



## COMMITTEE REPORT

**Item Number:** 7

**Ward:** Blunsdon And Highworth

**Application Number:**

**Parish:**

S/OUT/18/0942/TB

Blunsdon

**Proposal:** Outline application for the erection of 5no. dwellings following demolition of existing equestrian buildings and dwelling.

**Site Location:** Longfield , Kingsdown Lane, Blunsdon

**Case Officer:** Tom Buxton ([tbuxton@swindon.gov.uk](mailto:tbuxton@swindon.gov.uk)) 01793 466240

**Agent:**

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**Applicant**

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Longfield  
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Blunsdon  
Swindon  
SN25 5DL

### Officers Report

Background:

1. This application has been called to Planning Committee by Blunsdon Parish Council.

Summary of Recommendation:

2. That the Head of Planning, Regulatory Services and Heritage be authorised to GRANT planning permission subject to the conditions set out in the report together with any amended, omitted or additional conditions and the completion of a Section 106 agreement to secure the necessary mitigation. In the event that the applicant fails to agree an extension of time to allow sufficient time for the LPA to deal with these matters then the Head of Planning, Regulatory Services and Heritage be authorised to refuse planning permission.

The Proposal:

3. This application seeks outline planning permission for the erection of 5 dwellings with all matters reserved on land at Longfield, Kingsdown Lane, Blunsdon.
4. Whilst the matters of access, layout, scale, appearance and landscaping are reserved for subsequent approval the application submission includes an illustrative site layout plan that demonstrates how the site could be developed. This indicative plan demonstrates the provision of 5 detached dwellinghouses each with its own detached double garage arranged in a cul-de-sac form. The indicative plan shows the highway access point being from Kingsdown Lane with an annotation indicating that the existing access is to be utilised and improved to Highway Authority standard.

The Site and Surroundings:

5. The site is an irregular shaped plot of land located to the north of Kingsdown Lane, Blunsdon. The plot is 0.43 hectares and currently accommodates a dwellinghouse and equestrian facilities. The latter includes barns and various outbuildings, a manege, vehicle

parking and a paddock containing horse jumps. The site also includes a pen for keeping goats.

6. To the south and south east of the site are residential properties fronting Kingsdown Lane and Turnpike Road. To the east is agricultural land as well as residential properties fronting the north side of Kingsdown Lane. To the north west are further residential properties fronting Turnpike Road and to the north/north east is a commercial yard and buildings utilised by a car repairs company and a concrete company. The latter land has an extant planning permission for residential development.

Representations:

7. Public:

1 representation of support from 'Fairview' detailing that the development will have a positive impact on the immediate area and help towards the housing deficit.

8. Parish Council:

Object to application as the proposals are outside the settlement boundary and not in line with Policy NC5 and that number of dwellings would constitute over-intensification of the site. Also concerned about sewage and drainage, the probable negative impact to Woodbine Cottage due to water run off about yet more traffic using local roads and services and queried whether the Bydemill Brook contributory would cope with additional flow.

9. Landscape:

No objections subject to suggested conditions.

10. Forward Planning:

On balance it is considered that the opportunity to redevelop this predominantly brownfield site outweighs the harm by virtue of its location and therefore no policy objection is raised.

11. Highways:

No objections subject to suggested conditions.

12. LLFA:

No objections raised subject to suggested condition.

13. Archaeology:

No comments to make.

Planning Considerations:

14. The relevant planning considerations with regard to the assessment of the application are the principle of the development, the impact upon the character of the area, highway implications and residential amenity and in these respects whether the proposals are in accordance with the provisions of the relevant policies of the Swindon Borough Local Plan 2026, the National Planning Policy Framework and Planning Practice Guidance. Other issues raised within the representations received will also be covered.

Planning Policy:

Adopted Local Plan 2026

15. The Swindon Borough Local Plan (SBLP) 2026 was adopted on 26th March 2015.

The following adopted Swindon Local Plan 2026 policies are considered to apply.

