

Swindon Borough Council

Special Committee

Thursday, 5 December 2019

Function Room, Civic Offices (Anticipated meeting room)

At 5.00 p.m.

Conservative Councillors

David Renard (Chair)
Oliver Donachie
Brian Ford
Russell Holland (Vice-Chair)
Cathy Martyn
Maureen Penny
Dale Heenan
Gary Sumner

Labour Councillors

Steve Allsopp
Jim Grant
Des Moffatt
Kevin Small

Deputies: *All other Labour Shadow Cabinet Members*

Liberal Democrat Councillors

Stan Pajak

Deputies: *All other Liberal Democrat Members*

Deputies: *All other Cabinet Members*

Committee Officer: Douglas Campbell, 07779 413886
email: committeeservices@swindon.gov.uk

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

Access Arrangements - The venue is wheelchair accessible and an infrared receiver hearing system is provided. If you have any special requirements to enable you to attend the meeting or would like to receive any of the pages contained in this agenda in a larger print size, please contact the Committee Officer as soon as possible prior to the date of the meeting.

AGENDA

PART 1 (PUBLIC ITEMS)

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. 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.

- 4. Swindon Borough Local Plan Review - Regulation 19 Consultation (submission draft) (Minute for Confirmation)** HP&RS (Pages 3 - 362)
Draft Minute from Cabinet on 4th December 2019 to follow.

Date of Despatch: 27 November 2019

Key:

Officers:

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 Chief Legal Officer (Monitoring Officer), 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?sch=doc&cat=13338&path=0>) or from the Committee Officer named above.

Special Committee - Terms of Reference

The Special Committee shall have delegated to it the power to act for the Council on the advice of the Chief Executive on any policy decision or any particular matter that is urgent and necessary in the best interests of the Council.

The quorum of the Committee shall be three.

Deputy Members may be appointed at the Annual or any meeting of the Council.

Minutes of any proceedings of this Committee shall be submitted to the Council.

Swindon Borough Local Plan Review – Regulation 19 Consultation

Cabinet

Date: 4th December 2019

Author: Cabinet Member for Strategic Planning /
Head of Planning, Regulatory Services and Heritage

Wards: All

Parishes Affected: All

1. Purpose and Reasons

- 1.1 To seek approval to undertake public consultation on the submission draft Swindon Borough Local Plan Review for a period of 6 weeks in accordance with Regulation 19 of The Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended).
- 1.2 Community engagement is an essential part of the Plan preparation. A specified period of public consultation is required to enable the wider community to assess the draft Local Plan prior to it being submitted for examination in 2020.
- 1.3 The Local Plan Review will have a key role in implementing many of the Corporate Plan's priorities and will be fundamental in delivering key elements of the Priority One: Improve infrastructure and housing to support a growing, low-carbon economy.

2. Recommendations

Cabinet is recommended to submit to Council that it:

- 2.1 Authorises the Head of Planning, Regulatory Services, and Heritage to undertake public consultation on the Draft Swindon Borough Local Plan Review as attached at Appendix 1 in accordance with the arrangements set out in paragraph 3.24.
- 2.2 Authorises the Head of Planning, Regulatory Services, and Heritage, in consultation with the Cabinet Member for Strategic Planning, and the Chief Legal Officer, to make minor non-material changes to the content of the documents if required, prior to publication.

3. Detail

- 3.1 The Council is required to have an up to date Local Plan to provide a planning framework to shape and guide future development through the determination of planning applications in the Borough.
- 3.2 The Swindon Borough Local Plan 2026 was adopted on March 26th 2015 (Council Minute 97, 2014/15 refers). The independent Local Plan Inspector in his report recommended an early review of the Plan to update the housing and employment land requirements.

Further information on the subject of this report can be obtained from Phil Smith, 01793 466443, psmith@swindon.gov.uk.

Swindon Borough Local Plan Review – Regulation 19 Consultation

Cabinet

Date: 4th December 2019

- 3.3 The revised Local Development Scheme was approved for publication in March 2019 (Cabinet Minute 76, 2019/20 refers). It sets out the timetable for the review of the Local Plan. In accordance with this timetable it is intended to undertake public consultation on the draft Local Plan in the winter of 2019/20.
- 3.4 Public consultation on the preferred and ‘emerging’ options for the Local Plan was undertaken between 29th July 2019 and 23rd September 2019 in accordance with Regulation 18 of The Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended), (Cabinet Minute 19, 2019/20 refers).
- 3.5 In total approximately 1,100 comments were received from about 400 individuals and organisations. Many of the individual comments received from residents were in relation to specific development site proposals, principally land at Marlborough Road, Badbury, sites at Wanborough and Wroughton, particularly land north of the Ridgeway School. The main issues raised were loss of open space and potential traffic implications. Other areas of concern related to the safeguarding of the canal route through Swindon Central Area and climate change policies.
- 3.6 A number of representations were received from landowners and developers promoting their particular land interests. Many developers also commented on the overall housing requirement in the Borough and development management design policies.
- 3.7 In a number of addition sites were submitted during the consultation for consideration in the Plan. These are listed at Appendix 3 to this Report and have been assessed through the Sustainability Assessment.

How many homes need to be planned for?

- 3.8 The Local Housing Need using the government’s standard methodology is 1,040 dwellings for the period 2018-36. The emerging strategies consultation proposed an additional 5% to increase the likelihood that the Council will be able to maintain a housing land supply. Following the consultation, to ensure further the maintenance of a 5-year housing supply through any slippage of the strategic allocations, a buffer of 20% is incorporated for a 5 year period. This equates to a total requirement of 20,450 additional dwellings in total for the Plan period.

Meeting identified needs

- 3.9 A very large number of new homes are already in the pipeline. Many of these new homes are planned within the large-scale new communities allocated for development in the Swindon Borough Local Plan 2026, including the New Eastern Villages and Kingsdown. In total 18,142 dwellings as at April 2019 are already committed by virtue of extant permission or allocations in the adopted local plan and made neighbourhood plans.

Further information on the subject of this report can be obtained from Phil Smith, 01793 466443, psmith@swindon.gov.uk.

Swindon Borough Local Plan Review – Regulation 19 Consultation

Cabinet

Date: 4th December 2019

- 3.10 In addition to the planned housing identified in the table above, a windfall allowance of 57 dwellings per annum for new housing on small sites of fewer than 5 houses from 2022/23 onward has potential to deliver another 798 dwellings by 2036¹. In total, therefore, 18,960 homes are already accounted for through consents, allocations and windfall assumptions.

The Spatial Strategy for Delivering the Residual Requirement

- 3.11 For avoidance of doubt the present spatial strategy of development at Swindon including large urban extensions is maintained for delivering the planned growth already identified in the current adopted Plan and carried forward to 2036. Swindon urban area remains the most sustainable location for development however there are limited opportunities within current urban boundary that are not already commitments. A number of additional sites have been assessed and the following are proposed as specific allocations within the Plan.

Urban site allocations

Site	No. of homes
Swindon urban area	
Former Stratton Education Centre	11
Land fronting Idovers Drive	8
Land east of 261 Marlborough Rd	12
Moredon Rec	60
Windmill Hill School, Uxbridge Rd	35
North Star House	250
Total	376

- 3.12 In respect of sites outside of the Swindon Urban Area the sustainability appraisal assessed a number of alternative strategies. The preferred approach to residential sites is a variant Option 2 (graduated dispersal) with housebuilding focussed on Swindon, Highworth and Wroughton. The outline reasons for selecting this approach are as follows:

¹ The basis for this windfall allowance is explained in the Swindon Borough Strategic Housing and Economic Land Availability Assessment 2019.

Swindon Borough Local Plan Review – Regulation 19 Consultation

Cabinet

Date: 4th December 2019

- 3.12.1 The strategy identifies a range of sites in a range of locations. Thereby supporting a wider range of builders and diversifying the development sites in the Borough, which are currently focussed on the large new communities, in particular the New Eastern Villages.
- 3.12.2 The strategy is considered most likely to encourage an increase in housebuilding in the short term and thereby to support the Borough's ability to maintain a five-year housing land supply.
- 3.12.3 By not focussing development in a single location, the strategy reduces exacerbating existing traffic and air quality issues, particularly around the motorway junctions and A419 corridor.
- 3.12.4 The graduated dispersal strategy makes best use of existing infrastructure reducing the need for significant new infrastructure, an important factor given the scale and expense of infrastructure required to deliver the new communities planned under the Local Plan 2026. This is particularly the case in Highworth and Wroughton, which both benefit from secondary schools with capacity, a range of town centre facilities, and established frequent bus services, which in the case of Wroughton can be upgraded.
- 3.13 As part of the graduated dispersal approach, the residual development requirement is focussed on the larger settlements of Wroughton and Highworth, which have the widest range of services and facilities and offer the best opportunities to encourage sustainable transport modes. A smaller quantum of housing is allocated to some of the Borough's better served smaller villages, proportional to their size.
- 3.14 Turning to consider individual sites, those sites listed in the Emerging Strategies consultation and those sites submitted subsequently to that consultation have been assessed for their sustainability. The following sites are proposed as specific allocations in the Plan:

Housing site allocations

Site	No. of homes
Highworth	
Land east of Roundhills Mead	250
Land at Shrivenham Road	200
Redlands Park, Phase 2	41
Land west of Lechlade Road	25

Further information on the subject of this report can be obtained from Phil Smith, 01793 466443, psmith@swindon.gov.uk.

Swindon Borough Local Plan Review – Regulation 19 Consultation

Cabinet

Date: 4th December 2019

Wroughton	
Land east of Swindon Road	300
Land to the north of Overtown Reservoir	8
Land East of Moormead Road	300
Other villages	
Land at School Close, Castle Eaton	12
Land west of New Town Lane, Bishopstone	9
Land at The Forty, Bishopstone	30
Hodson Road, Chiseldon	42
Croft Yard, Ham Road, Wanborough	8
Land west of Hewers Close, Wanborough	20
North of Mayfield, West of Kite Hill, Wanborough	20
Land at Lynt Road, Inglesham	6
Land west of Trenchard Road, Stanton Fitzwarren	5
Total	1276

3.15 In summary the housing supply to 2036 from the various sources is as follows:

		No. of homes
Commitments	Housing completions 2018-19	1,124
	Small site windfall allowance year 4 onwards	798
	Sites with planning permission (non-strategic)	2,287
	Neighbourhood Plan sites (non-permissioned)	42
	Wichelstowe remainder (part)	2,821
	Commonhead remainder	427
	Tadpole Farm remainder	629
	New Eastern Villages	8,936
	Kingsdown	1,650
Allocations	Swindon urban area	376
	Highworth	516
	Wroughton	608

Further information on the subject of this report can be obtained from Phil Smith, 01793 466443, psmith@swindon.gov.uk.

Swindon Borough Local Plan Review – Regulation 19 Consultation

Cabinet

Date: 4th December 2019

	Other villages	152
	Total	20,612

How much employment land needs to be planned?

- 3.16 The Swindon Employment Land Review 2017 provides a range of scenarios for 2016-2036 employment land requirements based on information supplied by the leading economic forecasting companies and past completion rates.
- 3.17 Based on this evidence it is considered that it is reasonable to consider an office land requirement of between 2.4ha and 10.2ha. This equates to a floor space requirement of 16,000sqm to 67,700sqm. In respect of industrial land requirements it is considered that it is reasonable to plan for an additional need of up to 56.7 hectares.

Meeting future Employment Land Needs

- 3.18 The Employment Land Review confirmed the existing employment zones should be protected for employment uses. In addition the revised Local Plan proposes additional protection for the core employment zones including the current site occupied by Honda (UK).
- 3.19 Taking into account commitments and existing allocations such as Kimmerfields, NEV and Wichelstowe there is sufficient land to meet future forecast requirements. The proposed approach is to supplement these with sites for smaller businesses that have prospects of being developed in the shorter term.
- 3.20 Proposed employment allocations are as follows:

Site	Size
The Carriageworks, Swindon	1.52ha
Land north of Barnfield Close, Swindon	0.75ha
Former Groundwell Park and Ride*	1.7ha

*Also suitable for residential development/mixed use development

Additional changes to the Local Plan

- 3.21 The Local Plan Review is also an opportunity to refresh those policies used to determine planning applications in light of revisions to the NPPF, best practice and experience in their operation. Such policies include design, open space provision, affordable housing and infrastructure.

Further information on the subject of this report can be obtained from Phil Smith, 01793 466443, psmith@swindon.gov.uk.

Swindon Borough Local Plan Review – Regulation 19 Consultation

Cabinet

Date: 4th December 2019

- 3.22 In light of the comments received it is proposed to reinstate existing Policy SD1 with clear links to how the Plan is meeting the climate change challenge. Additional changes are to retain the safeguarded route for the Canal through the central area and enhanced heritage policy to reflect the newly created Heritage Action Zone.

Next Steps

- 3.23 If agreed by Council, it is intended the public consultation would be undertaken for a period of 6 weeks from 17th December 2019 to 31st January 2020.
- 3.24 The consultation will be undertaken in accordance with Council's adopted Statement of Community Involvement in Planning and include:
- 3.24.1 Early notification of the consultation period to Parish and Town Councils following Cabinet approval;
 - 3.24.2 Letter or email to consultees on the planning policy consultation database, providing notification of the consultation;
 - 3.24.3 Online publication of all consultation documents on the Council's website.
 - 3.24.4 Publication of advertisement in local newspapers; and
 - 3.24.5 Documents being made available for viewing at the Council's main office and at public libraries.
- 3.25 It is also proposed to hold specific events for representatives of parish and town councils and their communities, particularly those areas highlighted in the options appraisal.

4. Alternative Options

- 4.1 The Borough Council could choose not to proceed as set out in the Local Development Scheme. However not proceeding as intended would lead to delay in producing an up-to-date Local Plan with associated risks, including a continuation of our lack of a 5 year housing land supply, the stifling of economic development and potential intervention by the Secretary of State

5. Implications, Diversity Impact Assessment and Risk Management

Financial and Procurement Implications

- 5.1 The costs of preparing the review of the Local Plan will be met from the Forward Planning budget, which is determined annually based on likely spend.
- 5.2 The Swindon Borough Local Plan is a strategic planning policy document, and as such, it does not necessarily commit the Council itself to funding proposals

Further information on the subject of this report can be obtained from Phil Smith, 01793 466443, psmith@swindon.gov.uk.

Swindon Borough Local Plan Review – Regulation 19 Consultation

Cabinet

Date: 4th December 2019

contained within it. However, the Local Plan is a key document in securing Government funding for infrastructure and subsequent commitments on the Council for the expenditure of such funding.

Legal and Human Rights Implications

- 5.3 The preparation of the Local Plan Review have to be in accordance with relevant legislation, particularly the Planning and Compulsory Purchase Act 2004 as amended by the Localism Act 2011.
- 5.4 The content of this report will not have a direct implication on human rights issues.

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

- 5.5 The Local Plan Review will be subject to a Sustainability Appraisal incorporating Strategic Environmental Assessment and Health Impact Assessment to ensure that the impact of proposals can be minimised with the least negative impact possible on the Plan area. Other planned development documents will be in accordance with the Local Plan.

Diversity Impact Assessment (DIA)

- 5.6 A DIA has been undertaken on the development plan documents and is available from Phil Smith (contact details at footnote). The DIA reveals that overall the Local Plan Review seeks to produce positive impacts for all those who live and work in the Borough by meeting identified housing and employment (land) needs to 2036 and through policies which seek to create an inclusive and accessible built environment, to engender positive health impacts and to provide suitable housing for specific equality groups such as older people, wheelchair users and gypsies and travellers

Risk Management

- 5.7 Delay to the Local Plan Review could undermine the Council's vision to create and realise Swindon's aspirations for development. Appendix 2 of the Local Development Scheme (March 2019) presents a detailed risk assessment to the Local Plan Review Production. Adequate resourcing and robust proportional evidence are identified as potential risks to the Local Plan Review. Should additional evidence come to light or be required this may delay submission of the Local Plan.

Swindon Borough Local Plan Review – Regulation 19 Consultation

Cabinet

Date: 4th December 2019

6. Consultees

- 6.1 The Corporate Director of Finance and Assets (Section 151 Officer) and the Chief Legal Officer are consulted in respect of all reports.

7. Background Papers

- 7.1 None

8. Appendices

All appendices are available online at the Council's website or on request from Phil Smith, 01793 466443, psmith@swindon.gov.uk.

- 8.1 Appendix 1: Swindon Borough Local Plan 2036 Submission Draft for Consultation and Policies map, including appendices 1, 2, 3, 4, 6 and 7

8.1.1 Appendix 4 to Appendix 1

8.1.2 Appendix 5 to Appendix 1

8.1.3 Additional Appendix 6 to Appendix 1

8.1.4 Annex to Appendix 1: Policies Maps 1 to 7

- 8.2 Appendix 2: Swindon Borough Local Plan Sustainability Assessment

- 8.3 Appendix 3: Additional sites submitted autumn 2019

9. Key Decision/Decision in Cabinet Work Programme and Forward Plan

- 9.1 This is not a Key Decision and is in the Cabinet Work Programme and Forward Plan for December 2019.

This page is intentionally left blank

1 Title

Swindon Borough Local Plan 2036

Proposed Submission Draft

December 2019

Contents

1	Index of Policies	1
1	Introduction	1
2	Context	3
3	Spatial Vision and Strategic Objectives	5
	3.1 Council Vision	5
	3.2 Strategic Objectives	5
4	Strategic Policies	7
	4.1 Planning Principles	7
	4.2 Spatial Strategy	8
5	Strategic Allocations	12
	5.1 SA1 Wichelstowe	12
	5.2 SA2 Kingsdown (East of A419)	13
	5.3 SA3 New Eastern Villages	15
	5.4 SA4 Badbury Park (Commonhead)	21
	5.5 SA5 Tadpole Garden Village	22
6	Local Site Allocations	24
	6.1 Central Swindon	24
	6.2 Rest of the Borough	29
7	Development Management Policies	53
	7.1 Design	53
	7.2 Housing	56
	7.3 Economy	66
	7.4 Town, District and Local Centres	68
	7.5 Transport	72
	7.6 Infrastructure	73
	7.7 Community Facilities	77
	7.8 Open Space and Green Infrastructure	78
	7.9 Landscape and Biodiversity	83
	7.10 Historic Environment	85
	7.11 Flood Risk and Pollution	91
	7.12 Rural Development	94
■	Appendices	
	Appendix 1 - Travel Plans and Parking Standards	97
	Appendix 2 - Public Open Space	101
	Appendix 3 - Accessibility Standards	108
	Appendix 4 - Housing Trajectory	109
	Appendix 5 - NEV Illustrative Masterplan	110
	Appendix 6- Infrastructure Delivery Plan - New Eastern Villages (NEV)	111
	Appendix 7 - Superseded Policies	112

1 Index of Policies

Policy SP1 - Sustainable Planning Principles and Adaptation to Climate Change

Policy SP 2 - The Spatial Strategy

Policy SA 1 – Wichelstowe

Policy SA 2 – Kingsdown

Policy SA 3 - New Eastern Villages - Including Rowborough and South Marston Village Expansion

Policy LA 1 – Kimmerfields

Policy LA 2 - North Star

Policy LA 3 - Swindon Heritage Area

Policy LA 4 - Cultural Quarter

Policy LA 5 - The Old Town Hall and Corn Exchange

Policy LA 6 - Former Groundwell Park and Ride Site

Policy LA 7 - Setting Protection of Coate Water and Function of Day House Lane

Policy LA 8 - Former Stratton Education Centre, Swindon

Policy LA 9 - Land fronting Idovers Drive, Swindon

Policy LA 10 - Land east of 261 Marlborough Rd, Swindon

Policy LA 11 - Land to West of Cheney Manor Ind. Estate, Swindon

Policy LA 12 - Windmill Hill School, Uxbridge Rd, Swindon

Policy LA 13 - North Star House, Swindon

Policy LA 14 - Wroughton Science Museum

Policy LA 15 - Land east of Swindon Road, Wroughton

Policy LA 16 - Land east of Moormead Road, (Akers Land), Wroughton

Policy LA 17 - Land east of Roundhills Mead, Highworth

Policy LA 18 - Land at Shrivenham Road, Highworth

Policy LA 19 - Land at Redlands, Highworth

Policy LA 20 - Land at Lechlade Road, Highworth

Policy LA 21 – Land off Hodson Road Chiseldon

Policy LA 22 - Land at the Forty, Bishopstone

Policy LA 23 - Land west of New Town Lane, Bishopstone

1 Index of Policies

Policy LA 24 - Land west of Kite Hill, Wanborough

Policy LA 25 - Croft Yard, Ham Road, Wanborough

Policy LA 26 - Land to the north of Overtown Reservoir, Wroughton

Policy LA 27 - Land off Hewers Close, Wanborough

Policy LA 28 - Land west of Trenchard Road Stanton Fitzwarren

Policy LA 29 - Land at Lynt Road, Inglesham

Policy LA 30 - Land at School Close, Castle Eaton

Policy DM 1 – Placemaking

Policy DM 2 - Design of Buildings

Policy DM 3 - Inclusive Design

Policy DM 4 - Residential Quality and Standards

Policy DM 5 - Mix and Density

Policy DM 6 - Affordable Housing

Policy DM 7 - Housing for Older People

Policy DM 8 - Accessible Housing

Policy DM 9 - Annex Accommodation

Policy DM 10 - Houses in Multiple Occupation

Policy DM 11 - Agricultural Workers' Dwellings

Policy DM 12 - Housing on Retail Parks

Policy DM 13 - Gypsies' , Travellers' and Travelling Showpeople's Pitches and Sites

Policy DM 14 - Core Employment Sites

Policy DM 15 - Employment Land

Policy DM 16 - Office Development

Policy DM 17 - Centres and Main Town Centre Uses (Excluding Offices)

Policy DM 18 - Land Uses Within Centres

Policy DM 19 - Hot Food Takeaways, Drinking Establishments, Betting Offices and Payday Loan Shops

Policy DM 20 - Supporting the Night Time Economy

Policy DM 21 - Transport and Development

Policy DM 22 - Infrastructure Requirements Resulting from Development

1 Index of Policies

- Policy DM 23 - Primary and Early Years Education Contributions
- Policy DM 24 - Water Supply and Wastewater and Sewerage Infrastructure
- Policy DM 25 - Carbon and Renewable Energy
- Policy DM 26 - ICT and Telecommunications
- Policy DM 27 - Community Facilities
- Policy DM 28 - Green Infrastructure
- Policy DM 29 - Great Western Community Forest
- Policy DM 30 - Protecting Open Space
- Policy DM 31 - Open Space in New Development
- Policy DM 32 – Biodiversity
- Policy DM 33 – Landscape
- Policy DM 34 - Historic Environment
- Policy DM 35 - Heritage Transport
- Policy DM 36 - Flood Risk
- Policy DM 37 – Pollution
- Policy DM 38 - Development in the Countryside

1 Index of Policies

1 Introduction

Background

1.0.1 The National Planning Policy Framework (the NPPF) requires each local planning authority to produce a Local Plan that plans positively for the development and infrastructure required in its area. The NPPF also requires local plans to be prepared with the intention of contributing to the achievement of sustainable development. The Swindon Borough Local Plan sets out policies and proposals to meet the challenges facing the area over the period 2018-2036. The plan must be consistent with the requirements of the NPPF. Once adopted, the local plan will guide future decisions on the use and development of land in the Borough and all saved policies in the existing adopted Local Plan and Swindon Central Area Action Plan will be superseded. Plans need to be kept up to date and it is anticipated that this plan will be reviewed every five years.

1.0.2 The plans strategy, policies and proposals are underpinned by a large evidence base and includes population projections, economic forecasts, information about existing planning consents and land supply as well as technical work on matters such as infrastructure, viability and flood risk. This information is available to view on the Council's website. The evidence base is constantly evolving as new and updated information comes to light and further studies are completed.

1.0.3 To demonstrate the sustainability of the Plan's strategy and policies a Sustainability Appraisal is carried out at each stage of plan preparation and published alongside the other evidence documents.

1.0.4 The Local Plan is accompanied by a Borough-wide Policies Map together with insets (within the Plan) for any location that is subject to a site-specific policy.

1.0.5 Councils and other public bodies are expected to work together across administrative boundaries to plan for the housing, transport and infrastructure that local people need. Swindon Borough Council and Wiltshire Council are working together, within the context of the Duty to Co-operate, to ensure that new development plan documents properly address strategic planning and cross-boundary issues. Both authorities include parts of the Swindon Strategic Housing Market Area and have worked together on updates of their Strategic Housing Market Assessment (SHMA).

1.0.6 The Local Plan is the main basis and starting point for making decisions on planning applications, which must be made in accordance with it, unless material considerations indicate otherwise. It therefore gives local communities, developers and investors greater certainty about whether planning applications are likely to be approved. The Local Plan sits alongside the NPPF, which, together with Planning Practice Guidance (PPG), must also be taken into account in making decisions on planning applications and in the preparation of local and neighbourhood development plans.

1.0.7 Neighbourhood development plans, when adopted, form part of the development plan. Where this plan or any development plan documents are adopted after a neighbourhood development plan has already been adopted, the Council will issue a statement of conformity to clarify whether any policies in the neighbourhood development plan have been superseded.

1.0.8 Other development plan documents and supplementary planning documents may be produced when necessary to cover specific topics, sites, or to provide more detailed guidance. These too will be taken into account in any planning decisions. All relevant planning policy documents can be viewed at the Council offices and online.

National Planning Policy Framework (NPPF)

1.0.9 The NPPF provides the national policy framework for planning and sets the context within which the system operates and was last revised in February 2019. It covers, at a strategic level, matters including housing, the economy, transport, the natural environment and other key issues.

1 Introduction

Local plans are required to be in conformity with it. Given the status of the NPPF, it is unnecessary for local planning documents to repeat its policies. It therefore is important in preparing planning proposals, or in reaching decisions on them, that the provisions of the NPPF are taken into account alongside the policies of the Local Plan.

Planning Practice Guidance (PPG)

1.0.10 Introduced by the Government in 2013, the PPG obviates the need for Local Plans to set out detailed generic requirements that previously may have been incorporated into policy. Equally importantly, the PPG is susceptible to change. The PPG is updated regularly.

Determination of Planning Applications

1.0.11 Planning applications should be determined in accordance with adopted local plan policies and, where appropriate, any adopted neighbourhood development plan unless material considerations (including the NPPF and the PPG) indicate otherwise.

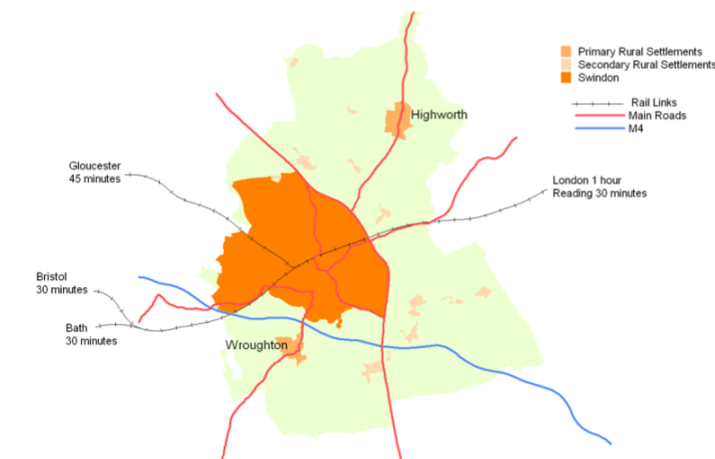
1.0.12 The Local Plan **must be read as a whole** to fully understand the policy context for decision-making on development proposals. Therefore, even if a policy states that a proposal 'will be permitted', this is also subject to the consideration of all other relevant policies in the Local Plan and other material considerations. It should also be noted that all condition clauses should be met where relevant unless stated otherwise. Where the plan is silent on specific matter, reference should be made to the NPPF, or the PPG if the issue is one of detail.

Monitoring the Local Plan

1.0.13 Monitoring the implementation of the Local Plan is an essential component in ensuring its ongoing effectiveness. It is particularly important in relation to the periodic reviews that are needed to keep the Local Plan up-to-date.

2 Context

2.0.1 The Borough is 230km² (89 square miles) in area and is home to about 218,000 people. It consists of the town of Swindon itself, the market town of Highworth, the large village of Wroughton, and a number of smaller villages and hamlets. Swindon is a daily destination for many people. Swindon is at the heart of the M4 corridor and has excellent links to the rest of the UK and beyond, together with a superb natural setting.



2.0.2 Swindon has transformed itself from a town dominated by the railway industry into one with a prosperous economy with a mix of modern industries. The remainder of the Borough is characterised by small market towns, villages and high quality landscape, including parts of the North Wessex Downs Area of Outstanding Natural Beauty and the Thames Vale.

2.0.3 Swindon Borough has a rich variety of historic and natural features that add to the local distinctiveness, character, appearance and sense of identity of the Borough's towns, villages and countryside. Swindon's historic GWR railway area is the most significant surviving railway-engineering establishment of its time, in the world. It is of international importance and a rich source for social and historic study interest.

The Challenge for Swindon Borough

2.0.4 Working with the community and with other organisations, the challenge is to deliver economic growth in Swindon Borough in a way that is balanced, sustainable and improves the quality of life of all. Creating sustainable communities is about more than just housing. It is also about:

- increasing jobs and economic growth, promoting social justice and improving quality of life
- meeting the needs of a changing population, particularly one that is ageing;
- encouraging people to get involved in the decisions that affect their community;
- ensuring the delivery of better public services;
- building schools, hospitals and transport as an integral part of development;
- improving the environment, for example by making streets, parks and squares cleaner, safer and greener, and building more environmentally friendly buildings;
- responding to the threats posed by climate change; and
- recognising and understanding the social and economic value of historical, cultural and natural assets.

2.0.5 Swindon has a strong potential for growth, however there remain significant threats to economic success, particularly:

2 Context

- the poor performance of Swindon Town Centre, specifically in terms of the retail and office offer;
- a lower level of higher-educational qualifications of residents compared to competing towns and cities;
- the perceived poor image of Swindon; and
- a low retention of wealth within the Borough.
- the recent announcement of the closure of the Honda manufacturing plant has added a new challenge

2.0.6 The Local Plan has a key role in realising the economic advantages of Swindon and in helping to address those aspects in which the Borough is comparatively weak, whilst at the same time conserving and enhancing the natural and built environment and improving the quality of life for its residents. It does this by allocating sufficient land for economic growth and setting out clear policies on which to make decisions.

3 Spatial Vision and Strategic Objectives

3.1 Council Vision

3.1.1 By 2030, Swindon will have all of the positive characteristics of a British city with one of the UK's most successful economies; a low-carbon environment with compelling cultural, retail and leisure opportunities and excellent infrastructure. It will be a model of well managed housing growth which supports and improves new and existing communities.

3.1.2 Swindon will be physically transformed with existing heritage and landmarks complemented by new ones that people who live, work and visit here will recognise and admire. It will remain, at heart, a place of fairness and opportunity where people can aspire to and achieve prosperity, supported by strong civic and community leadership.

3.2 Strategic Objectives

3.2.1 The key development priorities which guide the Local Plan's Strategic Objectives are set out below:

- ✓ Deliver growth that is balanced and sustainable, and provides the necessary infrastructure, while addressing the impacts of climate change;
- ✓ Deliver regeneration in a way that meets the needs of Swindon's future, but conserves and enhances the best of the past; and
- ✓ Recognises the important role of green infrastructure to enhance the quality of life for existing and future residents

3.2.2 Underpinning the Spatial Vision for Swindon and the Borough Council's priorities is a themed set of Strategic Objectives based on the strategies of the Borough and its partners, and developed through consultation. These are:

- **Strategic Objective 1: High Quality Sustainable Development** – to improve the image of Swindon, enable inclusive communities and address climate change by the provision of high quality, well designed and sustainable development.
- **Strategic Objective 2: Infrastructure** - to meet the infrastructure needs for and arising from the growth of Swindon (including health and community needs) in a timely and co-ordinated manner and being adequately funded.
- **Strategic Objective 3: Economy** - to meet the needs of local businesses and the forecast growth in the local economy, and to enhance Swindon's position as the UK's best business location.
- **Strategic Objective 4: Housing** - to meet the Borough's housing needs by the provision of well-designed sustainable housing, at sustainable locations and at a range of types and densities according to local needs and circumstances, and that promotes the effective use of land.
- **Strategic Objective 5: Education** - to meet the need for education provision arising from the anticipated growth in population and to enable an improvement in skills and qualifications, particularly through the provision and support of tertiary education opportunities
- **Strategic Objective 6: Community and Health** - to promote healthy lifestyles and to meet the need for community and health facilities arising from growth and demographic change in the Borough

3 Spatial Vision and Strategic Objectives

- **Strategic Objective 7: Transport** - to support Swindon's growth through the provision of a comprehensive and sustainable transport network that is efficient, safe, affordable, accessible and easy to understand, and offers a genuine choice of modes.
- **Strategic Objective 8: Culture and Leisure** - to enable the provision of cultural and leisure facilities commensurate with Swindon's size and growth in population and realise Swindon's potential as a regional leisure destination
- **Strategic Objective 9: Green Infrastructure** - to provide an attractive and inspirational environment to live, work, learn and play, by the provision of a far-reaching network of connected and multi-functional green spaces linked to the wider countryside.
- **Strategic Objective 10: Natural, Built & Historic Environment** - to ensure that development respects, enhances, and conserves the best of the existing built, historic and natural environment in the Borough.

4 Strategic Policies

4.1 Planning Principles

Policy SP 1

Sustainable Planning Principles and Adaptation to Climate Change

1. To enable the delivery of a low carbon future and support sustainable communities in the Borough all development proposals will:
 - a. be of high quality design;
 - b. promote healthy, safe and inclusive communities;
 - c. respect, conserve, and/or enhance the natural, built and historic environments;
 - d. protect and enhance valued landscapes and sites of biodiversity or geological value;
 - e. minimise impacts on and providing net gains for biodiversity;
 - f. assess and address the impact of climate change through mitigation and/or adaptation measures, including moving to a low carbon economy;
 - g. provide or contribute to the assessed local and borough wide infrastructure and service requirements;
 - h. contribute to the retention of jobs and growth of the local economy and complement Town Centre regeneration;
 - i. be accessible by walking, cycling and/or public transport; and,
 - j. use land and resources (such as water, energy, minerals and waste) in an efficient and effective way.
2. Large and/or significant development proposals shall be shaped and guided by an overarching vision, masterplan and design code, and should demonstrate significant community engagement in their conception, that improves the economic, social and environmental conditions, and promotes health and well-being.
3. Within large and significant development proposals all parties should demonstrate a fair equalisation programme for provision of infrastructure across phased development of the scheme. check with KC
4. For large and significant proposals,, management strategies should be in place to secure the long-term maintenance of infrastructure prior to the commencement of development. Unless a parish council is willing to take ownership and/or maintenance a management company should be established that is locally accountable, economically sustainable and robust in the long-term. Where a parish council or charitable body has accepted future ownership, they should be formally consulted over the design of the facility.

4.1.1 In the planning context, sustainable development principles are a combination of factors to help ensure that new development minimises and mitigates its impact where it is proposed, by providing adequate and accessible services and facilities for the occupiers of the new development and overall delivers a “balanced development” which respects the social, environmental and economic demands placed upon it. In short, they are the critical components required to deliver balanced growth and change. Policy SP1 sets out the development principles which underpin this Local Plan and the development proposals which will come forward in the Borough. They represent a sustainable and balanced approach to the provision of new development.

4 Strategic Policies

4.2 Spatial Strategy

Policy SP 2

The Spatial Strategy

1. Sufficient land will be allocated, which together with commitments and dwellings completed since 2018, will deliver at least 20,450 dwellings and at least 57 hectares for B class employment use, and 67,000m² B1-office use over the Plan period 2018-2036
2. Recognising its role and function, including the sub-region, development in the Borough will be concentrated at Swindon through a combination of:
 - a. the allocated strategic sites at; Wichelstowe, Badbury Park, Tadpole Garden Village, Kingsdown (east of the A419) and the New Eastern Villages
 - b. sites identified as allocations in Table 1 below
 - c. other sites, including small 'windfall sites' that are in accordance with policies in the Plan.
3. The Swindon Central Area, as defined on the Key Diagram and Policies Map, will be the main focus and first preference for the location of built civic, cultural, further education, office, retail, leisure and regional sports facilities.
4. Outside of Swindon and Strategic Allocations a graduated dispersal strategy to development is applied so that:
 - a. development will be located primarily at Highworth and Wroughton, which (of the rural settlements) are the most accessible and maintain the largest range of facilities;
 - b. South Marston will be extended as part of the allocated strategic New Eastern Villages allocation;
 - c. at the other villages in the Borough, proportional to their size and function, development will be supported within the rural settlement boundaries as shown on the Policies map and at local site allocations in Table 1 below, or in made Neighbourhood Plans;
 - d. outside the settlement boundaries and strategic and local allocations (including Neighbourhood Plan allocations) development is not supported unless allowed for by other policies in the Plan.

Table 1 – Local Housing allocations No. of homes

Swindon urban area

Former Stratton Education Centre	11
Land fronting Idovers Drive	8
Land east of 261 Marlborough Rd	12
Land west of Cheney Manor Ind. Estate	60
Windmill Hill School, Uxbridge Rd	35
North Star House	250
Total	376

4 Strategic Policies

Rest of Swindon Borough	
Highworth	
Land east of Roundhills Mead	200
Land at Shrivenham Road	200
Redlands Park, Phase 2	41
Land west of Lechlade Road	25
Wroughton	
Land east of Swindon Road	300
Land to the north of Overtown Reservoir	8
Land east of Moomead Road	300
Other villages	
Land at School Close, Castle Eaton	12
Land west of New Town Lane, Bishopstone	9
Land at The Forty, Bishopstone	30
Land at Hodson Road, Chiseldon	42
Croft Yard, Ham Road, Wanborough	5
Land west of Hewers Close, Wanborough	20
North of Mayfield, West of Kite Hill, Wanborough	20
Land at Lynt Road, Inglesham	6
Land west of Trenchard Road, Stanton Fitzwarren	5
Total	1276

Table 2 - local Employment Land Allocations	Size
Site	
The Carriageworks, Swindon	1.52ha
Land north of Barnfield Close, Swindon	0.75ha

4 Strategic Policies

Former Groundwell Park and Ride*	1.7ha
----------------------------------	-------

4.2.1 In accordance with national planning policy, this Local Plan takes a positive approach towards meeting the Borough's local housing needs for the period 2018-2036. The assessed local housing need using the government's standard methodology is 1,040 dwellings for the period 2018-36 (2014-based household forecasts as advised by the government). The emerging strategies consultation proposed an additional 5% to increase the likelihood that the Council will be able to maintain a housing land supply. Following the consultation, to ensure further the maintenance of a 5-year housing supply through any slippage of the strategic allocations, a buffer of 20% is incorporated for a 5 year period. This equates to a total requirement of 20,450 additional dwellings in total for the Plan period.

