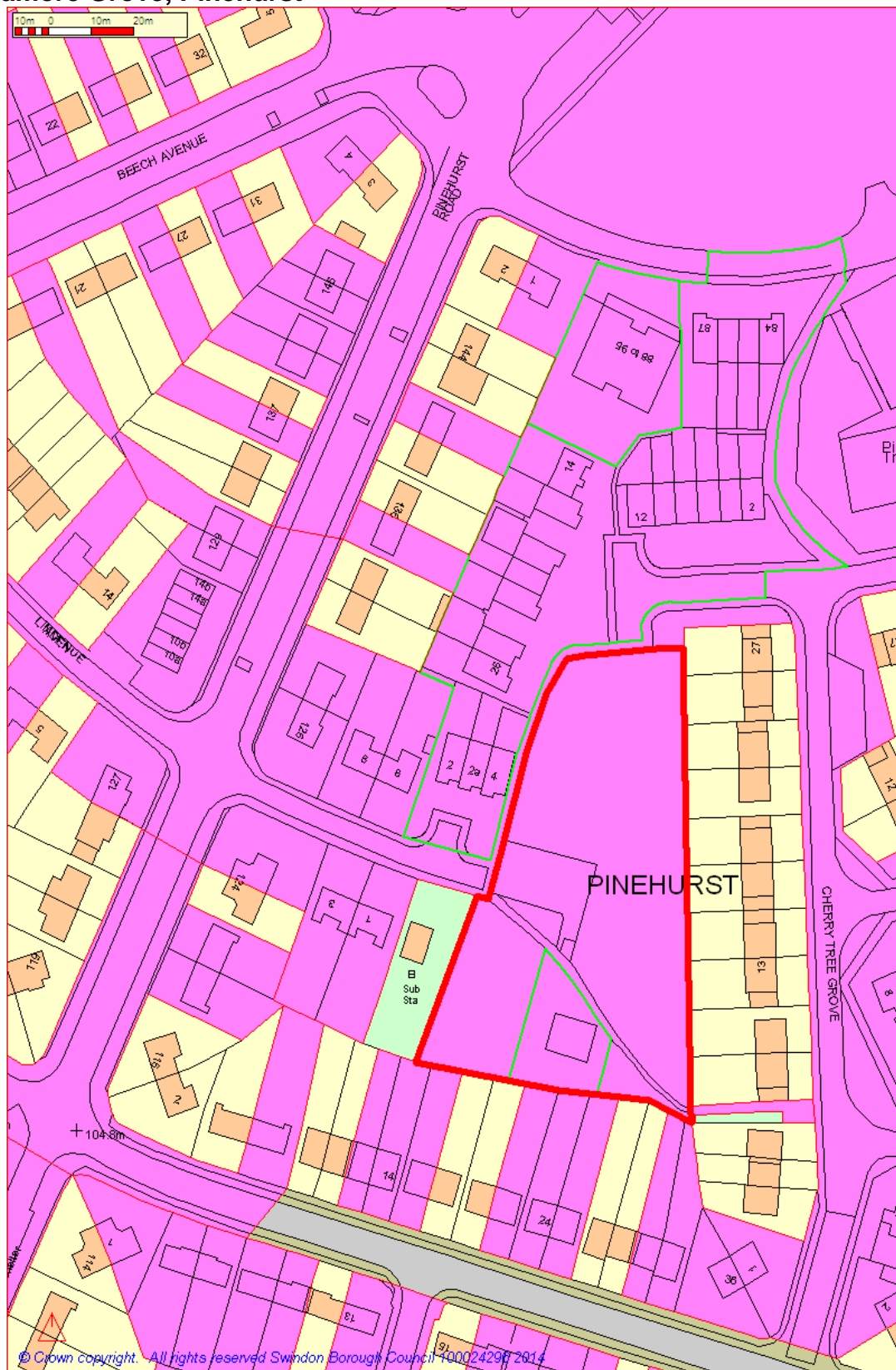




Site Constraints Plan: Land at end of Linden Ave / Sycamore Grove, Pinehurst

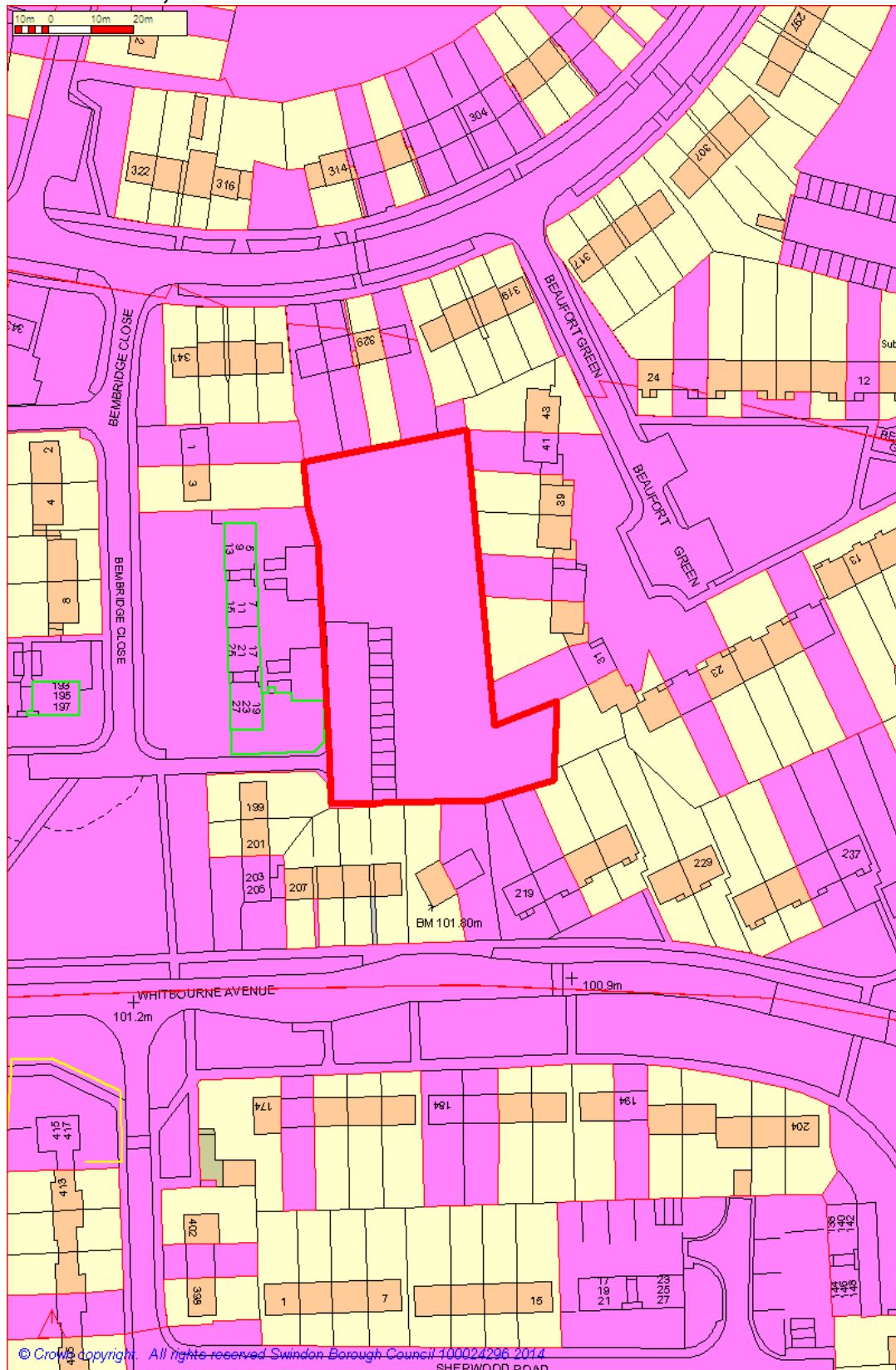


**Location Plan: Assisted Living Housing LDO 1: Land at end of Linden Ave / Sycamore Grove, Pinehurst**





**Location Plan: Assisted Living Housing LDO 3: Land behind Bembridge Close / Beaufort Green, Park North**



# **SWINDON ASSISTED LIVING HOUSING LOCAL DEVELOPMENT ORDERS**

**8<sup>th</sup> December 2015**

- **Assisted Living Housing LDO 1: Land at end of Linden Ave / Sycamore Grove, Pinehurst**
- **Assisted Living Housing LDO 2: Land behind Bembridge Close / Beaufort Green, Park North**

## **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 (LDOs) upon development proposals demonstrating compliance with the Conditions of the LDOs.