- DE1 (High Quality Design); seeks to achieve high standards of design for all types of development;
- SD2 (The Sustainable Development Strategy); aims to meet Swindon's development needs whilst protecting the Borough's most important assets;
- TR1 (Sustainable Transport Networks) and TR2 (Transport and Development); seek to reduce the need to travel, and support and encourage the sustainable, safe and efficient movement of people and goods;
- EN3 (Open Space); seeks all development to provide or contribute towards public;
- EN5 (Landscape Character and Historical Landscape); seeks development proposals to take account of their natural surroundings.

16. Also of relevance is Swindon Borough Council's adopted: Residential Design Guide (RDG) (2016), Supplementary Planning Guidance Note: Technical Guidance on Parking Standards (2007) and adopted Swindon Borough Council's Landscape Character Supplementary Planning Guidance.

National Planning Policy Framework 2018 (NPPF)

17. The revised National Planning Policy Framework came into force in July 2018. It sets out the Government's planning policies for England and how these are expected to be applied.

18. Of particular relevance are sections: 2 'Achieving sustainable development', 5 'Delivering a sufficient supply of homes', 11 'Making effective use of land', 12 'Achieving well-designed places' and 15 'Conserving and enhancing the natural environment'.

19. Blunsdon Parish Council is currently preparing a neighbourhood plan but this has not been submitted to Swindon Borough Council as yet. In view of its relatively early stage of preparation, at present only very limited weight can be given to the Plan.

Principle of Development:

20. The Development Strategy is defined in adopted SBLP Policy SD2. Urban concentration supports key government objectives for sustainable development in the most accessible locations, whilst protecting the best of the countryside.

21. Policy SD2 delineates between the parts of the Borough in which the principle of development would be generally acceptable (within settlements) and those where it generally would not (in the countryside). The policy limits development in the countryside, defined as those areas that are not within a settlement boundary.

22. The application site is located outside of the Blunsdon settlement boundary. The site is therefore located in open countryside (in policy terms) and thus the development is in conflict with Policy SD2 of the SBLP, in that none of the exception criteria are met. However it must also be considered that the site is directly adjacent to existing residential development along Kingsdown Lane and Turnpike Road (to the east, south and north west)

and by commercial development/permitted residential development to the north. The site is also located in close proximity to the Kingsdown Strategic Allocation. In reality therefore the site is not truly considered to be in the open countryside.

23. At the planning inquiry for Land East of Marlborough Road, Wroughton in January last year the Council outlined its housing land supply position at 3.04 years (with a 20% buffer). This situation has not improved since and therefore the Council cannot currently demonstrate a five-year supply of deliverable housing land. Paragraph 11 (part d) of the NPPF is therefore of relevance and states that where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, permission should be granted unless:

\* The application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development; or

\* Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.

Footnote 7 of paragraph 11 confirms that for applications involving the provision of housing, where the local planning authority cannot demonstrate a five year supply of deliverable housing sites, then policies which are most important for determining the application are out-of-date.

24. Paragraph of 14 of the NPPF does not apply in this instance as a consequence of Blunsdon not having a neighbourhood plan and that at present the Council are unable to demonstrate a three-year housing land supply.

25. The lack of a demonstrable 5-year housing supply is not in itself a reason for approval, and in this case the proposal would make a very modest contribution to the overall supply of housing in the Borough. Rather, those local policies which concern the provision of housing cannot alone be the basis of a refusal, and the proposal has to be assessed against the policies within the NPPF taken as a whole. In this instance the element of Local Plan Policy SD2 referring to settlement boundaries cannot be considered as reason for refusal alone.