4.2.2 A very large number of new homes are already in the pipeline. Many of these new homes are planned within the large-scale new communities allocated for development in the Swindon Borough Local Plan 2026, including the New Eastern Villages and Kingsdown.

4.2.3 In addition to the planned housing identified in the table above, a windfall allowance of 57 dwellings per annum for new housing on small sites of fewer than 5 houses from 2022/23 onward has potential to deliver another 798 dwellings by 2036[1]. In total, therefore, 18,960 homes are already accounted for through consents, allocations and windfall assumptions.

4.2.4 For avoidance of doubt the present spatial strategy of development at Swindon including large urban extensions is maintained for delivering the planned growth already identified in the current adopted Plan and carried forward to 2036. Swindon urban area remains the most sustainable location for development however there are limited opportunities within current urban boundary that are not already commitments.

4.2.5 In respect of sites outside of the Swindon Urban Area the sustainability appraisal assessed a number of alternative strategies. The preferred approach to residential sites is a graduated dispersal with housebuilding focussed on Highworth and Wroughton. The outline reasons for selecting this approach are as follows:

4.2.6 The strategy identifies a range of sites in a range of locations. Thereby supporting a wider range of builders and diversifying the development sites in the Borough, which are currently focussed on the large new communities, in particular the New Eastern Villages.

4.2.7 The strategy is considered most likely to encourage an increase in housebuilding in the short term and thereby to support the Borough's ability to maintain a five-year housing land supply.

4.2.8 By not focussing development in a single location, the strategy reduces exacerbating existing traffic and air quality issues, particularly around the motorway junctions and A419 corridor.

4.2.9 The graduated dispersal strategy makes best use of existing infrastructure reducing the need for significant new infrastructure, an important factor given the scale and expense of infrastructure required to deliver the new communities planned under the Local Plan 2026. This is particularly the case in Highworth and Wroughton, which both benefit from secondary schools with capacity, a range of town centre facilities, and established frequent bus services, which in the case of Wroughton can be upgraded.

4 Strategic Policies

4.2.10 As part of the graduated dispersal approach, the residual development requirement is focussed on the larger settlements of Wroughton and Highworth, which have the widest range of services and facilities and offer the best opportunities to encourage sustainable transport modes. A smaller quantum of housing is allocated to some of the Borough's better served smaller villages proportional to their size.

How much employment land needs to be planned for?

4.2.11 The Swindon Employment Land Review 2017 provides a range of scenarios for 2016-2036 employment land requirements based on information supplied by the leading economic forecasting companies and past completion rates.

4.2.12 Based on this evidence it is considered that it is reasonable to consider an office land requirement of between 2.4ha and 10.2ha. This equates to a floor space requirement of 16,000sqm to 67,700sqm. In respect of industrial land requirements it is considered that it is reasonable to plan for an additional need of up to 56.7 hectares.

4.2.13 The Employment Land Review confirmed the exiting employment zones should be protected for employment uses. In addition the revised Local Plan proposes additional protection for the core employment zones including the current site occupied by Honda (UK).

4.2.14 Taking into account commitments and existing allocations such as Kimmerfields, NEV and Wichelstowe there is sufficient land to meet future forecast requirements. The proposed approach is to supplement these with sites for smaller businesses that have prospects of being developed in the shorter term.

4.2.15 [1] The basis for this windfall allowance is explained in the Swindon Borough Strategic Housing and Economic Land Availability Assessment 2019.

4.2.16 Summary of Housing Supply

	No. of homes
Housing completions 2018-19	1,124
Small site windfall allowance year 4 onwards	798
Sites with planning permission (non-strategic)	2,287
Neighbourhood Plan sites (non-permissioned)	42
Wichelstowe remainder (part)	2,821
Commonhead remainder	427
Tadpole Farm remainder	629
New Eastern Villages	8,936
Kingsdown	1,650
Swindon urban area	376
Highworth	516
Wroughton	608
Other villages	152
Total	20,612

4.2.17 There is small oversupply in total to allow for a small number of sites with planning permission not being implemented.

5 Strategic Allocations

5 Strategic Allocations

5.1 SA1 Wichelstowe

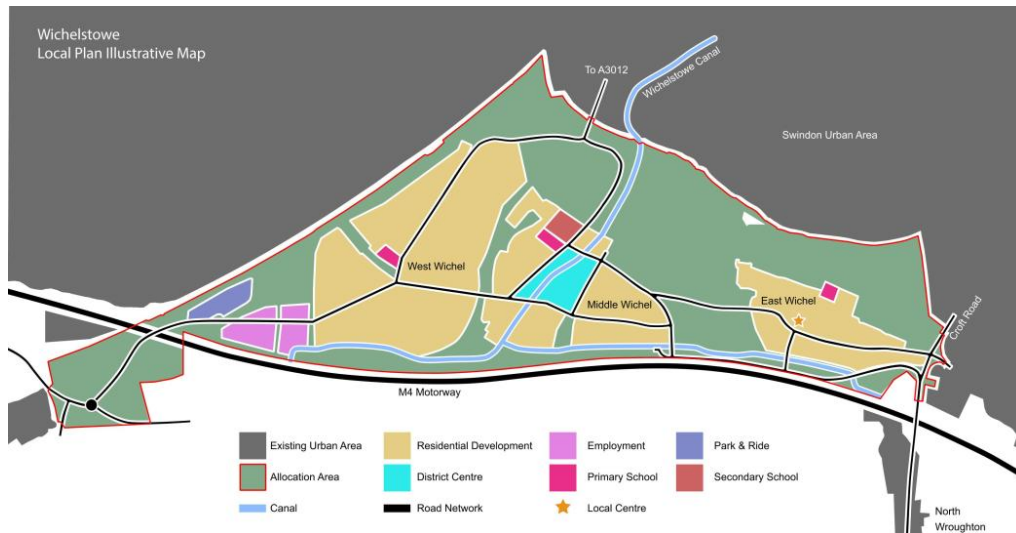
Policy SA 1

Wichelstowe

1. Land at Wichelstowe, as defined on the policies map, is allocated for a mixed-use development.
2. The development at Wichelstowe shall be shaped and guided by an overarching vision, masterplan and design code and will provide:
3. Development at Wichelstowe shall protect, enhance and integrate with existing environmental assets, including:
 - a. the historic environment, including setting, including the Scheduled Monument of Westleaze Medieval Village;
 - b. biodiversity, including Old Town Railway Path County Wildlife Site, the river corridors and natural springs;
 - c. the North Wessex Downs AONB landscape and views from it; and
 - d. off-site landscape and biodiversity mitigation south of the M4.
4. The development at Wichelstowe shall provide sustainable transport links that integrate with Swindon including:
 - a. an express bus link to Swindon Town Centre and additional public transport links within the site;
 - b. walking and cycle links to Swindon's existing communities and the wider countryside;
 - c. a link to Junction 16 of the M4;
 - d. a link from Croft Road to Hay Lane; and
 - e. a Park and Ride site.
5. The risk of flooding shall be minimised, both within the development and adjacent properties in accordance with Policy DM36 (Flood Risk).
6. The health of future residents from noise and air pollution associated with the M4 shall be considered and adverse impacts mitigated.
7. The route for the Wilts & Berks Canal, as set out on the policies map, shall be safeguarded and protected from development.
8. The character and identity of Wroughton will be protected by a principle of non-coalescence between the settlements. The land between Wichelstowe and the village shall remain part of the countryside. However, small scale development within this area, as defined on the Policies Map, shall only be permitted where it retains or enhances the existing character of the countryside and:
 - a. involves the re-use, conversion or extension of existing buildings at a scale appropriate to their location; or
 - b. is an essential requirement directly related to the economic or social needs of the rural community.
9. Management strategies will be required and agreed to secure the long term maintenance of infrastructure prior to development.

5 Strategic Allocations

5.1.1 East Wichel and parts of the Wichelstowe District Centre have been developed but Middle and West Wichel and the Wichelstowe employment land will be constructed in the period to 2036. The inset diagram below shows the disposition of land uses and infrastructure within the development.



5.2 SA2 Kingsdown (East of A419)

Policy SA 2

Kingsdown

1. Land at Kingsdown (East of the A419) is allocated for a new mixed-use development, as defined on the policies map.
2. Development shall be shaped and guided by an overarching vision, masterplan and design code.
3. The development shall provide:
 - a. a total of 1,650 dwellings;
 - b. affordable housing shall be provided in accordance with Policy DM6;
 - c. a mixed use Local Centre of not more than 1000m² retail floorspace with no more than 20% of that as comparison goods;
 - d. a (2 forms of entry) primary school;
 - e. contributions towards the delivery of 2 forms-of-entry secondary school places off-site;
 - f. green infrastructure in accordance with Policies DM28 and DM31 which connects with Broad Blunsdon and the wider countryside;
 - g. landscape mitigation to reduce the visual impact of development to the north and east of the site;
 - h. sport, leisure, and community facilities;
 - i. high quality design and public realm in accord with Policies DM1 to DM3.
4. Development at Kingsdown shall provide sustainable transport links that integrate with Swindon including:
 - a. a new all vehicular bridge across the A419 to connect to the Swindon urban area as the primary access route;

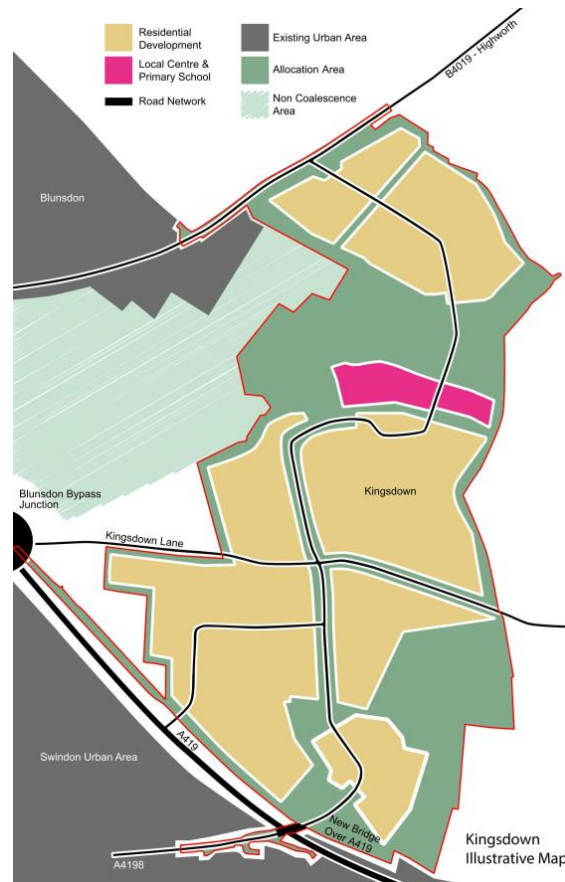
5 Strategic Allocations

- b. public transport links from the first phase of development mitigation contributions for the highway network;
 - c. vehicular access routes from Cold Harbour Junction and the B4019 east of Broad Blunsdon, designed in such a way to discourage additional trips through Broad Blunsdon and Broadbush and protect the amenity of Kingsdown Lane including appropriate green infrastructure to facilitate walking and cycling networks;
 - d. measures to minimise 'rat-running' through Broad Blunsdon village and from Cold Harbour Junction; and
 - e. safe and accessible connections for walking and cycling to Swindon and Broad Blunsdon.
- 5. Development at Kingsdown will protect, integrate and enhance existing assets including:
 - a. Bydemill Brook and its tributaries; and
 - b. Stratton Wood
- 6. Development at Kingsdown shall include mitigation to reduce the impact of development upon:
 - a. existing biodiversity and geodiversity assets;
 - b. the risk of flooding at new and existing communities; and
 - c. the historic environment, including listed buildings and any archaeological features;
 - d. the context and character of Broad Blunsdon at the northern edge of the site, through the design of the development; and
 - e. the health of future residents from noise and air pollution associated with the A419.
- 7. Harm to heritage assets including the setting of Listed Buildings shall be assessed and minimised, and appropriate mitigation should be provided such as through the design and layout of the development.
- 8. The character and identity of Broad Blunsdon, including Broadbush, shall be protected by a principle of non-coalescence between the settlements. The masterplan should include and provide for a form of development that contributes towards the principles of green infrastructure. The land between the Kingsdown development and the village shall remain part of the countryside. However, small scale development within this area, as defined on the policies map, will be supported if it retains or enhances the existing character of the countryside and:
 - a. involves the re-use, conversion or extension of existing buildings at a scale appropriate to their location; or
 - b. is an essential requirement directly related to the economic or social needs of the rural community, or
 - c. complies with other policies in the Development Plan.
- 9. Management strategies will be required and agreed to secure the long term maintenance of infrastructure prior to development.

5.2.1 The Kingsdown site was allocated in the Local Plan 2026 and is subject to a planning application. The primary access will be via a new bridge over the A419 linking into the Swindon urban area including walking and cycling. The vehicular bridge should be delivered early in the development. This may be secured through conditions relating to occupancy of residential units. Improvements to Cricklade Road shall be considered in the context of the proposed Kingsdown development and other developments.

5 Strategic Allocations

5.2.2 It is important that any impact on Broad Blunsdon is minimised and mitigated. The policy includes measures to reduce 'rat-running' and for the development to respect the context and character of the village. The area between the proposed development and Broad Blunsdon shall remain part of the countryside to maintain the separate identity of the village. A plan of the proposed development is shown below.



5.3 SA3 New Eastern Villages

Policy SA 3

New Eastern Villages - Including Rowborough and South Marston Village Expansion

1. Land to the East of the A419, as defined on the policies map and illustrative at Appendix 5, is allocated for a mixed-use development. The form of the development shall comprise a series of new inter-connected distinct villages and an expanded South Marston village defined by the network of green infrastructure corridors. Development should be guided by an overarching design approach that is set out through design codes

Housing

2. The development shall provide a design led approach to creating places, comprising:
 - a. about 6,000 dwellings at the New Eastern Villages (south of the A420);
 - b. about 1,500 dwellings at Rowborough (north of the A420);

5 Strategic Allocations

- c. 500 dwellings at South Marston; and
- d. affordable housing shall be provided at Rowborough and south of the A420 in accordance with Policy DM6.

Transport

3. Sustainable transport measures shall include:
- a. walking and cycle network improvements that integrate with existing networks and provide good connectivity within the development and to the surrounding area;
 - b. the provision of public highway links , including the provision of a walking and bicycle network, to connect the Eastern Villages;
 - c. an integrated public transport route through the District Centre that connects the Eastern Villages to Swindon Town Centre, which includes residential development north of the A420, the District Centre and the employment allocation;
 - d. additional public transport services to connect with Swindon and internally within the development;
 - e. an improved gateway junction at White Hart to manage additional demand and deliver high quality public realm;
 - f. improvements to the Oxford Road/Drakes Way and Covingham Road/Dorcan Way transport corridors including public transport links to the town centre;
 - g. a bridge, known as Great Stall, across the A419 near Covingham Drive to provide for walking, cycling and public transport;
 - h. a new road link, known as the Southern Connector Road, to the Commonhead Roundabout;
 - i. a new road link under the Bristol to London railway line connecting the development north and south at Rowborough;
 - j. new and/or improved accesses to the A420 for proposed residential and employment uses;
 - k. a 1000 (3ha.) space Park and Ride site;
 - l. traffic calming measures to minimise rat-running through existing adjacent villages and east Swindon; and
 - m. management strategies will be required and agreed to secure the long term maintenance of infrastructure prior to development.

Employment and Centres

4. The development shall deliver about 40 hectares net of employment land in total (B Class Uses) to be located south and east of the A420 and A419 respectively adjacent to the White Hart Junction, in a form that complements the mixed-use District Centre, and safeguards its connection with the wider residential development in the Eastern Villages and distributed as follows:
- a. 2.5 hectares within B1a use-class to be located at and/or adjacent to the District Centre;
 - b. 7.5 hectares. within B1b/c or B2 use-class; and 30 hectares within B8 use-class; and
 - c. about 12,000m² (gross) of retail floorspace including a high quality District Centre with strong connectivity to the adjacent residential areas, comprising an anchor food store and complementary uses, and a network of Local Centres that offer retail provision of a scale that meets the daily shopping needs of the communities they serve, including the existing community at South Marston.

5 Strategic Allocations

Educational Provision

1. The development shall deliver:
 - a. a minimum of 8 forms-of-entry of secondary provision;
 - b. a minimum of 13 forms-of-entry of primary provision with early years facilities;

Community Facilities

5. The development shall deliver:
 - a. community facilities including provision for educational learning facilities by the means of safeguarded land and/or developer contributions, including where appropriate, flexible, multi-purpose buildings for use by the community, the public sector and for worship at the District Centre and local centres;
 - b. a health care facility with GP, dentist and pharmacy at the District Centre;
 - c. a sewage treatment works if required; and
 - d. sports and leisure facilities, including playing pitches a leisure centre and a 25m swimming pool; and
 - e. management strategies will be required and agreed to secure the long term maintenance of infrastructure prior to development.
 - f. safeguarded land for a fire station towards the southern part of the site.

Design, Green Infrastructure and Public Realm

6. The Development shall provide:
7. an extensive green infrastructure network (this includes the provision of all typologies of public open space as set out in Policy DM31) that maximises opportunities for habitat connectivity and enhanced biodiversity including extending the River Cole green infrastructure corridor and connecting with Nightingale Wood;
8. in accord with the aims and objectives of the Great Western Community Forest (Policy DM29) to deliver a 30% net increase in tree cover within the development; and
9. High quality public realm, in accord with Policies DM1 to DM4, including outdoor civic public space and public art.

Landscape and Biodiversity

8. The development will ensure that:
 - a. the landscape context and views to and from the North Wessex Downs AONB are respected, including potential off-site mitigation;
 - b. the risk of flooding from the development is minimised, both within the development and at existing neighbouring communities;
 - c. biodiversity, including the River Cole Corridor and River Cole Meadow County Wildlife Sites, is protected, integrated and enhanced,

Historic Environment

9. The development shall ensure that the historic environment, including the Scheduled Monument (Durocormvium) and Listed Buildings including Longleaze Farmhouse, Foxbridge Farmhouse (Grade II); Moat Cottage (Grade II); Lake Cottage (Grade II); Wrightsbridge House, farmhouse and gatehouse (Grade II); Gateways (Grade II), conservation areas

5 Strategic Allocations

e.g. Upper Wanborough Conservation Area; Lower Wanborough Conservation Area and other heritage assets are sustained and, where appropriate, enhanced.

Canal

10. The route for the Wilts & Berks Canal as set out on the policies map will be safeguarded and protected from development.

South Marston Village Expansion

11. Development at South Marston shall be in accordance with the South Marston Neighbourhood Plan and must contribute towards the creation of an integrated village with a distinct rural and separate identity from Swindon and other settlements. Expansion of the village will be as part of the New Eastern Villages strategic allocation and through allocated brownfield opportunities, as shown on the Policies Map.
12. Development at South Marston shall:
 - a. ensure it respects the character of the existing village by providing housing at an average of 30 dwellings per hectare, and providing affordable housing in accordance with policy DM6, but at a proportion of no more than 20%;
 - b. provide community, recreation facilities and retail provision of an appropriate scale, as part of a village centre;
 - c. provide green infrastructure in accordance with Policies DM28 and DM31 proportionate to the scale of expansion;
 - d. provide an extended recreation ground to include the field to the south-west of the current recreation ground with recreational facilities of an appropriate type and scale;
 - e. ensure heritage assets are identified, sustained and where appropriate enhanced
 - f. protect and enhance and existing green-infrastructure;
 - g. deliver primary school places within the village to meet the needs of an expanded South Marston;
 - h. provide a new road connection between Thornhill Road and Old Vicarage Lane, which should be positively integrated within the limits of the expanded village;
 - i. provide traffic management and sustainable transport measures to minimise the volume of traffic, including traffic passing through the village, and to reduce the impact on the village, in particular at Pound Corner;
 - j. ensure other development/redevelopment opportunities on existing (brownfield) sites in the west and north of the village provide strong links with the village and make the appropriate infrastructure contributions to mitigate their impact;
 - k. provide mitigation measures to protect the village from flood risk in accord with Policy DM36; and
 - l. where possible realise opportunities to facilitate main drainage and utilities supply, including fibre cable, to existing properties that currently lack connections; and
 - m. no new development shall be served from Nightingale Lane or Rowborough Lane and traffic measures will be implemented to deter extraneous traffic from using these routes.
13. To ensure non-coalescence of South Marston with Swindon and the New Eastern Villages, the land between the expanded village and the railway to the south shall remain part of the countryside. Development within this area, as defined on the Policies Map, shall only be permitted where it retains or enhances the existing character of the countryside and

5 Strategic Allocations

- a. involves the re-use, conversion or extension of existing buildings at a scale appropriate to their location; or
- b. is an essential requirement directly related to the economic or social needs of the rural community, and
- c. complies with other policies in the Development Plan.

Protection of Other Existing villages

14. **The character and identity of Wanborough, Bishopstone and Bourton will be protected by a principle of non-coalescence between the settlements, as defined on the Policies Map. Development within this area, as defined on the Policies Map, shall only be permitted where it retains or enhances the existing character of the countryside and**
- a. involves the re-use, conversion or extension of existing buildings at a scale appropriate to their location; or
 - b. is an essential requirement directly related to the economic or social needs of the rural community, and
 - c. complies with other policies in the Development Plan.

5.3.1 The New Eastern Villages was allocated in the Local Plan 2026 and is subject to several planning applications. [reasoned justification text that incorporates additional policy requirements should be moved into the policy].



5.4 SA4 Badbury Park (Commonhead)

Policy SA 4

Badbury Park (Commonhead)

1. Land at Badbury Park (Commonhead) is allocated for a new mixed-use development, as defined on the policies map.
2. Development shall be shaped and guided by an overarching vision, masterplan and design code.
3. The development shall provide:
 - a. a total of 1269 dwellings (including completions prior to the Plan period);
 - b. affordable housing shall be provided in accordance with Policy DM6;
 - c. a mixed use Local Centre of not more than 1000m² retail floorspace with no more than 20% of that as comparison goods;
 - d. a (2 forms of entry) primary school;
 - e. contributions towards the delivery of 2 forms-of-entry secondary school places off-site;
 - f. green infrastructure in accordance with Policies DM28 and DM31;
 - g. sport, leisure, and community facilities;
 - h. high quality design and public realm in accord with Policies DM1 to DM3.
4. Development at Badbury Park shall provide sustainable transport links that integrate with Swindon including:
 - a. public transport links to Swindon Town Centre;
 - b. vehicular access routes from Marlborough Road;
 - c. safe and accessible connections for walking and cycling to Swindon, Coate Water Country Park and the Great Western Hospital;
5. Development at Badbury Park shall protect, integrate and enhance existing environmental assets, including:
 - a. Coate Water Country Park and Day House Lane Copse;
 - b. views to and from the North Wessex Downs AONB and Coate Water Country
6. Development at Badbury Park shall include mitigation to reduce the impact of development upon:
 - a. existing biodiversity and geodiversity assets;
 - b. the risk of flooding at new and existing communities; and
 - c. the health of future residents from noise and air pollution associated with the M4 and A419.
7. Harm to heritage assets including the setting of Listed Buildings and archaeological features shall be assessed and minimised, and appropriate mitigation should be provided such as through the design and layout of the development;
8. The route for the Wilts & Berks Canal as set out on the Policies Map will be safeguarded and protected from development
9. Management strategies will be required and agreed to secure the long term maintenance of infrastructure prior to development.

5 Strategic Allocations

Hospital Land

- j. 5.5 hectares of land adjoining the Great Western Hospital, as shown on the policies map, is safeguarded for future expansion of the Great Western Hospital, incorporating provision for emergency services if required and should:
 - a. include a bus corridor and should deliver improved pedestrian and cycle connectivity between Badbury Park and the hospital; and
 - b. ensure harm to heritage assets, are assessed and minimised, and appropriate mitigation should be provided such as through the design and layout of the development.

5.4.1 The Great Western Hospital NHS Foundation Trust and Great Western Hospital have identified that there is a need for land adjacent to the hospital to be safeguarded to accommodate future growth needs. The need to safeguard this land remains, despite the fact that the adjacent Badbury Park housing development (a site allocation under the Swindon Borough Local Plan 2026) is nearing completion. The site is in close proximity to known heritage assets.

5.5 SA5 Tadpole Garden Village

Policy SA 5

Tadpole Garden Village

1. Land at Tadpole Garden Village is allocated for a new mixed-use development, as defined on the policies map.
2. Development shall be shaped and guided by an overarching vision, masterplan and design code.
3. The development shall provide:
 - a. a total of 1,848 dwellings (including completions prior to the Plan period);
 - b. affordable housing shall be provided in accordance with Policy DM6;
 - c. a mixed use Local Centre of not more than 1000m² retail floorspace with no more than 20% of that as comparison goods;
 - d. a (2 forms of entry) primary school;
 - e. contributions towards the delivery of 2 forms-of-entry secondary school places off-site;
 - f. green infrastructure in accordance with Policies DM28 and DM31;
 - g. sport, leisure, and community facilities;
 - h. high quality design and public realm in accord with Policies DM1 to DM3 which connects the existing urban area and countryside, particularly the Cricklade Country Way;
 - i. a wildlife corridor associated with the River Ray;
4. Development at Tadpole Garden Village shall provide sustainable transport links that integrate with Swindon including:
 - a. public transport links, including a Quality Bus Corridor, to Swindon Town Centre;
 - b. vehicular access from routes from Tadpole Lane and and a new route north connection to Swindon via Ermin Street, Blunsdon and under the A419(T) at the existing underpass;

5 Strategic Allocations

- c. measures to discourage through traffic from Thamesdown Drive to Blunsdon via Tadpole Lane;
 - d. additional pedestrian and cycle connections between the development and North Swindon;
 - e. a link to the National Cycle Route 45 at the Cricklade country Way;
 - f. contributions towards mitigation on the highway network
5. Development at Tadpole Garden Village shall protect, integrate and enhance existing environmental assets, including:
- a. the River Ray Corridor;
 - b. the strategic landscape of Blunsdon Hill;
 - c. the rural setting of the town to the north.
6. Development at Tadpole Garden Village shall include mitigation to reduce the impact of development upon:
- a. existing biodiversity and geodiversity assets;
 - b. the risk of flooding at new and existing communities and avoid development in the area of flood risk associated with the River Ray.
7. Harm to heritage assets including the setting of Listed Buildings and archaeological features shall be assessed and minimised, and appropriate mitigation should be provided such as through the design and layout of the development;
8. Management strategies will be required and agreed to secure the long term maintenance of infrastructure prior to development.

6 Local Site Allocations

6 Local Site Allocations

6.1 Central Swindon

Policy LA 1

Kimmerfields

The Kimmerfields site, as defined on the policies map, is allocated for development as a mixed use office, residential and leisure quarter. The Kimmerfields development shall be comprehensively masterplanned, and development proposals, whether delivered individually or comprehensively, are required to comply with the following principles:

1. Create an environment with an urban character comprising a coherent urban structure of streets and spaces defined by buildings rather than an out-of-town retail-park type environment structured around surface car parking.
2. A new pedestrian and bicycle link shall be provided between the south western corner of the Quarter between Fleming Way and Wellington Street.
3. A new green focal public space shall be provided at the western edge of the quarter as a key piece of civil public realm in the Quarter and must connect the Bus Boulevard to Wellington Street and the Train Station. As such the public space must be designed for people to comfortably spend time in, move through and enjoy.
4. Tree planting shall be provided along the Quarter's edge at Fleming Way.
5. The development shall re-establish street patterns comprised of rectilinear blocks with strong connectivity to surrounding streets.
6. Residential uses shall predominate at the north east of the Quarter adjacent to the residential area of Broadgreen.
7. Building heights at the north east corner fronting Manchester Road and Corporation Street shall not exceed 4 storeys to achieve a satisfactory relationship with Victorian/Edwardian residential properties on Manchester Road and Corporation Street. Additionally, sufficient set-back should be provided from these streets to ensure that the development does not result in a deterioration of air quality through the creation of a street canyon.
8. Building heights of up to 8 storeys are appropriate on the Quarter's Fleming Way edge and on its edge with the Tri Centre, although the impact of such buildings on overshadowing within the site should be carefully considered, particularly around the civic public space.
9. Development should employ durable high-grade materials, and restrained, contemporary and elegant architectural form and expression which emphasises quality and a sense of place.
10. The mix of housing provided shall include housing suitable for families.
11. There should be active ground floor uses to enliven the area and provide a comfortable environment for pedestrians at street level.
12. Car parking should be designed to support the street scene and placemaking and shall not dominate streets or communal areas. On street parking will be appropriate but must not undermine the permeability and legibility of the development for pedestrians. Large courtyard ground floor and under-croft parking is not considered an appropriate solution for widespread use across the scheme.
13. Land should be safeguarded for the future widening of Corporation Street.

6 Local Site Allocations

6.1.1 Kimmerfields, formerly known as Union Square, is the flagship redevelopment site in central Swindon. The site is owned by Swindon Borough Council and Homes England. The proposed policy sets the key design parameters that are sought by the local planning authority and are intended to guide future proposals for the development of the site. Outline Planning permission has been granted for the Kimmerfields site.

Policy LA 2

North Star

North Star, as shown on the policies map, is allocated for the development of a new regional leisure facility. Any proposals for part or all of this site, shall be accompanied by a comprehensive overarching masterplan for the entire site to provide context and ensure deliverability. Development proposals, whether delivered individually or comprehensively, are required to comply with the following principles:

- a. The priority is to create an environment with an urban character comprising a coherent urban structure of streets and spaces defined by buildings rather than a an out-of -town retail-park type environment structured around surface car parking.
- b. Where there is scope for innovative design this should be mindful of nearby heritage assets and other historic references. Tall buildings should consider the impact on the street level environment, overshadowing and the creation of canyons.
- c. There should be a clear and coherent public realm structure with east-west connections and hard and soft landscaping to ensure placemaking.
- d. Improved pedestrian and bicycle links from the north of the railway line to Swindon Railway Station and the core of the town centre shall be provided as part of the development.
- e. Car parking will be required, the quantum to be assessed and justified as part of a comprehensive mobility strategy for the site.
- f. Comparison retail provision shall be limited and should be focussed on specialist sport retail to avoid undermining the Primary Shopping Area. Similarly, the level of food and beverage offer should not undermine the Primary Shopping Area.
- g. The provision of residential uses within the allocation as part of the overall mixed use development is supported.
- h. The mix of housing provided shall include homes suitable for families.

6 Local Site Allocations



6.1.2 North Star is an important development site in central Swindon. The proposed policy sets out parameters that the Council will expect development of the site to meet.

Policy LA 3

Swindon Heritage Area

1. Development proposals within or adjoining the Railway Heritage Area as defined on the proposals map (1) should preserve and enhance the historic environment.
2. Development proposals within or near the Railway Heritage Area will be required to promote improvements and regeneration opportunities including public realm, connectivity and legibility that enhance the setting of heritage assets and areas wider character and appearance
3. Any development should secure a contextually-responsive approach to Swindon's heritage and having regard to the setting of listed buildings and neighbouring character and appearance, including the designated conservation area. Specifically:
 - a. Development proposals affecting the Railway Village must preserve the integrity and significance of the Railway Village as a self-contained residential community with associated community facilities including the Community Centre, the Platform, the Health Hydro, Emlyn Square and GWR Park.
 - b. Proposals affecting the Mechanics' Institution should
 - i. Acknowledge and consider the buildings significance be sympathetic to the historic character and role of this building
 - ii. deliver publicly accessible uses of the building's main uses as far as possible
 - iii. not adversely impact on the amenity of Railway Village residents
4. Within the Railway Heritage Area redevelopment of the Swindon Railway Station and its adjacent car parks, as shown on the policies map (2), is supported in principle. Development shall be comprehensively masterplanned required to comply with the following principles

6 Local Site Allocations

- a. Comparison retail shall be of a scale and type to serve the needs of station users to avoid undermining the role of the Primary Shopping Area.
- b. The creation of a significant food and beverage cluster is also not supported in this location because of its potential to detract from the function of Old Town and the Town Centre Primary Shopping Area. Food and beverage uses should be limited to the scale and type appropriate to serve station users.
- c. Development should, where possible, enable a public pedestrian link across the railway line to unite north to south, providing safe, legible and attractive connectivity between existing and proposed developments, with well-designed entry points planned as part of overall re development..
- d. The provision of office and residential uses as part of a mixed use redevelopment will be supported.
- e. Re-development of the station building should create a new landmark principal station building and frontage to Station Road.
- f. The Council will support a reduction in the quantum of car parking provided on surface and its re-provision in a multi-storey car park to the north side of the railway,.

6.1.3 Land around Swindon railway station is predominantly occupied by surface car parking and this lends the station a 'parkway' character that is not consistent with its town centre location. There are clear opportunities to use the land around the station for more appropriate town centre uses and deliver an upgraded station which reflect the railway's prominence in Swindon's history, and the high level of use of the station (with 3,679,242 entries and exits in 2017 and electrification likely to support further passenger numbers growth).



6 Local Site Allocations

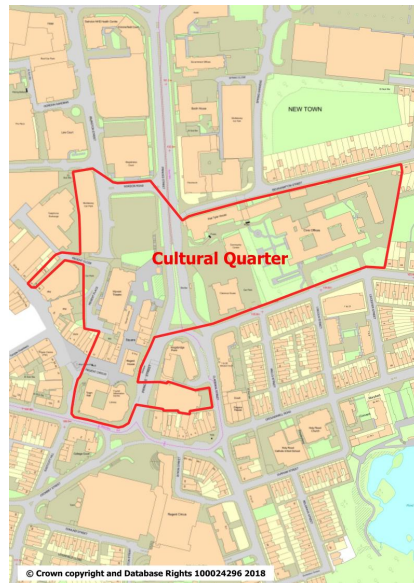


Policy LA 4

Cultural Quarter

1. The renovation, remodelling and/or redevelopment of land indicated on the policies map as a Cultural Quarter is proposed to accommodate expanded theatre capacity, a new home for Swindon's museum and art gallery, dwellings, food and beverage uses, and workspaces.
2. Development of the cultural quarter must be comprehensively planned and shall:
 - a. Improve the legibility of pedestrian routes between Regent Street and the proposed cultural facilities.
 - b. Improve the legibility of pedestrian routes between the cultural quarter and Old Town and recognising the cultural and historic links between the two areas.
 - c. Provide a solution to resolve the challenging level change between the Wyvern Theatre and its car park to its north to create better north-south pedestrian permeability.
 - d. Comprise high-quality, contextually appropriate new or redeveloped buildings.
 - e. Ensure heritage assets are identified, sustained and where appropriate enhanced.
 - f. Retain visually important trees and supplement them with additional tree planting on the Princes Street frontage.
 - g. Support the creation of a high-quality, family friendly night time economy cluster in this location, in accordance with Policy DM20
 - h. Provides car parking, the quantum to be assessed and justified as part of a comprehensive mobility strategy for the site.

6 Local Site Allocations



6.1.4 'The Promenade' cultural quarter was promoted through the Swindon Central Area Action Plan (2009), Cultural Quarter SPD (2006) and Swindon Borough Local Plan 2026 (2015). There is a widespread feeling that Swindon's cultural facilities have not kept up with the development of the town in other areas and improving cultural facilities in the town is seen as a central component of efforts to regenerate the town's central area. In particular, the town is unable to display its Swindon Collection of modern art due to inadequate facilities at the existing town museum and art gallery. Similarly, The Wyvern Theatre lacks capacity to attract higher profile touring shows and performances.

6.2 Rest of the Borough

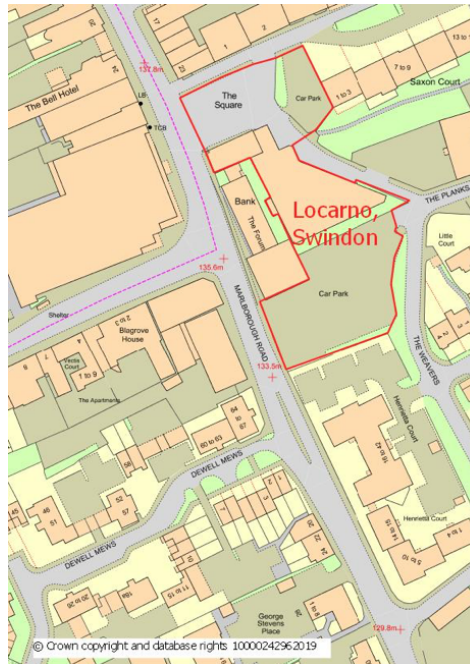
Policy LA 5

The Old Town Hall and Corn Exchange

The principle of redevelopment of the Old Town Hall and Corn Exchange, the adjacent land, as shown on the policies map, is supported. Development proposals, whether delivered individually or comprehensively, are required to comply with the following principles:

1. The redevelopment should achieve a mixed-use development that brings to life the public realm and delivers a new Civic Space for Old Town.
2. The retention and restoration of the remaining external historic fabric of the listed Market Hall and Old Town Hall is required, but restoration of the internal fabric of the buildings is not required and there is flexibility over treatment of the internal spaces.
3. Market square should become a new public space.
4. A new building at the 'head of the square' of 3-4 storeys would be appropriate to enclose the market square at its eastern end.
5. The remaining historic fabric of the Butter Market should be sympathetically repaired, but flexibility exists in the treatment of spaces and internal details.
6. Building heights should respond to the prevailing character of the area which comprises 3-4 storey buildings.
7. Development should provide a new (replacement) east-west public right of way across the site of the existing 'Planks' car park.

6 Local Site Allocations



6.2.1 The Old Town Hall and Corn Exchange is an important redevelopment site which provides an opportunity to restore important Swindon landmarks into active use. The policy provides some parameters that the Council will expect redevelopment of this site to meet. There is also an adopted Deign Brief which should be referred to.