## **Detailed Description**

The homes will be purpose designed, modular bungalows. This flexibility will enable each home to be designed to the specific needs and specifications of its occupant.

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.

## **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

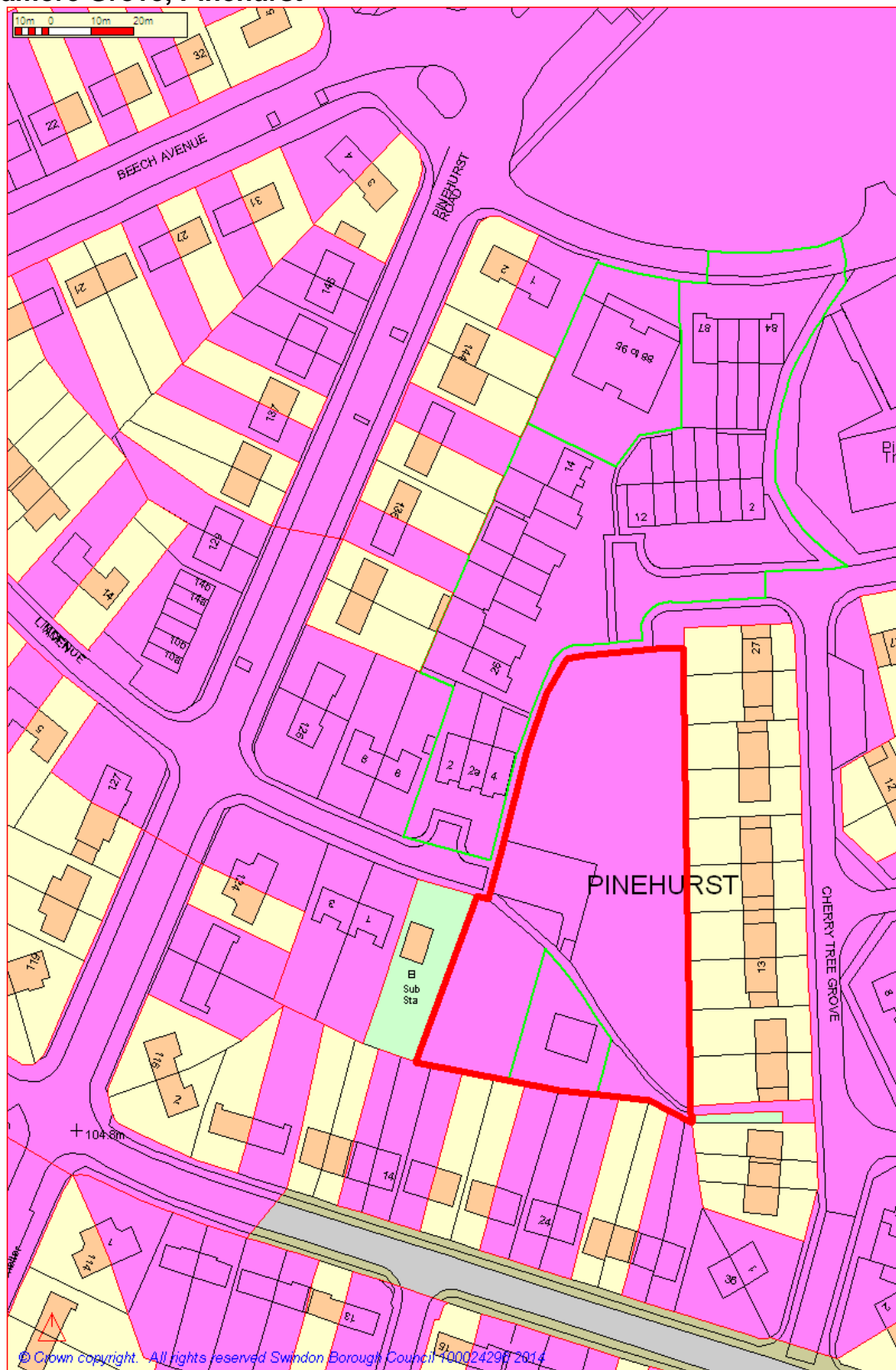
18. Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 (or any order revoking and re-enacting that Order), the use of the garage hereby permitted shall be limited to the domestic and private needs of the occupier and shall not be used for any business or other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