26. Section 11 of the NPPF deals with the effective use of land and requires that decisions promote an effective use of land in meeting the need for homes (and other uses). It also encourages “a positive approach to applications for alternative uses of land which is currently developed but not allocated for a specific purpose in plans, where this would help to meet identified development needs”. It is considered that the majority of the site is previously developed land, complying with the NPPF definition of such in that it includes land occupied by permanent structures, including the curtilage of the developed land and any associated fixed surface infrastructure. It is considered that this effective use of previously developed land that will bring about the identified need of housing provision, is thus supportive of the principle of the development.

27. The village of Broad Blunsdon includes some limited facilities in a shop, place of worship, village hall, doctor's surgery, pub, hotel and recreation ground. There is also a relatively limited bus service which serves The High Street for access to other services and facilities including employment. As a result of the site not being adjacent to the village or in close proximity to the above though it is questionable that the proposal would meet the requirement set out in the NPPF, para 78 (Rural Housing): ‘To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the

vitality of rural communities.’ However the development is small scale and the Inspector of an appeal (APP/U3935/W/16/3160643) on land directly to the south of the application site for a similar small scale development of 4 houses (further from the village and the same net gain in dwellings) did not include this as an objection within the decision letter last year.

28. Before a decision can be made on the overall acceptability of the principle of development an assessment of the impacts of the scheme has to be carried out.

#### Loss / Impact on Landscape / Countryside:

29. In landscape terms the site is outside of the any settlement boundary and within the Mid Vale Ridge Landscape Character Area. The adopted SBLP policy EN5 (Landscape Character and Historic Landscape) states that development will only be permitted when the intrinsic character and local distinctiveness of landscape within the Borough are protected, conserved and enhanced. Similarly the NPPF requires the protection of valued landscapes.

30. In assessing the landscape impact the fact that the majority of the site is previously developed, in that it contains numerous buildings, areas of hard surfacing and a ménage are considerations here. As is the fact that the majority of the site is not attractive in terms of being made up of old and unsightly outbuildings and areas of hardstanding. So too is the fact that the site is largely surrounded by developed land (residential to the east, south and north west and commercial/permitted residential to the north). It must also be acknowledged that the land to the north east is allocated for residential development as part of the Kingsdown allocation. As such, whilst the land may be considered to be in the ‘open countryside’ in the context of the adopted SBLP in reality it is surrounded by development. Considering this plus the fact that the development will allow for the removal of the existing unsightly outbuildings etc and it will be possible to retain planting to the site frontage (south and west boundaries), it is considered that the development will not impact negatively on the Mid Vale Ridge Landscape Character Area or the wider landscape setting of Blunsdon. It is important to note that the Inspector of the appeal for Land North of The High Street (for 69 houses under reference S/14/1304) reached the same conclusion regarding landscape impact. The allowed appeal was for a much larger development. It also related to land that is more open and arguably more prominent within the landscape area.

31. The trees and shrubbery to the entrance of Kingsdown Lane contribute positively to the character of the area. Whilst these trees and greenery fall within the application site the indicative site plan shows no development in this location meaning that there is no reason why they cannot be retained. This can be ensured through the future reserved matters.

32. As a result of the above it is not considered that there will be any significant landscape impacts and therefore the proposal is compliant with Policy EN5 of the SBLP and the NPPF in this regard.

#### Highway Access and Safety:

33. Policies TR1 and TR2 of the adopted Swindon Borough Local Plan 2026 seek to ensure access for developments that is appropriate to the scale, type and location of the proposal without detriment to highway safety, traffic movement and the local environment.

34. Whilst access is a matter that is reserved for future consideration there is no reason to suggest that the existing highway access point onto Kingsdown Lane cannot be utilised in an appropriate manner to serve the proposed 5 dwellings. The Highway Officer is satisfied

that the appropriate visibility splay can be achieved from the access, however this will need to be proven as part of any such future reserved matters application. It is also evident from the indicative layout plan that the site will comfortably be able to provide sufficient parking and turning space for each dwelling. With regard to the concerns raised by the Parish Council in relation to traffic increase it must be remembered that the site currently contains one dwelling and an equestrian use. As a consequence it is not considered that there will be any noticeable difference in traffic movements in the vicinity as a result of the development.

