

Development Brief

**Extracare Residential Development
The Causeway
Billingham**

February 2010

Billingham Extracare Development Brief

1.0 Introduction/Context

- 1.1 It is proposed that the site currently occupied by Billingham Community Centre is redeveloped to create an Extra care residential development.
- 1.2 The purpose of this Development Brief is to provide guidance on the main planning policies and issues that need to be considered when drawing up the proposals for the submission of a planning application.

2.0 Site

- 2.1 The site is located in Billingham Central Ward.
- 2.2 The site occupies a site of approximately 0.68 HA fronting on to The Causeway. The development site does not extend on to the area currently used as playing fields to the rear of the properties to the east of Sidlaw Road.

3.0 Use

- 3.1 The site is currently scheduled for educational and community use. The Community Centre car park is not a public car park, however is used by visitors to the town centre.
- 3.2 A car park management plan is being prepared by the consultants for the town centre refurbishment. This should be referred to in any decision to withdraw parking facilities.

4.0 Future Development

- 4.1 The Local Planning Authority has no objections in principle to the site being redeveloped for an extra care residential facility.

5.0 Planning Policy

National

- 5.1 Prospective development partners are advised to give due regard to appropriate national, regional and local planning policy. Those documents of most relevance to this planning brief are:
 - PPS 1 Delivering Sustainable Development
 - PPS Planning and Climate Change – Supplement to PPS1
 - PPS 3 Housing
 - PPS 4 Planning for Sustainable Economic Growth (PPS4)
 - PPS 9 Biodiversity and Geological Conservation
 - PPG 13 Transport
 - PPS 22 Renewable Energy
 - PPG 24 Planning and Noise

Regional Policy

5.2 The North East of England Regional Spatial Strategy (RSS) adopted in July 2008 forms the Statutory Development Plan for the North East of England. The policies most relevant to this planning brief are

- Policy 2 Sustainable Development
- Policy 3 Climate Change
- Policy 7 Connectivity and Accessibility
- Policy 8 Protecting and Enhancing the Environment
- Policy 10 Tees Valley Region
- Policy 24 Delivering Sustainable Communities
- Policy 38 Sustainable Construction
- Policy 54 Parking and Travel Plans

Local Policy

- 5.3 Prospective partners are advised to review the Saved Policies of the Stockton-on-Tees Local Plan 1997 and the Saved Policies of Alteration Number 1 of the Local Plan 2006. Saved policies are part of the transitional arrangements from the Local Plan to the Local Development Framework (LDF) system. We aim to adopt the Core Strategy of the LDF in March 2010. All policies can be found on the Council's website at: www.stockton.gov.uk/spatialplanning
- 5.4 The policy documents, outlined above, support the development of an Extra Care Housing Scheme in this location provided the design and layout has reference to Saved Policy HO11 of the Local Plan.
- 5.5 The inclusion of additional facilities in the scheme must be treated with care. Policy S1 of Alteration Number 1 details the Council's retail hierarchy, which includes Stockton Town Centre, district centres, local centres and neighbourhood centres. Billingham Centre is classified as a district centre in this hierarchy. Policy S1 is used to direct retail and other town centre uses to these centres to ensure their vitality and viability is not undermined.
- 5.6 Although Policy S15 of Alteration Number 1 allows for small-scale retail outside of these centres, to provide convenience shopping to those without good access to local and neighbourhood centres, with walking distance defined as 400 metres, it is unlikely that this policy can be satisfied in this case due to the close location of Billingham District Centre.
- 5.7 In order to comply with planning policy it is essential that any commercial facilities or town centre uses included in the scheme are ancillary to the overall scheme. The ancillary nature of the facilities will have to be assessed through the planning application; the suitability of a facility to be classed as ancillary is not clear-cut and is rather a matter of fact and degree. This is further outlined in Paragraphs 12.1 and 12.2.
- 5.8 The Council will also give consideration to relevant Supplementary Planning Documents, which includes SPD3: Parking Provision for New Developments and other current and emerging documents.