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

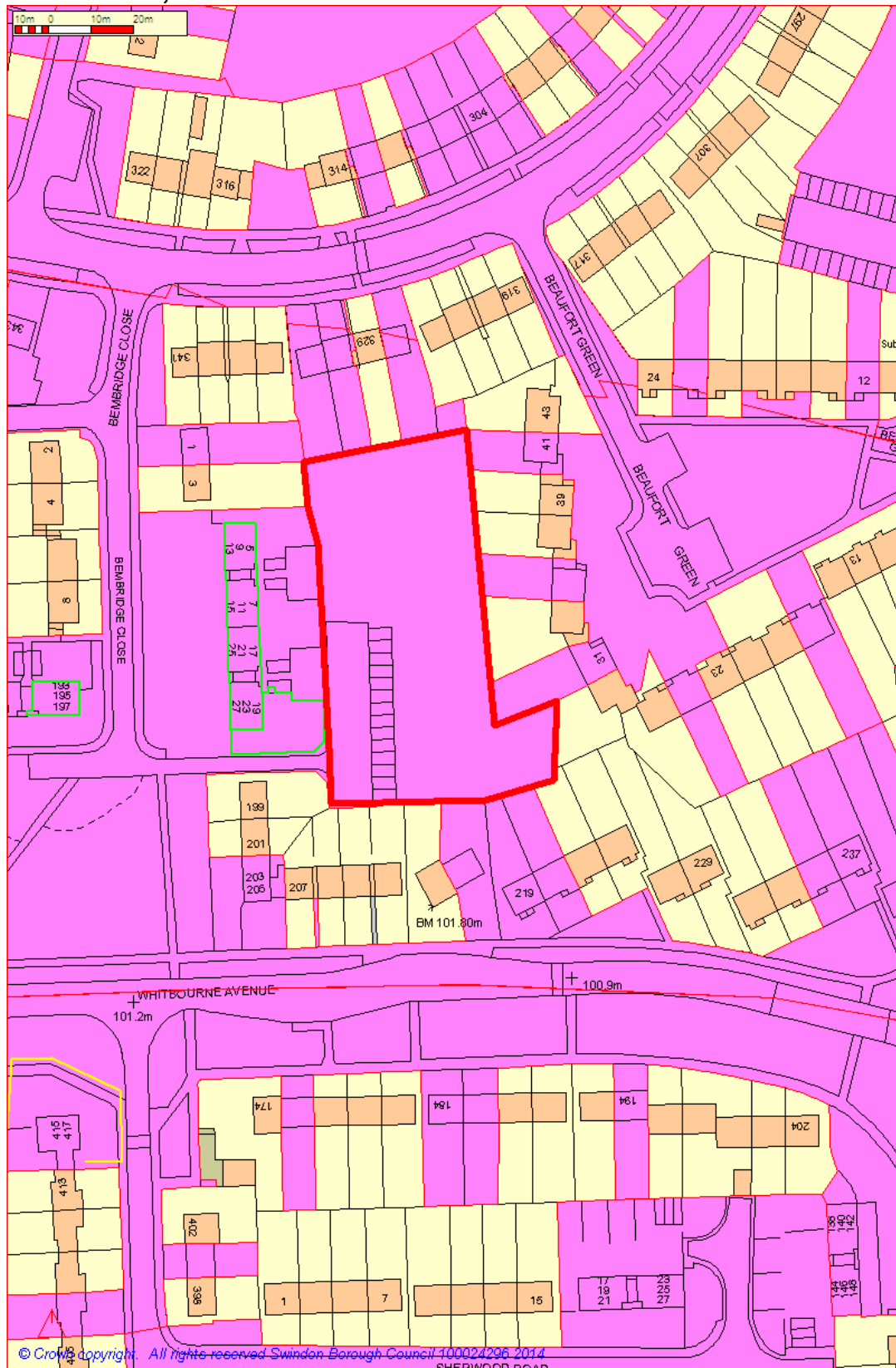
### **Informatives**

- 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](mailto: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.