Policy LA 6

Former Groundwell Park and Ride Site

The former Groundwell Park and Ride site is allocated for employment b-use or other commercial use or residential development up to 40 dwellings and should make provision for:

1. Preservation of mature trees
2. In the event that the site is developed for residential purposes, at least 0.3ha of useable public open space would be required, to include a local level equipped play space;
3. An enhanced landscape buffer between the site and the industrial estate to the north. his creates an opportunity to create a linear green corridor along the site's northern edge to connect with existing green infrastructure corridors on neighbouring land.
4. Improved footpath and cycle track which runs along the southern edge of the site.
5. In the event that access is proposed to be taken from the A4311, a transport assessment will need to assess impacts on the A4311 corridor. The existing signal controlled junction will need full replacement including MOVA/SCOOT.

6 Local Site Allocations



Policy LA 7

Land north of Barnfield

Land north of Barnfield is allocated for Employment (B-use)



6 Local Site Allocations

Policy LA 8

Setting Protection of Coate Water and Function of Day House Lane

1. The area between Coate Water and the Badbury Park housing development, as indicated on the Policies Map will be protected from development to preserve the setting to the Coate Water Country Park and associated historic value and setting of historic assets.,
2. The function of Day House Lane as a green corridor will be safeguarded. Development generating material impact on Day House Lane will be expected to make appropriate contribution towards the cost of measures to mitigate that impact.

6.2.2 Given their status, there is a requirement to protect the Day House Copse County Wildlife Site, Coate Water Nature Reserve and Burderop Wood Country Wildlife Site. It is important that the setting and role of Coate Water Country Park is protected over the long-term and therefore the land between it and the Badbury park residential area is safeguarded from development. This area may also aid the local interpretation of the literary associations of the area.

Policy LA 9

Former Stratton Education Centre, Swindon

Land at the former Stratton Education Centre, Swindon is allocated for up to 11 dwellings and should retain the former school building as a building of local significance.



6 Local Site Allocations

Policy LA 10

Land fronting Idovers Drive, Swindon

Land a fronting Idovers Drive, Swindon is allocated for up to 8 dwellings and should make provision for:

1. Vehicular access to be created from Idovers Drive;
2. Retention of access to the bus shelter and substation at the south west of the site;
3. Existing vegetation to be retained and enhanced where possible and provision of compensatory off-site planting



Policy LA 11

Land east of 261 Marlborough Rd, Swindon

Land east of 261 Marlborough Road, Swindon is allocated for up to 12 elderly persons dwellings and should make provision for:

1. Sympathetic integration with the retained open space to the north;
2. Retention of mature trees;
3. Suitable access and footpath along Marlborough Road;
4. High quality design fronting Marlborough Road as gateway site to Swindon town centre.

6 Local Site Allocations



Policy LA 12

Land to West of Cheney Manor Ind. Estate, Swindon

Land to the west of Cheney Manor Estate as shown on the Policies Map is allocated for about 60 dwellings and should make provision for:

1. Development in accordance with the adopted Design Brief; and
2. The operation of neighbouring employment land is not compromised (agents of change)
3. An 8m wide ecological buffer zone to be established between any residential development and the main river.

6 Local Site Allocations



Policy LA 13

Windmill Hill School, Uxbridge Rd, Swindon

Land at the former Windmill School, Uxbridge Road, Swindon is allocated for about 35 dwellings and should make provision for:

1. 0.2ha of public open space
2. The existing mature landscape buffer to Great Western Way should be retained.



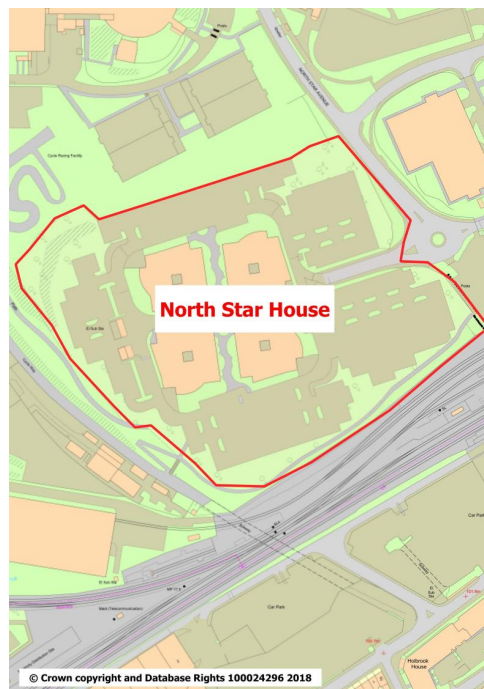
6 Local Site Allocations

Policy LA 14

North Star House, Swindon

The land at North Star House is allocated for about 250 dwellings and should make provision for

1. A variety of dwelling sizes including suitable for families
2. Building heights and mass that are in the context of the adjacent area, particularly the railway heritage area
3. Open space
4. Pedestrian access linking through the North Star development
5. Access in the context of the proposed North Star Development to the north

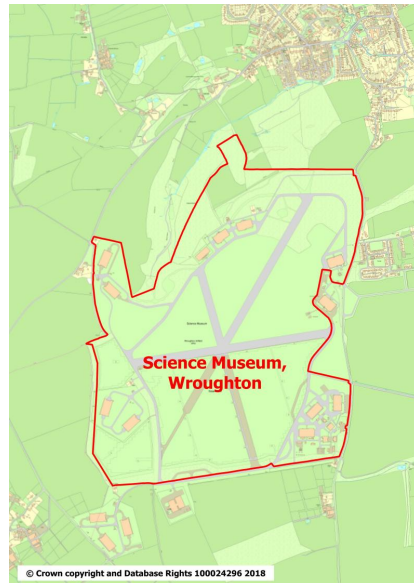


Policy LA 15

Wroughton Science Museum

At the Science Museum at Wroughton, as identified on the policies map, expansion of collections management facilities and activities, science and technology research and development, renewable energy generation and other high quality related activities and enabling development, providing the benefits of the development are delivered sustainably are supported. Such proposals should, due the location of the Museum within the North Wessex Downs AONB, pay particular regard to impact on the AONB and landscape in accordance with DM33. Such proposals should also respect and enhance the historical assets associated with the former airfield.

6 Local Site Allocations



6.2.3 The former airfield at Wroughton is the location of storage facilities for the Science Museum Group. As a nationally important facility, the policy supports the expansion of such and related activities on site, subject to other policies in the Plan, particularly its location with the North Wessex AONB.

Policy LA 16

Land east of Swindon Road, Wroughton

Land to east of Swindon Road Wroughton as shown on the policies map is allocated for about 300 dwellings and should comply with the following development principles and requirements:

1. The northern part of site adjacent to motorway is not considered to be suitable for residential developable and should be used for the creation of a noise attenuation bund to reduce road noise in the rest of the development. This area must act as a gateway into Wroughton through landscaping and public art and should preserve visual separation of Wroughton from Swindon to minimise the appearance of urban sprawl across the M4.
2. Development fronting Swindon Road should respect and reflect the linear character of the building layout and form of North Wroughton
3. At least 3ha of useable general recreation space inclusive of 1 Local Level Equipped Play Space and 1 Neighbourhood Level Equipped Play Space on site.
4. Access via roundabout at Artis Farm.
5. The development must relate positively to and where possible make pedestrian connections with the under construction Berkley Farm development to the south.
6. Perimeter vegetation is important and must be retained / protected, including the freestanding tree and internal hedgerow.
7. An off-site a walking and cycling route via Lister Road and Lister Road footpath to Ridgeway School and Wroughton Junior School and beyond to East Wichel should be signposted. A cycling and walking route through the development should connect with this route. Where possible, this should be surfaced in a bound material (preferably asphalt) and lit.
8. Surface water flow paths would need to be maintained and any proposed drainage for development would also need to be outside of these areas.

6 Local Site Allocations

Land east of Swindon Road (north), Wroughton



Policy LA 17

Land east of Moorhead Road, (Akers Land), Wroughton

Land east of Moorhead Road, Wroughton is allocated for about 300 dwellings and a new hospice and should make provision for:

1. A new hospice;
2. Community use of existing hospice;
3. the area in the south-west of the site to remain undeveloped as the most sensitive area to the AONB;
4. Mitigation planting to lessen impact on the setting of the AONB;
5. Retention of existing perimeter hedgerows;
6. At least 3ha of useable general recreation space inclusive of 1 Local Level Equipped Play Space and 1 Neighbourhood Level Equipped Play Space on site.
7. Improved access to Moorhead Road;
8. Primary school provision in association with land east of Swindon Road;
9. Safe pedestrian and cycle links to Wroughton centre.

6 Local Site Allocations



Policy LA 18

Land east of Roundhills Mead, Highworth

Land east of Roundhills Mead, Highworth is allocated for residential development about 250 dwellings as shown on the policies map and should make provision for:

1. At least 2 ha of on site useable public open space.
2. An attractive landscaped settlement edge to the north and east of the site to secure a visual edge to Highworth and an appropriate approach to the historic hilltop town. Existing vegetation should be retained and extended.
3. Two local level equipped play spaces.
4. Two accesses from Roundhills Mead to secure a greater connectivity and strong pedestrian links.

An archaeological assessment should be undertaken

6 Local Site Allocations



Policy LA 19

Land at Shrivenham Road, Highworth

Land at Shrivenham Road, Highworth is allocated for about 200 dwellings and should make provision for:

1. At least 2 ha of on site useable public open space;
2. An attractive landscaped settlement edge to the south and west of the site to secure a visual edge to Highworth;
3. Existing vegetation should be retained and extended;
4. Two local level equipped play spaces;
5. Two accesses from Shrivenham Road to secure a greater connectivity and strong pedestrian links;
6. Highway improvements to secure school safety and capacity;
7. Pedestrian and cycle links to the secondary school; and
8. A design led approach to mitigate impact on locally significant heritage assets. An archaeological assessment should be undertaken

6.2.4 south

6 Local Site Allocations



Policy LA 20

Land at Redlands, Highworth

Land at Redlands, Highworth is allocated for about 41 dwellings should make provision for:

1. Retention, protection and bolstering perimeter vegetation.;
2. For the design to reflect and acknowledge design layout of adjacent housing such as the open green space around retained tree;
3. Retention of trees in south-east of site;
4. Pedestrian links to adjacent Shrivenham Road development;
5. Access from Redlands phase 1 site
6. Open space



6 Local Site Allocations

Policy LA 21

Land at Lechlade Road, Highworth

Land at Echlade Road, Highworth is allocated for residential development for up to 25 dwellings as shown on the policies map and should make provision for:

1. New access through the adjacent allocated Crane Furlong development site from Crane Furlong.
2. Allowance for the identified surface water flow path.
3. Existing perimeter hedgerows to be retained, and impact on integrity of the triangle of woodland off Lechlade Rd should be minimised.
4. No adverse impact on the industrial use on the adjacent industrial estate.



Policy LA 22

Hodson Road Chiseldon

Land east of Hodson Road, Chiseldon is allocated for residential development about 42 dwellings as shown on the policies map and should make provision for:

1. A single point of access from Hodson Road that combines the two existing accesses and access to the development site. A safe pedestrian connection to the existing footway provision on Hodson Road is also required.
2. A high quality entrance with no development near to the SW corner. At the more open NE corner any development must stay back from sensitive edge and manage impacts on adjacent wildlife site. Additional perimeter vegetation to southern and eastern boundaries to respect Sustrans route should be considered.
3. At least 0.3ha of useable public open space (in addition to landscaping areas). This should be provided adjacent to Sustrans Route 45 which passes along the eastern edge of the site.
4. Enhancement to the Sustrans route through a public art installation and provision of benches/a picnic area and interpretation board on the history of Chiseldon.
5. A local level equipped Play Space.

6 Local Site Allocations

6. Pedestrian connectivity to the existing village and via the existing route through Home Close, with the opportunity taken to improve this route.
A Landscape and Visual Impact Assessment must be submitted with any application to identify ecologically and visually sensitive areas where there should be no development. Additionally, an archaeological assessment will be necessary.
7. Ensure any contamination from historic landfill does not pollute groundwater and any require remediation is carried out to the required standard.



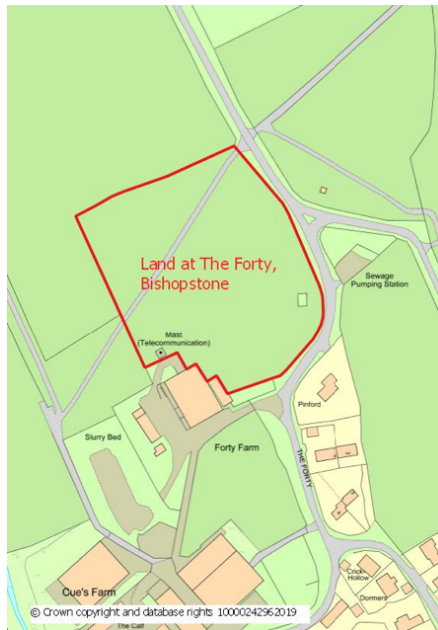
Policy LA 23

Land at the Forty, Bishopstone

Land at The Forty, Bishopstone is allocated for residential development up to 30 dwellings as shown on the policies map and should make provision for:

1. A local level equipped play space in view of the lack of existing provision in the village.
2. A high standard of development respecting the setting of the conservation area.
3. Access from the north eastern edge of the site.
4. Pedestrian connectivity to the village.
5. Continued operation of the adjacent farm buildings/farm operation.
A Protected species survey will be required and development would need to demonstrate no adverse impact on bats.

6 Local Site Allocations



Policy LA 24

Land west of New Town Lane, Bishopstone

Land west of New Town Lane, Bishopstone is allocated for residential development up to 9 dwellings as shown on the policies map and should make provision for:

1. New vehicular access from New Town Lane.
2. Retention of site edge vegetation.
3. A high standard of design that respects the Conservation Area.
4. Continued operation of the adjacent farm buildings/farm.



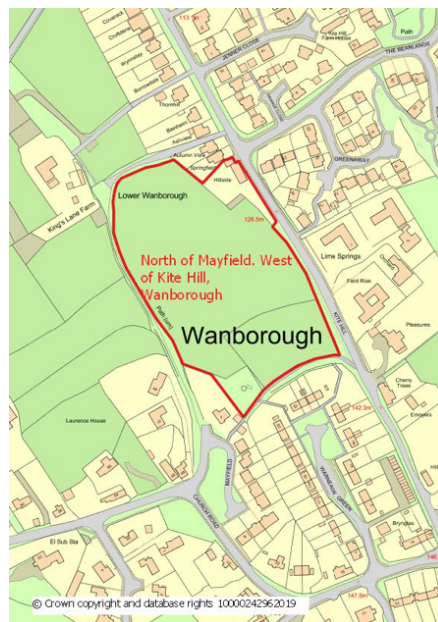
6 Local Site Allocations

Policy LA 25

Land west of Kite Hill, Wanborough

Land west of Kite Hill, Wanborough is allocated for residential development up to 20 dwellings as shown on the policies map and should make provision for:

1. Existing vegetation on the site's western and northern edges to be retained.
2. A new vehicular access from Kite Hill would need to be provided in the vicinity of 'Hillside'.
3. Retention of the original parts of the existing Victorian property 'Hillside' which forms part of the site.
4. Avoidance of the perception of urbanisation from the public footpaths to the south and west.
5. A high standard of development respecting the setting of the Upper Wanborough Conservation Area.



Policy LA 26

Croft Yard, Ham Road, Wanborough

Land at Croft Yard, ham Road, Wanborough is allocated for up to 8 dwellings an should make provision for:

1. Respect of the existing vegetation at entrance and ensure that character of Ham Road is preserved and enhance
2. Retention of mature trees
3. High quality development in keeping with Conservation Area.

6 Local Site Allocations



Policy LA 27

Land to the north of Overtown Reservoir, Wroughton

Land north of Overtown Reservoir, Wroughtons allocated for up to 8 dwellings and should make provision for:

1. Improvements to pedestrian links to Wroughton
2. To retain and bolster existing vegetation to the perimeter.
3. Design / layout must respect local vernacular and scale but there is opportunity to create bespoke scheme using unique relationship with reservoir,

6 Local Site Allocations



Policy LA 28

Land off Hewers Close, Wanborough

Land off Hower's Close, Wroughton is allocated for about 20 dwellings and should make provision for:

1. Public open space on the southern edge of the site as an area with high archaeological potential, with existing trees and established hedgerows to be retained;
2. Perimeter vegetation to be retained and protected
3. Suitable and safe access
4. High standard of development respecting the Conservation Area setting.

An ecology report to support the planning application should consider impact on adjoining Warneage Woods.

A heritage impact statement will be required due the heritage assets including those designated.

6 Local Site Allocations



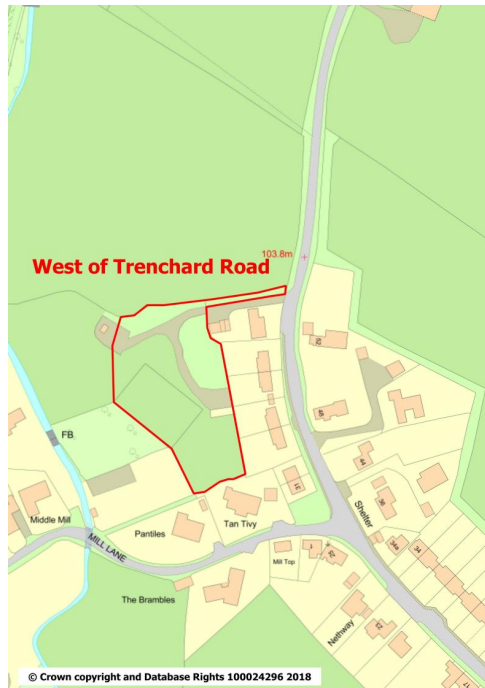
Policy LA 29

Land west of Trenchard Road Stanton Fitzwarren

Land west of Trenchard Road , Stanton Fitzwarren is allocated for up to 5 dwellings and should make provision for:

1. Development to be limited to the eastern part of the site only, avoiding the vegetated bit adjacent to the brook;
2. Access from Trenchard Road. Trenchard Road/The Avenue subject to improvements to provide safe routes for simultaneous traffic
3. Pedestrian links to the village need to be created;
4. High quality design in the context of the Conservation Area setting.

6 Local Site Allocations



Policy LA 30

Land at Lynt Road, Inglesham

Land at Lynt Road, Inglesham is allocated for residential development up to 6 dwellings as shown on the policies map and should make provision for:

1. Retention of front area, which includes the ditch and roadside/verge as an important part of the wider setting within the conservation area
2. Low density development which must achieve an acceptable relationship with adjacent properties and be of high quality design and detailing to enhance the established rural character of the area.

6 Local Site Allocations



Policy LA 31

Land at School Close, Castle Eaton

Land at School Close, Castle Eaton is allocated for up to 12 dwellings and should make provision for:

1. Very high quality development in keeping with the village setting and proximity to the Conservation Area;
2. Vehicular access from Church View, and extension of footway with street lighting within the development;
3. PROWs to be retained and incorporated, (likely to require surfacing through the site);
4. Existing play area and playing field on southern edge of site to be retained and incorporated into the development. Sensitive design to follow 'village green' style could retain significant central open space and preserve general character.
5. Existing vegetation to be retained and protected;



• BEDS • TABLES • SOFAS

LEIGHTONS | OPTIC

7 Development Management Policies

7.1 Design

Policy DM 1

Placemaking

1. All new development must comprise high quality design and contribute to distinctive, beautiful, enduring and successful places. To achieve this, layouts and built form must:
 - a. Demonstrate how the proposal enhances the inherent local character and site context and secures a strong sense of identity;
 - b. Accord with a design strategy that extends beyond the site boundaries and promotes walkable neighbourhoods by adhering to the criteria set out in Appendix 3:
 - c. Ensure connected places using links with adjacent areas that are convenient, attractive, and safe;
 - d. Create permeable places with interconnected street layouts that are easy to move around;
 - e. Increase legibility and secure visually attractive, well-functioning, places that are easy to navigate;
 - f. Demonstrate efficiency and durability in the use of land and materials and ensure adaptability is maximised;
 - g. Positively enhance private and public realm, minimise opportunities for crime and ensure public space is attractive to all users;
 - h. Protect and provide for the amenity of people taking account of levels of sunlight, daylight, overshadowing, privacy, outlook and all forms of pollution as set out in Policy DM37;
 - i. Prioritise pedestrian movement to secure inclusive accessible uncluttered environments and ensure that car parking and vehicle movements do not dominate;
 - j. Incorporate robust landscaping and features such as SUDs, urban tree planting and renewable energy to minimise energy consumption and the impacts of climate change;
 - k. Promote healthy living through private and public spaces that encourage and facilitate access to green space and nature by adhering to the criteria set out in Appendix 2; and
 - l. Ensure all the services that enable the development to function are incorporated in a discreet and sensitive manner
2. Significant developments* must have a vision to secure distinctive placemaking and as a minimum be accompanied by;
 - a. an overarching masterplan a legibility framework setting out land uses, nodes, edges and approaches to reinforce identity and achieve the vision;
 - b. a phasing strategy, a servicing strategy and a green infrastructure strategy to ensure the development is comprehensively planned;
 - c. detailed design codes for the development or subsections/phases thereof;
 - d. early engagement with stakeholders and assessment by Design Review;

7.1.1 * defined as developments of 10x greater than the legal definition of Major Development.

7 Development Management Policies

1. It is important that all development in Swindon Borough contributes to and meets the overall placemaking ambition of the Council to secure and promote Swindon as a high quality, attractive place that is liveable, workable, and enjoyable[1]. **High quality design** is fundamental to what the planning process should achieve and is essential to the delivery of sustainable development[2]. If designed well, new development should positively contribute to Swindon's natural and built environment, its economic prosperity and support the long term future of communities. High quality design should result in distinctive, beautiful, enduring and successful places to deliver social, environmental and economic benefits. Successful places have a strong sense of identity which can spark an emotional response or engender a sense of belonging. This policy seeks to ensure an understanding of the wider site context and the distinctive aspects of character to secure and reinforce the identity of each place.
2. The policy also seeks to protect and provide health and well-being through high levels of amenity and the promotion of walking and cycling. This supports healthy living, encourages inclusivity, enables developments to be more sustainable and has wide social, economic and environmental benefits. Effective placemaking harmonises with nature and conserves natural resources; from layout efficiency, to choice of materials. Combined with strong landscaping this also contributes to reducing the impacts of climate change. The Local Planning Authority expects applicants to define the existing context and character of the site and to extend this beyond the red line to help inform the appropriate response. The National Design Guide (2019) outlines and illustrate 10 generic characteristics to help define what constitutes well-design places. As required by the NPPF[3] this is further supported at the local level through a suite of documents including adopted Supplementary Planning Documents[4] as well as Neighbourhood Plans, Character Assessments and Design Codes.

The inclusion of Open Space Standards (Appendix ***) and **Walkable Neighbourhoods** criteria (Appendix ***) also provides measurable requirements within this policy to assess applications

[1]As set out in the Council's Vision

[2] NPPF para 124.

[3]Para 126

[4]Such as Swindon Residential Design Guide 2016, Conservation Area Appraisals, Residential Extensions and Alterations Guide 2011, Planning Briefs, Landscape Characterisations.

Policy DM 2

Design of Buildings

1. All buildings and structures must comprise high quality, well-functioning, visually attractive architecture, and the placemaking requirements in Policy DM1. To achieve this, built form must:
 - a. Be of a scale and design that is harmonious with other buildings and forms in the local area in terms of height and massing as well as frequency and proportion of fenestration, roof shapes, architectural elements, rhythms and patterns. Buildings of greater scale or design that challenge the context must be justified by the placemaking principles of DM1, and be supported at Design Review;
 - b. Be orientated so that active frontages face and enhance the public realm and provide casual surveillance;

7 Development Management Policies

- c. Provide attractive elevations with balanced proportions and harmonious architectural compositions that reinforce local identity, the street scene, and in the case of extensions, that complement the host building;
- d. Use high quality, durable materials and robust architectural detailing to secure enduring, adaptable and successful development;
- e. Incorporate and retain complimentary front boundary treatments that define the private-public interface. Where any boundaries meet the public realm these must compliment and uphold the local character in terms of their design and materials; and
- f. Include spacious, accessible entrances and provide the necessary storage and servicing for the building, in a convenient and accessible location, without compromising the visual appearance of the building or the public realm.

2. In addition Tall buildings ⁽¹⁾ must:

- a. Be justified by a townscape and visual impact assessments (including 3D modeling);
- b. Be sited in the Town Centre or urban locations that offer high levels of accessibility by a variety of transport modes and are well served by a range of facilities;
- c. Make a visually seamless connection with the ground plane and integrate with the street scene, public realm and connection network;
- d. Contribute positively to the overall townscape through beautiful, distinctive architecture and provide an elegant silhouette against the sky;
- e. Protect important views and avoid overshadowing public spaces, the creation of 'tunnels' and negative microclimatic effects; and
- f. Be supported at Design Review.

7.1.2 The objective of this policy is to ensure that all new development is of a high standard of design. The revised National Planning Policy Framework provides a greater emphasis on design, with links to health and wellbeing and accessibility. There is also a greater focus on clearly articulated design policies and stronger wording on the use of design review panels. The policy therefore expands on the previous principles of Policy DE1 to provide more detailed criteria to be considered when assessing all new development proposals. More detailed guidance for new residential developments can be found in the Swindon Residential Design Guide SPD.

Policy DM 3

Inclusive Design

1. Development proposals must achieve high standards of inclusive design and includes ensuring they:
 - a. are fully accessible to everyone and can be entered, exited, used and navigated independently, safely and easily by everyone, including those with dementia;
 - b. have no disabling barriers to create inaccessible areas for those with impaired mobility, or require them to use separate routes;

1 means any building that is more than 50% taller than the prevailing height of surrounding buildings

7 Development Management Policies

- c. proposals to make changes to existing buildings and infrastructure should take the opportunity to remove any existing disabling barriers; and
 - d. respect any historical assets through sympathetic inclusive design.
2. Major development proposals must provide an inclusive design statement within the Design and Access Statement which demonstrates how inclusive design and accessibility have been addressed in order to meet the above principles.

7.1.3 As our population ages, the proportions of people living with a disability will increase. The Council aims to ensure residents can live in their own homes as long as possible. However, for people to live independently they must be able to access the employment, leisure, medical and social places that they require. Conversely an inaccessible built environment can restrict the lives of disabled people and force them to rely unnecessarily on assistance from others. This includes not only access and egress to buildings but also wayfinding, colour and contrast, lighting, navigation, fixtures and fittings and outdoor space.

7.1.4 The Local Plan 2026 sought to address inclusivity and accessibility through a general policy on design, including them within a wide range of design principles. However, it is proposed to incorporate a separate policy that specifically addresses inclusive design and access, in order to provide a broader and stronger policy approach.

7.2 Housing

Policy DM 4

Residential Quality and Standards

1. All residential development including householder extensions must meet the Nationally Described Space Standards.
2. Housing development must also secure amenity by:
 - a. adhering to the separation distances set out in the Swindon Borough Design Guide.
3. Apartments (residential units that may share a common access but also include duplexes and maisonettes on single or split levels and with or without private entrances) must:
 - a. Avoid single-aspect units. If it is justified that there is no other option available, single aspect units may not face north, must only comprise a limited number of the overall units and must include additional mitigating amenity measures such as generous balconies;
 - b. Achieve natural light and aeration and mitigate the potential for excessive solar gain or moisture retention.;
 - c. Avoid runs of double banked internal corridors with no natural light;
 - d. Include access to private external space that equates to 10m² min per apartment or 5m² min per apartment within the Town Centre. This may be provided as either private balcony space or shared amenity gardens or a combination.

7.2.1 It is widely recognised that internal space and access to natural light is fundamental to people's quality of life and well-being[1] and this is supported by the Government[2]. The Nationally Described Space Standards (NDSS) were issued in 2015 and the local planning authority have prepared a topic

7 Development Management Policies

paper to set out the current picture in Swindon in relation to housing sizes and internal rooms sizes constructed over a 5 year period. The topic paper identifies the current shortfall in achieving the NDSS in Swindon and in doing so justifies their adoption

7.2.2 [1] London Housing Strategy 2010, Shelter Survey 2005, DfES, Study 2007, CABA 2010, Swing a Cat 2006

7.2.3 [2] NDG 2019 paras 129, 130

7.2.4 For the purposes of implementing this policy, garages (including integral garages) do not count as gross internal area.

7.2.5 Separation distances assist with securing amenity for residents internally and externally and provide for levels of direct sunlight in accord with BRE standards[1]. The separation distances are set out within the Swindon Design Guide which currently comprises the Swindon Residential Design Guide 2016 and the Residential Extensions and Alterations Supplementary Planning Document 2011. Further guidance on how to design to achieve the separation distances is provided by the Swindon Design Guide and within the National Design Guide.

7.2.6 [1] Site Layout Planning for Daylight and Sunlight 2011 (BR 209)

7.2.7 For the purposes of this policy apartments are residential units that may share a common access but also include duplexes and maisonettes on single or split levels. These may be provided with or without individual entrances but for the avoidance of doubt, front gardens do not constitute private external space.

7.2.8 The mitigation of excessive solar gain and/or moisture retention may be addressed through the use of interventions such as projecting or inset-balconies, brise-soleil and cross ventilation and should not rely on mechanical ventilation alone.

7.2.9 Development proposals should be accompanied by a table setting out for every dwelling:

7.2.10 the gross internal floor space;

7.2.11 extent of built-in storage (sqm);

7.2.12 number of twin/double bedrooms with their minimum room widths; and

7.2.13 minimum floor to ceiling height for at least 75% of the Gross Internal Area.

Policy DM 5

Mix and Density

1. Subject to compliance with Policy DM4, the unit size mix of market housing will be determined in response to market demand. However, all significant development comprising dwellings - with the exception of specialist housing developments - should provide variety of dwelling sizes, to facilitate choice in the marketplace. A market assessment of each site should consider:

7 Development Management Policies

- a. the location and character of the site, with a higher proportion of one and two bedroom apartments appropriate to central urban locations
 - b. the potential for one and two bed dwellings to meet specific sections of the market such as first time buyers and elderly persons
 - c. promoting mixed and inclusive neighbourhoods.
2. The unit size mix of social or affordable rented housing should be determined in consultation with the local planning authority housing department based on the most up to date evidence of need⁽²⁾.
 3. The table below defines minimum gross residential densities⁽³⁾ using local character and a transect-based approach. The Council will expect these densities to be achieved unless it can be robustly demonstrated that a lower density represents a more appropriate design response. Maximum densities are not defined and appropriate densities should be determined based upon:
 - a. accessibility of the site to services and facilities by foot and access to high quality public transport;
 - b. ability to achieve applicable parking standards;
 - c. achieving high quality design; and
 - d. amenity standards as in Policy DM1.

			
Swindon Town and District Centres and 400m walk thereto, and Primary Rural Centres	Urban	Sub-urban	Urban-fringe
50dph +	45 to 55 dph	30 to 45 dph	25 to 40 dph
			

² using Swindon Homebid affordable housing waiting lists

³ in defining gross densities roads serving residential development and open spaces serving that development should be included but non-residential uses such as employment areas or schools and open spaces serving a wider area should be excluded

7 Development Management Policies

Village/ Small Town Core	Village Envelope	Village Fringe	Scattered Dwellings
30 to 45 dph	25-40 dph	20 to 35 dph	bot applicable

7.2.14 The Swindon and Wiltshire Strategic Housing Market Area Assessment 2017 (SHMA) provides evidence of the projected need for different types of housing in Swindon Borough. The SHMA 2017 projection of future unit size mix requirements is shown in the table below alongside the unit size mix of dwellings built in the Borough between 2011 and 2018. On the face of it, this comparison appears to show under-delivery of 2 and 3-bed houses. However, the SHMA projection is based upon the assumption that newly forming households will occupy the same type and size of housing that existing households of similar age and size currently occupy. Yet, the existing houses occupied by households may simply be a reflection of the houses available (and therefore historic patterns of housebuilding) rather than households' preferences or the accommodation that would be best suited to their needs.

7.2.15 'Specialist housing' means accommodation for a group of people with specific needs (such as purpose-built accommodation for the elderly or students).

	SHMA 2017 projected mix 2016-2036	Dwellings build 2011-2018	Difference
1 bed flat	8%	13%	4%
2+ bed flat	6%	13%	6%
1 bed house	1%	1%	0%
2 bed house	18%	8%	-10%
3 bed house	52%	30%	-22%
4+ bed house	14%	36%	22%

7.2.16 Overall, the Borough Council is of the view that housebuilders are generally far better placed than local government to assess the types and sizes of houses that their prospective purchasers would want to buy. It is therefore not proposed to seek to specify the dwelling mix that should be built on sites, save in relation to affordable housing. However, the Borough Council considers that as a minimum major developments should contribute to providing a choice of dwellings. For example, development comprising exclusively of one size should be avoided. This will promote consumer choice and facilitate more rapid build out rates.

7.2.17 Density is determined by developer assessments of the most viable form of development for the site and consumer demand. The Council's standards for on-plot car parking provision also determine densities, making it difficult to deliver densities in excess of circa 40 dwellings per hectare in most areas of the Borough. Within these constraints, the policy sets density minima based on character and the transect-based approach to density outlined in the Swindon Residential Design Guide SPD.

7 Development Management Policies

Policy DM 6

Affordable Housing

1. Except in Swindon Town Centre, to which paragraph 3 of this policy applies, on all major residential developments:
 - a. 10% of dwellings should be provided on site as affordable home ownership housing and 20% of dwellings proposed in the development should be provided as affordable or social rented housing;
 - b. except where on-site provision is not suitable and it can be robustly demonstrated to be appropriate to instead provide a proportionate contribution towards affordable homes.
2. On-site affordable housing should be integrated within the design and layout of a development so as not to be distinguishable from housing for open market sale in groups of no more than 15 units. The housing should be of a mix and tenure that reflects current need as advised by the Council's housing officer.
3. Within Swindon Town Centre (as shown on the policies map) 10% affordable housing will be sought as affordable home ownership housing.
4. The policy also applies to any self-contained units of accommodation within a residential institution (Use Class C2).
5. In all cases, as a result of viability considerations the proposal does not meet the policy requirement, an open book approach will be taken, and the onus will be on the applicant/developer to clearly demonstrate the circumstances to justify a lower contribution.

7.2.18 The Swindon and Wiltshire Strategic Housing Market Area Assessment 2017 (SHMA) found that affordable housing need in Swindon Borough would be equivalent to 31% of overall housing need. The policy seeks 30%.

7.2.19 In accordance with national planning policy, 10% of dwellings on sites (other than build to rent sites, specialist housing, self or custom build, affordable housing only, or rural exception or entry-level exception sites) will be sought as affordable home ownership products as defined in national policy.

7.2.20 The SHMA identifies that 78% of affordable housing need in Swindon Borough is likely to comprise need for affordable rented or social rented housing. In light of this, it is reasonable that 66% of affordable housing (20% of all housing) is provided as affordable or social rented, with the remainder provided as affordable home ownership products.

7.2.21 Where off-site contributions for the purposes of paragraph 1.b. of the policy are required, they should be equivalent to the amount which would be contributed were the affordable housing provided on site.

7.2.22 Paragraph 4 of the policy seeks that self-contained, 'extra care' housing that may fall within Use Class C2, should contribute to the provision of affordable housing.

7.2.23 Within Swindon Town Centre the Council's recent development management experience is that development is unable to viably support affordable housing. In order to support the development of housing in the town centre to support its revitalisation, affordable housing requirement is limited to 10% for affordable home ownership products as required by national policy.

7 Development Management Policies

7.2.24 In line with the NPPF, applications which comply with up-to-date policies should be assumed to be viable. It is up to the applicant to demonstrate if a viability assessment is justified at the application stage. All viability assessments should reflect the latest recommended approach in national guidance, including standardised inputs, and should be made publically available.

Policy DM 7

Housing for Older People

1. Proposals for specialist housing designed to specifically meet the needs of elderly residents shall be supported where they are accessible to local facilities and services by a range of transport options including the public transport network, cycling and walking; and can demonstrate that they have been designed to meet the specific needs of occupants with:
 - a. individual dwellings with inbuilt flexibility in accordance with the optional Building Regulations M4(2) Category 2: Accessible and adaptable dwellings) in order to enable easy adaptation to meet changing needs over time; and
 - b. at least 50% of dwellings suitable for occupation by wheelchair users, or easily adaptable for residents who are wheelchair users (in accordance with the optional Building Regulations M4(3) Category 3: Wheelchair user dwellings); and
 - c. all communal spaces and facilities (internal and external) provided as fully wheelchair accessible;
 - d. appropriate provision for the storage of scooters and wheelchairs;
 - e. provide safe, accessible, convenient routes to all buildings and spaces within the site. This requires paths widths of no less than **xxm** and gradients of no more than 1:20;
 - f. ensure drop-off and collection points are immediately adjacent to pedestrian routes and as close as possible to main entrances; and
 - g. provide level entrances and doorways accessible by all or at least one-level entrance
2. The provision of housing sites (C3) to meet then needs of active older people will be supported where evidence establishes the need for such housing as part of the wider market housing mixt throughout the Borough. Such sites may come forward as rural exception sites of a scale no more than 60 units and must:
 - a. Demonstrate an evidenced requirement for that type of accommodation, including evidence of under-occupancy in the local areas.
 - b. Meet the accessibility criteria set out in part 1 above, or where it can be demonstrated that there would be significant benefits to the local community from the scheme at the proposed location provide on-site services and facilities and tailored transport services to meet the needs of residents.
 - c. Be occupied by residents who are older persons within the definition of the NPPF and be restricted to such by occupancy condition.
 - d. Meet the design standards set out above in Part 1 of the policy and other polices in the Plan.
 - e. Be designed through the layout and individual buildings to appeal and meet the requirements of active older persons.

7.2.25 Evidence nationally and locally⁽⁴⁾ supports the need to provide for specialist housing types to support an ageing population.

4 see Swindon Borough Council Local Plan Review specialist housing topic paper

7 Development Management Policies

7.2.26 The SHMA identifies that there is an overall need in Swindon Borough in the period 2016-2036 for 3,050 older person homes, broken down into the various house types in the table below.

7.2.27 Where applicable pre-application discussions with SBC Adult Social Care or the Clinical Commissioning Group (CCG) are recommended in order to ensure proposals respond to identified local need.