6.0 Requirements for the Development

- 6.1 Stockton on Tees Borough Council has been charged to provide a site within Billingham suitable for development as an extra care facility in accordance with current demographic and social predictions. The facility will be provided by a registered social landlord.
- 6.2 Extra Care is a concept rather than a specific housing type. They are aimed at people with different kinds of needs, incomes and aspirations.
- 6.3 A key feature of extra care is that people who live there have their own self-contained homes, providing well-designed housing that enables people to self-care for longer and give them access to care and other services, which help them, retain their independence.
- 6.4 Some properties in a development might also be used for providing intermediate care or rehabilitation services. Facilities might be based in a development to provide community centred activities for people living in and outside the development. These are usually separated from accommodation units in a development, to ensure privacy for the people who live there.

7.0 Development Issues

- 7.1 In drawing up proposals for the redevelopment, the following issues should be addressed:
- How to ensure that the design and layout of the proposed buildings will be acceptable in relation to the character and appearance of the surrounding area;
 - How to ensure that the physical impact and use of the new buildings would not have an unacceptable effect on the amenities of the surrounding residential properties;
 - How the ancillary features can be incorporated into the scheme
 - How will the residents and visitors on the site be managed to reduce the impact on the adjoining properties in terms of traffic, noise and disturbance
 - How will sustainable transport be actively promoted
 - How will the development respect the open setting of the site and maximise tree retention.
 - How to maximise opportunities for wider community use of new facilities without an unacceptable effect on adjoining residents;
 - Integration with the wider community is an important factor to ensure the residents of the scheme are included in the local community through the provision of communal facilities and/or shared activities within the scheme.

8.0 Design

- 8.1 The importance of these considerations in producing high quality design is emphasised in a report by CABI, published in "Design Reviews; How to evaluate quality in Architecture and urban design" published in July 2006.
- 8.2 It is recommended that once a design master plan has been produced for the site that it is taken to the Ignite North East Design Review & Enabling service for consideration and advice.
- 8.3 As this will be a significant building on a prominent site priority should be given to a sustainable, high quality and well-designed building(s).

8.4 The new facility should be designed to have a visible, attractive and welcoming presence onto The Causeway whilst taking account of the key considerations below. Key considerations are:

- Prevailing building lines and plot sizes;
- Separation distances to safeguard residential amenity;
- Access and egress arrangements including safe pedestrian routes and other sustainable measures;
- Hard and soft landscaping including suitable amenity provision for the residents;
- Boundary treatment;
- Existing topography and landscape features;
- Current heights and massing of neighbouring buildings.
- Colour and type of materials.
- Secured by Design.

9.0 Site planning

9.1 The layout of the buildings should endeavour to create an urban quality to The Causeway frontage but at the same time maintaining an open and green character to the rear and be designed in such a way as to retain, protect and positively integrate the trees into the site itself.

10.0 Scale & Massing

10.1 The scale of development should relate carefully to the scale of the surrounding area and residential character. The height of the any proposed development would be subject to an assessment of the impact on the amenities of the existing residents adjacent to the site including: sunlight and daylight; overlooking; loss of privacy; creating an undue sense of enclosure; and outlook.

10.2 Generally the development should be of single and two storey built form with opportunities for additional storeys fronting onto The Causeway away from the residential properties being considered

11.0 Accessible Development

11.1 The Development should be designed to be accessible to the whole community and meet the needs of disabled people. Safe and convenient pedestrian routes should be developed.

12.0 Ancillary facilities

12.1 The following points are intended to provide guidance on providing an ancillary facility.

- Ancillary features will be of an appropriate scale in relation to the whole development.
- Ancillary facilities will be included within the built form of the overall scheme and have limited frontages, rather than stand-alone.
- The range of goods sold and proportion of turnover from goods sold, which is not directly related to the main use will be carefully considered.
- Ancillary facilities will primarily be intended to meet the specific needs of the tenants of the housing scheme.
- The hours of operation and the management of ancillary uses should be primarily intended to meet the specific needs of the tenants of the housing scheme.

- 12.2 It should be noted that the above is provided for guidance only and is not exhaustive. Any planning approval will be conditioned to ensure that the facilities remain ancillary to the main primary care facility.