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



**Location Plan: Assisted Living Housing LDO 3: Land behind Bembridge Close / Beaufort Green, Park North**





## PLANNING AGREEMENTS

**PLANNING COMMITTEE**

**8<sup>th</sup> December 2015**

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**Author: DIRECTOR OF LAW AND DEMOCRATIC SERVICES**

**Parish / Wards Affected: ALL**

### **Purpose**

The purpose of this report is to inform members as to the current position in relation to Deeds of Planning Obligation (i.e. Section 106 Agreement or Section 106 Unilateral Undertaking) authorised by the Council in its role as local planning authority.

### **Recommendation**

Planning Committee is requested to note this report.

### **1. Reason**

To keep members informed as to the current position regarding Deeds of Planning Obligation.

### **2. Detail**

- 2.1 The attached schedule sets out the current position in relation to Deeds of Planning Obligation.
- 2.2 Deeds of Planning Obligation are entered into pursuant to section 106 of the Town and Country Planning Act 1990 (as amended) between developers and local planning authorities which either require the developer to do something or restricts what can be done with land following the granting of planning permission. These Deeds may:
  - Impose restrictions on the land e.g. the surrender of a previous and inconsistent planning consent.
  - Impose positive obligations e.g. a Green Travel Plan or the provision of affordable housing.
  - Require the land to be used in a particular way e.g. use of part of a housing site for a play area.
  - Require money to be paid to the authority e.g. payment for maintenance of play areas or payment of developer contributions towards infrastructure costs.

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Further information on the subject of this report can be obtained from Stephen Taylor Director of Law and Democratic Services on *Direct Dial No.463012* or Email [staylor@swindon.gov.uk](mailto:staylor@swindon.gov.uk).

## PLANNING AGREEMENTS

**PLANNING COMMITTEE**

**8<sup>th</sup> December 2015**

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- 2.3 There must be a clear link between the planning application and the Planning Obligation. Prior to the coming into effect of the Community Infrastructure Levy Regulations 2010 (CIL), the following tests must be satisfied for a planning obligation to be valid. It must be:
- Necessary
  - Relevant to planning
  - Directly related to the proposed development
  - Fairly and reasonably related in scale and kind to the proposed development and
  - Reasonable in all other aspects
- 2.4 Under the Community Infrastructure Levy Regulations 2010 (CIL), three of the above tests have now become statutory. It is now a statutory requirement (Regulation 122) that in order for a planning obligation to form a reason for grant of planning permission, the obligation must meet the following three tests:
- necessary to make the development acceptable in planning terms;
  - directly related to the development; and
  - fairly and reasonably related in scale and kind to the development.
- 2.5 A developer who enters into a Deed of Planning Obligation must have an “interest” in the land. In other words, he must own the freehold of the land, or have a leasehold interest, or some other legal interest in the land. Ideally a mortgagee must also be bound by the Planning Obligation. The Planning Obligation runs with the land. Any subsequent purchaser of the land affected by the Planning Obligation will therefore be bound by its terms.
- 2.6 If a developer is in breach of any of the terms of a Deed of Planning Obligation, he/she is deemed to be in breach of a covenant. The consequence is that the local planning authority may bring proceedings in the County Court for an injunction to compel the developer to perform the particular obligation. In addition, damages may also be sought. A developer may apply for variation or discharge of an obligation. If the local planning authority agrees, then a Deed of Variation will be entered into by the Council and the Developer.
- 2.7 It is in the interest of the Council that Deeds of Planning Obligation are completed without delay so that planning permissions can be issued and development facilitated. This does, however, also require co-operation from the developer and/or their solicitor in order that agreement can be reached on the terms to be included within the legal documentation.

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Further information on the subject of this report can be obtained from Stephen Taylor  
Director of Law and Democratic Services on *Direct Dial No.463012* or Email  
staylor@swindon.gov.uk.

## PLANNING AGREEMENTS

### PLANNING COMMITTEE

8<sup>th</sup> December 2015

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2.8 The Director of Law and Democratic Services aims to present a monitoring report to members on a quarterly basis in order that members are aware of any backlogs and can consider the resource implications if these do arise.