35. Following initial concerns regarding drainage expressed by the Local Lead Flood Authority (LLFA) further information was sought from the applicant. The applicant provided the requested information and the LLFA are now satisfied regarding surface water drainage subject to an appropriately worded condition.

#### Residential Amenity:

36. Policy DE1 of the Swindon Local Plan 2026 requires consideration of amenity in terms of light, privacy, outlook, noise, disturbance, smell, pollution and space when considering development proposals.

37. The nearest residential properties to the site are No. 16 Turnpike Road to the south and Woodbine Cottage to the east. The indicative site layout that has been submitted in support of the application demonstrates that it will be possible to accommodate 5 dwellings on the site with adequate spacing to the boundaries, meaning that there is no reason to suggest there will be any unacceptable loss of light or visual dominance caused. The positioning of windows will be controlled as part of the future reserved matters application in order to ensure that no unacceptable issues of overlooking will be created.

38. Adequate amenity levels for future occupiers of the development will be controlled through the future reserved matters application to ensure adequate access to light and privacy as well as each benefitting from appropriate private garden provision and be protected from noise. With regard to the latter the existing commercial use (car repairs and concrete company) to the north is acknowledged. Whilst there is an extant planning permission for this site to be re-developed for residential this permission has not been implemented and there is no guarantee it will be. As a consequence the future reserved matters application will need to consider appropriate mitigation (should the extant permission at the adjacent site not be built out by then) as well appropriately worded conditions regarding noise levels be added to this consent. In summary the development is acceptable from a residential amenity point of view in compliance with Policy DE1 of the Swindon Local Plan 2026 and the adopted RDG.

#### Design, Layout and Character:

39. Swindon Local Plan policy DE1 states that high standards of design will be required for all types of development. The adopted RDG also requires high design standards as well as offered guidance on layout, context and character amongst other factors. As above, the matters of layout, scale and appearance (as well as landscaping) are reserved for future judgement and hence are not up for consideration here. If/when such future reserved matters applications are submitted these will be assessed against Policy DE1 of the adopted SBLP and the Design Guide. There is no reason at this stage to suggest that a suitable layout and appearance cannot be achieved whilst incorporating suitable landscaping or that the resulting character of this combined will not be acceptable.

#### Biodiversity:

40. The NPPF encourages the incorporation of biodiversity improvements. Policy EN4: Biodiversity and Geodiversity of the adopted SBLP is also of relevance in this regard. The site is largely previously developed and is still in use. As such it is unlikely to contain any significant wildlife habitats. Furthermore biodiversity improvements can be secured through the future reserved matters applications (landscape in particular).

#### Other Issues:

#### CIL/Infrastructure Requirements:

41. The Community Infrastructure Levy Regulations 2010 (as amended) 'CIL Regs' came into force on 6th April 2010. Regulation 122 states that where an item of infrastructure may be requested as a planning obligation, in order to support a decision the three following test must be satisfied:

- 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.

42. In addition to meeting the CIL Regulation 122 tests it is necessary to consider the CIL Regulation 123 pooling restriction, that restricts the Council from entering into no more than 5 obligations to deliver a type of infrastructure or specific project (counting that quantity starting on 6th April 2010. Compliance with Regulation 122 is therefore material to any contributions that will inform a decision to grant planning permission.

43. The Council is a Community Infrastructure Levy (CIL) Charging Authority. At the point of writing this report the adopted CIL Charging Schedule is that dated 6th April 2015. The proposed development for residential is located within CIL Residential Charging Zone 2 of this schedule. The development constitutes CIL Liable development chargeable at the relevant rate within the relevant Charging Schedule in place at the time of calculation, that rate which is subject to indexation annually. The CIL chargeable amount is calculated at the point in time that planning permission first permits development for CIL purposes. For an outline application this would be at the point of approval or reserved matters, should outline permission be granted. To inform the applicant/landowners of the relevance of CIL to the proposal a CIL liable informative will be added to the Decision Notice

44. This section considers the potential wider infrastructure implications. The overarching infrastructure policy framework is set out through Policy IN1 of the adopted Local Plan.