13.0 Access and Parking

- 13.1 The following points are intended to provide guidance in relation to access and parking:

- Vehicular access must be left in/left out from The Causeway; but may be moved from its current position providing suitable visibility can be achieved;
- No vehicular access to the site is to be gained via Sidlaw Road and Lammemuir Road;
- There is currently a popular pedestrian route through the site from Lammemuir Road. Whilst this is not registered as Public Right of Way or a permissive path it shall be retained as a direct and through route from Lammemuir Road to pedestrian crossing facilities on The Causeway;
- Parking areas and access roads should be located and defined in a way to minimise the opportunity for indiscriminate parking, minimise visual impact, noise and disturbance arising from vehicular movements through landscaping and other measures appropriate. Note is made that the site should not encourage parking for Town Centre Users;
- A new pedestrian access point will be required to the site from the existing pedestrian crossing facility; the existing pelican crossing is well placed for pedestrian movements along Roseberry Road and to/from the Community Centre car park. An uncontrolled pedestrian crossing point links the pedestrian route and Community Centre access to the Roseberry library and Billingham Health Centre;
- The redevelopment of the site will need to be accompanied by a Transport Statement. The Transport Statement must consider pedestrian needs and provide pedestrian facilities where there is greatest need. This again relates to the pedestrian access points for the town centre refurbishment and pedestrians diverted from the route via Lammemuir Road;
- Parking for residents, staff and visitors must be provided in accordance with the Council's adopted standards; Supplementary Planning Document 3: Parking Provision for New Development current edition. Parking and safe and acceptable turning provision should also be demonstrated for community transport / ambulances and other service staff

14.0 Servicing

- 14.1 Adequate access and servicing should be provided for the development. Appropriate refuse /recycling containment, litter control and waste disposal facilities are to be provided and good access to these to meet the Council's standards for refuse collection.
- 14.2 The development will have an important opportunity to contribute to promoting recycling and adequate provision for this should be made in terms of manoeuvring and parking.

15.0 Trees, Amenity Space and Landscape

- 15.1 The site currently has an open character with a building surrounded by hard surfaced car parking space, grass and mature trees. A tree survey has been carried out and identifies protected and important trees within the site. All high quality trees identified in the trees survey should be retained within any development to enhance the character of the site.

- 15.2 High quality hard and soft landscaping should be used throughout the scheme to provide a high quality of external space and create a unique sense of place. Paved surfaces should be simple, robust and complement adjoining architecture and street furniture. Links to the town centre should be clearly established as part of the development.
- 15.3 Consideration should be given to the use of public art to promote the development.
- 15.4 The landscaping scheme should be designed in such a way to reduce any impact of the development and outdoor activities on the adjoining residential properties. To this effect screen planting is required on the western and eastern site boundaries to soften views of any development from the house at the south end of Sidlaw Road and the new housing development to the east accordingly.
- 15.5 Landscaping should be used along the site frontage to define the character of the site and improve the quality of the street scene - for example a row of trees could be used to mirror those on the south side of The Causeway creating an avenue effect.
- 15.6 On the northern site boundary tree planting could be used to continue the tree line already present on the site to create a visual screen for the recreational space to the north.
- 15.7 Outdoor facilities and recreational areas should be located in a way so as to minimise noise and disturbance on the nearby residential properties. This should also take into account the impact on any exterior lighting on nearby residents.

16.0 Boundary Treatment

- 16.1 Boundary treatment needs to be visually attractive and provide a secure environment whilst being sympathetic to the adjoining residential properties and surrounding open areas. It may be appropriate that different treatments are used depending on the location. Entrances should be clearly designed.
- 16.2 It is recommended that any boundary treatment to The Causeway reflects and enhances the character of the street scene.

17.0 Sustainable Development

- 17.1 The RSS requires new developments to facilitate the generation of at least 10% of the Region's consumption of electricity from renewable sources. The future development of this site provides a significant opportunity to achieve the objectives of sustainable development and clearly demonstrate how this could be achieved as part of the educational context of the development. The development should incorporate equipment for renewable power generation so as to provide at least 10% of its predicted energy requirements. This should be designed into the scheme at an early stage.
- 17.2 The proposals should:
- Incorporate provision for at least 10% of its own renewable energy needs;
 - Ensure that new buildings are designed to excellent and achieve at least BREEAM "very good" ratings;
 - Include measures to minimise the use of water and maximise use of grey water;
 - Incorporate the use of recycled materials, and accredited materials with chain of custody, utilising environmental friendly specification and materials;

- Avoid negative micro-climatic effects;
- Make provision for the incorporation of adequate integrally designed facilities for the storage and recycling of waste;
- Comply with Stockton Borough Council's adopted policy
- Sustainable Construction Policy;
- Renewable Energy Strategy;
- Sustainable Procurement Policy.