SHMA 2017 Demand for older person housing 2016-2036		
Extra care	Owned	480
	Rented	240
Sheltered 'plus' or 'enhanced' sheltered	Owned	160
	Rented	160
Dementia		100
Leasehold Schemes for the Elderly (LSE)		1,910
TOTAL		,050

7.2.28 This includes a general need for, single store and smaller dwellings, primarily for active older people. As well as meeting an undersupply of specialist housing it would also enable the release of under-occupied housing for families particularly in the rural areas of the Borough. The layouts will require car parking and garage provision and will be generally at a lower density compared with more conventional family housing. Where of a sufficient scale such sites can incorporate facilities such as healthcare, communal meeting rooms and other communal facilities that help to meet the general and social needs of active older residents.

7.2.29 One such site has been promoted is Stanton Waters Farm with a view to developing a model scheme that meets requirements set out above.

Policy DM 8

Accessible Housing

1. In order to provide homes which are suitable for a range of occupants with differing needs and which will allow adaptation to meet the changing needs of occupants over time:
 - a. Development proposals of 10 dwellings or more should provide all new housing in accordance with the optional Building Regulations M4(2): Category 2 (Accessible and adaptable dwellings) or any subsequent update.
 - b. Development proposals for 25 dwellings or more should provide at least 10% of the dwellings to be suitable for occupation by wheelchair users in accordance with the optional Building Regulations M4(3): Category 3 requirements (Wheelchair user dwellings) or any subsequent update.
2. Providers of wheelchair user dwellings should have early discussions with the Council in order to obtain the most up-to-date information on specific need in the local area.
3. Where through-lifts are to be provided, in individual dwellings these should be located in circulation space ie hallway/landing.

7 Development Management Policies

4. Wheel chair user dwellings above ground floor need to be accessible by lift.
5. In order to demonstrate that a dwelling is capable of meeting the provisions for a wheelchair user dwelling, furnished plan layouts that show the access zones, storage and other provisions should be provided to a scale of at least 1:100.
6. The Council will also support the provision of proposals for specialist housing other than wheelchair user homes where they meet the specific needs of people with disabilities.

7.2.30 National policy emphasises the importance of addressing the needs of groups with specific housing requirements, including those with disabilities, and that this should be assessed and reflected in planning policies.

7.2.31 Local evidence indicates demand for wheelchair user homes is high and that there is a lack of housing suitable for people with mobility issues and for wheelchair users in the Borough ⁽⁵⁾.

Policy DM 9

Annex Accommodation

Proposals for annex accommodation within the curtilage of a dwellinghouse will be permitted where:

- a. the proposed annex in the same ownership as the principal dwelling and will continue to be so,
- b. the proposed annex is within the curtilage of the principal dwelling and shares its vehicular access and amenities including garden spaces,
- c. the proposed annex is ancillary to and subservient in scale to the principal dwelling, and
- d. the proposed annex has a functional link with the principal dwelling; and
- e. provision is made for parking in accordance with the Council's adopted Parking Standards.

7.2.32 Annex accommodation form part of the wider offer of accommodation which can enable multi-generational living. They enable younger, older or disabled family members to live independently but still call on support from family members when needed.

7.2.33 However, annexes should not create a self-contained dwelling.

Policy DM 10

Houses in Multiple Occupation

In order to support mixed and balanced communities, and to ensure that a range of household needs continue to be accommodated throughout the Borough, applications for changes of use to a House in Multiple Occupation (HMO)[1] shall only be permitted where the proposal would not adversely affect the character of the surrounding area or lead to an unacceptable concentration of Houses in Multiple Occupation within a given area.

[1] For the purposes of this policy, dwellings in use as Class C4, mixed C3/C4 use and HMOs in *sui generis* use will be considered to be HMOs.

5 see Swindon Borough Council Local Plan Review specialist housing topic paper

7 Development Management Policies

7.2.34 Houses in Multiple Occupancy (HMOs) provide more flexibility and accessibility than owner occupation and conventional affordable housing, and have an important role in sustaining the flexibility of the labour market. However, a concentration of HMOs can have an cumulative adverse impact on the local area. There are concerns in some local communities, particularly close to Swindon Town Centre, about the current proliferation of HMOs already in existence. Proposals in these areas should be considered with particular regard to protecting the existing community and the character of the area.

Policy DM 11

Agricultural Workers' Dwellings

1. Proposals for permanent dwellings in the countryside for full-time workers in farming, forestry or other business with an essential rural location will only be permitted where:
 - a. an independent appraisal is submitted with the application demonstrating that there is an essential functional need for the proposed dwelling which cannot be met by existing suitable accommodation available in the area, or by rearranging duties and responsibilities between workers;
 - b. the size of the proposed dwelling is no larger than required to meet the functional needs of the enterprise, which is evidenced with the planning application;
 - c. financial information is submitted with the application to demonstrate the viability of the business;
 - d. where practicable, the dwelling should be provided by adapting an existing building on the holding. If this is not possible the new dwelling should be located in close proximity to existing farm buildings or other dwellings on the holding;
 - e. the proposed dwelling would not result in harm to heritage assets, landscape character or visual amenity;
2. It may be necessary to impose a planning condition or obligation to prevent the severance of an agricultural dwelling from some or all of the land comprised in the agricultural unit the functional needs of which the dwelling is intended to meet.
3. Where a new dwelling is permitted, this will be subject of a planning condition or obligation ensuring the occupation will be limited to persons solely or mainly working in farming, forestry or other business with an essential rural location and any resident dependents or surviving resident partner and dependent.

7.2.35 In accordance with national policy, Swindon Borough Council supports new rural workers' dwellings where they meet an essential need for a worker to live permanently at or near their place of work in the countryside.

7 Development Management Policies

Policy DM 12

Housing on Retail Parks

Planning applications for the residential-led mixed-use or wholly residential redevelopment of out of town retail parks will be supported provided that they are in accordance with other policies of the plan.

7.2.36 Projected changes to shopping patterns mean that the demand for out-of-town retail warehouses is likely to reduce through the plan-period. The Swindon Retail and Leisure Needs Assessment 2017 shows that there is an over-supply of such premises in the Borough. This presents opportunities to create new homes on brownfield land in accessible locations. The Council will support such proposals, but will not support proposals for the creation within out of town retail parks of concentrations of leisure uses which might undermine the regeneration of Swindon Town Centre and the role of the district centres.

7.2.37 'Out of town retail parks' refers to any concentration of more than one retail unit which is not within a defined retail centre but is within the Swindon Urban Area or Rural Settlement Boundaries. The principal out of town retail parks in Swindon are identified in the Swindon Retail and Leisure Needs Assessment 2017 and are: Greenbridge Retail Park, Bridgemoor/Mannington Retail Park, Ocotol Way, Oxford Road/St Margaret's Retail Park, Paddington Drive and Barnfield Road.

Policy DM 13

Gypsies', Travellers' and Travelling Showpeople's Pitches and Sites

1. In the period 2018 to 2036 there is a need for between 11 and 23 additional pitches and 14 additional travelling showpeople's plots.
2. New permanent Gypsy and Traveller sites, and extensions to existing lawful sites will be permitted where:
 - a. The need for the new site/site extension has been demonstrated;
 - b. Access to shops, schools and health facilities from the site is adequate;
 - c. The design of the site does not impact on the amenity of neighbouring residential areas
 - d. Provides adequate services, on site storage, landscaping and amenity space;
 - e. The proposed development is acceptable under other policies of this plan, in particular Policy DM21 (Transport and Development), DM33 (Landscape), DM36 (Flood Risk), DM34 (Heritage Assets) and DM37 (Pollution). In the case of flood risk the proposed development is located outside of Flood Zone 3, has passed the sequential test and is at least 8m from a watercourse.

7.2.38 National Planning Policy for Traveller Sites (PPTS) requires local authorities to assess the need for pitches and plots for Gypsies, Travellers and Travelling Showpeople in their areas and to develop a strategy to meet the land requirement to meet those needs.

7.2.39 The Swindon Borough Council Gypsy and Traveller Accommodation Assessment 2019 (RRR Consultancy) identifies an overall accommodation need in the local authority area over the period 2019-2036 for 23 additional pitches (ethnic definition), 20 pitches (PPTS 2015 definition) or 11 pitches (work PPTS interpretation). Additionally, there is a need for 14 additional Travelling Showpeople plots during the same period.

7 Development Management Policies

7.3 Economy

7.3.1 The Employment Land Review 2017 documents that between 2001 and 2011 censuses Swindon Borough moved from being a net importer to a net exporter of labour as employment growth did not keep up with the expansion of housing. This pattern is expected to have intensified in the period since 2011. This is an important spatial planning issue the plan review must seek to address. The evidence of Swindon's lack of availability of employment land of all types to meet demand supports a continued robust approach to the protection of employment land alongside efforts to deliver new employment locations.

Policy DM 14

Core Employment Sites

1. Within the Core Employment Sites identified on the policies map, the creation of or expansion of buildings in B1b, B1c, B2 and B8 uses and employment generating sui-generis uses will be supported. B1(a) office developments of 1,000m² in gross floor area or under will be supported. Above this size threshold, Policy DM16 will apply.
2. Applications for uses outside of the categories listed in paragraph a. will not be supported unless there is an exceptional justification.
3. Sites allocated in the plan for employment development will be afforded the same level of protection as Core Employment Sites unless there is shown to be no reasonable prospect of the allocated development coming forward.

Core Employment Site Locations

Honda, BMW, Windmill Hill, Keypoint, G Park, South Marston Park, DB Symmetry Park, Blagrove/Euroway, Pipers Way (Intel and Nationwide), Kembrey Business Park, Iceland Distribution Centre.

7.3.2 Swindon has a strong industrial market and this is a strength of the Borough's economy. Protecting the Borough's highest quality employment sites - as evidenced in the Employment Land Review 2017 - from changes of use that might erode their attractiveness to occupiers is important for the future competitiveness of the Borough. The policy supports the expansion of and seeks to resist loss of employment uses at these 'crown jewel' employment sites.

7.3.3 Swindon's town centre is not listed as a core employment site because, following expansions of the Town and Country Planning (General Permitted Development) Order 2015, local authorities have little ability to restrict changes of use of office buildings.

Policy DM 15

Employment Land

1. Maintaining a portfolio of available employment land is necessary to allow local businesses to expand and attract new businesses to the Borough. Therefore, outside of the Core Employment Sites change of use of Employment Land shown on the policies map to non-employment uses will only be supported where:
 - a. the proposed development would not adversely impact on the regeneration of Swindon Town Centre; and

7 Development Management Policies

- b. the site is no longer attractive as an employment location. To demonstrate this the site must be actively marketed for a minimum of 12 months at a price which accords with other property of a similar type in the area; and
 - c. the proposed non-employment use would not harm the primary function and role of the area for employment uses; and
 - d. it would not be viable to re-develop the land for employment uses.
2. Planning permission will be refused for A-use class (shops, financial and professional services provided principally to visiting members of the public, restaurants and cafes, drinking establishments, and hot food takeaways) development and Class D2 (assembly and leisure) development on Employment Land shown on the policies map unless the proposed use is either:
- 1. a car showroom, vehicle repairs garage or other vehicle-related retail use.
 - 2. a trade-counter business
 - 3. a small A1 use unit serving the local workforce of the employment area (e.g. sandwich shop)
 - 4. leisure activities which by their nature require building configurations typically found on employment areas (e.g. climbing centre, trampoline centre, soft and adventure play facility), subject to the satisfaction of the sequential test of DM17.

7.3.4 The policy provides a criteria-based approach for considering proposals for the change of use of employment land outside of the Core Employment Sites. The proliferation of retail and leisure uses on employment land contributes to weakening Swindon's town centre and district centres. The policy also seeks to restrict alternative uses to preserve the attractiveness of Swindon's industrial locations to industrial and distribution occupiers.

Policy DM 16

Office Development

Office developments should be focused on the Kimmerfields site or other sites in Swindon Town Centre and the allocated employment land within the strategic allocations. Proposed office developments in excess of 1,000m² gross floor area outside of Swindon Town Centre, the New Eastern Villages District Centre or the Wichelstowe employment land will only be permitted if:

- a. the proposed development would not have an adverse effect upon:
 - i. the regeneration of Swindon Town Centre; and
 - ii. committed, planned or proposed public and private investment in Swindon Town Centre or other defined centre; and
 - iii. the vitality and viability of Swindon Town Centre or other defined centre; and
- b. there are no sequentially preferable sites available within Swindon Town Centre, at the New Eastern Villages District Centre, on the Wichelstowe employment land or - if sites at these locations are not suitable and available - on the edge of Swindon Town Centre, and
- c. the development would have a good standard of access by a choice of modes of transport, including high frequency public transport (they should lie within 400m of a public transport stop with a minimum of 2 services per hour weekday day time), bicycle (access to the Swindon Cycle Network) and foot, and by people with disabilities.

7 Development Management Policies

7.3.5 This policy outlines the Council's approach to the location of office development. The review of the plan retains a local threshold of 1,000m² of gross floor space above which an impact and sequential assessment will be required. The local threshold is set below the national threshold in view of the acknowledged weakness and lack of high quality office accommodation in Swindon town centre and the importance of delivering office accommodation there and at the allocated employment land at the New Eastern Villages and Wichelstowe, as set out in the Employment Land Review (2017). This threshold will allow the Council to assess the impacts on these centres of out-of-centre office schemes above the threshold.

7.3.6 Local policy continues to depart from national policy in not requiring a 'town centre first' sequential approach for offices below 1,000m² in gross floor space. While it is considered important that large-scale office proposals above the threshold are directed to the town centre and allocated employment sites to support the delivery of the office stock the Borough needs, the policy also recognises that office space in Swindon Borough is very dispersed. The Employment Land Review 2017 supports the need for further out-of-town offices and this policy supports the delivery of smaller and mid-sized offices across the Borough.

7.3.7 Planning applications which are required to undertake a sequential test should be supported by a sequential site assessment, the scope of which should be agreed in pre-application discussions with the local planning authority.

7.4 Town, District and Local Centres

Policy DM 17

Centres and Main Town Centre Uses (Excluding Offices)

1. Planning applications for main town centre uses⁽⁶⁾ should be located in defined centres identified on the policies map and listed below, should be consistent with the role of the centre in which they are located and should not compromise the health of other centres.
2. Subject to paragraph 3 of this policy, applications for main town centre uses (including proposals for the subdivision, expansion or removal of restrictions on existing units) outside of the boundaries of the defined centres will not be permitted unless:
 - a. they satisfy the sequential test set out in national planning policy. The sequential test will be applied using the hierarchy of defined centres set out in this policy with priority given to higher tier centres. In applying the sequential test, flexibility on store format and (where the proposal comprises more than one unit) disaggregation shall be shown, and
 - b. they would have a good standard of access by a choice of modes of transport, including high frequency public transport (they should lie within 400m of a public transport stop with a minimum of 3 services per hour weekday day times), bicycle and foot, and by people with disabilities, and
 - c. where a proposed development, including proposals for the expansion of existing units, would result in an increase in floor area in excess of 600m², it would not have an adverse impact upon:

6 Retail development (including warehouse clubs and factory outlet centres); leisure, entertainment and more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, nightclubs, casinos, health and fitness centres, indoor bowling centres and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).

7 Development Management Policies

- i. the regeneration of Swindon Town Centre;
 - ii. committed, planned or proposed public and private investment in Swindon Town Centre or another defined centre; or
 - iii. the vitality and viability of the Swindon Primary Shopping Area or another defined centre.
3. Proposals for small, single convenience shop units (A1-Use Class) of no greater than 250sqm in gross floor area will be permitted within settlement boundaries where they provide only for the daily shopping needs of the local population and are within walking distance of the community they serve.
 4. In villages, outside of the Swindon Primary Urban Area, but not including Highworth and Wroughton, small-scale sites for single units in main town centre use with no greater than 100m² in tradeable floor area will be permitted on sites in accessible locations within the rural settlement boundary.

Hierarchy of centres	Role
Regional Centre:	The Swindon Primary Shopping Area will be the principal location for additional comparison shopping floor space.
Swindon Primary Shopping Area	
Swindon Town Centre	Swindon Town Centre will be the main focus for expansion of main town centre uses in the Borough.
District and Primary Rural Centres:	These centres provide convenience and comparison shopping and some higher tier services and facilities (such as libraries) to a district, small town or village catchment. Levels of retail and food and beverage floor space growth should be appropriate to the size and function of the centre and should not detract from the regional role of Swindon Primary Shopping Area. The edge of district centres is not a sequentially preferable location.
Old Town District Centre	
West Swindon District Centre	
Cavendish Square District Centre	
Gorse Hill District Centre	
Orbital Shopping Park District Centre	
Highworth Primary Rural Centre	
Wroughton Primary Rural Centre	
Wichelstowe District Centre	
New Eastern Villages District Centre	

7 Development Management Policies

Local Centres: As shown on the Policies Map	These centres provide shops and services of a local nature, serving a small neighbourhood catchment. Within local centres comparison retail and food and beverage uses will be acceptable in line with the size of the centre and provided that the proposal is aimed at catering for the local catchment population.
---	---

7.4.1 In accordance with national policy, the policy defines a hierarchy of centres⁽⁷⁾. The role of each tier of centre is defined in the policy and a primary shopping area is defined.

7.4.2 The policy reflects national policy in its sequential and impact tests. However, in light of Swindon Town Centre's continued weakness and ongoing efforts for its regeneration, together with efforts to improve and protect primary rural centres at Wroughton and Highworth:

- a locally-specific test of 'adverse impact' rather than 'significant adverse impact' is used in applying the impact test; and
- a 600m² threshold for impact assessment is used; and
- an additional, Swindon Borough-specific, test that development should not harm the regeneration of Swindon Town Centre is included.

7.4.3 In applying the sequential test, where a proposal comprises more than one unit, the policy requires the ability of individual units to be disaggregated and accommodated within centres to be considered. Not considering disaggregation in such circumstances would make it easier for a large out of town scheme comprising multiple units to pass the sequential test than a proposal for a single out of town unit. This outcome would defeat the purpose of the policy by favouring larger out of town developments.

7.4.4 In considering flexibility over store format, commercial preferences for proximity to large amounts of free car parking or for the lower rents offered by out-of-town units will not be considered to be valid reasons for rejecting otherwise suitable and available units within centres.

Policy DM 18

Land Uses Within Centres

1. Within primary frontages shown on the policies map planning permission will not be granted unless:
 - a. It will retain or provide continuous ground floor A1, A2, A3 or other main town centre use (excluding office), and
 - b. It will retain or provide a shopfront with a display function that is directly accessible to the public from the street.
2. Elsewhere within the Swindon Primary Shopping Area, District and Primary Rural centres, planning applications will not be permitted unless they maintain frontages with active visual engagement between the street and the ground floor of buildings. This requires continuous

7 supported by the Swindon Borough Retail and Leisure Needs Assessment 2017

7 Development Management Policies

- street frontages with shallow setbacks from the street, and regular entrances and ground floor windows.
3. Subject to Policy DM27 (policy on community facilities), planning permission will be granted for non-A1 retail uses in Local Centres if:
 - a. at least one general convenience store, which is the anchor store, will remain in the centre, and
 - b. the proposed use would not adversely affect the daytime activity levels, amenity of neighbouring properties or the surrounding area.
 4. In new developments and within the Primary Shopping Area, servicing must be planned and designed to ensure the quality and experience of the public realm is not compromised.
 5. Within centres street trading will be permitted where it satisfies other development management policies, is in accordance with the adopted Street Trading & Ancillary Retail Kiosks Development Management Guidance Note, and where it does not prejudice the safe and convenient movement of pedestrians and/or cyclists.

7.4.5 Shopping and town centres are changing nationally, and Swindon Borough is no exception. Evidence locally and nationally and consultation with local stakeholders⁽⁸⁾ supports the need to diversify the range of land uses within our centres to support their vitality and ability to compete with online and out-of-town options. A more flexible planning approach supports the ability of centres to respond to changing consumer preferences and shopping patterns.

7.4.6 In accordance with national policy, primary frontages and a primary shopping area are defined. These will be the focus for main town centre uses. Elsewhere within our centres, a more flexible approach is adopted which emphasises maintaining active building frontages rather than seeking to restrict buildings to particular land uses. In our local centres, the policy focuses on maintaining a general convenience store for the local community, protecting community facilities and residential amenity.

Policy DM 19

Hot Food Takeaways, Drinking Establishments, Betting Offices and Payday Loan Shops

1. Planning applications for hot food takeaways (use Class A5), drinking establishments (use Class A4), betting offices, adult gaming centres and payday loan shops will not be supported if:
 - a. they would cause a harmful cumulative impact on the vitality and viability of the defined centre or frontage in which they are located, taking into account the number and distribution of existing such uses and non-implemented planning permissions; or
 - b. in the case of hot food takeaways and drinking establishments, they would lead to or exacerbate issues of crime and anti-social behaviour, including littering.
2. Hot food takeaways (including street trading units) (use Class A5) will not be permitted within 400 metres' walking distance of an existing or proposed primary or secondary school

8 See Swindon Borough Council Local Plan Review Main Centre Uses (Excluding Retail) Topic Paper

7 Development Management Policies

entrance, unless the proposed takeaway is within a defined retail centre, as defined in Policy DM9.

7.4.7 Some areas of the Borough have seen the development of increased concentrations of hot food takeaway uses, drinking establishments, betting offices and payday loan shops. Concentrations of these uses have been linked to adult and childhood obesity (in the case of hot food takeaways ⁽⁹⁾), to anti-social behaviour and to the decline in the vitality of and footfall within centres. The policy allows the Council in determining planning applications to take account of the cumulative impact of concentrations of these uses.

Policy DM 20

Supporting the Night Time Economy

1. Expansion of the night-time economy shall be focussed on the Regent Circus Night-Time Economy Cluster as identified in the policies map. Within this area, proposals for night time economy uses including Use Class A3 restaurants and cafes, Use Class A4 drinking establishments, Use Class A5 hot food takeaways, and Use Class D2 cultural and music venues will, subject to policy DM19 (policy on Hot Food Takeaways, Drinking Establishments, Betting Offices and Payday Loan Shops), be supported.
2. Within Old Town District Centre uses should not lead cumulatively to such a proliferation of night time uses so as to undermine the district centre's daytime role.
3. The 'agent of change' principle in national planning policy will be applied to planning applications that would potentially impact upon the operation of public houses or night time economy venues.

7.4.8 A successful and diverse night time economy is an important aspect of successful town centres. The Council will use its planning and licensing powers to support the development of a diverse, family-friendly night time economy in the right locations as part of Swindon town centre's regeneration. The policy supports the expansion of high quality night time economy uses around the existing restaurant cluster at Regent Circus, the Regent Circus Cinema, MECA and Wyvern Theatre venues. In Old Town the objective will be to manage and restrict further growth of the night time economy to protect the area's district centre function and residential environment.

7.4.9 The 'agent of change' principle is set out in paragraph 182 of the NPPF 2019.

7.4.10 Night time economy venues will be protected in accordance with Policy DM27 (policy on community facilities).

7.5 Transport

Policy DM 21

Transport and Development

1. New development should be located and designed to reduce the need to travel and to encourage the use of sustainable transport modes, prioritising walking and cycling, and provide the potential to maximise bus travel.

9 see Swindon Borough Council Local Plan Review Hot Food Takeaway Topic Paper

7 Development Management Policies

2. New development will be permitted only where it makes safe and effective arrangements for access by all modes of transport and does not create traffic safety issues elsewhere.
3. Development shall not prejudice or impede an existing or planned cycle route, unless provision is made for an improved route for cyclists which is equally or more direct.
4. Development that results in the loss of existing rights of way or their disruption shall only be permitted when adequate, acceptable alternative provision or diversions are arranged.
5. Development shall provide appropriate mitigating measures to avoid severe residual cumulative adverse impacts on the transport network in both the construction and operational stages.
6. Parking provision, including secure cycle and motorcycle parking and electric vehicle charging points, should be provided in accordance with the Council's adopted parking standards as set out in Appendix 1.
7. Development above the size thresholds set out in Appendix 1 will be required to provide, implement and monitor a travel plan that seeks to increase the use of non-car modes of transport.
8. Any transport mitigation works, including off-site works, should be acceptable under other policies of this plan, in particular DM33 (Landscape), DM36 (Flood Risk), DM34 (Heritage Assets) and DM37 (Pollution).

7.5.1 The policy requires development to provide for access by public transport, cycling and walking, including proper provision for access for all sections of the community. As well as mitigating development impacts such as adequate roads, parking and access arrangements, the impact of car use should be mitigated through tree planting and placemaking principles to ensure development results in attractive places that people can feel comfortable moving through.

7.5.2 The policy also seeks to ensure that development will not harm national trails and existing and proposed bicycle routes. Proposed bicycle routes are defined in the Swindon Borough Local Cycling and Walking Infrastructure Plan. A strategic approach to providing utility and leisure cycleways with coherence with wider networks (existing and planned) should be taken with early consideration during design code discussions.

7.5.3 The Parking Standards for New Development Supplementary Planning Document provides further guidance on the Council's parking standards. The Travel Plan Supplementary Planning Document provides further guidance on travel plans including the Council's charging framework for administering travel plans.

7.6 Infrastructure

Policy DM 22

Infrastructure Requirements Resulting from Development

All development, including development adjacent to but outside of the Swindon Borough boundary, shall make provision to:

- a. meet the cost of new infrastructure made necessary by the development (including cumulatively with other development);

7 Development Management Policies

- b. mitigate impacts of the development on existing infrastructure, environment and on the local community; and
- c. provide for the on-going management and maintenance of infrastructure and mitigation measures delivered as a result of the development.

7.6.1 The policy seeks to secure that infrastructure is provided to support new building in the Borough. The tests set out in national policy and in Regulation 122 of The Community Infrastructure Levy Regulations 2010 (as amended, or any successor legislation) will be applied in determining whether or not planning conditions or obligations can be used to secure the provision of infrastructure as part of the approval of a planning application.

Policy DM 23

Primary and Early Years Education Contributions

Unless there is shown to be existing provision within the area sufficient to accommodate the demand that would be generated by the proposed development, all new use class C3 residential development - except for age-restricted older persons' housing or student housing - shall contribute towards the alteration, expansion or creation of primary and early years schools to accommodate that demand. As at January 2019 the contribution will be £6,219 per dwelling. This figure will be updated in January of each year to reflect changes to construction costs using the BCIS all-in tender prices index for quarter 4 of the previous year.

Developments of 1,000 dwellings or greater would give rise to a requirement for the provision of a new primary and nursery school on site.

7.6.2 The Council's updated School Place Planning Study 2019 evidences a shortfall in primary and early years education provision across the Borough. It is therefore necessary for new residential development to contribute towards the provision of new, altered or expanded primary and nursery schools. The primary pupil ratio for new residential dwellings in the Borough is 0.37. The cost of providing 0.37 primary school places is calculated based on an up-to-date (January 2019) costing for delivering a new 2 form of entry primary school with nursery, excluding land. This cost is £6,219 per dwelling at 2019 prices.

Policy DM 24

Water Supply and Wastewater and Sewerage Infrastructure

1. Developers will be required to demonstrate that there is adequate water supply, waste water capacity and surface water drainage both on and off the site to serve the development and that it would not lead to problems for existing or new users. Developers are encouraged to contact the water/waste water company as early as possible to discuss their development proposals and intended delivery programme to assist with identifying any potential water and wastewater network reinforcement requirements. Where appropriate, planning permission for developments which result in the need for off-site upgrades will be subject to conditions to ensure the occupations are aligned with the delivery of the necessary infrastructure upgrades.
2. Drainage on the site must maintain separation of foul and surface flows.

7 Development Management Policies

3. Where there is a capacity constraint the Local Planning Authority will, where necessary, apply phasing conditions to any approval to ensure that any necessary infrastructure upgrades are delivered ahead of the occupation of the relevant phase of development.
4. Development must be designed to be water efficient and reduce water consumption. Refurbishments development and other non-domestic development will be expected to meet BREEAM water-efficiency credits. Residential development must not exceed a maximum water use of 105 litres per head per day (excluding allowance of up to 5 litres for external water consumption). Planning conditions will be applied to new residential development to ensure water efficiency standards are met.
5. The development or expansion of water supply or waste water facilities will normally be permitted, either where needed to serve existing or proposed development in accordance with the provisions of the Development Plan, or in the interests of long-term water supply and waste water management, provided that the need for such facilities outweighs any adverse land-use or environment impact that any such adverse impact is minimised.
6. Septic tanks will only be acceptable in the remote rural areas of the Borough. Development proposals should demonstrate that their arrangements for foul water disposal are appropriate to the location, including taking account of development areas allowed by other policies in the plan.

7.6.3 Swindon forms a part of Thames Water's Swindon and Oxfordshire Water Resources Zone (SWOX). Thames Water acknowledge that pressure on water resources within their region will increase significantly as a result of planned housing growth. The whole region, including SWOX, is classified as being seriously water stressed.

7.6.4 The Swindon Water Cycle Study (2014) concluded that, with demand management measures, there would be sufficient water supplies to deliver the anticipated level for population growth in Swindon Borough up to 2026.

7.6.5 In SWOX Thames Water predicts a water supply deficit in a dry year critical period growing from -1 MI/d in 2020 to -32 MI/d by 2040. These changes are principally driven by the impact of climate change on groundwater sources and therefore a reduction in available deployable output. The Thames Water Resources Management Plan 2015 – 2040 proposes demand management to address a supply/demand balance shortfall.

7.6.6 The water supply position:

- shows the importance of assessing through the development management process the adequacy of both water supply and waste water to serve prospective development; and
- provides a strong justification for the use of the optional requirement in the Building Regulations for water efficiency in dwellings.

Policy DM 25

Low Carbon and Renewable Energy

1. Renewable and low carbon energy infrastructure will be encouraged. Such proposals, including large-scale freestanding installations, will be assessed under national policies and in terms of their:
 - a. social and economic benefits (including local job creation opportunities); and

7 Development Management Policies

- b. whether any adverse environmental or amenity impacts are or can be made acceptable
 - c. there impact on any heritage assets and historical environment.
2. Any heat produced as part of energy generation should be productively used on-site or linked to a district energy network.
 3. Renewable and low carbon energy generation schemes brought forward by communities, or with major community benefits, will be encouraged and supported in principle.
 4. The provision of renewable, decentralised or low carbon energy supply as part of wider development schemes, for example residential or business developments, will be supported.
 5. In accordance with national policy, wind turbines will only be supported in locations identified as suitable for such development in a neighbourhood plan, and provided, following consultation, it can be demonstrated that the planning impacts identified by the affected local community have been fully addressed and the proposal has their backing.

7.6.7 Swindon Borough Council is investing in renewable energy projects with two solar park projects: a 40MW PV solar farm at Wroughton Airfield and an 8MW solar farm at the former landfill at Chapel Farm. The Council has made Local Development Orders covering several sites for solar arrays and solar farms. Renewable energy generation in the Borough in 2017 was 2.21 megawatt hours per household, the 118th highest of 406 UK and Northern Irish local authorities⁽¹⁰⁾.

7.6.8 The policy supports the development of further renewable energy proposals in appropriate locations, subject to their being able to acceptably address their impacts. Environmental and amenity impacts will be assessed against the policies of this plan and could include (without limitation) air quality impacts, odour, noise, shadow flicker, insect and vermin infestation, landscape and visual impacts, impacts on the road network, water contamination, impacts on the setting of heritage assets, and impacts on biodiversity.

Policy DM 26

ICT and Telecommunications

Communications infrastructure will be supported in accordance with national policy, provided that:

- a. the siting of the proposal and any other additional equipment involved with the development does not unduly detract from the appearance of the surrounding area or form an adversely intrusive addition to the street scene;
- b. the amenities of neighbouring occupiers are not unacceptably compromised;
- c. the installation does not obstruct rights of way or cycle routes, unless acceptable alternative provisions or diversions are arranged;
- d. the impact on any heritage assets and the historical environment has been assessed and if necessary mitigated;
- e. the colour and profile are sympathetic to the site surroundings and the size of the development is kept to a technical minimum to ensure any adverse impact on the environment is minimised; and

10 Department for Business, Energy and Industrial Strategy Regional Renewable Statistic <https://www.gov.uk/government/statistics/regional-renewable-statistics>

7 Development Management Policies

- f. the application demonstrates that alternative sites, including mast sharing and the use of existing buildings and structures, which fulfil the functional requirements of the development but which would have a lesser impact on the appearance of the surrounding area and on neighbouring occupiers, have been assessed and found not to be available.
- g. New development will be expected to contribute towards the provision of infrastructure suitable to enable the delivery of high speed broadband. As a minimum, suitable ducting to industry standards should be provided to the public highway that can accept fibre optic cabling or new technology.

7.6.9 This criteria-based policy provides the basis for assessment of all applications for telecommunication development, whether they are progressed as prior approval applications or full planning applications. It provides guidance for both new and replacement masts, whilst providing the flexibility to allow for an efficient expansion of the network and to meet the demands imposed by technological advancements.

7.6.10 Applicants should also have regard to national policy, which requires that applicants demonstrate that the proposed development will not exceed International Commission guidelines on non-ionising radiation protection, that they have undertaken consultation with those affected by the development, and that the development would not cause significant and irremediable interference with other electrical equipment, air traffic services or instrumentation operated in the national interest.

7.7 Community Facilities

Policy DM 27

Community Facilities

1. Proposals for new or extended community facilities will be supported where:
 - a. the site is located within or adjacent to an existing settlement;
 - b. the site is accessible to all members of the community and by a range of transport modes including walking and cycling; and
 - c. the site, if possible and practicable, is co-located or will support co-location with other community uses.
2. Proposals that result in the loss of established community facilities shall only be permitted where it can be demonstrated that:
 - a. commercial facilities have been genuinely marketed for the established use for at least one year taking into account the present condition of the building; and
 - b. the facility is no longer economically viable for the established use, or there is a suitable alternative or equivalent quality to that facility nearby, or the facility is no longer required by the local community.

7.7.1 The policy supports the provision of community facilities in appropriate locations. In accordance with national policy, the Borough will seek to retain community facilities, including (without limitation): public halls (including community/youth centres), church halls; Post Offices; local shops within both

7 Development Management Policies

urban and rural areas; indoor and outdoor sports facilities; schools and non-residential education and training centres; places of worship; libraries; day nurseries/crèches; health centres, clinics, consulting rooms (including GP surgeries and dental practices); museums, art galleries; Public Houses; leisure facilities; open space; emergency services; cultural event space; and cemeteries/ burial grounds. This list is not exhaustive and all proposals will be considered on a case by case basis, taking into account the importance of the facility to the local community.

7.8 Open Space and Green Infrastructure

Policy DM 28

Green Infrastructure

1. Development shall maintain, enhance and where possible provide additional green infrastructure,⁽¹¹⁾ to provide recreation, climate change mitigation, water management, connectivity and accessibility by walking and cycling, and to sustain and increase ecological networks.
2. Development should not result in the loss of visually or ecologically important features including trees, hedges woodlands and watercourses⁽¹²⁾. Existing trees, hedgerows and woodland should be sympathetically integrated into the design of development. Where the development would result in the loss of existing trees, hedgerows, woodland or watercourses, and this can be justified by the benefits of the development, the loss should be mitigated by new tree planting within the development of at least an equal quantum and standard.
3. The integrity of green infrastructure corridors (as shown on the policies map) should be protected and enhanced as a result of development. Development that would sever or significantly reduce a green infrastructure corridor will be refused.
4. Development proposals should integrate green infrastructure into the development design, and maximise connections with existing green infrastructure.
5. The multifunctionality of green infrastructure in new development should be maximised, whilst ensuring it can properly fulfill its main functions.
6. Arrangements for the future maintenance, management and funding of green infrastructure on-site must be put in place. Unless a parish council is willing to take ownership and/or maintain the public space, a management should be established in accordance with Policy SP1.

7.8.1 The policy seeks to protect and create (and ensure the maintenance of) a multifunctional and connected green infrastructure network. The policy seeks to ensure that within developments green infrastructure is designed in such a way that opportunities to provide connectivity with existing green infrastructure at Boroughwide and local level are taken forward. This policy will increase the level and diversity of community participation in the planning, development and enjoyment of Swindon's green infrastructure.

11 A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities. This includes: biodiversity sites; country parks; semi natural greenspaces; cemeteries; trees and hedgerows; green roofs; rights of way and designated pedestrian/cycle routes; the canal network; water courses and associated floodplains; linear green routes; open spaces (including outdoor sports facilities, general recreational areas, allotments and play areas); and woodlands.

12 ancient woodlands and veteran trees are protected by Policy DM32

7 Development Management Policies

7.8.2 The protection and expansion of trees and woodland could make a significant contribution to climate change adaptation and mitigation⁽¹³⁾ and the policy seeks to protect this resource.

7.8.3 Where trees, hedges or woodlands are present on or adjacent to a development site a full report to BS5837:2012 'Trees in relation to design, demolition and construction – recommendations' will be required when considering the proposal to assess its impact on trees. The report will define the minimum distance between construction and retained trees and hedges which the Borough Council may increase where appropriate to account for site specific circumstances and to eliminate post development pressure on trees, hedges and woodlands.

7.8.4 The Council will be undertaking a Nature Recovery Strategy which will incorporate a review of the Green Infrastructure Strategy (2011). This will identify strategic measures to restore and enhance the green infrastructure network. The green infrastructure policy and associated policies (DM28-DM32) may therefore change following any recommendations that emerge from this work.

Policy DM 29

Great Western Community Forest

Development shall contribute towards the aims and objectives of the Great Western Community Forest (GWCF) in Swindon. This will be achieved by:

- a. ensuring a net increase in tree cover through the planting of new woodland and trees;
- b. creating or enhancing habitats for biodiversity, including built structures in accordance with Policy DM32; and
- c. ensuring access to local woodlands and opportunities for communities and businesses to benefit from GWCF.

7.8.5 The Great Western Community Forest (GWCF) covers the whole of Swindon Borough and reaches into neighbouring Oxfordshire and Wiltshire. The purpose of GWCF is to create a multi-purpose forest throughout Swindon Borough. Multi-purpose forestry encompasses the creation and use of a diverse natural and built environment including trees and woodland, grassland, wetlands, hedgerows, ponds and rivers. A Forest Plan (1994, 2002- 2027) sets out GWCF objectives to meet environmental, social and economic aims. The range of functions and benefits include carbon capture, biomass production, and control of micro-climate in addition to landscape, recreation, biodiversity and other eco-system service benefits. The GWCF is an integral part of developing Swindon Borough's green infrastructure.