45. Policy EN3 of the adopted SBLP details a requirement to provide contributions towards off-site open space. Whilst the number of dwellings proposed falls below the threshold of 10 (as set out in the Planning Practice Guidance) it would exceed the maximum combined gross floorspace of 1,000 square metres (gross internal area) threshold. As a consequence there is a justification for seeking contributions towards off-site open space in principle in this circumstance. These have been calculated to be as follows:

Contribution	Amount
Off-site Local Open Space	£3,850.04

Off-site Outdoor Sports Facilities	£2,585.74

46. No highway related contributions have been deemed applicable.

47. The contributions towards open space will need to be secured by means of a Section 106 legal agreement.

#### Consultee Comments:

48. With regard to the comments raised within the representations section that have not already been covered above the following is noted. The provision of a net gain of 4 houses is highly unlikely to put an unacceptable strain on services in the area. The proposed development is of a low density and thus cannot be considered to be an over-intensification of the site. Policy NC5 of the adopted SBLP is not of direct relevance as the site does not fall within the Kingsdown allocation site.

#### Conclusion:

49. In conclusion none of the policies in the NPPF that protect areas or assets of particular importance are of relevance in that the development would not impact upon the designations listed in footnote 6 of paragraph 11. d) i. (i.e. the site is not in an AONB or a conservation area etc). As such it is then purely a matter of a balancing exercise in relation to paragraph 11 d) ii. as to whether any adverse impacts of the development would significantly and demonstrably outweigh the benefits. In this regard an assessment of the impact of the development has been undertaken above which has concluded that whilst contrary to Policy SD2 of the SBLP and that the site is not in close proximity to the services of Blunsdon, the proposal will not result in any adverse impacts in terms of any harm to: the landscape character area, highway conditions, residential amenity or biodiversity.

50. Benefits of the development include additional housing and the provision of contributions towards off-site local open space and off-site outdoor sports facilities. In terms of the economic dimension the development would contribute towards economic growth during the construction phase, albeit that this would not be significant. Blunsdon has some public transport links and has a shop, a pub and church albeit that these are at a distance from the proposal site. Furthermore the development has the potential to improve what is in part an unattractive site at present and would make effective use of previously developed land.

51. The development would conflict with Policy SD2 of the adopted SBLP and the distance of the site from the shop and services offered in Broad Blunsdon is acknowledged. These factors hence weigh against the proposal. However in the current circumstances and in the circumstances of this specific site, these factors do not significantly and demonstrably outweigh the benefits of the proposal identified above. As such it is considered that the proposal is acceptable.

#### Recommendation:

52. That the Head of Planning, Regulatory Services and Heritage be authorised to GRANT planning permission subject to the conditions set out in the report together with any amended, omitted or additional conditions and the completion of a Section 106 agreement



to secure the necessary mitigation. In the event that the applicant fails to agree an extension of time to allow sufficient time for the LPA to deal with these matters then the Head of Planning, Regulatory Services and Heritage be authorised to refuse planning permission.

## Conditions

1. This approval shall be in respect of drawing numbers LPC.4398.18.02 and LPC.4398.18.03 received by the Local Planning Authority on 8th June 2018 and drawing number LPC.4398.18.01A received on 14th August 2018 and Foul & Surface Water Drainage Statement - Longfield, Land off Kingsdown Lane, Blunsdon - Rev A received on 22nd August 2018.

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

2. Prior to the commencement of works on site in connection with the development hereby permitted, details of the access, layout, scale, appearance and landscaping (hereinafter called "the Reserved Matters") shall have first been submitted to and approved in writing by the Local Planning Authority.