<http://www.stockton.gov.uk/business/conpro/dobusi/procpol/susproc/>

<http://www.stockton.gov.uk/resources/techsvcs/envkway/dlcarbman/REStratSBC.pdf>

<http://www.stockton.gov.uk/resources/techsvcs/envkway/dlcarbman/SustConst>

18.0 Community Safety

- 18.1 Preventing and reducing crime and the fear of crime is one of the key themes of the Council's Sustainable Community Strategy and is key to securing community safety. The development should show how "Secured by Design" measures have been addressed. Areas to consider should include the layout of the buildings to design out potential hiding places, siting of windows to provide natural surveillance, well lit footpaths and entrances particularly those used for community use as part of an urban design-led layout.
<http://www.securedbydesign.com/professionals/details.aspx?forcecode=cleveland>

19.0 Flood Risk

- 19.1 The site is not located within Flood Risk Zones 2 or 3 and as the site is less than 1 Hectare a Flood Risk Assessment will not be required

20.0 Noise

- 20.1 Issues of noise and disturbance must be considered when developing proposals for the overall layout and any access points to the site in order to minimise any potential impact.

21.0 Contamination

- 21.1 Development proposals on this site must be accompanied by a historical study of the site in addition to a desktop survey to identify any potential contaminants of concern.

22.0 Nature Conservation

- 22.1 Any new proposals will need to consider the potential impact on the ecological environment and seek to improve and enhance biodiversity. Survey and mitigation measures should accompany any planning application.

23.0 Public Consultation

- 23.1 A number of meetings have taken place within Billingham in January and February 2010. All comments have been taken into consideration in the preparation of this planning brief.

24.0 Other Considerations

- 24.1 To minimise disturbance to nearby residents from demolition and construction activities a construction method statement will be required as part of a planning application. Details should include access arrangements for construction and demolition traffic.

24.2 A phasing plan will also be required setting out phasing of the construction, management of the development during the construction period including arrangements for vehicular and construction traffic (deliveries and on site worker parking).

25.0 Planning Application Requirements

Applications for Full Planning Permission should include;

- Application Forms
- Appropriate Fee
- Location Plan outlining the site in red at a metric scale (preferably 1:1250)
- Existing and Proposed Site Layout Plans to a metric scale
- Existing and Proposed Elevations to a metric Scale
- Existing and Proposed Floor Plans to a metric scale
- Hard and Soft Landscape Plan
- Planning Statement
- Design and Access statement
- Transport Statement and Travel plan
- A sustainability Statement
- Desk Top Report (Contamination)
- Statement of Community Involvement
- Ecological/Habitat survey
- A Construction Method Statement

Further information on the validation requirements of a planning application can be found at <http://www.stockton.gov.uk/citizenservices/planningdepartment/planappon/impappdeve/>

Note: This list may need to be updated in the light of changing Government and other legislation

Contacts

All requests for supplementary information shall be made in writing to the following email addresses.

Planning and General Enquiries

Elaine Atkinson Email:
elaine.atkinson@stockton.gov.uk

Built & Natural Environment including Highways and Transport, Urban Design & Landscaping
urban.design@stockton.gov.uk