#### Alternative Options

- None – the report is for information.

#### **Risk Management**

##### *Financial and Procurement Implications*

- There are no direct financial or procurement implications.

##### *Legal / Human Rights Implications*

- Legal/human rights implications have been considered in detail in the report dealing with the planning application to which the agreement relates.

##### *Links to Corporate Plans and Policies*

- No specific link- this report relates to the exercise of the statutory regulatory powers of the Council

#### Consultees

- The Board Director Resources (Section 151 Officer) and Director of Law and Democratic Services (Monitoring Officer) are consulted in respect of all reports.

#### Background Papers and Appendices

- Appendix – Schedule of Planning Agreements.

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Further information on the subject of this report can be obtained from Stephen Taylor Director of Law and Democratic Services on *Direct Dial No.463012* or Email [staylor@swindon.gov.uk](mailto:staylor@swindon.gov.uk).

## LIST OF SECTION 106 AGREEMENTS

8th December 2015

### OFFICER KEY

DD = David Dewart  
 ES = Edward Snook  
 GM = Graham McIntosh  
 GR = Gary Palmer  
 HC = Heather Carlisle  
 HCO = Helen Cooper  
 IH = Ian Halsall  
 JABU = Janet Busby  
 KMA = Kehinde Awojobi

KC = Kimberley Corps  
 MW = Martin Trehwella  
 NS = Nicola Smith  
 RM = Rhian Morris  
 RA = Rachael Adams  
 SASM = Sarah Smith  
 SS = Sarah Screen  
 TB = Tom Buxton  
 WR = Waheed Rahman

	<b><u>NAME OF S106 &amp; Planning Case Officer's initials</u></b>	<b><u>Date Instructions Received</u></b>	<b><u>COMMENTS (latest update in box) &amp; Legal Case Officer's initials</u></b>
1	<p>Land at Former Princess Alexandra Hospital (now Alexandra Park) Nr Wroughton</p> <p>Raf Hospital, Wroughton Airfield Perimeter, SN4 0QJ</p> <p>Demolition of existing buildings and redevelopment consisting of conference facilities, residential, office and community uses together with associated open space (Outline).</p>	<b>04/10/10</b>	<p>Variation of original legal agreement dated 17<sup>th</sup> April 2002 to allow Play Area open space and accompanying commuted maintenance contribution to be transferred to Wroughton Parish Council 'WPC' and ability to construct bus shelter on land off Comet Way, and removal of open space maintenance contribution schedule of costs( as no longer relevant).</p> <p><b>Agreement completed dated 16<sup>th</sup> March 2015</b></p> <p>Date planning permission granted: 22nd March 2002</p> <p>KMA</p>

	<b><u>NAME OF S106 &amp; Planning Case Officer's initials</u></b>	<b><u>Date Instructions Received</u></b>	<b><u>COMMENTS (latest update in box) &amp; Legal Case Officer's initials</u></b>
	Historic Permission <b>S/00/1472</b> ,  SS		
2	Kingshill House, Kent Road  Change of use from Class D1 (clinic) to sui-generis (mixed use consisting of two permanent residential units, short-term crisis accommodation, temporary staff/guest accommodation and community/training facilities) and associated works.  <b>S/12/0544</b>  TB	<b>20/12/13</b>	Deed of Variation to remove the time limit restriction (4 months) on the short term accommodation of the development.  <b>Agreement completed 11<sup>th</sup> February 2015</b>  KMA
3	Ducksbridge, Wanborough  Erection of 4 no. dwellings  <b>S/13/1014</b>  RM		Agreement to secure infrastructure costs towards Education, Community Safety, Social Services, Culture and Leisure, Community Forest, Local Health, Art, Central Area Public Realm, Waste, and Wiltshire Fire and Rescue of £52,690.80.  <b>Agreement completed 23<sup>rd</sup> March 2015</b>  Planning Permission issued 30 <sup>th</sup> March 2015  KMA
4	Land at 83 Ermin Street		Agreement to secure contributions towards Local