Reason: To accord with Section 92 of the Town and Country Planning Act 1990.

3. Application for the approval of the Reserved Matters referred to in condition 2 above, shall be submitted in writing to the Local Planning Authority before the expiration of 3 years from the date of this permission and shall be carried out in accordance with the approval.

Reason: To enable the Council to review the suitability of the development in accordance with Section 92(2) of the Town and Country Planning Act 1990.

4. The development hereby permitted shall be commenced either before the expiration of 3 years from the date of this permission, or before the expiration of 2 years from the date of the last of the reserved matters to be approved, whichever is the later.

Reason: To enable the Council to review the suitability of the development in accordance with Section 92(2) of the Town and Country Planning Act 1990.

5. The material submitted with the landscaping reserved matters shall include: i) Details of the species, location, diameter, approximate height, and general state of health and stability, of every tree, bush or hedgerow on the site which is to be retained and of each tree, bush or hedgerow which is on land adjacent to the site and to which paragraphs ii), iii), iv) and v) below shall apply;

ii) No tree, bush or hedgerow which is to be retained and which has been identified in paragraph i) above, shall be topped, lopped, felled, destroyed or wilfully damaged, including any severance of its roots without the prior written consent of the Local Planning Authority; iii) No materials, plant, soil or spoil shall be stored underneath, and no burning of materials shall take place, within the furthest extent of the canopy of any tree, bush or hedgerow, which is to be retained and which has been identified in paragraph i) above without the prior written consent of the Local Planning Authority; iv) Details of the specification and position of fencing and of any other measures to be taken for the protection of any tree, bush or hedgerow, which is to be retained and which has been identified in paragraph i) above.

Such fencing or any other measures shall be retained until the approved development has been completed or the Local Planning Authority has approved, in writing, that such fencing or any other measures may be removed; v) All works to protect any tree, bush or hedgerow, which is to be retained and which has been identified in paragraph i) above shall be carried

out in accordance with BS 5837(2012); vi) A planting plan and timetable of works for the soft landscaping of the site; all works shall be carried out in accordance with the approved plan and timetable; and any trees or plants, which within a period of five years from first being planted, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written approval to any variation; and vii) details of fencing and boundary treatments.

6. No development comprising the erection of any dwelling above ground level shall take place until full details of the slab levels of the buildings hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

7. No development shall take place, including any site preparation works, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall:

- i. specify the type and number of vehicles;
- ii. specify point of construction access and access route to the site;
- iii. provide for the parking of vehicles of site operatives and visitors;
- iv. provide for the loading and unloading of plant and materials;
- v. provide for the storage of plant and materials used in constructing the development;
- vi. provide for wet wheel washing facilities;
- vii. specify the intended hours of construction operations;
- viii. measures to control the emission of dust and dirt during construction

Reason: To reduce the potential impact on the public highway during the site preparation and construction phase(s) of development

8. The allocated private car parking spaces for each unit together with the visitor car parking space(s) on the highway in association with the units plus the associated turning space, shall be laid out and made available for use prior to the occupation of each unit. These spaces shall thereafter be retained only for the parking of motor vehicles in connection with the development hereby permitted.

Reason: In the interests of highway safety.

9. All private accesses within the development shall be by means of a dropped kerb crossing.

Reason: In the interests of highway safety.

10. Construction and demolition works associated with the development hereby permitted shall only take place between 0800 hours to 1800 hours on Mondays to Fridays and 0900 hours to 1300 hours on Saturdays and at no time on Sundays or Bank Holidays.

Reason: In the interests of residential amenity.