7.8.6 The GWCF has an overall target of achieving 30% woodland and tree cover across the Borough. A recent study showed that Swindon has amongst the lowest percentages of tree cover of major UK towns and cities at 8%⁽¹⁴⁾.

13 As highlighted by the Committee on Climate Change report 'Land use: reducing emissions and preparing for climate change' (November 2018).

14 Doick, K.J., Davies, H.J., Moss, J., Coventry, R., Handley, P., Rogers, K. and Simpkin, P., 2017. The Canopy Cover of England's Towns and Cities: baselining and setting targets to improve human health and well-being. *Trees, People and the Built Environment III, Birmingham*.

7 Development Management Policies

Policy DM 30

Protecting Open Space

Public open space assets defined on the policies map will be protected from development unless:

- a. the proposed development is ancillary to and protects the main open space function of the site; or
- b. the proposed development is of a community facility the benefits of which outweigh the loss of open space; or
- c. the development of a small part of a larger area will provide enhancements to the quality of the remaining area without compromising the integrity or role of the open space as a whole; or
- d. the proposed development is supported by an open space appraisal which shows that the open space is surplus to requirements because there are sufficient open spaces in the ward to meet the quantity requirements in Appendix 1 and there are alternative open spaces of satisfactory quality within the walking catchments set out in Appendix 1; or
- e. the proposed development will re-provide open space of at least equivalent size, quality and accessibility the benefits of which to the community will outweigh the loss.

In accordance with national policy, the policy seeks to protect public open spaces save in the circumstances specified, where the loss is justified.

Policy DM 31

Open Space in New Development

1. Residential development shall provide on-site or contribute towards provision of public open space, outdoor sports space, children's and teenagers' play-space, allotments and general recreational areas in accordance with the standards and specifications set out in Council's open space requirements at Appendix 2.
2. Where on-site provision of public open space is required by the standards, this should be provided unless the size or nature of the site means that this is not possible in design terms.
3. Where on-site provision is not required by the standards in Appendix 2 or is determined not to be possible or desirable under paragraph 2, contributions towards off-site provision will be required and will be calculated in accordance with Appendix 2. Contributions will be applied to projects to create new public spaces or enhance existing public spaces in the relevant category.
4. Within Swindon Town Centre, provision of general recreation areas at levels below the area standards in Appendix 2 will be supported provided that the proposed public open space is of high quality design and materials which would enable it to support intensive use.
5. Arrangements for the future maintenance, management and funding of open space provided on-site must be put in place. Unless a parish council is willing to take ownership and/or maintain the public space, a management should be established in accordance with Policy SP1. In the event that the open space is to be maintained by a parish council, a contribution

7 Development Management Policies

towards five years' establishment maintenance, calculated in accordance with Appendix 2, will be required. Where contributions to off-site open space public open space provision are provided in lieu of on-site provision, those contributions will include a contribution to establishment maintenance as set out in Appendix 2.

7.8.7 The policy seeks to ensure that new residential developments provide or contribute to the provision of new public open space to meet their needs. Appendix 2 provides the Council's standards which are informed by the Open Space Audit and Assessment 2019. The policy seeks provision of open space of three broad types:

Outdoor Sports

7.8.8 The Open Space Audit and Assessment 2014 found under-provision of open space for outdoor sports as against standards in all but two of the Borough's wards. The Playing Pitch Strategy 2017 evidences a need to deliver additional playing pitches for pitch sports in the period to 2021. Appendix 10 of the Strategy indicates a standard of 0.8 hectares of playing pitches per 1,000 people across the Borough would be required in 2021 adjusting for changes in demand. This calculation is based on the area of the pitches themselves and does not incorporate the area taken by changing rooms, fencing or enclosure planting, flood lighting, paths between pitches, car parking, etc. Additionally, this number excludes non-pitch outdoor sports facilities, such as tennis and basketball courts, bowls greens or athletic tracks. Similarly, this number does not take into account existing quantitative and qualitative under-provision as documented in the Playing Pitch Strategy. Therefore, the standard of 1.6ha/1,000 people for outdoor sports contained in the Swindon Local Plan 2026 and used in Fields in Trust's 2015 Guidance for Outdoor Sports and Play remains an appropriate standard for use in new development.

7.8.9 In accordance with The Playing Pitch Strategy, the policy of the Borough will be to secure and upgrade existing outdoor sports facilities, while providing new pitches and other facilities in sports hubs which would have sufficient usage to pay for their own maintenance over the longer term. The nature of sports facilities and clubs is that they have a Borough-wide catchment. All new housebuilding will increase the need for new sports facilities and the intensity of use of existing facilities. It is therefore necessary that all housebuilding, not just that on large sites which will provide pitches on-site, contributes to meeting the additional demand it generates for outdoor sports facilities and mitigating the impact of this on existing facilities. Contributions are based on the cost of providing the new or like-for-like replacement of facilities (excluding land cost) necessary to accommodate the demand created by residents of the proposed housing.

Play Space

7.8.10 The Open Space Audit and Assessment 2019 update demonstrates that there is a shortage of play spaces in all of the Borough's wards when compared to the standard of 0.3ha per 1,000 people in the Local Plan 2026. The Borough's standard of 0.3ha/1,000 people is below the Fields in Trust 2015 guidance which seeks 0.55ha/1,000 people for equipped designated areas and other outdoor provision combined. However, the Borough's lower standard is considered to achieve an appropriate balance between quantity and quality of provision, and is considered to remain appropriate.

7.8.11 New developments above the site size thresholds will need to deliver on-site provision of play space. Development which is not large enough to support the creation of a new play spaces within its site area will increase the intensity of use of existing play areas, which will consequently require more frequent refurbishment and replacement, and may exacerbate existing under-provision in an area creating the need for new play areas for be provided off-site. It is therefore necessary that all residential developments of 10 dwellings or more or 1,000m² in gross floor area contribute to mitigate their impact on existing play spaces or to provide for new spaces off-site, unless it can be shown that all dwellings within the development are within the threshold walking distances (600m for

7 Development Management Policies

a Neighbourhood level equipped play space, or 250m for a local level equipped play space) of existing play spaces of acceptable quality. Contributions are based on the cost of providing the relevant fraction of a new facility (excluding land cost) that the population of the proposed housing would require. The cost of a new facility is an appropriate basis for calculating contributions because the refurbishment or upgrading of existing facilities which are below quality standards will require the purchase of new equipment and furniture and resurfacing and re-fencing of areas. These are the same costs that would be incurred in the provision of a new facility.

7.8.12 Specifications for play spaces appear in the table in Appendix 2. Note that the Borough's standards and typologies are not the same as those used in Fields in Trust guidance. The Borough Council does not seek local areas of play (LAPs) as referred to in Fields in Trust guidance as the Council's experience is that LAPs provide limited utility to residents and can create a maintenance obligation which it may be difficult for adjacent properties to support. Larger, better equipped areas of play are therefore sought.

General Recreational Areas

7.8.13 There is a growing body of evidence on the importance to physical and mental health and to climate change mitigation and adaptation of providing green space within development. Fields in Trust recommends a requirement of 3.2ha per 1,000 population for informal recreation which it breaks down into sub-categories of parks and gardens, amenity green space, and natural and semi-natural space. Swindon Borough Council has historically adopted a requirement of 1ha for general recreational areas, incorporating all of the Fields in Trust categories, per 1,000 persons. The Open Space Assessment and Audit 2019 finds acceptable levels of provision against this target in all of the Borough's wards, but much existing provision comprises areas of lower functionality for recreational use. Experience has shown that on some new housing estates, significant parts of the 1ha/1,000 persons requirement have been used up in accommodating drainage features, verges and other incidental areas of space which are unsuitable for informal recreation. Therefore, the policy includes a new specification (set out in Appendix 2) for general recreational areas which excludes such areas and provides quality requirements to ensure that functional green spaces are provided.

Allotments

7.8.14 The National Society of Allotment and Leisure Gardeners recommends the provision of one full allotment per 200 people, which equates to a standard of 0.25 hectares per 1,000 people. Swindon Borough's Local Plan 2026 uses a standard of 0.3 hectares per 1,000 people to allow for the provision of car parking and access footpaths to serve allotments. The Borough has 37.27ha of allotments and an estimated mid 2017 population of 220,363. Existing level of provision Borough-wide is therefore 0.17ha per 1,000 people. On this basis it is considered appropriate to retain a standard of 0.3ha/1,000 for new development in the Borough.

Installation

7.8.15 The Council will through planning obligations ensure that areas of public open space and landscaping are provided in accordance with approved plans before 80% of dwellings in the relevant phase are occupied. Planning obligations will ensure the ongoing monitoring and maintenance/replacement of the space until it is established and will provide for management arrangements thereafter.

Management Companies

7.8.16 The Council intends to publish guidance on setting up management companies to manage public open space.

7 Development Management Policies

7.9 Landscape and Biodiversity

Policy DM 32

Biodiversity

1. All development shall minimise its impact upon and must secure measurable net gains for biodiversity, including protecting, restoring, and establishing coherent ecological networks that are more resilient to current and future pressures.
2. The effect of development proposals on the sites and species identified in the table below must be assessed and protection commensurate with their designation or status (identified in the table below) and in accordance with national policy will be given.
3. National policy and applicable legislation on habitats and biodiversity – including the ‘mitigation hierarchy’ of avoid, mitigate, compensate – will be applied in the determination of planning applications. Irreplaceable habitat should not be lost unless there are wholly exceptional reasons and a suitable compensation strategy exists.
4. All developments must secure a minimum of 20% measurable net gains for biodiversity or as set out in legislation, whichever is the greater.
5. The ecological, landscape and recreational value of watercourses will be protected and enhanced. Development proposals that are likely to have an adverse impact on the functions (including across their catchments) and settings of watercourses and their corridors will not be permitted.

Note: the data sources below are not exhaustive and applicants should seek appropriate professional advice.

Internationally/European designated sites	<p>There are no such sites within the Borough, but the potential cross-boundary and in-combination impacts on sites outside of the Borough should be considered. These sites include:</p> <ul style="list-style-type: none"> i) Special Protection Areas and Special Areas of Conservation ii) potential Special Protection Areas and possible Special Areas of Conservation iii) Listed or proposed Ramsar sites iv) Sites identified, or required, as compensatory measures for adverse effects on habitats sites, potential Special Protection Areas and possible Special Areas of Conservation, and listed or proposed Ramsar sites. <p>The location of sites can be found on DEFRA's MagicMap: https://magic.defra.gov.uk/MagicMap.aspx</p>
Nationally designated sites	<p>Sites of Special Scientific Interest as shown on the DEFRA's MagicMap: https://magic.defra.gov.uk/MagicMap.aspx</p>
Irreplaceable habitats or ecological features	<p>Include ancient woodland which is mapped in DEFRA mapping https://magic.defra.gov.uk/MagicMap.aspx and species-rich grassland, ancient and veteran trees, hedgerows derived from ancient woodland, wood-pasture and parkland. Also refer to the Woodland Trust website https://ati.woodlandtrust.org.uk</p>

7 Development Management Policies

Protected and priority species and priority habitats	European protected species and UK priority species and habitats ⁽¹⁵⁾ .
Locally designated sites	County Wildlife Sites and Local Nature Reserves as shown on the policies map
Other sites	Existing green infrastructure where this could constitute an ecological network, wildlife corridor, nodes and stepping stones for wildlife. Green infrastructure corridors are shown on the policies map (see Policy DM28 Green Infrastructure).

7.9.1 In accordance with national policy, the policy identifies the hierarchy of designated sites within Swindon Borough and gives effect to national policy on protecting and enhancing biodiversity.

Policy DM 33

Landscape

1. Proposals for development will only be permitted when:
 - a. the intrinsic character, diversity and local distinctiveness of landscape within Swindon Borough are protected, conserved and enhanced;
 - b. the design of the development and materials used are sympathetic to the surrounding landscape;
 - c. unacceptable impacts upon the landscape are avoided; and,
 - d. where other negative impacts are considered unavoidable, they are satisfactorily mitigated.
2. In meeting the requirements of paragraph 1 of this policy, applicants for development should demonstrate how they have taken into account Landscape Character Assessments and assessed the potential impact of the proposal upon the following attributes of the landscape:
 - a. existing landscape form, features, topography and character;
 - b. the contribution of the landscape to biodiversity and wildlife;
 - c. local geology and geo-diversity;
 - d. views, visual amenity and the landscape setting;
 - e. historic and heritage areas and assets;

15 Species and Habitats of Principal Importance included in the England Biodiversity List published by the Secretary of State under section 41 of the Natural Environment and Rural Communities Act 2006

7 Development Management Policies

- f. environmental amenity such as tranquillity and noise, pollution and light pollution; and,
 - g. the existing social, physical, economic and environmental roles and functions of the landscape at the local and strategic scale (for example as a place of cultural and leisure activity, living, employment and separation of settlements).
3. National policy and legislation will be applied in assessing proposals within or affecting the setting of The North Wessex Downs Area of Outstanding Natural Beauty. Regard will be had to the North Wessex Downs AONB Management Plan in considering such applications.

7.9.2 Development proposals should take account of their surroundings, harmonising with their surroundings and the local landscape features.

7.9.3 It is essential that new development should help sustain and/or create landscapes with a strong sense of place and local identity and take account of the following features:

- Biodiversity - locally distinctive and characteristic pattern and species composition of natural features such as trees hedgerows, woodland field boundaries watercourses and water-bodies;
- Geology - locally distinctive and characteristic landforms and topographical features throughout the Borough such as locally important views, sensitive sky lines, ridges and valleys;
- History - locally distinctive settlement patterns, building materials, and heritage assets including evidence provided by Historic Landscape Characterisation and Conservation Area Appraisals ;
- Views both in and out - visually sensitive skylines, geological and topographical features; and
- The separate identity of settlements and the transition between man-made and natural landscapes at the urban fringe.

7.9.4 The North Wessex Downs AONB lies to the south, partly within Swindon Borough. AONBs are protected under the existing statutory requirements of Section 85 of the Countryside and Rights of Way Act 2000. National policy sets out the government's required approach to considering development proposals within AONBs.

7.9.5 The North Wessex Downs Management Plan sets out a planning and management approach to the North Wessex Downs and should be used to inform relevant development proposals.

7.10 Historic Environment

Historic Environment

Policy DM 34

Historic Environment

1. Swindon Borough's historic environment shall be sustained and enhanced. This includes all heritage assets including historic and listed building, conservation areas, historic parks and gardens, landscape and archaeology.
2. Proposals for development affecting heritage assets shall conserve and, where appropriate, enhance their significance and setting. Any harm to the significance of a designated or non-designated heritage asset must be justified. Proposals will be weighed against the public benefits of the proposal; whether it has been demonstrated that all reasonable efforts have been made to sustain the existing use, find new uses, or mitigate the extent of the

7 Development Management Policies

- harm to the significance of the asset; and whether the works proposed are the minimum required to secure the long term use of the asset representing their optimum viable use.
3. Any alterations or development affecting a listed building will be permitted where there will be no adverse impact on those elements which contribute to their special interest and significance including their setting.
 4. Development proposals affecting archaeological remains, will be conserved in a manner appropriate to their significance. Appropriate assessment and evaluation should be submitted as part of any planning application in areas of known or potential archaeological interest. Development should not cause loss or harm of Scheduled Monuments and other nationally important archaeological sites or harm their setting. Those sites currently known are identified on the local development plan. Development proposals affecting archaeological remains of less than national importance will be conserved in a manner appropriate to their significance. Any Harm to archaeological remains will need to be justified. Where permitted, in response to proposed loss or harm, provision for mitigation, which may include preservation in situ or excavation will be required but should not be determinative of accepting harm.
 5. Development within or which would affect the setting of the Borough's Conservation Areas will conserve those elements which positively contribute to their special character or appearance.
 6. Features which positively contribute to a Park or Garden's special interest and significance will be conserved. Development will not detract from the enjoyment, layout, design, character, appearance or setting of them, including key views into and out from, or prejudice future restoration.
 7. Development proposals that would affect a locally important or non-designated heritage asset, including its setting, shall conserve its significance. Any harm should be weighed against the public benefits of the proposal.

7.10.1 The NPPF attaches 'great weight' to the conservation of heritage assets and their significance (NPPF para 193).

7.10.2 Opportunities to protect and better reveal the significance of those assets will be sought to ensure the historic environment plays an integral and positive role in place-making, to positively support and integrate the value of heritage, enhancing the cultural and economic environment.

7.10.3 Swindon Borough contains 28 conservation areas, around 1000 listed buildings, 53 scheduled monuments, and over 2000 other features documented as being of archaeological significance/interest

7.10.4 The wealth of assets in the Borough is rich and varied and includes significant archaeological resource and industrial heritage, in particular that associated with the Great Western Railway. Villages are also varied, from the Chalk-stone and thatch in the south and limestone vernacular of the more northern area. The market town of Highworth is a notable resource, containing a high proportion of listed buildings, many highly graded.

7.10.5 Designated Historic Parks and Gardens including urban parks of Queen's Park and Old Town Gardens and Lydiard Country Park.

7.10.6 The Historic Environment Topic Paper (2019) provides baseline information and evidence on the issues, challenges and opportunities facing the Borough's cultural heritage, its historical landscape, townscape, local distinctiveness and heritage assets. It has informed the Plan's positive strategy for the conservation and enjoyment of the Borough's historic environment.

7 Development Management Policies

7.10.7 In particular it highlights the opportunity for the heritage-led regeneration (including the role of the Heritage Action Zone **HAZ**) of the GWR railway area in supporting of the Plan's place-making ambitions, ensuring the past informs and inspires future locally distinctive development. This also provide links to (emerging) **Policy LA3** – Swindon Historic Railway area.

7.10.8 To support a positive strategy for the conservation and enjoyment of the Borough's historic environment the Council willway Area.

- Apply Policy **DM34** to inform development management decisions to help sustain and enhance the historic environment;
- Encourage heritage led regeneration, particularly within the historic railway area and support the conservation of heritage assets to strengthen the Borough's distinctive identity and attractiveness including Supporting the appropriate conservation and re-use of historic and agricultural farm buildings'
- Support development to generate a sustainable energy supply and improve environmental performance that sustains the significance of any heritage assets and their settings affected;
- Work with developers, Local Highways Authority and infrastructure providers to ensure heritage assets (e.g. street furniture), historic streets, townscapes and the public realm will be designed to conserve and enhance the historic environment having particular regard to the Borough's 28 Conservation Areas Appraisals and related management proposals;
- Promote and support opportunities to prevent and reduce heritage at risk by, preparing development briefs to encourage the repair and reuse of dilapidated buildings and sites, and to support Monument Management Schemes and agri-environment schemes such as Countryside Stewardship;
- Undertake a rapid survey of grade II listed buildings and other local heritage assets to determine their condition and provide an opportunity to improve monitoring, management and conservation initiatives;
- Seek to complete an updated 'Local List' of significant local heritage assets;
- Consider, the use of Article 4 Directions to support, for example conservation appraisals and management plans;
- Update its portfolio of SPDs relating to the historic environment to assist the effective conservation of the Boroughs heritage assets; and
- Support the development and maintenance of a publicly accessible Historic Environment Record (HER) to promote knowledge of, and access to information pertaining to all heritage asset typologies. Evidence generated by development proposals including reports shall, as a minimum, be deposited with the Historic Environment Record.

7.10.9 The Government through the NPPF recognises the importance of all heritage assets both those that are designated and those that have been noted and defined locally. The NPPF defines the term '*Designated Heritage Asset*' to include listed buildings, conservation areas, Scheduled Monuments and Registered Parks and Gardens. Locally, heritage assets may include buildings, sites, monuments, places, areas, landscape and archaeology. An understanding of the historic environment's significance will be expected to inform future development. Information to do so is available from a number of sources including the Swindon and Wiltshire Historic Environment Record (HER), Historic Landscape Characterisation Project and Conservation Areas Appraisals.

Listed Buildings

7.10.10 It is required by law^[1], that in considering whether to grant permission for development that would affect a listed building or its setting, regard must be had to the desirability of preserving the building, its setting or any features of special architectural or historic interest.

7 Development Management Policies

7.10.11 The Borough Council will consider favourably development proposals (including alterations) affecting listed buildings where they preserve or enhance the building's character, appearance or setting and not result in a reduction in the buildings significance or the loss of a listed building or its viability by virtue of development proposals negatively affecting opportunities of use.

7.10.12 The adopted Listed Buildings Supplementary Planning Guidance will aid decision-making with regard to preserving or enhancing the significance of listed buildings.

Conservation Areas

7.10.13 Conservation areas are places that the Local Planning Authority has designated as having special architectural or historic interest whose character and appearance it is desirable to preserve or enhance. Swindon currently has 28 such designated areas and these are defined on the Policies Map.

7.10.14 By law, special attention must be paid, in the exercise of planning functions, to the desirability of preserving or enhancing the character and appearance of conservation areas.

7.10.15 The impacts of development on a conservation area may relate to matters affecting its balance of land uses, pattern of daily activity, connectivity and vitality and viability, layout or form pattern of spaces between buildings and design.

7.10.16 Matters of design, including: scale, height, bulk shape, massing, and proportions, patterns of opening, vertical or horizontal emphasis, materials and colour are of particular importance and may play a major part in the historic significance of an area and encouraging responsive development. In respect of design, regard will also be made to the Borough's design policies including **DM1, DM2**.

7.10.17 The Borough has prepared appraisals of each designated conservation areas to provide a proper assessment of character and appearance. These documents are adopted and a material consideration in the determination of planning applications.

Historic Park and Gardens

7.10.18 Swindon Borough has three parks that are included on the Register of Parks and Gardens of Special Historic Interest[1]. These parks are Lydiard Park, Queen's Park and Town Gardens. Some parks contain listed buildings, scheduled monuments and or are designated as conservation areas afforded additional statutory protection.

7.10.19 There are other parks which although do not afford the status of being Registered (designated) nonetheless are valuable heritage assets. Examples includes the GWR Park associated with the Historic Railway Area, Radnor Street Cemetery Swindon's Old Town which include a Commonwealth War Grave and Stanton Country Park (not exhaustive).

7.10.20 Development proposals which conserve and detail opportunities to enhance the character, appearance and significance of such assets will be treated positively.

Scheduled Monuments and Archaeology

7.10.21 Scheduled Monuments[1] and other known significant archaeological sites are defined on the Policies Map. The NPPF states that "*Local Planning Authorities should either maintain or have access to a historic environment record*" (NPPF para 187). Sites of known local or regional significance are contained within the Historic Environment Record (HER). The HER can be accessed via the Wiltshire County Archaeology Service offices (Chippenham) or via the Internet <http://services.wiltshire.gov.uk/HistoricEnvRecord>) In addition to the HER, to aid decision-making, information gained from the Historic Landscape Characterisation (HLC) will be utilised to secure sustainable development.

7 Development Management Policies

7.10.22 HLC is the examination of historic and archaeological processes which have influenced the form and use of the whole modern landscape and allows an understanding to be gained of the origins and evolution of rural and urban areas (https://archaeologydataservice.ac.uk/archives/view/wiltshire_hlc_2017/)

7.10.23 Development affecting the Borough's archaeological heritage must preserve in-situ archaeological remains and landscapes of acknowledged significance (as shown on the Policies Map) and preserve their settings. Investigation and discovery via evaluation or other mechanisms may uncover additional sites to which this policy will apply.

7.10.24 Archaeological assets will be preserved in-situ unless it is adequately justified to the Local Planning Authority. Where harm or loss is permitted as a result of development, appropriate mitigation including the recording of archaeological remains will be required. In those circumstances, appropriate provision for the excavation, recording, publication and conservation of the remains will be ensured secured through appropriate condition. Provided via a written scheme of investigation (WSI) this will include the long-term storage of finds and archives from any archaeological fieldwork project.

Non-designated heritage assets and Buildings of Significant Local Interest

7.10.25 The Borough has a number of buildings and structures whilst they may not merit listing or have the protection conferred by being situated within a conservation area, nonetheless have local historic or architectural importance to warrant retention and preservation.

7.10.26 The NPPF recognises these as heritage assets and the Borough Council seeks to ensure these are identified, retained and enhanced including via SPG (Buildings of Significant Local Interest, 2004 or subsequently updated guidance and 'local listing'.

The NPPF recognises these as heritage assets and the Borough Council seeks to ensure these are identified, retained and enhanced including via SPG (Buildings of Significant Local Interest, 2004 or subsequently updated guidance and 'local listing'

Additional information

7.10.27 Historic Environment Topic Paper (2019), Wiltshire & Swindon Historic Environment Record (HER) and Wiltshire Buildings Record (WBR), Designated Conservation Areas and associated appraisals and management plans; Good Practice Advice (GPA's) and Historic Environment Advice Notes (HEAN's) produced by Government's Advisor, Historic England. National Heritage List for England (NHLE - Listed Buildings, Scheduled Monuments, Registered Parks and Gardens), Historic England Heritage at Risk Register (SW Register 2019), Planning (Listed Buildings and Conservation Areas) Act 1990; Ancient Monuments and Archaeological Areas Act 1979; Historic Building and Monuments Act 1953; Enterprise and Regulatory Reform Act 2013; BS 7913: 2013 'Guide to the Conservation of Historic Buildings'

Delivery and Links with Other Key Policies

7.10.28 The development management process including (emerging policies) LA3 (Railway Heritage Area), LA6 – (Old Town Hall and Corn Exchange), DM1, DM2 (Design), DM33 (Landscape), DM34 (Historic Environment), DM35 (Heritage Transport) DM38 (Development in the Countryside) (not exhaustive); New community development Framework Plans, including Neighbourhood Plans and masterplans; Heritage Action Zone - Delivery Plan and related project plans; and The Swindon Borough Heritage Strategy (2013).

7.10.29 [1]ViaAncient Monuments and Archaeological Areas Act 1979

7 Development Management Policies

7.10.30 [1] Provision for inclusion via the Historic Buildings and Ancient Monuments Act 1953

7.10.31 [1] s.16/s.66 Planning (Listed Buildings and Conservation Areas) Act 1990

Policy DM 35

Heritage Transport

1. The alignments of the Wilts & Berks Canal and North Wilts Canal, as shown indicatively on the Policies Map, shall be safeguarded with a view to their long term re-establishment as navigable waterways, by:
 - a. ensuring that development protects the integrity of the canal alignment and its associated structures;
 - b. where feasible given environmental and physical constraints a 30m wide corridor;
 - c. includes land necessary for any mitigation, and
 - d. ensuring that where the canal is affected by development, the alignment is protected or an alternative alignment is provided unless it there are clear and demonstrable community benefits of the alternative proposal that would outweigh this.
2. Proposals for new or restored canal shall only be permitted where:
 - a. it can be demonstrated that there is no unacceptable risk to ecology, flood risk, water resource and water quality;
 - b. there is no harm to heritage assets
 - c. they are designed to develop the canal's recreational and nature conservation potential, in particular, the use of the old line of the canal for walking, cycling and interpretation.
3. A deviation route for the Swindon and Cricklade Heritage Railway will be safeguarded from its present terminus at Taw Hill Halt south to a new terminus in the Mouldon Hill Country Park as shown on the Policies Map. Proposals for development should not adversely impact on the integrity of this alignment, or the Swindon and Cricklade Railway's ability to operate the alignment as a heritage railway.

7.10.32 Within the Borough there are the remains of two canals; the Wilts & Berks Canal which connected the Kennet and Avon Canal at Semington to the River Thames at Abingdon, and the North Wilts Canal which connected the Wilts & Berks Canal at Swindon to the Thames and Severn Canal at Latton, near Cricklade. This route subsequently became part of the Wilts & Berks Canal. Sections of the canal have been delivered within the Wichelstowe development and negotiations are underway to safeguard land for possible future delivery within the New Eastern Villages.

7.10.33 Although much of the canal line and associated artefacts remain, particularly in the rural parts of the Borough, within the urban area of Swindon, parts of the original route have been built over. Proposals for the reinstatement of the canal along these historic alignments will need to demonstrate that the cultural, historic and natural environment will be protected and enhanced, with

7 Development Management Policies

no overall adverse effect, and that potential impacts on ecology, landscape, flood risk, water resources (abstraction) and water quality have been fully assessed and taken into account. Proposals for the reinstatement of discrete sections of the canal will also need to demonstrate that the potential environmental impacts of the restoration project as a whole have been assessed and taken into account, including Catchment Area Management Strategies and the Water Framework Directive. This may include space for storage reservoirs, polishing reed beds, or other mitigation features that might be required to ensure water quality impacts are addressed so that they do not adversely affect existing watercourses or other habitats dependent on an adequate supply of clean water.

7.10.34 The Swindon and Cricklade Railway currently operates a heritage railway from Blunsdon Station north to Hayes Knoll in Wiltshire and south to a temporary terminus at Taw Hill Halt. Heritage railways provide a valuable historic resource, generate tourism and have the potential to provide a more sustainable means of transport than the private motor car. The Railway holds a long term aspiration to link their line with Network Rail, with a first phase terminating in the Mouldon Hill Country Park. The section between Taw Hill Halt and the proposed terminus at Mouldon Hill incorporates an embankment bespoke built along a deviation from the historic route of the line, built by the developers of the Northern Development Area through legal agreement. It is considered that it is important to safeguard the route south from Taw Hill Halt to Mouldon Hill to ensure that alternative development does not impact on the alignment or introduce land uses that would be bad neighbours to a heritage railway. The Policies Map shows the protected route to the station site at Mouldon Hill, in accord with the approved Mouldon Hill Country Park Master Plan. The route of the railway from Mouldon Hill to the Borough boundary will be safeguarded in any future review of the Local Plan or other appropriate Development Plan Document once the route is confirmed and agreed.

7.11 Flood Risk and Pollution

Policy DM 36

Flood Risk

1. National policy and guidance on the requirement for a site specific flood risk assessment, which should assess the risk from all sources of flooding, and on the sequential and exception tests (and where appropriate the sequential approach), will be applied in the consideration of planning applications.
2. Flood Zone 3b shall be safeguarded from any development. Redevelopment in Flood Zone 3b shall not increase the vulnerability classification of the site and must result in a net reduction in flood risk.
3. All development within Flood Zones 2 and 3 or extent of any other source of flooding must not result in a net loss of flood storage capacity. Where possible, opportunities should be sought to achieve a net increase in the provision of floodplain storage.
4. For developments proposals located in areas at risk of fluvial, surface water and groundwater flooding, safe access/egress must be provided in line with guidance within the Swindon Strategic Flood Risk Assessment.
5. All 'More Vulnerable' and 'Highly Vulnerable' development located in areas at risk of fluvial, surface water and groundwater flooding should set finished floor levels 300mm above the known or modelled 1 in 100 annual probability (1% AEP) flood level including an allowance for climate change. Other mitigation measures must be implemented as appropriate.
6. All development should not adversely affect flood routing and thereby increase flood risk elsewhere. Opportunities should be sought within the site design to make space for water and therefore reduced flood risk elsewhere.
7. Planning applications for major developments (as defined in the Town and Country Planning (Development Management Procedure) Order 2015) shall be required to provide a drainage

7 Development Management Policies

- strategy. Such developments will be expected to ensure that run-off rates are attenuated to greenfield run-off rates. Higher rates would need to be justified and the risks quantified.
8. Suitable surface water management measures should be incorporated into all new development designs in order to reduce and manage surface water flood risk to, and posed by proposed development. This should be achieved by incorporating Sustainable Drainage Systems (SuDS).
 9. SuDs should protect and seek to enhance water quality and biodiversity.
 10. Development proposals should integrate naturalised SuDs features into the design of green infrastructure, and where they are part of open space they should be safe and accessible and should not compromise the functionality of open space.
 11. A sequential approach to site planning should be applied within new development sites.
 12. Development adjacent to a Main River or Ordinary Water Course should include an 8m wide buffer zone along both sides of the watercourse. Where possible a buffer zone greater than 9m should be achieved and opportunities for riverside restoration explored. these riparian buffer zones should be preserved, or created and managed to contribute to the achievement of net biodiversity gain.

7.11.1 The policy seeks to direct vulnerable development away from areas at risk of flooding. It also seeks to resist development that would increase the risk of flooding elsewhere. This is achieved through the application of national policy on the sequential and exception tests.

7.11.2 The policy also reflects the findings of the Council's Level 1 Strategic Flood Risk Assessment (SFRA) (2019) which identifies that a number of areas across the Borough are at risk of flooding from various sources and it is expected that, even with no further development, the impacts of climate change are likely to increase this risk. The SFRA outlines that in order to manage this risk it is essential that future development is planned appropriately to ensure where possible:

- Development is located in the lowest areas of flood risk;
- Measures are put in place to mitigate new development against flood risk and ensure that it does not increase flood risk elsewhere;
- Surface water is managed effectively on site through the appropriate application of SuDS; and
- Opportunities are sought to reduce the overall level of flood risk in the area and beyond through the layout and form of the development.
- An assessment of climate change is undertaken in accordance with the guidance within the SFRA

It is the responsibility of a developer to make proper provision for surface water drainage to ground, water courses or surface water sewer. It must not be allowed to drain to the foul sewer, as this is a major contributor to sewer flooding.

Policy DM 37

Pollution

1. Development shall not cause or be affected by unacceptable harm to human health, living conditions, or the natural environment through air, water, noise, vibration or light pollution, or land contamination or instability. Proposals which are likely to cause pollution or result in exposure to sources of pollution or risk to safety, will only be permitted if measures can be implemented to minimise pollution and risk to a level that provides a high standard of protection for health, environmental quality and amenity.

7 Development Management Policies

2. Tranquil areas which have remained relatively undisturbed from noise and are recognised for their recreational and amenity value should be protected from developments which would adversely impact on their tranquillity.
3. Development proposals will need to demonstrate construction methods that minimise impact to the surrounding communities and environment.

Contaminated Land

4. National policy on the assessment and remediation of contaminated land will be applied. Proposals for development of land which may be contaminated must incorporate appropriate investigation into the quality of the land. Where there is evidence of contamination, remedial measures to overcome any unacceptable risks to health or the environment, taking into account the actual or intended use of the site, must be identified and satisfactorily implemented. Additionally, after remediation, as a minimum, land should not be capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990.”

Water Quality

5. Development shall not harm surface or ground water quality, including through the mobilisation of contaminants already in the ground and where possible achieve improvements in, surface or ground water quality.
6. Proposals must demonstrate how they will support the achievement of the Water Framework Directive objectives and have followed guidance from the Environment Agency on implementation of the River Basin Management Plan and flood risk management, and followed guidance in any local catchment management plans. In particular developers should take necessary steps to avoid any downstream adverse impacts on water quality objectives that may arise from the development proposal.

Air Quality

6. Development shall not lead to a further deterioration of existing areas of poor air quality, create new areas that exceed limits, or expose future residents or building users to unacceptable levels of air quality. This should include as assessment of traffic fumes as a result of the design of the development.
7. Development should make a positive contribution to air quality improvements where this is possible.
8. Cumulative impacts of development on air quality, including Air Quality Management Areas and areas at risk of exceeding relevant limit values⁽¹⁶⁾ for air pollution, will be considered in determining planning applications. Major development proposals which would impact upon areas identified at being at risk of non-compliance with limit values in the Council's most recent Air Quality Annual Status Report⁽¹⁷⁾ or may create other areas of non-compliance will need to be supported by an air quality assessment. The assessment must take into account any potential cumulative impacts as a result of known proposals in the vicinity of the proposed development site, and should consider pollutant emissions generated by the development.

16 limit values or national objectives set out in The Air Quality (Standards) Regulations 2010 or any updated or replacement standards that may be adopted from time to time

17 At the time of draft plan preparation the most recent version is the 2018 Status Report and the following locations are identified: Swindon 1 - GWR Museum, Swindon 12 - Manchester Rd, Swindon 14 - Kingshill Rd/Clifton St, Swindon 18 - 102 Kingshill Road, Swindon 23 - 37 Devizes Rd, Swindon 25 - 68 Cheney Manor Rd (Rodbourn Rd)

7 Development Management Policies

9. Where an air quality assessment indicates that the proposal would be likely to be in conflict with paragraph 6 of this policy, and where that conflict cannot be mitigated, planning permission may be refused.
10. Where it is identified that a development proposal could be at risk from exposure to air pollution or contribute to air pollution problems elsewhere, the following measures may be sought:
11. a. Design measures such as altering the siting, orientation and/or massing of buildings to avoid trapping air pollution roadside by creating canyons; locating habitable accommodation away from busy roads; requiring roadside habitable room windows to be non-openable and alternative means of ventilation to be provided; requiring the creation landscape buffers between air pollution sources and receptors; ensuring point sources of air pollution are suitably ventilated away from receptors.
- b. Reduction measures such as the provision of on-site electric vehicle charging points and car club spaces; enhancements to bicycle infrastructure; enhanced walking routes, site travel plans (including public transport); the planting of street trees.

7.11.3 The policy seeks to protect the living and working environment in the Borough from pollution. The 'agent of change' principle in national policy will be applied where a new development could be subject to adverse impacts by reason of its proximity to an existing business or facility. In such circumstances the onus will be on the promoter of the new development to demonstrate adequate mitigation.

7.11.4 Air pollution is a significant national and local public health issue and the policy seeks to protect the occupiers of development from exposure to air pollution while reducing the contribution of new development to air pollution problems.

7.12 Rural Development

Policy DM 38

Development in the Countryside

Outside of the urban area boundaries and rural settlement boundaries in the countryside, only the following types of development will be supported:

- a. new dwellings that accord with national policy on isolated new dwellings in the countryside and conversion of agricultural buildings to residential use, provided that:
 - i. in the case of the re-use of a redundant or disused building, the building is worthy of retention, structurally sound and capable of conversion without substantial reconstruction, and is in-keeping with the original character of the building;
 - ii. the number of units and density of development is appropriate to the building's location;
 - iii. the building shall have an existing curtilage or a curtilage which can be created which does not adversely affect the landscape character of the vicinity;
 - iv. the potential impact on heritage assets is assessed and if necessary mitigated.