Sustainable Development

urban.design@stockton.gov.uk

Environmental Health

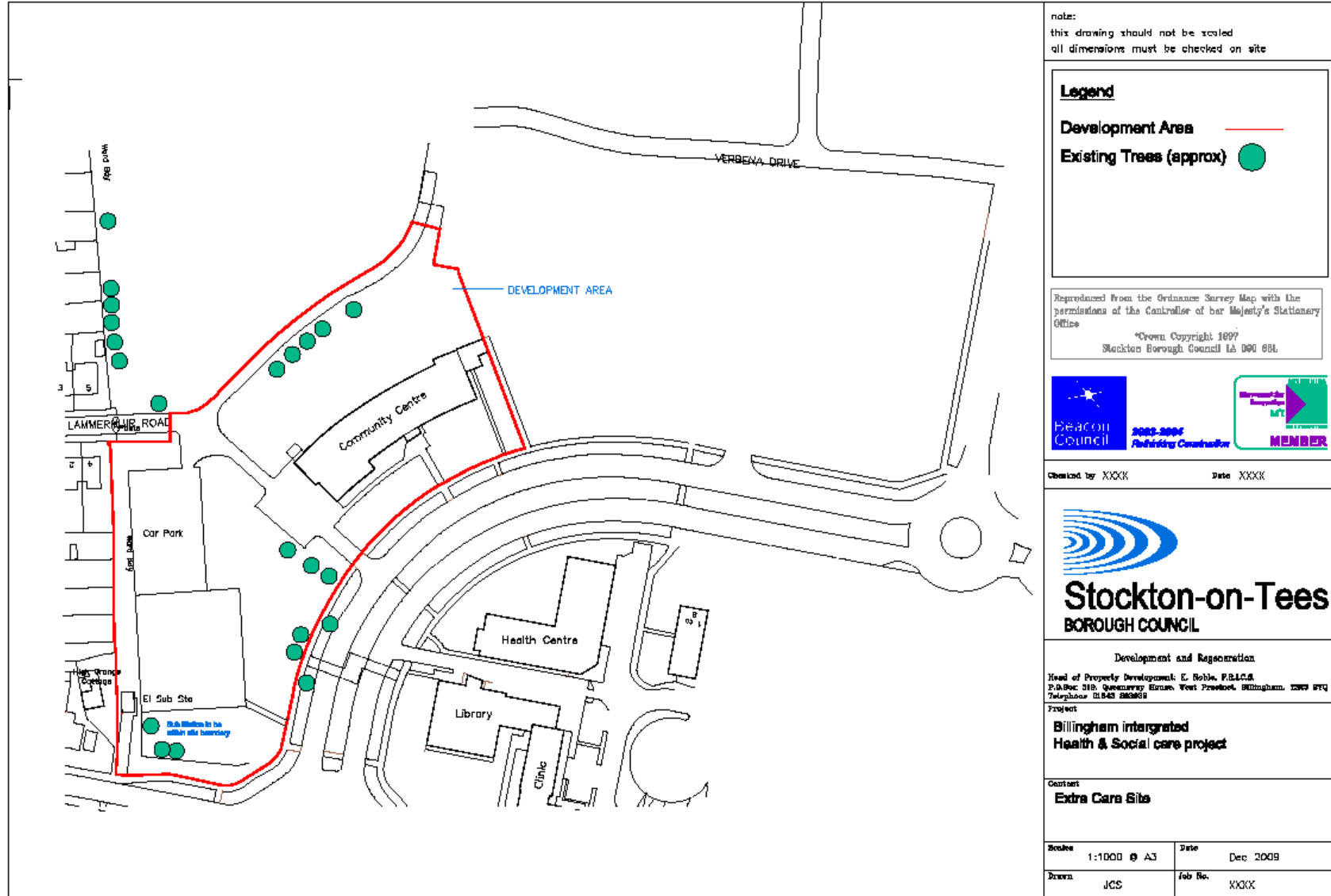
Colin Snowdon
colin.snowdon@stockton.gov.uk

Crime Prevention

Cleveland Police
crime.prevention@cleveland.pnn.police.uk

Refuse and Recycling

Service Stockton
waste.management@stockton.gov.uk



note:
this drawing should not be scaled
all dimensions must be checked on site

Legend

Development Area ———

Existing Trees (approx) ●

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Checked by XXXX Date XXXX

Stockton-on-Tees
BOROUGH COUNCIL

Development and Regeneration
Head of Property Development: E. Noble, F.R.I.C.S.
P.O. Box 318, Queensway House, West Pavement, BIRMIHAM, B15 2FQ
Telephone 01845 282928

Project:
**Billingham Integrated
Health & Social care project**

Contract:
Extra Care Sites

Scale	1:1000 @ A3	Date	Dec 2009
Drawn	JCS	Job No.	XXXX