11. Development shall not commence above ground level until details of all external facing materials shall have first been submitted to and approved in writing 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

12. Development shall not begin until a surface water drainage scheme for the site, in accordance with the approved drainage strategy 'Foul & Surface Water Drainage Statement - Longfield, Land off Kingsdown Lane, Blunsdon - Rev A, August 2018', 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 be limited to:

- o Evidence that the proposed flows from the site will discharge at or below greenfield runoff rates, or as close as practical for any areas that have been previously developed;
- o Infiltration testing results in line with DG365 standards;
- o Details of how the drainage scheme has incorporated SuDS techniques to manage water quantity and maintain water quality in accordance with best practice guidance including the latest SuDS Manual C753;
- o Detailed drainage plan showing the location of the proposed SuDS and drainage network with exceedance flow routes clearly identified;
- o Details to demonstrate the SuDS Scheme has been designed in accordance with best practice guidance including the latest SuDS Manual C753;
- o General arrangement, which should be coordinated with the landscape proposals and the masterplan;
- o Manhole Schedules;
- o Detailed drainage calculations for all rainfall events up to and including the 1 in 100 year plus climate change to demonstrate that all SuDS features and the drainage network can cater for the critical storm event for its lifetime;
- o Details of how the scheme shall be maintained and managed after completion;
- o Any drainage systems offered for adoption will be designed to Sewers for Adoption 7th edition and/or SBC standards as part of the detailed design and relevant technical approval processes.

13. Vehicular access hereby permitted shall not be brought into use until the existing roadside frontage boundaries have been set back to provide visibility splays extending from a point 2.4m back along the centre of the access (measured from the public road carriageway edge) to a point on the nearer carriageway edge of the public road 43m distant in both directions, and the area between those splays and the carriageway shall be reduced in level and thereafter maintained so as to provide clear visibility between those points at a height of between 0.6m and 2.1m above the adjacent carriageway level.

Reason: To reduce potential highway impact by ensuring that adequate visibility is provided and maintained.

14. The proposed residential units shall be designed to meet the indoor ambient noise levels contained in British Standard 8233:2014 (or later versions) which currently require:

Resting 35 dB LAeq,16hour

Dining 40 dB LAeq,16hour

Sleeping 30 dB LAeq,8hour

Sleeping, 45dB LAMax no more than 10 times a night (2300-0700) 45dB LAFmax

Reason: In the interests of the amenity.

15. Prior to occupation of the residential units, a pre-occupation validation noise survey shall be conducted in order to demonstrate that the noise mitigation measures detailed are effectual in reducing noise from external sources to an acceptable level in designated rooms, and a certificate of compliance by an approved acoustic assessor should be

submitted to the Local Planning Authority to demonstrate that the standards required under BS 8233:2014 have been achieved. The survey shall demonstrate compliance with the following criteria:

Resting 35 dB LAeq,16hour

Dining 40 dB LAeq,16hour

Sleeping 30 dB LAeq,8hour

Sleeping, 45dB LAMax no more than 10 times a night (2300-0700) 45dB LAFmax

Reason: In the interests of the amenity.

## **Informatives**

1. CIL Liable Development: This development constitutes Community Infrastructure Levy (CIL) liable development. 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 the CIL Demand Notice issued. Information on possible exemptions that may be capable of being applied for can be found at:

[https://www.planningportal.co.uk/info/200126/applications/70/community\\_infrastructure\\_levy](https://www.planningportal.co.uk/info/200126/applications/70/community_infrastructure_levy) and <https://www.gov.uk/guidance/community-infrastructure-levy>. CIL remains relevant in the event that planning permission is allowed by Planning Appeal.

2. In addition to this consent, please contact [gazetteers@swindon.gov.uk](mailto:gazetteers@swindon.gov.uk) or ring 01793 466378 for information and advice regarding the registration of new or revised property addresses. The naming of streets and addressing of properties within the Borough, is controlled by Swindon Borough Council under the Town Improvement Clauses Act 1847. The Act is used to make sure that any new street names, building names and numbers are allocated logically and that a unique and unambiguous address is provided for every property within the borough.

End of Report