7 Development Management Policies

- b. dwellings that are rural exception sites or entry level exception sites that meet the requirements of national policy and are adjacent to an existing settlement;
- c. agricultural workers' dwellings in accordance with Policy DM11;
- d. low carbon and renewable energy development in accordance with Policy DM25;
- e. the diversification of a viable farm holding⁽¹⁸⁾;
- f. the development, on sites adjacent to a village, of community facilities in accordance with Policy DM27;
- g. rural tourism and leisure facilities which respect the character of the countryside, including small-scale visitor accommodation;
- h. the creation of small-scale rural offices or the expansion of other existing rural-based businesses through conversion of existing buildings or new buildings;

7.12.1 The policy outlines those categories of development that are in principle considered acceptable in the countryside outside of settlement boundaries. References are made to applicable national policy and other policies of this plan. The policy accords with national policy on the types of development that should be supported in the countryside.

18 where diversification refers to all activities other than farm work that have an economic impact on the holding. Provided that such activities make use of the farm's resources (such as the land, buildings or machinery) or products. If only the farm's labour force and no other resources are used for the activity then this is not classed as being a diversified activity. Agricultural work for other holdings is included. Exclusions are: pure financial investments; commercial activity on the holding which is not linked to any agricultural or horticultural activity (e.g. a hairdresser or insurance company); renting out the land for diverse activities where there is no further involvement in these activities; and letting out of buildings. Included in the definition are: contracting and haulage, including any agricultural contracting, haulage and clearing snow; tourism, which includes accommodation and sport/leisure activities; environment, which includes aquaculture and forestry; and processing and food manufacture, including animal or arable products (e.g. cheese-making), handicraft and wood processing.



Appendix 1 - Travel Plans and Parking Standards

Appendix 1 - Travel Plans and Parking Standards

Travel Plans

Thresholds above which travel plans will be required:

Land Use (see the Town and Country Planning (Use Classes) Order 1987)	Threshold at or above which a Travel Plan is required
A1 Retail - Food	800m ² in floor area
A1 Retail - non-food	1500m ² in floor area
A2 Financial and Professional	2500m ²
A3/A4/A5 Food and Drink	2500 / 600 / 500m ²
B1 including Offices	2500m ²
B2 Industrial	4000m ²
B8 Warehousing and Distribution	5000m ²
C1 Hotels	100 bedrooms
C2 Residential Institutions	50 beds
• Hospitals and nursing homes	2500m ²
• Residential education	2500m ²
• Hostels	
C3 Residential	60 + units (Travel Plan Statement will be required for 20- 59 units)
D1 Non-residential institutions	1000m ²
D1 Schools	<p>State schools: All are already required to have a School Travel Plan.</p> <p>Independent schools: All new schools and extensions to schools that are likely to have a material impact on traffic movements.</p> <p>Nurseries that cater for 60 + children daily are required to have a travel plan</p>
D1 Higher and Further Education	1000m ²
D2 Assembly and Leisure	1500m ²

Appendix 1 - Travel Plans and Parking Standards

Land Use (see the Town and Country Planning (Use Classes) Order 1987)	Threshold at or above which a Travel Plan is required
Mixed-use developments	Where a planning application covers mixed land uses, a single or overarching travel plan will be required covering the complete development.

Parking Standards

Further details, including specifications for the design of parking spaces and bicycle parking are provided in the Parking Standards for New Development Supplementary Planning Document.

Car Parking Standards

All standards are minima. 6% of spaces are to be laid out as spaces dedicated for the use of disabled drivers

Residential

Location	Size of dwelling	Number of spaces
Town Centre	all	No parking required
District Centre	1-2 bedrooms	1 per dwelling
	3-4 bedrooms	2 per dwelling
	5+ bedrooms	3 per dwelling
Other Urban	1 bedroom	1 per dwelling
	2-3 bedrooms	2 per dwelling
	4+ bedrooms	3 per dwelling
Rural	1-2 bedrooms	2 per dwelling
	3+ bedrooms	3 per dwelling

In addition to the provision made for residents a further 25% of spaces are to be provided for the use of visitors. Maps of the different geographical zones are provided in the Parking Standards in New Development SPD.

Non-residential

Use class	Land use	Number of spaces required
A1	Non-Food Retail, GFA less than 1,000m ²	1 per 35m ² (GFA)
	Non-Food Retail, GFA more than 1,000m ²	1 per 22m ² (GFA)
	Food Retail, GFA less than 800m ²	1 per 35m ² (GFA)
	Food Retail, GFA more than 800m ²	1 per 18m ² (GFA)
A2	Financial and Professional Services	1 per 30m ² (GFA)
A5	Food & Drink: Hot Food Takeaway	1 per 10m ² (GFA)
B1	Business	1 per 30m ² (GFA)

Appendix 1 - Travel Plans and Parking Standards

Use class	Land use	Number of spaces required
B2	General Industry	1 per 50m ² (GFA)
B8	Storage or Distribution	1 per 200m ² (GFA)
C1	Hotels, Boarding and Guest Houses	1 per bedroom
D1	Place of Worship	1 per 5m ² (GFA)
	Clinics, Health Centres and Surgeries	5 per consulting room
	Education Centres:	1 per two staff
	-- Staff	1 per seven staff
	-- Visitors	Assessed on merit
	-- Parents	
D2	Cinemas and Conference Facilities	1 per 5 seats

Electric Vehicle

Land use	Electric Vehicle Charging Point (EVCP) requirement
Residential houses	1 per dwelling as a wall box
Residential apartments	30% of parking spaces will be required to be fitted with an EVCP. An additional 30% of spaces will be required to be fitted with the necessary infrastructure to enable installation of charging points in the future (sometimes referred to as 'passive' provision).
Retail and leisure	10% of parking spaces to be fitted with an EVCP. A further 10% of spaces to have passive provision.
Employment	2 EVCP or 20% of parking spaces to be fitted within an EVCP, whichever is higher. A further 10% of spaces to have passive provision

Bicycle Parking Standards

Use class	Land use	Spaces required
A	Retail	4 spaces plus 2 spaces for every 500m ² above 1,000m ² (GFA)
B	Employment development	4 spaces plus 2 spaces for every 500m ² above 1,000m ² (GFA)
C3	Dwelling houses and flats (1-2 bedrooms)	1 space per unit
	Dwelling houses and flats (3+ bedrooms)	2 spaces per unit
D1	Primary (from age 7) and Secondary Schools, Further and Higher Education	1 per 8 staff and students
	Nursery/Crèche/Infant and Primary School (up to age 6)	1 per 10 staff (Parking for Infant pupils assessed on merits)

Motorcycle Parking Standards

Land use	Motorcycle parking requirement
Employment	1 space for car parks with up to 20 spaces and 1 additional space for every 20 extra spaces or part thereof.

Appendix 1 - Travel Plans and Parking Standards

Land use	Motorcycle parking requirement
Retail and Leisure	A minimum of 1 space for visitor car parks with up to 20 spaces and 1 additional space for every 20 extra spaces or part thereof, together with the above standard for employees.

Appendix 2 - Public Open Space

The table below outlines the Council's open space requirements for new development for the purposes of Policy DM31 (Open Space in New Development), including quantity and accessibility standards. The table also provide a threshold for on-site provision and the basis on which off-site provision will be calculated. Costs per hectare for the different types of public open space are currently being prepared.

Appendix 2 - Public Open Space

Type	Threshold for on-site provision	Quantity/ 1,000 people	Access standard	Cost/ ha ¹	5 year establishment maintenance cost/ha (2)	1-bed ³	2-bed ³	3-bed ³	4+ bed ³
Outdoor sports facilities including football, cricket, hockey, rugby, tennis, bowls, athletics	1,000+ dwellings ⁴	1.6ha	N/A Borough-wide catchment	£434,643	£45,659.23	£1,201	£1,755	£2,272	£2,688
Equipped designated children's and teenager's play areas to comprise Local level equipped play space (LLPS) and Neighbourhood level equipped play spaces (NLPS) also includes skateparks	75+ dwellings	0.3ha	250m for LLPS, 600m for NLPS ⁵	£780,000	£4,212	£332	£485	£627	£742
General recreation areas	20+ dwellings	1ha	400m	£158,984	£11,129	£279	£408	£528	£625
Allotments	800+ dwellings	0.3ha	N/A Borough-wide catchment	£521,717	n/a	£203	£297	£385	£455
					Total:	£2,015	£2,945	£3,813	£4,510

Appendix 2 - Public Open Space

Notes

1. Cost/ha is calculated at 2018 values. The cost will be adjusted annually using the Q4 BCIS All in Tender Prices Index.
2. Where it is proposed that public open space is to be maintained by a parish council, the Borough Council will seek that contributions are provided by the developer to the parish council to cover the cost of maintaining the public open space in the five years following its transfer until it is established. This contribution to establishment maintenance will also be sought where contributions towards off-site provision of public open space are proposed.
3. The contribution for a dwelling of each size is calculated using the price per hectare and the level of provision the occupants of that dwelling would require, calculated using the average occupancy by number of bedrooms data in Swindon Borough in the 2011 census (as set out in the table below).

Number of bedrooms	Mean number of occupants
1	1.30
2	1.90
3	2.46
4+	2.91

4. The policy of the Council is to seek provision of playing pitches in sports hubs which are of sufficient scale and quality to be sustainable as detailed below.
5. A neighbourhood level equipped place space has a catchment area of 600m. Within this area it will be unnecessary to provide a local level equipped play space.

Specification for Local Level Equipped Play Space (LLPS)

1. Cannot be in the flood plain.
2. Has a minimum activity zone area of 625m² inclusive of play space set within a larger informal area of play to provide a total of 1521m².
3. Caters for children from 2 to 8 yrs of age.
4. Has a buffer zone of not less than 10m in depth between the edge of the activity zone and the boundary of the nearest dwelling and a minimum of 20m between the activity zone and the habitable room façade of the dwelling. This zone should include planting to enable children to experience natural scent, colour and texture.
5. Should not have play equipment overlooking nearby back gardens.
6. Is positioned beside a pedestrian pathway on a well-used route.
7. Occupies a well-drained site with a grass or a hard surface and features an appropriate impact absorbing surface beneath and around the play equipment conforming to EN1177 (or any successor standard that replaces it).
8. Contains at least 5 types of play equipment, of which at least 2 are individual pieces, rather than part of a combination multi-play unit. Each type of play equipment should be designed to stimulate one of the following activities: balancing, rocking, climbing/agility, sliding, social play additional items may focus upon rotating, swinging, jumping, crawling, viewing, counting or touching.
9. The playground equipment must conform to EN1176 (or any successor standard that replaces it). Contains seating for parents and/or carers.
10. Contains a litter bin.
11. Has adequate space around the equipment to enable children to express their general exuberance and play games of 'tag' or 'chase'.

Appendix 2 - Public Open Space

12. Where fencing is specified, it should be at least 1m in height around the perimeter of the activity zone, with two outward-opening, self-closing gates, on opposite sides of the play area, to deter entry by dogs and to restrict opportunities for bullying.
13. Has a sign indicating that the area is solely for use by children, adults are not allowed unless accompanied by children, dogs are excluded, smoking is prohibited (Better Places to Play 'We thank you for not smoking in our play park' sign), and displaying the name and telephone number of the operator of the facility to report any incident or damage to the play equipment.

Specification for Neighbourhood Level equipped Play Space (NLPS)

1. Cannot be in the flood plain.
2. Provides all the requirements of a LLPS as set out above (usually in a defined separate area) plus activities for older children.
3. Has a minimum activity zone area of 1500m² that is divided into two parts: one containing a range of playground equipment and the other having a fenced hard surface multi-use games area of at least 465m² (the minimum area needed to play 5-a-side football).
4. Caters predominantly for older children.
5. Has a buffer zone of not less than 30m in depth between the activity zone and the boundary of the nearest dwelling. A greater distance may be needed where purpose-built skateboarding facilities are provided. This zone should include planting to enable children to experience natural scent, colour and texture.
6. Is positioned beside a pedestrian pathway on a well-used route. Is overlooked but integrated into wider amenity open space or is adjacent to other community facilities/uses.
7. Occupies a well-drained site with a grass or a hard surface and features an appropriate impact absorbing surface beneath and around the play equipment conforming to EN1177 (or any successor standard that replaces it).
8. Contains at least 8 types of play equipment comprising: at least 1 item to stimulate rocking, touch, social or developmental play among younger children; at least 2 items to facilitate sliding, swinging or moderate climbing; and at least 5 items to encourage either more adventurous climbing, single- point swinging, balancing, rotating or gliding (e.g. cableway).
9. At least 3 of these items should be individual play items rather than part of a combination multi-play unit. At least 3 items should provide for play for older children aged 8-12yrs.
10. Contains a well-drained grass area that is flat or gently sloping suitable for football and active games.
11. The playground equipment must conform to EN1176 (or any successor standard that replaces it).
12. Contains seating for parents and/or carers in the vicinity of the play equipment and other seating within the hard-surfaced games area.
13. Contains litter bins at each access point and in the proximity of each group of seats.
14. Has a convenient and secure parking facility for bicycles.
15. Has adequate space around the equipment to enable children to express their general exuberance and play games of 'tag' or 'chase'.
16. Where fencing is specified, it should be at least 1m height around the perimeter of the activity zone, with two outward-opening, self-closing gates, on opposite sides of the play area, to deter entry by dogs and to restrict opportunities for bullying.
17. Has a sign indicating that the area is solely for use by children, adults are not allowed unless accompanied by children, dogs are excluded, smoking is prohibited (Better Places to Play 'We thank you for not smoking in our play park' sign), and displaying the name and telephone number of the operator of the facility to report any incident or damage to the play equipment.

Appendix 2 - Public Open Space

Specification for General Recreational Areas

1. Does not include areas into which people do not frequently go or which are non-functional for passive recreation such as drainage features, riverbanks, areas of buffer planting or road verges or verges alongside footpaths.
2. Is provided as a coherent inviting space with an overall landscape design that provides for informal play and passive recreation.
3. Does not constitute 'scraps' or fragments of land left over after the planning of residential development.
4. The space can include local level or neighbourhood level equipped play space for children and/or outdoor gym equipment for adults.
5. Seating should be provided.
6. Adjacent buildings must front onto and overlook the open space.
7. The general recreational space should be provided in an accessible location, at a node of principal pedestrian routes, to maximise the number of houses than can access it.
8. Larger amenity open spaces should, where possible be integrated into the wider green infrastructure network.
9. In larger developments, co-locating amenity open spaces adjacent to schools and local centres will be encouraged.

Specification for Allotments

1. The Council will seek half plot allotments with an area of 125m². The Council's experience is that sites of 20-40 half-plots provide sufficient economies of scale while not becoming so big as to be difficult to manage.
2. Allotments should be well-connected to adjacent open space uses and accessible from across a development. Each allotment site should be delivered to the following specification:

Size and layout:

3. Plot sizes of 14x9m (metric equivalent of half a traditional plot).
4. Stone dust path down centre of allotment capable of taking fully loaded tractor and trailer – i.e. to light commercial vehicle standard with a turning head to take the manoeuvring of a vehicle with trailer.
5. Paths between plots 1.5m wide to allow for disabled access.
6. Grass path down centre of each plot - paths within plots to be circa 600mm wide. *(Note items 4 and 5 above (plus 15-17 below) are in addition to the area required in item 3)*

Boundaries and security:

7. 2.4m high weld mesh security fence.
8. Lockable access gates.
9. Where hedges are required to screen prominent boundaries a 3m wayleave/clearance surround is to be provided to allow for tractor sidearm access for hedge maintenance.
10. Allow 2m width for hedge at maturity.
11. 1.5m grass surround allowed to maintain boundary fence (where no hedge).

Utilities:

12. The site should be served by a water supply ready to connect at the gate, and the water supply connects to appropriately located troughs.
13. Water tank per every 6 plots with a water point for every plot.
14. Sewerage and electricity to be provided to the boundary of the site.

Appendix 2 - Public Open Space

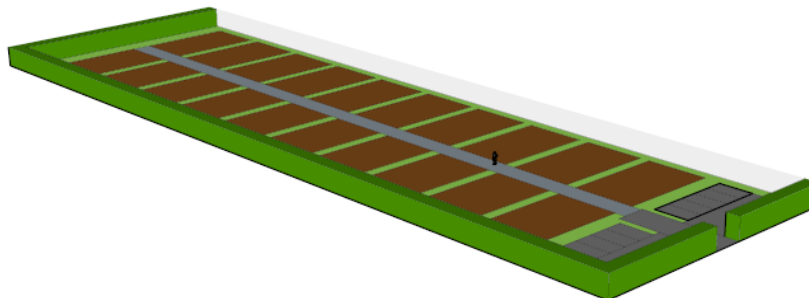
Additional facilities:

15. Car parking – provision to comply with current policy. 5x2.5m bays plus manoeuvre space for vehicle with trailers, tarmac surface.
16. Hard surfaced shared space as part of the car park for a future communal shed or club-house.
17. A hard surfaced area close to the main vehicular entrance to allow for deliveries etc. with space for a future communal shed or club-house and community notice board.

Siting and quality:

18. Should be easily accessible to future residents of development.
19. Situated on open land which is not overshadowed by trees/hedgerows or built structures.
20. Oriented to maximise sunlight and minimise overshadowing.
21. Situated outside of flood zone and above the water table.
22. The standard of soil of the site should be of good quality top soil to a reasonable depth, not compacted and free of debris or any contaminants.
23. The soil would need testing prior to use.

Indicative drawing for a 20 half-size plot:



Specification for Sport Pitches

1. Facilities should be laid out and specified to conform to Sport England's Active Design principles – <https://www.sportengland.org/facilities-planning/design-and-cost-guidance/natural-turf-for-sport/>
2. Pitches should be of sufficient size in line with Sport England standards: <http://www.sportengland.org/media/981150/comparative-sizes-outdoor.pdf>. Adult pitch sizes including run off and space for officials should be as follows:
 - Football – 106m x 70m
 - Rugby league – 116m x 74m
 - Rugby union 154m x 80m

Appendix 2 - Public Open Space

3. Pitches should be suitable for year round use and meet Sport England performance standards: <http://www.sportengland.org/media/30865/Natural-turf-for-sport.pdf> (see appendix 4, Performance Quality Standards in particular)
4. Natural turf pitches should as a minimum be constructed to conform to Sport England's Natural turf for Sport type 1 construction: <https://www.sportengland.org/facilities-planning/design-and-cost-guidance/natural-turf-for-sport/>
5. Artificial surfaces (artificial grass pitches) should as a minimum be selected and constructed in accordance with Sport England's 'Artificial Surfaces for Outdoor Sports' guidance: <https://www.sportengland.org/facilities-planning/design-and-cost-guidance/artificial-sports-surfaces/>

Appendix 3 - Accessibility Standards

Appendix 3 - Accessibility Standards

Accessibility criteria

- Less than or equal to 250m to a LEAP and LLAP
- Less than or equal to 500m to a NEAP
- Less than or equal to 600m to a Bus Stop
- Less than or equal to 800m to a Primary School
- Less than or equal to 1000m to a Health Centre
- Less than or equal to 1500m to a Secondary School, Local Centre or supermarket
- Less than or equal to 2000m to a District Centre

Appendix 4 - Housing Trajectory

Housing Trajectory

	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050
Current housing stock	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	14,000	
Net new housing	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	
Net loss of housing	(500)	(500)	(500)	(500)	(500)	(500)	(500)	(500)	(500)	(500)	(500)	(500)	(500)	(500)	(500)	(500)	(500)	(500)	(500)	(500)	(500)	(500)	(500)	(500)	(500)	(500)	(500)	(500)	(500)	(500)	(500)	(500)	(500)	(500)	
Net change in housing	500	500	500	500	500	500	500	500	500	500	500	500	500	500	500	500	500	500	500	500	500	500	500	500	500	500	500	500	500	500	500	500	500	500	
Housing stock in 2050	14,500	15,000	15,500	16,000	16,500	17,000	17,500	18,000	18,500	19,000	19,500	20,000	20,500	21,000	21,500	22,000	22,500	23,000	23,500	24,000	24,500	25,000	25,500	26,000	26,500	27,000	27,500	28,000	28,500	29,000	29,500	30,000	30,500	31,000	31,500

Appendix 5 - NEV Illustrative Masterplan

Appendix 5 - NEV Illustrative Masterplan

Appendix 6- Infrastructure Delivery Plan - New Eastern Villages (NEV)

Appendix 6: Infrastructure Delivery Plan - New Eastern Villages (NEV)-

The NEV IDP provides information on the most up-to-date and available costs of the NEV infrastructure where available at the time of reporting.

- The cost of delivery will become clearer and fixed, in circumstances where the projects move forward to final design and procurement stage.
- The Council acknowledges that the costs of items of infrastructure are likely to change. The Council will therefore implement an appropriate review mechanism.
- The costs detailed are subject to viability testing as part of the Local Plan 2036.

Apportionment

The method of apportioning the costs of the infrastructure is based on the principle of a fair, equitable and proportionate sharing of the costs amongst land owners and developers, based on number of units of development in the NEV and their impact.

An example of the apportionment formula for strategic transport i.e. White Hart Junction; Gable Cross Junction; West of A419 Mitigation Package; Great Stall Bridge; and Southern Connector Road is set out below:

For applications including residential units:

$$\frac{(\text{Total Cost of Strategic Transport Package} - \text{secured S106 receipts prior to December 2019})}{\text{£ Cost per unit}} = \text{£ Cost per Unit}$$
$$\text{£ Cost per Unit} \times \text{Total No. of residential units in the proposed scheme} = \text{£ pro-rata}$$

8,000 residential units

Appendix 7 - Superseded Policies

Appendix 7 - Superseded Policies

List of Superseded Policies

Upon adoption for The Swindon Local Plan 2036 all policies of The Swindon Borough Local Plan 2026 and The Swindon Central Area Action Plan will be superseded and will cease to have effect.

Origin and Destination Table

table below shows the replacements for the policies of the Swindon Borough Local Plan 2026.

SD1: Sustainable Development Principles	SP1
SD2: The Sustainable Development Strategy	SP2
SD3: Managing Development	Part in SP2
DE1: High Quality Design	DM1,DM2, DM3
DE2: Sustainable Construction	part in DM1
EC1: Economic Growth through Existing Business and Inward Investment	Not carried forward
EC2: Employment Land and Premises (B Use Classes)	DM14-DM16
EC3: The Role of the Centres and Main Town Centre Uses	DM17
EC4: Conversions of Buildings to Employment Use in the Countryside	DM38
EC5: Farm Diversification	DM38
HA1: Mix, Types and Density	DM5
HA2: Affordable Housing	DM6
HA3: Wheelchair Accessible Housing	DM8
HA4: Subdivision of Housing / Houses in Multiple Occupation	DM10
HA5: Rural Exception Sites	DM38
HA6: Agricultural Workers Dwellings	DM11
HA7: Conversion of Buildings to Residential Use in the Countryside	DM38
HA8: Gypsies, Travellers, and Travelling Showpeople Pitches and Sites	DM13
TR1: Sustainable Transport Networks	DM21
TR2: Transport and Development	DM21
IN1: Infrastructure Provision	DM22
IN2: Water Supply and Wastewater	DM24
IN3: ICT & Telecommunications	DM26
IN4: Low Carbon and Renewable Energy	DM25
CM1: Education	DM23
CM2: Active, Healthy and Safe Lifestyles	Part in DM27
CM3: Integrating Facilities and Delivering Services	DM27
CM4: Maintaining and Enhancing Community Facilities	DM27
EN1: Green Infrastructure Network	DM28
EN2: Community Forest	DM29
EN3: Open Space	DM30,DM31
EN4: Biodiversity and Geodiversity	DM32
EN5: Landscape Character and Historical Landscape	DM33
EN6: Flood Risk	DM36
EN7: Pollution	DM37
EN8: Unstable Land	DM37
EN9: Contaminated Land	DM37
EN10: Historic Environment & Heritage Assets	DM34
EN11: Heritage Transport	DM35
SC1: Swindon's Central Area	LA1-LA4, DM17-DM20
SC2: Swindon's Existing Urban Communities	LA5-LA13
NC1: Wichelstowe	SA1
NC2: Commonhead	SA4
NC3: New Eastern Villages – including Rowborough and South	SA3

Appendix 7 - Superseded Policies

Marston Village Expansion
NC4: Tadpole Farm
NC5: Kingsdown (East of A419)
RA1: Highworth
RA2: Wroughton
RA3: South Marston
LN1: Neighbourhood Planning

SA5
SA2
Not carried forward
Not carried forward
Sa 3
Not carried forward

Planning Policy, Swindon Borough Council,
Wat Tyler West, Beckhampton Street, Swindon SN1 2JG

E-mail: forwardplanning@swindon.gov.uk

All rights reserved. No part of this document may be produced or transmitted in any form or by any means including photocopying or electronic or other recording without the written permission of the copyright holder.

© SWINDON BOROUGH COUNCIL, 2019

Swindon Borough Local Plan 2036 – Submission Draft – Appendix 4

Housing Trajectory

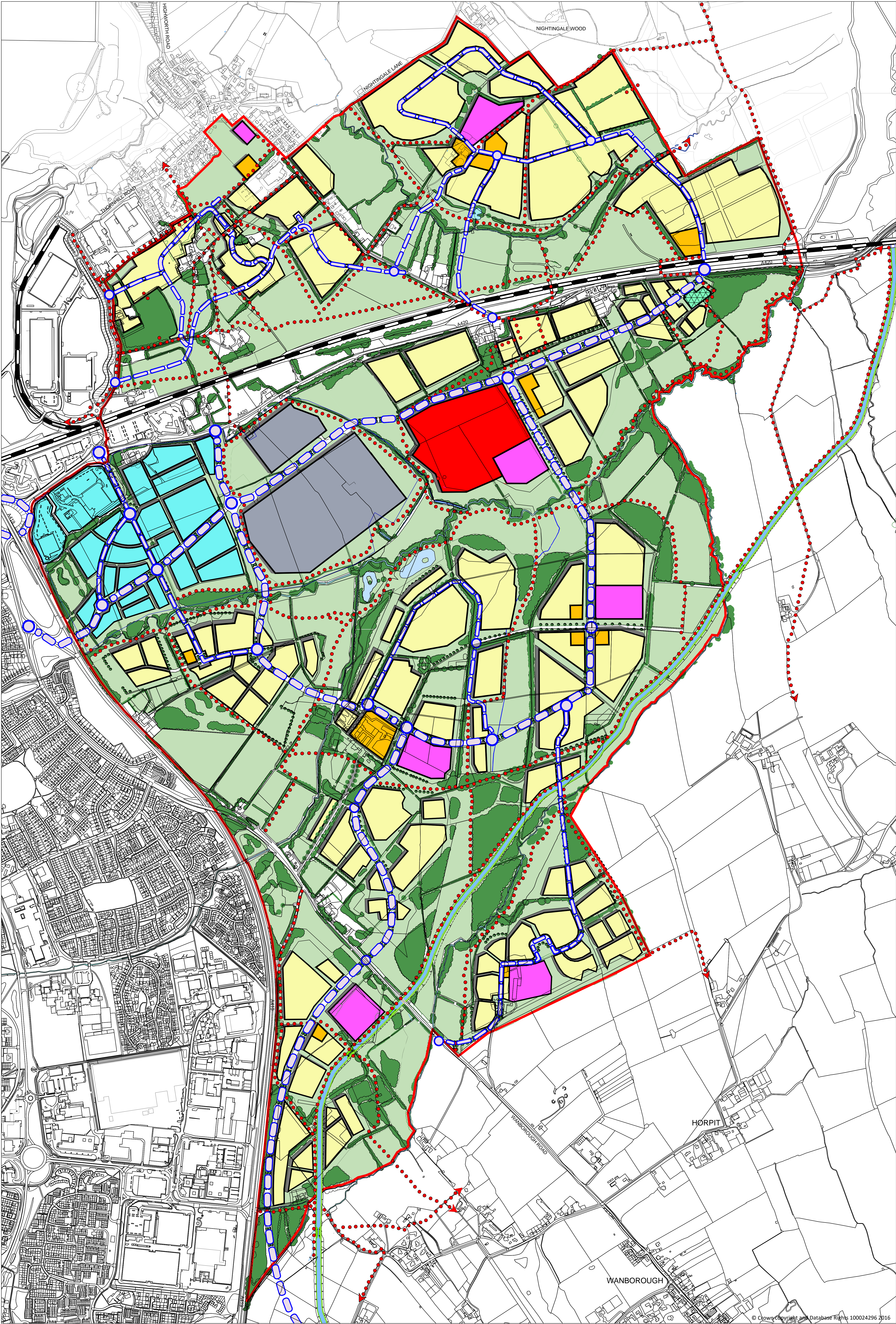
	18/19	19/20	20/21	21/22	22/23	23/24	24/25
Committments							
Committments: non strategic	491	684	755	520	256	114	
Oakfield Campus				121	125		
Badbury Park	185	161	161	105			
Tadpole Garden Village	448	233	233	163			
Wichelstowe	0	54	173	173	150	165	181
Kingsdown			15	100	236	236	236
Redlands				45	90	90	90
Lotmead and Lower Lotmead							173
Upper Lotmead							76
Land at South Marston and Rowborough				135	172	172	172
Great Stall East						96	142
Foxbridge							
Great Stall West							
New allocations							
Former Stratton Education Centre, Swindon				11			
Land fronting Idovers Drive, Swindon				8			
Land east of 261 Marlborough Rd, Swindon				12			
Land west of Cheney Maonor Ind, Estate, Swindon				30	30		
Windmill Hill School, Uxbridge Rd, Swindon				20	15		
North Star House, Swindon						100	100
Land east of Roundhills Mead, Highworth						50	50
Land at Shrivenham Road, Highworth						50	50
Redlands Park, Phase 2, Highworth					20	21	
Land west of Lechlade Road, Highworth						25	
Land east of Swindon Road, Wroughton						50	50
Land to the north of Overtown Reservoir					8		
Land east of Moormead Road, Wroughton							
Land at School Close, Castle Eaton					12		
Land west of New Town Lane, Bishopstone					9		
Land at The Forty, Bishopstone						15	15
Hodson Road, Chiseldon						22	20
Croft Yard, Ham Road, Wanborough					8		
Land west of Hewers Close, Wanborough					20		
West of Kite Hill, Wanborough						20	
Land at Lynt Road, Inglesham					6		
Land west of Trencahrd Road, Stanton Fitzwarren					5		
Windfall allowance					57	57	57
TOTAL	1124	1132	1337	1443	1219	1283	1412

	25/26	26/27	27/28	28/29	29/30	30/31
Committments						
Committments: non strategic						
Oakfield Campus						
Badbury Park						
Tadpole Garden Village						
Wichelstowe	175	175	175	175	175	175
Kingsdown	236	236	180	175		
Redlands	55					
Lotmead and Lower Lotmead	173	173	173	173	173	173
Upper Lotmead	86	86	86	86	86	86
Land at South Marston and Rowborough	172	172	172	172	172	172
Great Stall East	142	142	142	142	142	142
Foxbridge		12	86	86	86	86
Great Stall West		86	86	86	86	86
New allocations						
Former Stratton Education Centre, Swindon						
Land fronting Idovers Drive, Swindon						
Land east of 261 Marlborough Rd, Swindon						
Land west of Cheney Maonor Ind, Estate, Swindon						
Windmill Hill School, Uxbridge Rd, Swindon						
North Star House, Swindon	50					
Land east of Roundhills Mead, Highworth	50	50	50			
Land at Shrivenham Road, Highworth	50	50				
Redlands Park, Phase 2, Highworth						
Land west of Lechlade Road, Highworth						
Land east of Swindon Road, Wroughton	50	50	50	50		
Land to the north of Overtown Reservoir						
Land east of Moormead Road, Wroughton		60	60	60	60	60
Land at School Close, Castle Eaton						
Land west of New Town Lane, Bishopstone						
Land at The Forty, Bishopstone						
Hodson Road, Chiseldon						
Croft Yard, Ham Road, Wanborough						
Land west of Hewers Close, Wanborough						
West of Kite Hill, Wanborough						
Land at Lynt Road, Inglesham						
Land west of Trencahrd Road, Stanton Fitzwarren						
Windfall allowance	57	57	57	57	57	57
TOTAL	1296	1349	1317	1262	1037	1037

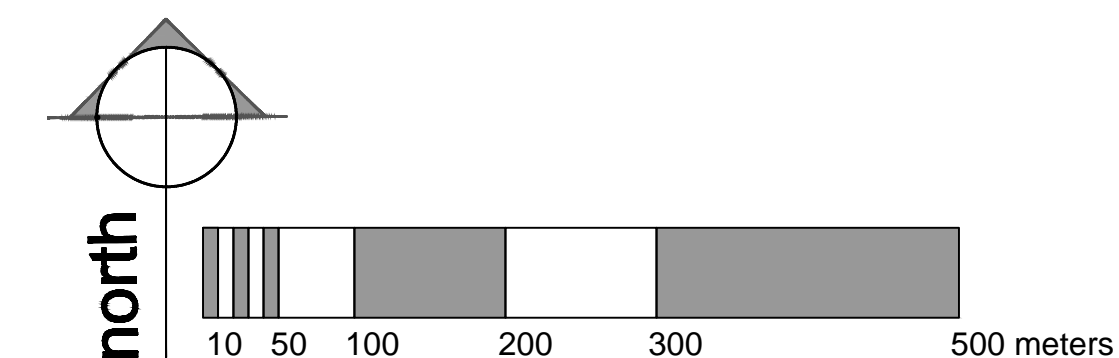
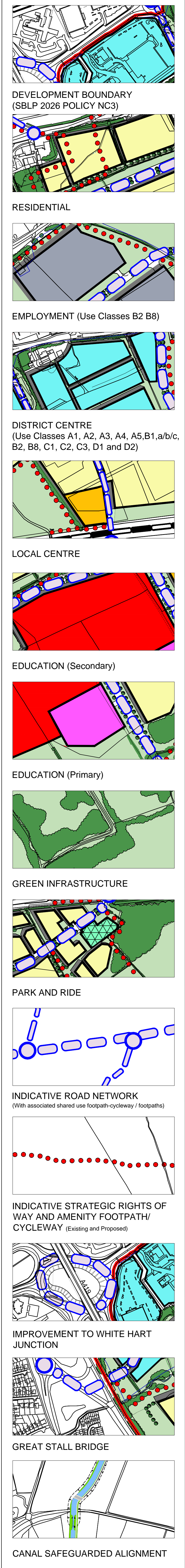
	31/32	32/33	33/34	34/35	35/36	Total
Committments						
Committments: non strategic						2820
Oakfield Campus						246
Badbury Park						612
Tadpole Garden Village						1077
Wichelstowe	175	175	175	175	175	2821
Kingsdown						1650
Redlands						370
Lotmead and Lower Lotmead	173	173	173	173	173	2076
Upper Lotmead	86	86	86			850
Land at South Marston and Rowborough	172	172	181	172		2380
Great Stall East	142	142	142	142	42	1700
Foxbridge	86	86	86	86		700
Great Stall West	86	86	86	86	86	860
New allocations						
Former Stratton Education Centre, Swindon						11
Land fronting Idovers Drive, Swindon						8
Land east of 261 Marlborough Rd, Swindon						12
Land west of Cheney Maonor Ind, Estate, Swindon						60
Windmill Hill School, Uxbridge Rd, Swindon						35
North Star House, Swindon						250
Land east of Roundhills Mead, Highworth						250
Land at Shrivenham Road, Highworth						200
Redlands Park, Phase 2, Highworth						41
Land west of Lechlade Road, Highworth						25
Land east of Swindon Road, Wroughton						300
Land to the north of Overtown Reservoir						8
Land east of Moormead Road, Wroughton						300
Land at School Close, Castle Eaton						12
Land west of New Town Lane, Bishopstone						9
Land at The Forty, Bishopstone						30
Hodson Road, Chiseldon						42
Croft Yard, Ham Road, Wanborough						8
Land west of Hewers Close, Wanborough						
West of Kite Hill, Wanborough						20
Land at Lynt Road, Inglesham						6
Land west of Trencahrd Road, Stanton Fitzwarren						5
Windfall allowance	57	57	57	57	57	798
TOTAL	977	977	986	891	533	20612

NEW EASTERN VILLAGES

The Masterplan



LEGEND



FOR ILLUSTRATIVE PURPOSES ONLY
© Crown copyright and Database Rights 100024296 2019



THE MASTERPLAN

Drawing No.: NEV/MP/NOVEMBER 2019

This page is intentionally left blank

Appendix 6: Infrastructure Delivery Plan - New Eastern Villages (NEV)

Please note the following:

- The NEV IDP (Appendix A) provides information on the most up-to-date and available costs of the NEV infrastructure where available at the time of reporting.
- The cost of delivery will become clearer and fixed, in circumstances where the projects move forward to final design and procurement stage.
- The Council acknowledges that the costs of items of infrastructure are likely to change. The Council will therefore implement an appropriate review mechanism.
- The costs detailed are subject to viability testing as part of the Local Plan 2036.

Apportionment

- The method of apportioning the costs of the infrastructure is based on the principle of a fair, equitable and proportionate sharing of the costs amongst land owners and developers, based on number of units of development in the NEV and their impact.
- An example of the apportionment formula for strategic transport i.e. White Hart Junction; Gable Cross Junction; West of A419 Mitigation Package; Great Stall Bridge; and Southern Connector Road is set out below:

For applications including residential units:

(Total Cost of Strategic Transport Package - secured S106 receipts prior to December 2019) = £ Cost per unit. Cost per Unit X Total No. of residential units in the proposed scheme = £pro-rata

8,000 residential units

Project Title	Project Description	Primary Local Plan Policy Reference	Estimated Capital Cost (£)	Infrastructure Type	Location	Evidence Source/Cost Source	Funding Arrangements	Project Status	Dependency to Deliver New Eastern Villages
	TRANSPORT AND MOVEMENT: Strategic Transport Package The strategic transport package, the schemes of which are detailed below are essential elements of a comprehensive access strategy for the NEV. They are necessary to enable the NEV to come forward to deliver our adopted housing and employment needs, and mitigate the impact of growth on the existing highway network.								
White Hart Junction	Delivery of a high quality junction improvement to provide segregation of the local and strategic road networks and improve public realm - through a Signalised Roundabout.	NC3: New Eastern Villages Emerging LP Policies DM23 and SA 3	29,236,000	Strategically shared	Offsite	Swindon Eastern Villages Transport Study (JMP, 2011), and subsequent design review (Ch2M Hill).	Developer/ S106, S278 and Local Growth Fund	Works commenced late Oct'19	The development at the New Eastern Villages and existing east Swindon community are dependent on this scheme. This scheme is critical to ensure there is capacity on the transport network to enable housing and economic growth.
Great Stall Bridge	New link across A419 to facilitate public transport, walking and cycling to integrate with the new District Centre with the existing communities in East Swindon.	NC3: New Eastern Villages Emerging LP Policies DM23 and SA 3	15,334,000	Strategically shared	Onsite and Offsite	Swindon Eastern Villages Transport Study (JMP, 2011), and subsequent design review (Ch2M Hill).	Developer/ S106, S278 and Local Growth Fund	Outline preliminary designs for scheme have been undertaken.	The development at the New Eastern Villages and existing east Swindon community are dependent on this scheme. This scheme is critical to ensure there is capacity on the transport network to enable housing and economic growth.
Gable Cross Junction	Improvements to Gable Cross Roundabout and Police Station Access to mitigate growth to the east of Swindon.	NC3: New Eastern Villages Emerging LP Policies DM23 and SA 3	8,410,000	Strategically shared	Offsite	Swindon Eastern Villages Transport Study (JMP, 2011) and subsequent design review (Ch2M Hill).	Developer/ S106, S278 and Local Growth Fund	Outline preliminary designs for improvement s have been undertaken. Detailed designs for specific junctions have been submitted.	The development at the New Eastern Villages and existing east Swindon community are dependent on these schemes. The schemes are critical to ensure there is capacity on the transport network to enable housing and economic growth.