	<b><u>NAME OF S106 &amp; Planning Case Officer's initials</u></b>	<b><u>Date Instructions Received</u></b>	<b><u>COMMENTS (latest update in box) &amp; Legal Case Officer's initials</u></b>
	Erection of 68 no. dwellings  <b>S/14/1169</b>  RA		Landscaping, MUGA, POS/Play Area Maintenance.  <b>Awaiting comments on draft agreement from Applicant's solicitors.</b>  KMA
5	Land at Former Technical College  Conversion of former Technical College to 24 no. apartments, erection of a single storey rear extension and associated works.  <b>S/14/0974</b>  RA		Agreement to secure a clawback provision towards Education Community Safety ,Social Services Facilities, Culture and Leisure Facilities, Community Forest, Percent for Art, Central Area Public Realm, Waste, Wiltshire Fire & Rescue of £111,397.00.  <b>Agreement completed 30th March 2015</b>  Planning Permission issued 2 <sup>nd</sup> April 2015  KMA
6	Land at Westlea Campus  A Hybrid Planning Application for mixed use development and associated works to include - full details of a retail food store (class A1) with associated access, car parking and landscaping and an outline proposal for up to 70no. residential units (class C3) all matters reserved		Agreement to secure contributions towards Education Community Safety ,Local Health, Social Services Facilities, Culture and Leisure Facilities, Community Forest, Percent for Art, Central Area Public Realm, Waste, Wiltshire Fire & Rescue of £71,540  <b>Agreement completed 11<sup>th</sup> February 2015</b>  Planning Permission issued 18 February 2015

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	<b>S/OUT/14/0568</b>  HC		KMA
7	Land to the rear of the Crosslink Centre and Kingsdown School  Erection of 74 no. dwellings, plus provision of replacement sports pitches, additional changing facilities and associated works.  <b>S/13/1690</b>  HCO		Agreement to secure contributions towards Education, Open Space, The Arts, Community and Neighbourhoods, Local Health, Wiltshire Fire and Rescue, Waste and Highways for the sum of £479,846.00.  <b>Agreement completed 1<sup>st</sup> April 2015</b>  Planning Permission issued 2 <sup>nd</sup> April 2015  KMA
8	Land at Latham Road, Blunsdon  Erection of a restaurant/ public house (Class A3/ Class A4) with first floor staff accommodation, access, car parking and associated works and re-profiling of ground levels.  <b>S/14/0233</b>  JB		Agreement to secure contributions towards Education, Libraries, The Arts, Community and Neighbourhoods, Local Health, Wiltshire Fire and Rescue, and Community Forest for the sum of £14,246.20.  <b>Agreement completed 1 April 2015</b>  Planning Permission issued 2 <sup>nd</sup> April 2015  KMA

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9	Land at Bangladeshi Youth And Community Centre Gorse Hill Methodist Church, Cricklade Road  <b>S/14/1711</b>  TB		Agreement to secure towards Education, Libraries, The Arts, Community and Neighbourhoods, Local Health, Wiltshire Fire and Rescue, and Community Forest for the sum of £34,462.48.  <b>Agreement completed 11 Feb 2015</b>  Planning Permission issued 13 <sup>th</sup> March 2015  GM
10	Land at Abbey Stadium Lady Lane Swindon  <b>S/07/1365 &amp; S/14/0833</b>  JABU		Variation of section 106 agreement dated 11 <sup>th</sup> August 2011 (as amended) dealing with the proposed mixed use development at the Abbey Stadium  <b>Agreement completed 2<sup>nd</sup> April 2015</b>  Planning Permission issued 2 <sup>nd</sup> April 2015  KMA
11	Land at Delta 900, Westlea, Swindon  Change of use from offices (Class B1) to a non-residential higher education centre  <b>S/15/0180</b>	27/04/15	Agreement to secure £15,000 towards local pedestrian and cycle network improvements and £18,000 towards any necessary TROs  <b>Agreement completed on 16<sup>th</sup> November 2015</b>  Planning permission issued 19 <sup>th</sup> November 2015  GM