Project Title	Project Description	Primary Local Plan Policy Reference	Estimated Capital Cost (£)	Infrastructure Type	Location	Evidence Source/Cost Source	Funding Arrangements	Project Status	Dependency to Deliver New Eastern Villages
West of A419 Highway Works – Nythe Road Junction and Piccadilly Circus	Junction improvements to mitigate growth to the east of Swindon.	NC3: New Eastern Villages Emerging LP Policies DM23 and SA 3	2,930,000	Strategically shared	Offsite	Mitigation West of A419 and Apportionment of NEV Impact (CH2M Hill, 2014)	Developer/ S106/S278 and Local Growth Fund	Nythe Road and Picadilly Roundabout improvements programmed for Spring 2020 Greenbridge Roundabout improvements completed Jan 2018	The development at the New Eastern Villages and existing east Swindon community are dependent on this package. The schemes are critical to ensure there is capacity on the transport network to enable housing and economic growth.
West of A419 Highway Works - Greenbridge Roundabout	Junction improvements to mitigate growth to the east of Swindon.	NC3: New Eastern Villages Emerging LP Policies DM23 and SA 3	5,370,000	Strategically shared	Offsite	Mitigation West of A419 and Apportionment of NEV Impact (CH2M Hill, 2014)	Developer/ S106/S278 and Local Growth Fund	Nythe Road and Picadilly Roundabout improvements programmed for Spring 2020 Greenbridge Roundabout improvements completed Jan 2018	The development at the New Eastern Villages and existing east Swindon community are dependent on this package. The schemes are critical to ensure there is capacity on the transport network to enable housing and economic growth.
Southern Connector Road (SCR)	Highway link to the strategic road network (A419) Commonhead roundabout includes key link through the NEV Lotmead Village to connect to Wanborough Road from internal highway within the New Eastern Villages development	NC3: New Eastern Villages Emerging LP Policies DM23 and SA 3	30,570,000	Strategically shared	Onsite and Offsite	Eastern villages Southern Connector Road Feasibility Study (CH2M Hill, 2014)	Developer/ S106/ S278 and Local Growth Fund	Feasibility Study undertaken to confirm link can be delivered. Potential alignments will be subject to further detailed assessment.	The development at the New Eastern Villages and existing east Swindon community are dependent on this scheme. This scheme is critical to ensure there is capacity on the transport network to enable housing and economic growth.

Project Title	Project Description	Primary Local Plan Policy Reference	Estimated Capital Cost (£)	Infrastructure Type	Location	Evidence Source/Cost Source	Funding Arrangements	Project Status	Dependency to Deliver New Eastern Villages
M4 J15 Improvements (incorporating A419 improvements to Commonhead Roundabout)	M4 Junction 15 Capacity Improvement Works required for Commonhead and New Eastern Villages – including A419 improvement between M4 J15 and Commonhead Roundabout, and Commonhead Roundabout improvements	NC2: Commonhead	To be informed by the Council's final agreement in respect of the contribution arising from Commonhead development and certainty over external funding contribution.	Strategically shared	Offsite	Highways England approved Preliminary Design Swindon Transport Study (JMP, 2011).	Developer/ Growth & Housing Fund	Preliminary design approved by Highways England. Delivery currently a requirement of Planning condition of Commonhead consent.	All development within the Borough, but more specifically the development at Commonhead. It is a critical scheme to ensure there is capacity to support housing and economic growth.
Quality Bus Corridor	Sustainable transport links that integrate with the existing urban area.	NC3: New Eastern Villages and TR1: Sustainable Transport Networks Emerging LP Policies DM23 and SA 3	3,695,000	Strategically shared	Onsite and Offsite	Swindon Rapid Transit Proposals - Eastern Villages (CH2Hill, 2014)	Developer/ S106 and S278	Detailed options for routes and highway infrastructure including costings have been undertaken.	Development at the New Eastern Villages will benefit and it is crucial to achieve modal shift at the NEV. It will ease movement and encourage sustainable modes between Eastern Villages and the Swindon Central Area.
LOCAL TRANSPORT PACKAGE The Local Transport Package for the New Eastern Villages includes a number of schemes, all of which have been subject to a number of studies to ensure that the increased demand generated by the NEV on the strategic highway can be properly planned for.									
Park & Ride at the NEV	1000 space, 3 ha. Park & Ride at the New Eastern Villages excl. land acquisition.	NC3: New Eastern Villages Emerging LP Policies DM23 and SA 3	5,077,000	Strategically shared	Onsite and Offsite	Technical Note on Triangle Site Park and Ride Site Concept Design (Halcrow, 2008)	Developer/ S106 and S278	On-going	Development at New Eastern Villages would benefit and it is crucial to achieve modal shift at the NEV. It will ease movement and encourage sustainable modes between Eastern Villages and the Swindon Central Area.

Project Title	Project Description	Primary Local Plan Policy Reference	Estimated Capital Cost (£)	Infrastructure Type	Location	Evidence Source/Cost Source	Funding Arrangements	Project Status	Dependency to Deliver New Eastern Villages
Bus Service Provision	For investment in bus service delivery to support and encourage sustainable transport modal shift at the New Eastern Villages.	NC3: New Eastern Villages and TR1: Sustainable Transport Networks Emerging LP Policies DM 23 and SA 3	6,000,000	Strategically shared	Onsite and Offsite	Swindon Rapid Transit Proposals - Eastern Villages (CH2M Hill, 2014)	Developer/ S106, S278	Detailed options for routes and highway infrastructure including costings have been undertaken.	Development at the New Eastern Villages will benefit and it is crucial to achieve modal shift at the NEV. It will ease movement and encourage sustainable modes between the New Eastern Villages and the Swindon Central Area. The costs associated with this item reflect a pro-rata cost attribution against comparative Bus: Driver mode shares
Highway links between development islands	The construction of highways to secure links to all the New Eastern Villages	NC3: New Eastern Villages Emerging LP Policies DM 23 and SA 3	£5,758,657	Strategically shared	Onsite and Offsite	NEV Bridge Vision SPD adopted May 2017		NEV Bridge Vision SPD adopted May 2017 Any further work on design and spec of highway links	Provides essential infrastructure to connect villages that are separated by flood plain.
New link across the railway at footpath 5	The construction of a new shared pedestrian / cycleway link across the mainline railway at foot path 5.	NC3: New Eastern Villages Emerging LP Policies DM 23 and SA 3	1,000,000	Multiple site shared	Onsite and Offsite		Network Rail/S106	Bridge works are now complete.	Development at the New Eastern Villages will benefit and it is crucial to achieve modal shift at the NEV. It will ease movement and encourage sustainable modes throughout the New Eastern Villages.

Project Title	Project Description	Primary Local Plan Policy Reference	Estimated Capital Cost (£)	Infrastructure Type	Location	Evidence Source/Cost Source	Funding Arrangements	Project Status	Dependency to Deliver New Eastern Villages
New Eastern Villages Framework Travel Plan (Residential element)	To Establish an overarching Travel Plan Monitoring and Management Framework for the New Eastern Villages.	NC3: New Eastern Villages Emerging LP Policies DM 23 and SA 3	£2,304,000	Strategically shared	Onsite and Offsite	New Eastern Villages Framework Travel Plan Supplementary Planning Document (SPD)	Developer/ S106	The NEV Framework Travel Plan SPD (adopted October 2016).	Development at the New Eastern Villages will benefit and it is crucial to achieve modal shift at the NEV. It will ease movement and encourage sustainable modes between Eastern Villages and the Swindon Central Area and places of work, education and leisure.
EDUCATION In accord with Policy NC3 and emerging Policy SA 3, the provision of a Secondary School and a minimum of 13 forms-of-entry primary provision are required at the New Eastern Villages. All schools should be provided on-site, and co-location of facilities to support community use outside of school curriculum and social requirements will be encouraged where possible.									
New Eastern Villages New Learning Campus	Delivery of a new 10FE Secondary, School (East) (Including Artificial Turf Pitch) and Furniture Fittings and Equipment	NC3: New Eastern Villages Emerging LP Policies DM 23 and SA 3	35,529,908	Local and Strategically shared	Onsite and Offsite	School Place Planning Study: Future Demand to 2026 (Cambridge Education, 2009)	S106	Ongoing	The development at New Eastern Villages and the east of Swindon is dependent on this intervention. Without provision of additional capacity there will be insufficient places to meet the demand created.
New Eastern Villages Primary School (1)	2FE primary school (Incorporating proportion of Early Years requirement) and includes Furniture Fittings and Equipment.		7,741,527						
Expansion of South Marston Primary School	1FE Expansion of South Marston Primary (currently 0.5FE) to accommodate the impact of NEV development and Furniture Fittings and Equipment	NC3: New Eastern Villages and RA3: South Marston Emerging LP Policies DM 23 and SA 3	4,500,000	Local	Onsite	SM Primary School Feasibility (2012)	S106	Detailed design being progressed in partnership with stakeholders.	The development at South Marston is dependent on this intervention. Without provision of additional capacity there will be insufficient places to meet the demand created.

Project Title	Project Description	Primary Local Plan Policy Reference	Estimated Capital Cost (£)	Infrastructure Type	Location	Evidence Source/Cost Source	Funding Arrangements	Project Status	Dependency to Deliver New Eastern Villages
New Eastern Villages Primary School (2)	New 2 FE Primary School to accommodate the need generated by the NEV (including proportion of EYs requirement) and Furniture Fittings and Equipment	NC3: New Eastern Villages Emerging LP Policies DM 23 and SA 3	7,741,527	Local	Onsite	Tadpole Primary School providing cost benchmark.	S106	Developer Led. Not commenced	The development at New Eastern Villages is dependent on this intervention. Without provision of additional capacity there will be insufficient places to meet the demand created.
New Eastern Villages Primary School (3)	New 2 FE Primary School to accommodate the need generated by the NEV (including proportion of EYs requirement) and Furniture Fittings and Equipment	NC3: New Eastern Villages Emerging LP Policies DM 23 and SA 3	7,741,527	Local	Onsite	Tadpole Primary School providing cost benchmark	S106	Developer Led. Not commenced	The development at New Eastern Villages is dependent on this intervention. Without provision of additional capacity there will be insufficient places to meet the demand created.
New Eastern Villages Primary School (4)	New 2 FE Primary School to accommodate the need generated by the NEV (including proportion of EYs requirement) and Furniture Fittings and Equipment	NC3: New Eastern Villages Emerging LP Policies DM 23 and SA 3	7,741,527	Local	Onsite	Tadpole Primary School providing cost benchmark	S106	Developer Led. Not commenced	The development at New Eastern Villages is dependent on this intervention. Without provision of additional capacity there will be insufficient places to meet the demand created.
New Eastern Villages Primary School (5)	New 2 FE Primary School to accommodate the need generated by the NEV (including proportion of EYs requirement) and Furniture Fittings and Equipment	NC3: New Eastern Villages Emerging LP Policies DM 23 and SA 3	7,741,527	Local	Onsite	Tadpole Primary School providing cost benchmark	S106	Developer Led. Not commenced	The development at New Eastern Villages is dependent on this intervention. Without provision of additional capacity there will be insufficient places to meet the demand created.
New Eastern Villages Primary School (6)	New 2 FE Primary School to accommodate the need generated by the NEV (including proportion of EYs requirement) and Furniture Fittings and Equipment.	NC3: New Eastern Villages Emerging LP Policies DM 23 and SA 3	7,741,527	Local	Onsite	Tadpole Primary School providing cost benchmark	S106	Developer Led. Not Commenced.	The development at New Eastern Villages is dependent on this intervention. Without provision of additional capacity there will be insufficient places to meet

Project Title	Project Description	Primary Local Plan Policy Reference	Estimated Capital Cost (£)	Infrastructure Type	Location	Evidence Source/Cost Source	Funding Arrangements	Project Status	Dependency to Deliver New Eastern Villages
									the demand created.
New Eastern Villages Primary School (7)	New 2 FE Primary School to accommodate the need generated by the NEV (including proportion of EYs requirement) and Furniture Fittings and Equipment.	NC3: New Eastern Villages Emerging LP Policies DM 23 and SA 3	7,741,527	Local	Onsite	Recently completed Tadpole Primary School providing cost benchmark	S106	Developer Led. Not Commenced.	The development at New Eastern Villages is dependent on this intervention. Without provision of additional capacity there will be insufficient places to meet the demand created.
COMMUNITY AND LEISURE FACILITIES In accord with Policy NC3 and emerging Policies DM 23, DM 28 and SA 3, the securing of community and health facilities at the NEV to support the new community. Community facilities including provision for educational learning facilities by the means of safeguarded land and/ or developer contributions, including where appropriate, flexible, multi-purpose buildings for use by the community, the public sector and for worship at the District Centre and local centres									
New Eastern Villages District Centre Community Centre	New Eastern Villages Community Building at District Centre (plus the safeguarding of land).	NC3: New Eastern Villages Emerging LP Policies DM 23, DM 28 and SA 3	1,000,000	Strategically shared	Onsite and Offsite	Redhouse Community Centre (£1,000,000) providing cost benchmark	S106	Ongoing review	Existing and new communities in the east will benefit from this facility.
New Eastern Villages Health Facilities	Additional GP capacity equivalent to 11 Whole Time Equivalent GPs at the New Eastern Villages, plus additional dentist and pharmacy provision	NC3: New Eastern Villages Emerging LP Policies DM 23, DM 28 and SA 3	7,789,000	Strategically shared	Onsite and Offsite	NHS England and Swindon CCG	NHS England and Swindon CCG	Ongoing	Essential to serve new community and provide access to primary health care at New Eastern Villages
Provision of Library services	Library services at the NEV District Centre	NC3: New Eastern Villages Emerging LP Policies DM 23, DM 28 and SA 3	1,712,000	Strategically shared	Onsite and Offsite		S106	Ongoing	New communities in the east will benefit from this facility.

Project Title	Project Description	Primary Local Plan Policy Reference	Estimated Capital Cost (£)	Infrastructure Type	Location	Evidence Source/Cost Source	Funding Arrangements	Project Status	Dependency to Deliver New Eastern Villages
New Eastern Villages Community Hub at Rowborough Village	New Eastern Villages Local Centre Community Hub at Rowborough (including proportion of EYs requirement)	NC3: New Eastern Villages Emerging LP Policies DM 23, DM 28 and SA 3	561,000	Local	Onsite	Feasibility for 'Tadpole and Redhouse' Community Centre providing cost benchmark.	S106		Existing and new communities in the east will benefit from this facility.
New Eastern Villages Community Hub at South Marston Village	New Eastern Villages Local Centre Community Hub at South Marston (including proportion of EYs requirement)	NC3: New Eastern Villages and RA3 Emerging LP Policies DM 23, DM 28 and SA 3	561,000	Local	Onsite	Feasibility for 'Tadpole and Redhouse' Community Centre providing cost benchmark	S106		Existing and new communities in the east will benefit from this facility.
New Eastern Villages Community Hub Great Stall East Village	New Eastern Villages Local Centre Community Hub at Lotmead (including proportion of EYs requirement).	NC3: New Eastern Villages Emerging LP Policies DM 23, DM 28 and SA 3	561,000	Local	Onsite	Feasibility for 'Tadpole and Redhouse' Community Centre providing cost benchmark	S106	Developer Led. Not commenced.	Existing and new communities in the east will benefit from this facility.
New Eastern Villages Community Hub Lotmead Village	New Eastern Villages Local Centre Community Hub at Lotmead (including proportion of EYs requirement).	NC3: New Eastern Villages Emerging LP Policies DM 23, DM 28 and SA 3	561,000	Local	Onsite	Feasibility for 'Tadpole and Redhouse' Community Centre providing cost benchmark	S106	Developer Led. Not commenced.	Existing and new communities in the east will benefit from this facility.
New Eastern Villages Community Hub Lower Lotmead	New Eastern Villages Local Centre Community Hub at Lower Lotmead (including proportion of EYs requirement)	NC3: New Eastern Villages Emerging LP Policies DM	561,000	Local	Onsite	Feasibility for 'Tadpole and Redhouse' Community Centre	S106	Developer Led. Not commenced.	Existing and new communities in the east will benefit from this facility.

Project Title	Project Description	Primary Local Plan Policy Reference	Estimated Capital Cost (£)	Infrastructure Type	Location	Evidence Source/Cost Source	Funding Arrangements	Project Status	Dependency to Deliver New Eastern Villages
village	EYs requirement).	23, DM 28 and SA 3				providing cost benchmark			
New Eastern Villages Community Hub Foxbridge Village	New Eastern Villages Local Centre Community Centre at Foxbridge (including proportion of EYs requirement).	NC3: New Eastern Villages Emerging LP Policies DM 28, DM 23 and SA 3	561,000	Local	Onsite	Feasibility for 'Tadpole and Redhouse' Community Centre providing cost benchmark.	S106	Developer Led. Not commenced	Existing and new communities in the east will benefit from this facility.
New Eastern Villages Community Hub Redlands Village	New Eastern Villages Local Centre Community Hub at Redlands (including proportion of EYs requirement)	NC3: New Eastern Villages Emerging LP Policies DM 23, DM 28 and SA 3	561,000	Local	Onsite	Feasibility for 'Tadpole and Redhouse' Community Centre providing cost benchmark.	S106	Developer Led. Not commenced.	Existing and new communities in the east will benefit from this facility.
Public Art Projects	Public Art projects at the New Eastern Villages and to be confirmed.	NC3: New Eastern Villages Emerging LP Policies DM23 and SA 3	1,924,000	Local and Strategically shared	Onsite and Offsite	Swindon Residential Design Guide (2016) Emerging NEV Public Art Strategy to support the delivery of public art provision.	S106	Ongoing	To ensure development at the NEV contributes positively to the public realm. The NEV presents a real opportunity to utilise Public Art within the site and surrounds. Due consideration should be given to delivery on-site which acknowledges the important role public art can play in establishing local identity and character. There will be significant opportunities to deliver public art as part of the strategic transport schemes.

Project Title	Project Description	Primary Local Plan Policy Reference	Estimated Capital Cost (£)	Infrastructure Type	Location	Evidence Source/Cost Source	Funding Arrangements	Project Status	Dependency to Deliver New Eastern Villages
	ENERGY AND WASTE								
On-site dwelling waste provision (wheelie bins / rec. boxes)	Design solutions for the appropriate storage of domestic wheelie bins and recycling bins.	In accordance with Wiltshire and Swindon Waste Core Strategy. Emerging LP Policies DM23	597, 600	Strategically shared	Onsite and Offsite	Municipal Waste Management Strategy	S106	Ongoing review	There is a requirement to provide design solutions for the appropriate storage of domestic wheelie bins and recycling bins to support the New Eastern Villages.
GREEN INFRASTRUCTURE									
In accord with Policy NC3 and emerging Policies DM23 and SA 3, the provision of on-site green infrastructure should form an integral part of development.									
General Recreational Open Space (Land Safeguarded)	Land safeguarded and designed for the provision of General open space (incorporating Major and Local Open Space).	NC3: New Eastern Villages Emerging LP Policies DM23 and SA 3	n/a	Local and Strategically shared	Onsite and Offsite	NEV Green Infrastructure SPD (adopted July 2017) The Council's Open Space Calculator calculates the requirements as set out in Policy EN3 of the Local Plan and Appendix 3 which details specific requirements.	In-Kind provision and/or S106	To be identified and delivered at the planning application stage I to fulfil Local Plan standard.	There is a requirement to provide an extensive green infrastructure network and public open space as part of the New Eastern Villages.

Project Title	Project Description	Primary Local Plan Policy Reference	Estimated Capital Cost (£)	Infrastructure Type	Location	Evidence Source/Cost Source	Funding Arrangements	Project Status	Dependency to Deliver New Eastern Villages
Nature Reserve	Opportunities to enhance nature conservation.	NC3: New Eastern Villages Emerging LP Policies DM23 and SA 3	6,906,000	Local and Strategically shared	Onsite and Offsite	Adopted Local Plan standard to provide open space as part of new development. NEV Green Infrastructure SPD (adopted June 2017)	S106	Ongoing design work to establish the delivery of the Nature Reserve as part of the NEV.	There is a requirement to provide an extensive green infrastructure network and public open space as part of the New Eastern Villages.
Major Open Space (design and construction)	These spaces are designated principally for passive recreation serving recreational needs and providing connectivity to surrounding areas. Committed sums will be required for the long term maintenance and management of the formal play areas and the surrounding open space.	NC3: New Eastern Villages Emerging LP Policies DM23 and SA 3	34,429,000	Local and Strategically shared	Onsite	NEV Green Infrastructure SPD (adopted June 2017) The Council's Open Space Calculator calculates the requirements as set out in Policy EN3 of the Local Plan and Appendix 3 which details specific requirements.	S106		There is a requirement to provide an extensive green infrastructure network and public open space as part of the New Eastern Villages.
Local Open Space (design, construction and maintenance)	Local open spaces are located within housing areas to serve the informal recreational needs of the immediate community and the play requirements of children. Local open spaces should	NC3: New Eastern Villages Emerging LP Policies DM23 and SA 3	3,320,800	Local	Onsite	NEV Green Infrastructure SPD (adopted June 2017) The Council's Open Space Calculator	S106		There is a requirement to provide an extensive green infrastructure network and public open space as part of the New Eastern Villages.

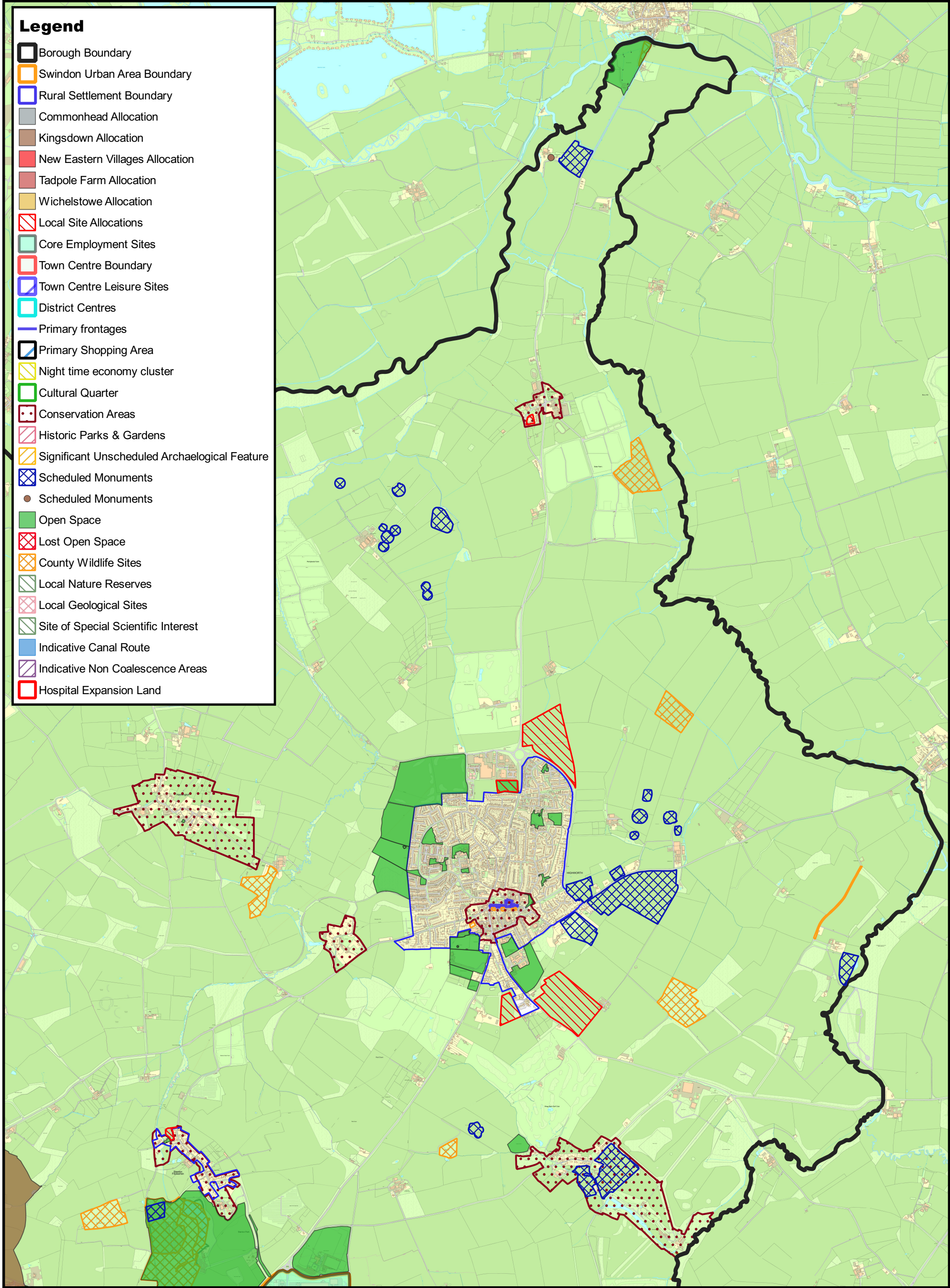
Project Title	Project Description	Primary Local Plan Policy Reference	Estimated Capital Cost (£)	Infrastructure Type	Location	Evidence Source/Cost Source	Funding Arrangements	Project Status	Dependency to Deliver New Eastern Villages
	<p>include a range of LEAPs and NEAPS provided to an adoptable standard across the New Eastern Villages.</p> <p>All play areas to be located at safe, easily accessible and well overlooked by new homes across the New Eastern Villages to benefit existing and new communities.</p> <p>The submission of an open space strategy to support the delivery, implementation and future maintenance and management of open space will be required as part of development.</p> <p>Committed sums will be required for the long term maintenance and management of the play provision and the open space.</p>					calculates the requirements as set out in Policy EN3 of the Local Plan and Appendix 3 which details specific requirements.			
Local Outdoor Sports 'Hub' Facilities	<p>To provide 3-5 sports 'hub' facilities.</p> <p>Each to include a minimum of 4 x adult size playing pitches and associated ancillary uses including a pavilion, changing facilities and an appropriate level of car parking provision.</p>	<p>NC3: New Eastern Villages</p> <p>Emerging LP Policies DM23 and SA 3</p>	14,842,800	Local and strategically shared	Onsite and Offsite	<p>Council's Open Space Calculator calculates the requirements as set out in Policy EN3 of the Local Plan and Appendix 3 which details specific requirements.</p> <p>Provision to be in accord with the</p>	S106	Indicative sports hub specification to be appended to S106 agreement.	There is a requirement to provide an extensive green infrastructure network and public open space as part of the New Eastern Villages.

Project Title	Project Description	Primary Local Plan Policy Reference	Estimated Capital Cost (£)	Infrastructure Type	Location	Evidence Source/Cost Source	Funding Arrangements	Project Status	Dependency to Deliver New Eastern Villages
						Council's Playing Pitch Strategy, adopted November 2017 NEV GI SPD, Adopted June 2017			
Allotments	A range of allotment sites provided with appropriate plot sizes, easily accessible with associated infrastructure including (where required) car parking provision and water supply across the New Eastern Villages.	NC3: New Eastern Villages Emerging LP Policies DM23 and SA 3	4,092,158	Local	Onsite	Council's Open Space Calculator calculates the requirements as set out in Policy EN3 of the Local Plan and Appendix 3 which details specific requirements. NEV GI SPD, Adopted June 2017	S106	NEV GI SPD, Adopted June 2017 Indicative allotment specification to be appended to s106 agreement.	There is a requirement to provide an extensive green infrastructure network and public open space as part of the New Eastern Villages.
Great Western Community Forest (GWCF)	Committed sums required for GWCF arising from the New Eastern Villages.	NC3: New Eastern Villages Emerging LP Policies DM23 and SA 3	5,511,077	Local and Strategically shared	Onsite	NEV GI SPD, Adopted June 2017	S106	Ongoing	There is a requirement to provide an extensive green infrastructure network as part of the New Eastern Villages.

This page is intentionally left blank

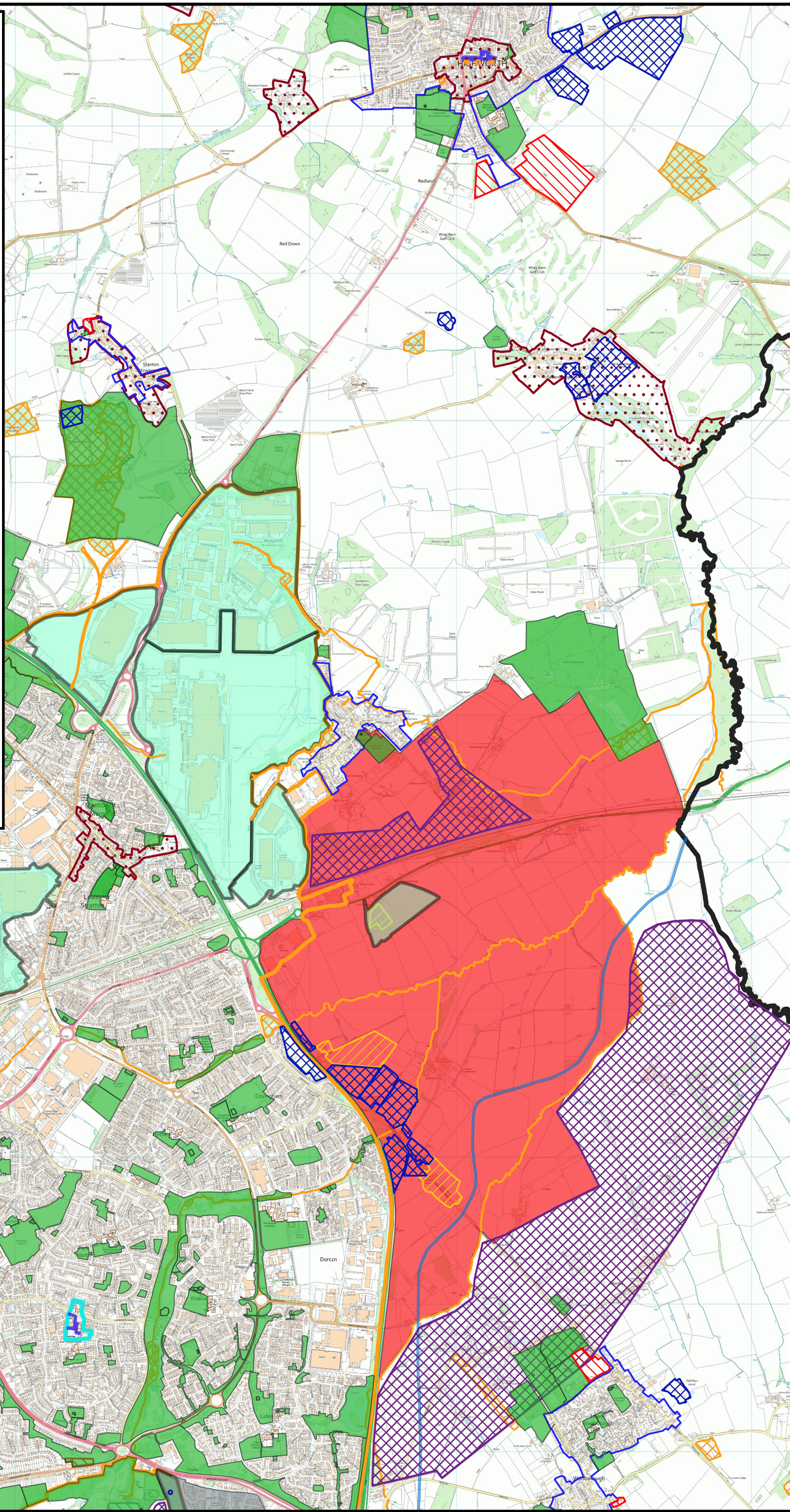
Legend

- Borough Boundary
- Swindon Urban Area Boundary
- Rural Settlement Boundary
- Commonhead Allocation
- Kingsdown Allocation
- New Eastern Villages Allocation
- Tadpole Farm Allocation
- Wichelstowe Allocation
- Local Site Allocations
- Core Employment Sites
- Town Centre Boundary
- Town Centre Leisure Sites
- District Centres
- Primary frontages
- Primary Shopping Area
- Night time economy cluster
- Cultural Quarter
- Conservation Areas
- Historic Parks & Gardens
- Significant Unscheduled Archaeological Feature
- Scheduled Monuments
- Scheduled Monuments
- Open Space
- Lost Open Space
- County Wildlife Sites
- Local Nature Reserves
- Local Geological Sites
- Site of Special Scientific Interest
- Indicative Canal Route
- Indicative Non Coalescence Areas
- Hospital Expansion Land



































This page is intentionally left blank

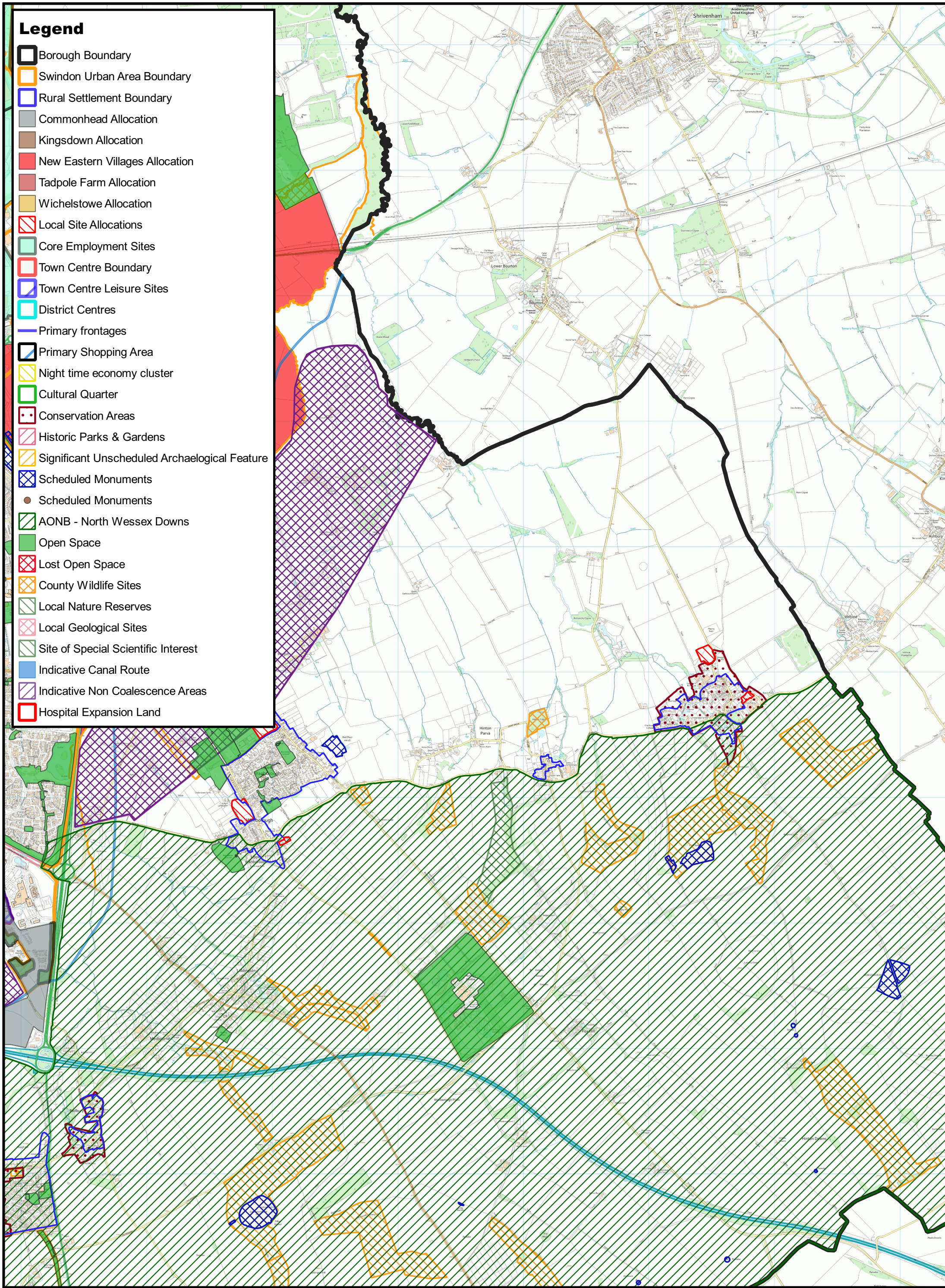
- Borough Boundary
- Swindon Urban Area Boundary
- Rural Settlement Boundary
- Commonhead Allocation
- Kingsdown Allocation
- New Eastern Villages Allocation
- Tadpole Farm Allocation
- Wichelstowe Allocation
- Local Site Allocations
- Core Employment Sites
- Town Centre Boundary
- Town Centre Leisure Sites
- District Centres
- Primary frontages
- Primary Shopping Area
- Night time economy cluster
- Cultural Quarter
- Conservation Areas
- Historic Parks & Gardens
- Significant Unscheduled Archaeological Feature
- Scheduled Monuments
- Scheduled Monuments
- Open Space
- Lost Open Space
- County Wildlife Sites
- Local Nature Reserves
- Local Geological Sites
- Site of Special Scientific Interest
- Indicative Canal Route
- Indicative Non Coalescence Areas
- Hospital Expansion Land