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	RA		
12	<p>Land at Churchfields Academy, Salcombe Grove, Swindon SN3 1ER</p> <p>Construction of an all-weather 5-a- side football centre and associated works</p> <p><b>S/14/2109</b></p> <p>TB</p>	19/06/15	<p>Agreement to secure funding for bus gate contributions of £24,534.00</p> <p><b>Agreement completed on 23 September 2015</b></p> <p>Planning Permission issued 1<sup>st</sup> October 2015</p> <p>GM</p>
13	<p>Land on the north side of Kingsdown Road, Swindon (Catsbrain Farm)</p> <p>Outline application for the erection of Class C2 care home comprising 40 no. bedroom dementia home, 12 no. close care apartments, communal club house</p> <p><b>S/OUT/14/1879</b></p> <p>IH</p>	14/10/2015	<p>Agreement to restrict residential development to accommodation falling within Class C2 (Residential Institution) only as defined by the Town and Country Planning (Use Classes Order) 1987 (as amended) with ancillary facilities</p> <p><b>S106 Agreement currently being drafted</b></p> <p>KMA</p>
14	<p>Land at 192 Oxford Road, Swindon</p> <p>Change of use of care home to 10. No flats with associated car parking</p>	19/10/2015	<p>Agreement to secure amendment to existing traffic regulation order ("TRO") - £6,000; secure a new TRO covering waiting restrictions in site vicinity - £6,000; Works to Oxford Road, footway and cycleway</p>

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	and amenity space provision  <b>S/15/1026/SASM</b>  SS		<b>Awaiting information from developer's solicitor in order to proceed to drafting.</b>  GM
15	Chain Testing Works, Kemble Drive, Swindon  <b>S/15/1268</b>  ES	25/09/2015	Deed of Variation to an existing Section 106 Agreement varying a condition to the planning permission referenced S/15/1268 under a section 73 application.  <b>The agreement has been circulated to be signed by the developer and mortgagee.</b>  WR
16	Former Woolworths House, Dorcan, Swindon  165 Dwellings and associated works.  <b>S/OUT/14/2162</b>  RM	29/10/2015	Agreement to secure affordable housing, public open space, allotment provisions and contribution towards highways.  <b>The draft agreement is in progress.</b>  KMA
17	Land South of Shrivenham Road, South Marston, Swindon (The Hub NEV)		Agreement to secure contribution towards strategic highways and community forest.  <b>Agreement completed 2<sup>nd</sup> June 2015</b>

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	<b>S/OUT/14/0253/KICO</b>		Planning Permission issued 3 <sup>rd</sup> June 2015  KMA
18	Land at Abbey Farm, Tadpole Land, Blunsdon St Andrews and Land on north side of Tadpole Land and Lady Lane, Blunsdon St Andrews, Swindon  350 dwellings, 2 form entry school, infrastructure, etc.  <b>S/OUT/14/0080</b>		Agreement to secure contributions towards affordable housing, education, etc.  <b>Agreement completed 2<sup>nd</sup> April 2015</b>  Planning Permission issued 2 <sup>nd</sup> April 2015  KMA
19	Former Newburn Centre  Erection of 14no. dwellings and associated works.  <b>S/15/0064</b>  IH		Agreement to secure contributions for highways works  <b>Agreement completed 30<sup>th</sup> September 2015</b>  Planning Permission issued 2 <sup>nd</sup> October 2015  KMA
20	28 Marlborough Road  6no. two bedroom flats and 16no. one bedroom flats  <b>S/14/1964</b>		Clawback agreement to secure contributions for education, community safety, social services, arts & culture, waste, WFRS, public realm and public art subject to post development appraisal  <b>Agreement completed 2<sup>nd</sup> April 2015</b>

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	TB		Planning permission issued 2 <sup>nd</sup> April 2015
21	Land at 4 Hunts Rise  Erection of 10 no. two storey industrial units and associated works.  <b>S/14/1283</b>  HC		Unilateral undertaking to secure contributions for community forest, public art and WFRS totalling £36,224.00  <b>S106 Deed completed 26<sup>th</sup> March 2015</b>  Planning permission issued 1 <sup>st</sup> April 2015  GM
22	Land at Berkley Farm Wroughton  Erection of 100 dwellings  <b>S/OUT/14/1005</b>		Agreement to secure Affordable Housing and contributions towards open space, playing pitches, Lister Road roundabout and Swindon Rd footway.  <b>Matter now subject of appeal commencing 24<sup>th</sup> November 2015.</b>  <b>Agreement completed.</b>  Appeal Ref: APP/U3935/W/15/3035560  KMA

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