This page is intentionally left blank

































Legend

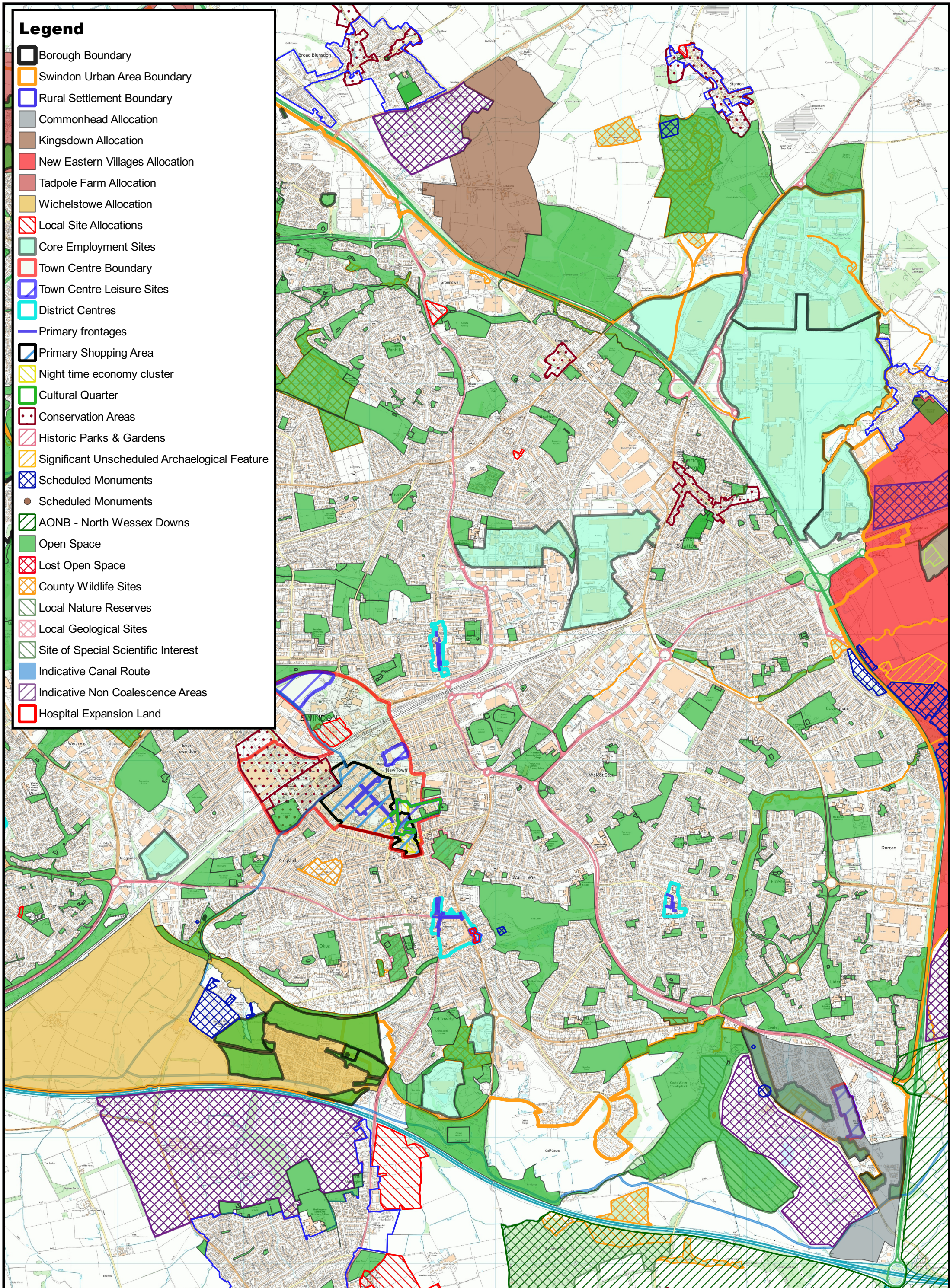
-  Borough Boundary
-  Swindon Urban Area Boundary
-  Rural Settlement Boundary
-  Commonhead Allocation
-  Kingsdown Allocation
-  New Eastern Villages Allocation
-  Tadpole Farm Allocation
-  Wichelstowe Allocation
-  Local Site Allocations
-  Core Employment Sites
-  Town Centre Boundary
-  Town Centre Leisure Sites
-  District Centres
-  Primary frontages
-  Primary Shopping Area
-  Night time economy cluster
-  Cultural Quarter
-  Conservation Areas
-  Historic Parks & Gardens
-  Significant Unscheduled Archaeological Feature
-  Scheduled Monuments
-  Scheduled Monuments
-  AONB - North Wessex Downs
-  Open Space
-  Lost Open Space
-  County Wildlife Sites
-  Local Nature Reserves
-  Local Geological Sites
-  Site of Special Scientific Interest
-  Indicative Canal Route
-  Indicative Non Coalescence Areas
-  Hospital Expansion Land



This page is intentionally left blank

































Legend

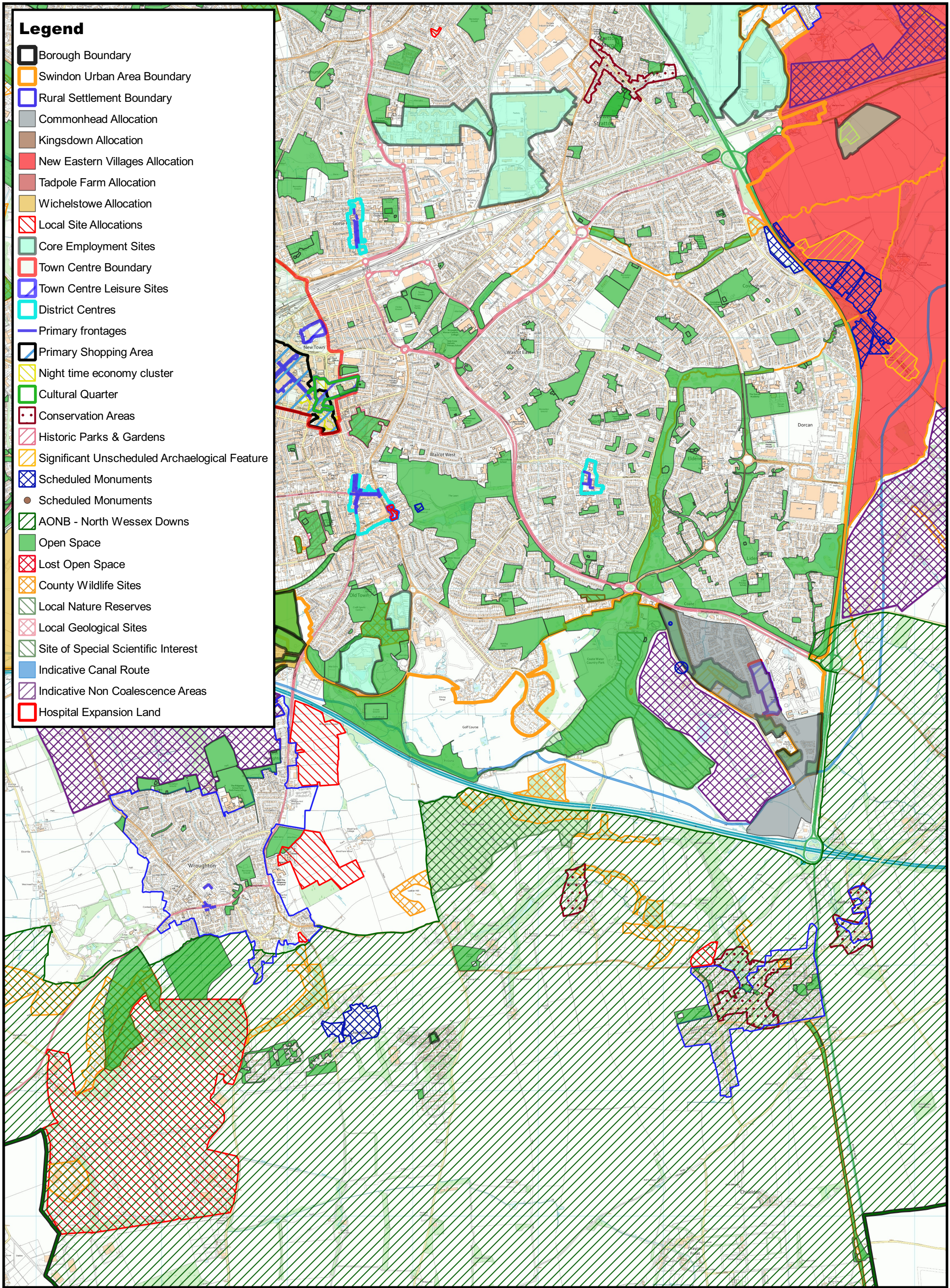
-  Borough Boundary
-  Swindon Urban Area Boundary
-  Rural Settlement Boundary
-  Commonhead Allocation
-  Kingsdown Allocation
-  New Eastern Villages Allocation
-  Tadpole Farm Allocation
-  Wichelstowe Allocation
-  Local Site Allocations
-  Core Employment Sites
-  Town Centre Boundary
-  Town Centre Leisure Sites
-  District Centres
-  Primary frontages
-  Primary Shopping Area
-  Night time economy cluster
-  Cultural Quarter
-  Conservation Areas
-  Historic Parks & Gardens
-  Significant Unscheduled Archaeological Feature
-  Scheduled Monuments
-  Scheduled Monuments
-  AONB - North Wessex Downs
-  Open Space
-  Lost Open Space
-  County Wildlife Sites
-  Local Nature Reserves
-  Local Geological Sites
-  Site of Special Scientific Interest
-  Indicative Canal Route
-  Indicative Non Coalescence Areas
-  Hospital Expansion Land



This page is intentionally left blank

Legend

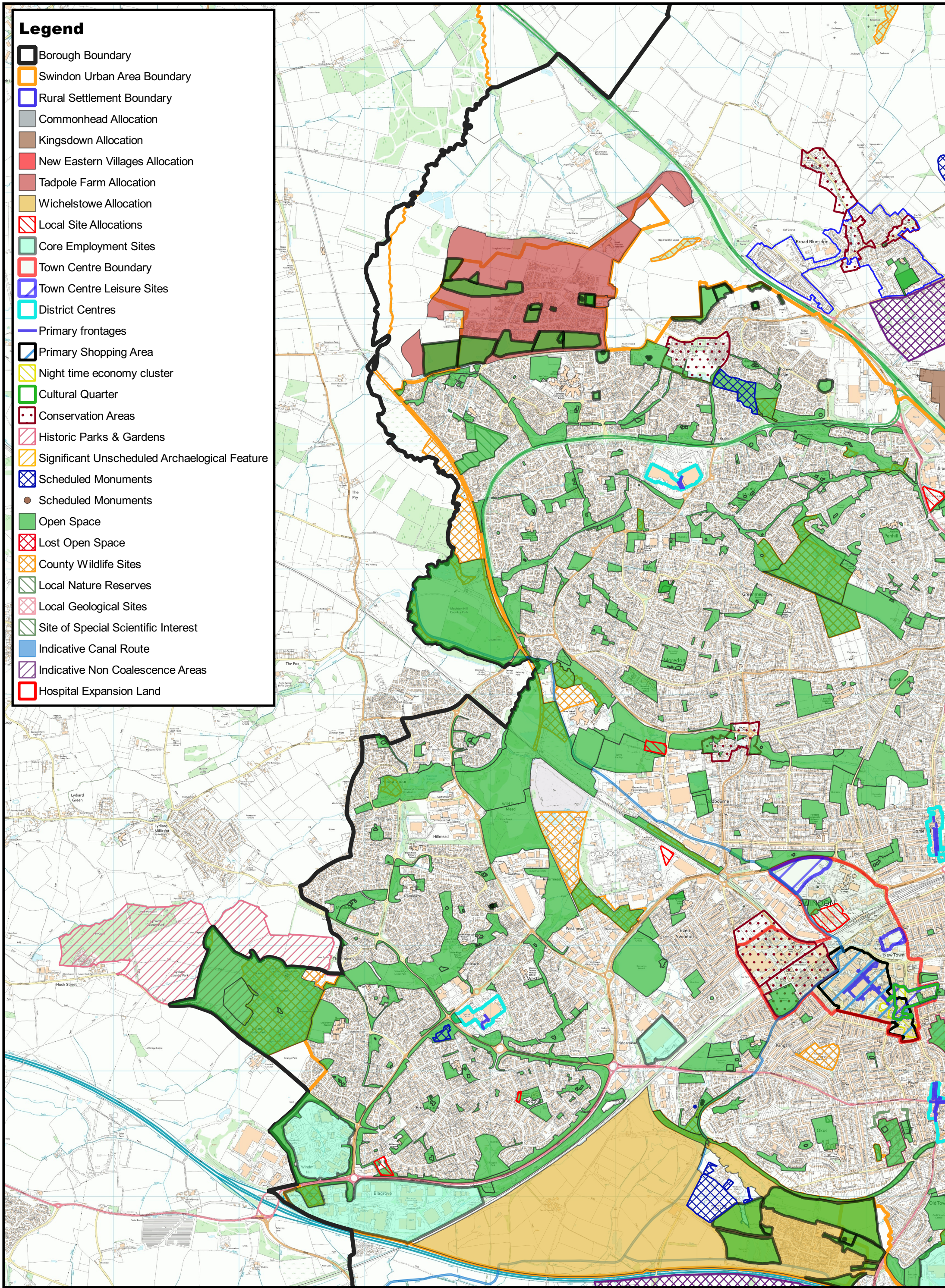
-  Borough Boundary
-  Swindon Urban Area Boundary
-  Rural Settlement Boundary
-  Commonhead Allocation
-  Kingsdown Allocation
-  New Eastern Villages Allocation
-  Tadpole Farm Allocation
-  Wichelstowe Allocation
-  Local Site Allocations
-  Core Employment Sites
-  Town Centre Boundary
-  Town Centre Leisure Sites
-  District Centres
-  Primary frontages
-  Primary Shopping Area
-  Night time economy cluster
-  Cultural Quarter
-  Conservation Areas
-  Historic Parks & Gardens
-  Significant Unscheduled Archaeological Feature
-  Scheduled Monuments
-  Scheduled Monuments
-  AONB - North Wessex Downs
-  Open Space
-  Lost Open Space
-  County Wildlife Sites
-  Local Nature Reserves
-  Local Geological Sites
-  Site of Special Scientific Interest
-  Indicative Canal Route
-  Indicative Non Coalescence Areas
-  Hospital Expansion Land



This page is intentionally left blank

Legend

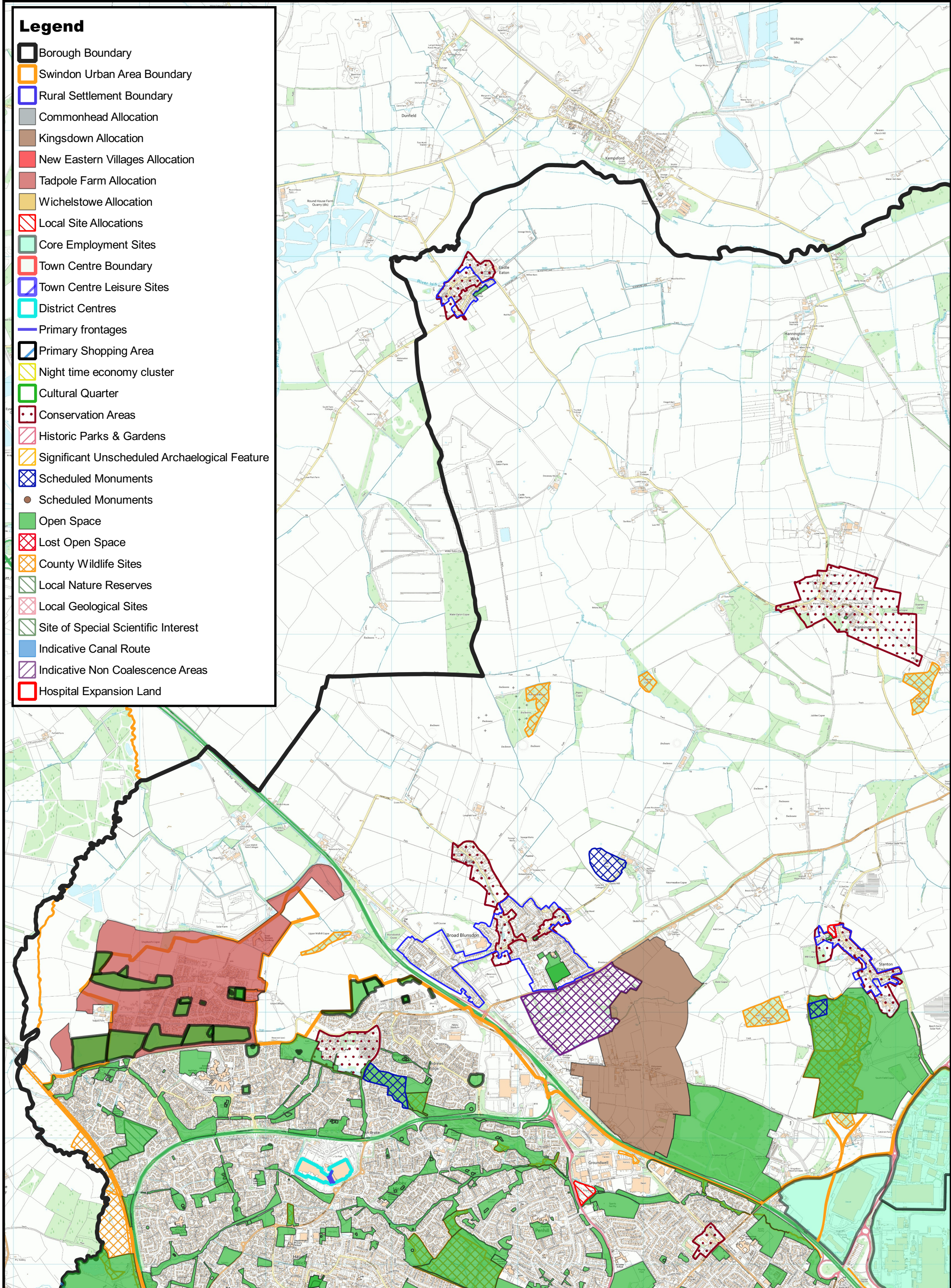
- Borough Boundary
- Swindon Urban Area Boundary
- Rural Settlement Boundary
- Commonhead Allocation
- Kingsdown Allocation
- New Eastern Villages Allocation
- Tadpole Farm Allocation
- Wichelstowe Allocation
- Local Site Allocations
- Core Employment Sites
- Town Centre Boundary
- Town Centre Leisure Sites
- District Centres
- Primary frontages
- Primary Shopping Area
- Night time economy cluster
- Cultural Quarter
- Conservation Areas
- Historic Parks & Gardens
- Significant Unscheduled Archaeological Feature
- Scheduled Monuments
- Scheduled Monuments
- Open Space
- Lost Open Space
- County Wildlife Sites
- Local Nature Reserves
- Local Geological Sites
- Site of Special Scientific Interest
- Indicative Canal Route
- Indicative Non Coalescence Areas
- Hospital Expansion Land



This page is intentionally left blank

Legend

- Borough Boundary
- Swindon Urban Area Boundary
- Rural Settlement Boundary
- Commonhead Allocation
- Kingsdown Allocation
- New Eastern Villages Allocation
- Tadpole Farm Allocation
- Wichelstowe Allocation
- Local Site Allocations
- Core Employment Sites
- Town Centre Boundary
- Town Centre Leisure Sites
- District Centres
- Primary frontages
- Primary Shopping Area
- Night time economy cluster
- Cultural Quarter
- Conservation Areas
- Historic Parks & Gardens
- Significant Unscheduled Archaeological Feature
- Scheduled Monuments
- Scheduled Monuments
- Open Space
- Lost Open Space
- County Wildlife Sites
- Local Nature Reserves
- Local Geological Sites
- Site of Special Scientific Interest
- Indicative Canal Route
- Indicative Non Coalescence Areas
- Hospital Expansion Land



This page is intentionally left blank

Sustainability Appraisal of the Swindon Borough Local Plan

November 2019

This Sustainability Appraisal Report may be viewed or downloaded from our website
<https://swindon-consult.objective.co.uk/portal/>

Copies of this document may be purchased from Swindon Borough Council. To request a copy, please either:

Write to: Planning Policy, Swindon Borough Council, Wat Tyler West, Beckhampton Street, Swindon

E-mail: forwardplanning@swindon.gov.uk

Contents

Glossary	5
1. Introduction	6
Swindon Borough Local Plan.....	6
Sustainability Appraisal and Strategic Environmental Assessment	7
Achieving sustainable development	7
The SA process so far	8
Scoping.....	9
2. Reasonable alternatives	11
Reasonable alternatives: housing number and employment land	12
Reasonable alternatives: spatial strategy	19
Reasonable alternatives: sites	28
Preferred approach.....	31
3. Appraisal of the submission Local Plan	48
Overview of the plan	48
Methodology	50
Biodiversity	50
Land and soil resources	52
Water resources	53
Air quality and environmental pollution	54
Climatic factors	55
Historic environment.....	57
Landscapes	58
Population and housing	59
Healthy and inclusive communities.....	60
Transport	61
Economy and enterprise.....	62
4. Next steps.....	65
Appendix 1 – SEA requirements	66
Appendix 2 – Updated policies, plans and programmes.....	68
Appendix 3 – SA baseline summary	70
Appendix 4 – Appraisal of spatial strategy options (housing)	79
Appraisal methodology	79
Appraisal tables	79

Appendix 5 –Site options appraisal	87
Methodology	87
Explanation of distance thresholds used in residential site assessment criteria	87
Site appraisal criteria	89
Residential site appraisal tables	95
Employment site appraisal tables	99
Discussion of employment site appraisal findings	99
Discussion of residential site appraisal findings by settlement	100
Reasons for rejecting sites	116
Appendix 6 - Site landscape appraisals	118

Glossary

ELR	Swindon Borough Employment Land Review 2017
FEMAA	Swindon and Wiltshire Functional Market Area Assessment 2017
GVA	Gross Value Added, a measure of productivity
ha	hectares
Local Housing Need	local housing need calculated in accordance with the government's standard methodology as set out in the PPG
NPPF	National Planning Policy Framework
PPG	Planning Practice Guidance
PPP	Policies, plans and programmes
RLNA	Swindon Borough Retail and Leisure Need Assessment
SA	Sustainability Appraisal
SAC	Special Area of Conservation, a European biodiversity designation
SEA	Strategic Environmental Assessment
SEA Regulations	Environmental Assessment of Plans and Programmes Regulations 2004
SFRA	Strategic Flood Risk Assessment
SHMA	Swindon and Wiltshire Strategic Housing Market Area Assessment 2017
SHELAA	Strategic Housing and Economic Land Availability Assessment 2019
SSSI	Site of Special Scientific Interest

1. Introduction

Swindon Borough Local Plan

- 1.1. This report provides an integrated sustainability appraisal and strategic environmental assessment of the proposed submission version of the Swindon Borough Local Plan review.
- 1.2. The Swindon Borough Local Plan review is prepared as a development plan under The Planning and Compulsory Purchase Act 2004 and the Town and Country Planning (Local Planning) (England) Regulations 2012. Upon adoption the plan is intended to replace and supersede the Swindon Borough Local Plan 2026 (adopted March 2015) and the Swindon Central Area Action Plan (adopted 2009).
- 1.3. Section 19(2) of The Planning and Compulsory Purchase Act 2004 requires that in preparing a Local Plan a local planning authority must have regard to national policies and advice contained in guidance issued by the Secretary of State.
- 1.4. National policies relevant to the preparation of Local Plans are set out in The National Planning Policy Framework (NPPF), while guidance is set out on the government's Planning Practice Guidance (PPG) website.
- 1.5. The Swindon Borough Local Plan comprises three types of policies:
 - 1.5.1. Strategic housing and employment policies. These policies set projected requirements for new homes and employment development land in the period to 2036. The policies define the Council's strategy for seeking to ensure that sufficient planning permissions are granted on development land to housing and employment land developers to enable them to meet the requirements.
 - 1.5.2. Site allocation policies. These policies identify parcels of land that would be suitable for development and the uses for which planning permission would be likely to be granted on those sites. The policies also identify criteria, which would need to be satisfied for planning permission for those sites to be granted.
 - 1.5.3. Development management policies. These are the Council's policies which guide the determination by the Council or, at appeal, by planning inspectors of future applications for planning permission. The policies are generally not site-specific and apply Borough-wide. Future applications for planning permission would, by law, be required to be determined in accordance with these policies unless material considerations indicate otherwise.
- 1.6. The plan itself does not confer planning permission or permission in principle or any other form of development consent. It creates a framework for the

determination of future applications for planning permission. The level of detail and site investigation is therefore limited to that necessary to determine whether or not the site is developable and to identify guidelines for its development. Detailed site-specific considerations would generally be outside of the scope of the plan and would be dealt with through planning applications.

- 1.7. An overview of the plan's policies is provided in section 3 below.

Sustainability Appraisal and Strategic Environmental Assessment

- 1.8. Sustainability appraisal (SA) and strategic environmental assessment (SEA) aim to integrate social, environmental and economic considerations into plan preparation. This helps ensure that the principles of sustainable development are used in policy-making.
- 1.9. SEA is a requirement of European Directive 2001/42/EC, which was transposed into English law by the Environment Assessment of Plans and Programmes Regulations 2004 (SEA Regulations). An SEA is an assessment of the likely significant effects on the environment of a plan and an assessment of reasonable alternatives to that plan.
- 1.10. Section 19 of The Planning and Compulsory Purchase Act 2004 requires local planning authorities to carry out an appraisal of the sustainability of the proposals in each local development document (a document that sets out planning policies). More generally, section 39 of the Act requires that plan-making must be undertaken with the objective of contributing to the achievement of sustainable development.
- 1.11. SA incorporates the requirements of SEA Regulations alongside wider assessment of social and economic issues. Throughout this report, where reference is made to sustainability appraisal, it refers to a combined approach to sustainability appraisal and strategic environmental assessment. **Appendix 1** explains how this report meets the requirements of the SEA Regulations.
- 1.12. SA is an opportunity to consider ways by which the plan can contribute to improvements, as well as a means of identifying and mitigating any potential adverse effects that the plan might otherwise have.

Achieving sustainable development

- 1.13. The NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development.
- 1.14. Sustainable development means meeting the needs of the present without compromising the ability of future generations to meet their own needs. The NPPF identifies three overarching objectives: economic, social and environmental. The objectives should not be taken in isolation, because they are mutually dependent.

- 1.15. Sustainability appraisal contributes to the overarching aim of sustainable development by assessing the sustainability of planning policies.
- 1.16. This report corresponds to Stage C of the government's PPG five stage approach to SA of the preparation of Local Plans.

SA Process
Stage A: Setting the context and objectives, establishing the baseline and deciding on the scope A1: Identifying other relevant policies, plans and programmes, and environmental protection objectives A2: Collecting baseline information A3: Identifying sustainability issues and problems A4: Developing the SA objectives and framework A5: Consulting on the scope of the SA
Stage B: Developing and refining options and assessing effects
Stage C: Preparing the SA reports
Stage D: Consulting on the draft plans and the SA reports
Stage E: Monitoring the significant effects of implementing the plans

The SA process so far

- 1.17. Previous steps in local plan preparation and associated SA reports are shown in the table below:

Date	Local plan stage	SA output
November to December 2017	Regulation 18: Issues and Options	Sustainability Appraisal Scoping Report
July to September 2019	Regulation 18: Emerging Strategies	Interim Sustainability Appraisal Report

- 1.18. In autumn 2017, the Council published its Sustainability Appraisal Scoping Report for consultation. Scoping is considered in more detail in the next section below.
- 1.19. In July 2019 the Council published its Interim SA Report alongside its 'Emerging Strategies' consultation comprising site options and draft development management policies.
- 1.20. The Council consulted on that report between late July and September 2019 as part of its Regulation 18 'emerging strategies' consultation. The Interim SA Report corresponds to SA stage B in the SA process box above (Developing and refining options and assessing effects).

- 1.21. The Interim SA report appraised reasonable alternative locations and development sites for meeting the need for additional housing and workplaces in Swindon Borough.
- 1.22. The options considered in the development of the plan are discussed in **Chapter 2 (Reasonable alternatives)**, below.
- 1.23. The Interim SA Report focussed on reasonable alternatives for the amount and location of land for development for housing and workplaces. These are the plan policies most likely to give rise to social, environmental and economic effects.
- 1.24. The Interim SA Report did not formally appraise reasonable alternatives to the draft development management policies. This is a reasonable approach because these policies are less likely to give rise to significant social, environmental and economic effects.
- 1.25. This follows the PPG advice that:

“The sustainability appraisal should only focus on what is needed to assess the likely significant effects of the plan. It should focus on the environmental, economic and social impacts that are likely to be significant. It does not need to be done in any more detail, or using more resources, than is considered to be appropriate for the content and level of detail in the Local Plan.” (Paragraph: 009 Reference ID: 11-009-20140306)

Scoping

- 1.26. The SA Scoping Report (2017) comprised the following elements:
 - 1.26.1. The identification of relevant policies, plans and programmes (PPP) that guide preparation of the Swindon Borough Local Plan. An updated review of PPP, identifying new or updated documents published since 2017, is provided at **Appendix 2**.
 - 1.26.2. A review of social, environmental and economic baseline data, structured around themes and incorporating the environmental issues listed in paragraph 6 of Schedule 2 to the SEA Regulations. Those themes are: biodiversity; land and soil resources; water resources; air quality and environmental pollution; climatic factors; historic environment; landscapes; population and housing; healthy and inclusive communities; transport; economy and enterprise. The data on the themes provides the baseline against which environmental and sustainability effects of the plan are assessed. A summary of the baseline data is provided at **Appendix 3**.
 - 1.26.3. The baseline data and PPP are used to identify sustainability issues, which are in turn used to develop a SA Framework. The SA Framework

sets the economic, social and environmental objectives against which Local Plan policies are appraised. That Framework is set out below:

SA Framework

Sustainability Appraisal topic	Sustainability Appraisal Objective
Biodiversity	1. Protect and enhance all biodiversity and geological features and avoid losses.
Land and Soil Resources	2. Use land and existing buildings efficiently, avoid high quality soils and prioritise development on previously developed land.
Water Resources	3. Use and manage water resources in a sustainable manner
Air Quality and Environmental Pollution	4. Improve air quality and minimise all sources of environmental pollution
Climatic Factors	5a. Minimise our impacts on climate change – through reducing greenhouse gas emissions.
	5b. and reduce our vulnerability to future climate change effects.
Historic Environment	6. Protect, maintain and enhance the historic environment.
Landscapes	7. Conserve and enhance the character and quality of rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place.
Population and Housing	8. Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures.
Healthy and Inclusive communities	9. Reduce poverty and deprivation and promote more inclusive and communities with better services and facilities.
Transport	10. Reduce the need to travel and promote more sustainable transport choices.
Economy and Enterprise	11. Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth.
	12. Ensure adequate provision of high-quality employment land and diverse employment opportunities to meet the needs of local businesses and a changing workforce.

2. Reasonable alternatives

2.1 The chapter summarises the findings of the Interim SA Report, the consideration and reasonable alternatives and the Council's reasons for selecting the preferred approach. The remainder of this chapter comprises the following sections:

2.1.1 **Reasonable alternatives** – explains the requirement to appraise reasonable alternatives and the approach taken to selecting reasonable alternatives.

2.1.2 **Housing numbers and requirements for employment land** – briefly considers issues around the level of housing and employment land.

2.1.3 **Selecting reasonable alternatives** – explains how options were developed for the distribution of housing and employment land and for individual sites.

2.1.4 **Appraisal of reasonable alternatives** – summarises the appraisal of spatial options and sites.

2.1.5 **Preferred approach** – summarises the Council's reasons for choosing its preferred approach and rejecting other options.

2.2 The PPG states that the task of SA is to compare all reasonable alternatives against the baseline characteristics and the likely situation if a plan were not to be adopted.

2.3 Similarly, Regulation 12 of the SEA Regulations requires that the environmental report "...identify, describe and evaluate the likely significant effects on the environment of— (a) implementing the plan or programme; and (b) reasonable alternatives taking into account the objectives and the geographical scope of the plan or programme...".

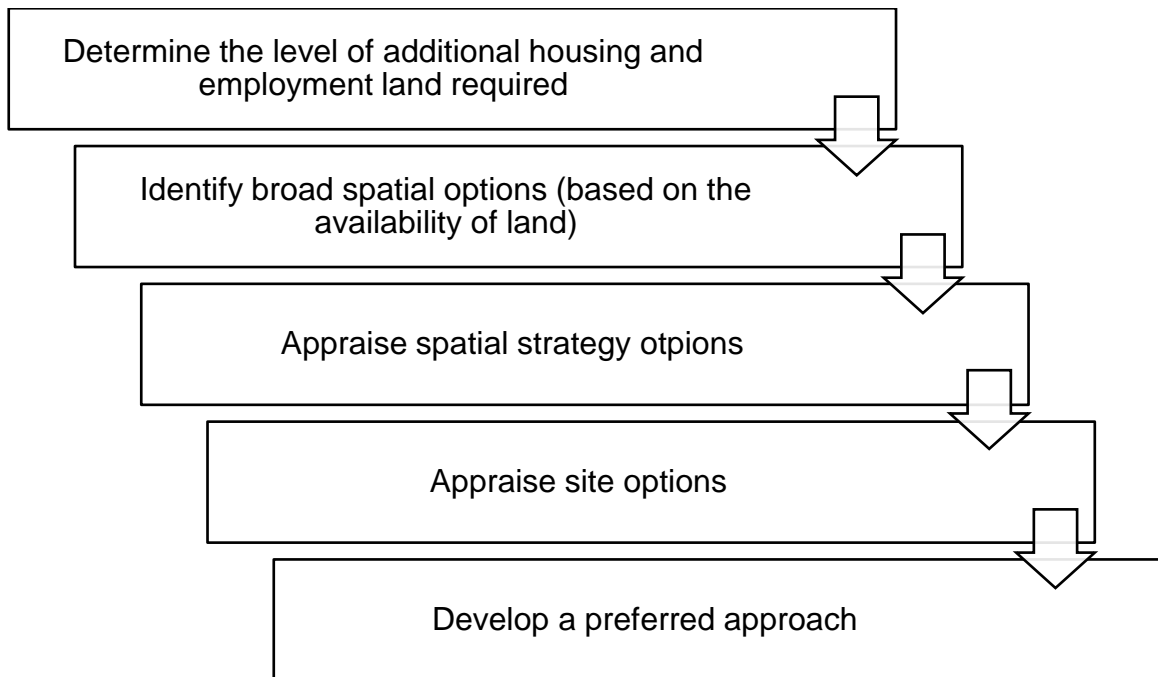
2.4 Paragraph 35 of the NPPF states that to be sound a plan must be "an appropriate strategy, taking into account the reasonable alternatives, and based on proportionate evidence".

2.5 The PPG states:

"Reasonable alternatives are the different realistic options considered by the plan-maker in developing the policies in its plan. They must be sufficiently distinct to highlight the different sustainability implications of each so that meaningful comparisons can be made. The alternatives must be realistic and deliverable."

2.6 As highlighted above, the consideration of reasonable alternatives focusses on the most important issues addressed through the plan: the amount and location

of land for development of housing and workplaces. The approach taken is summarised in the table below:



- 2.7 The appraisal of alternative options is both ‘top down’ and ‘bottom up’. Top down factors include the amount of housing and employment land to be planned and the broad spatial distribution of the housing. Top down assessment considers the relative sustainability effects of housebuilding and employment land development in different settlements and areas (referred to as strategy options). Bottom up assessment considers site options.

Reasonable alternatives: housing number and employment land

- 2.8 Estimates of the need for new homes in Swindon Borough using the government’s standard methodology for calculating local housing need are set out in the Swindon & Wiltshire Local Housing Needs Assessment 2018.
- 2.9 As at October 2019 the Local Housing Need for Swindon Borough is 1,040 dwellings per annum¹.
- 2.10 The Local Housing Need Assessment 2018 suggests that - to balance the number of homes to the number of jobs - Local Housing Need could be uplifted to 1,080 homes per annum.
- 2.11 This adjustment is based on an assumption that there will be no change to commuting patterns from the 2011 census (i.e. Swindon Borough will continue to have a net out commuting balance rather than returning to being a net importer of labour as seen in the 2001 census and before) and is based on the

¹ Calculated in accordance with the 2014-based household projection, using the 2014-based household projections for the period 2019 to 2029 and using 2018 median affordability ratio.

Swindon and Wiltshire Functional Economic Area Assessment 2017's 'adjusted labour demand' scenario for jobs growth.

- 2.12 The Interim SA Report highlighted doubts about the continued appropriateness of the adjusted labour demand scenario in view of the announcement of the 2021 closure of Swindon's Honda plant. More recent August 2019 forecasts from Oxford Economics for the period 2016-2036 suggest employment in the Borough will remain static over that period, rather than increasing by 12,137 as the 'adjusted labour demand' scenario projected. These factors indicate that there is not a clear justification for an uplift above local housing needs to balance employment growth.
- 2.13 The Council's Emerging Strategies Regulation 18 consultation proposed identifying housing to deliver 1,090 dwellings per annum, a 5% buffer above Local Housing Need. This was explained on the basis that it would build in flexibility to reflect likelihood that not all existing commitments (sites with planning permission and site allocations) will be built by 2036.
- 2.14 The submission version of the plan uses Local Housing Needs, calculated in accordance with the Planning Practice Guidance, as the housing requirement. As proposed in the Emerging Strategies consultation, the plan 'over-allocates' by 5% against that target to increase the likelihood that the Council will be able to maintain a housing land supply. An additional 20% buffer is incorporated for a 5-year period in case of unseen delivery problems on the strategic allocations.
- 2.15 The Council's outline reasons for rejecting higher or lower housing numbers are summarised in the boxes below. The third box below provides an explanation of the reasons why the housing projection in the Strategic Housing Market Assessment 2017 (SHMA) was not used as the basis for plan preparation.

Explaining the unreasonableness of a lower housing number

A housing requirement below Local Housing Need would not be a reasonable option because paragraph 11 of the NPPF states:

- “b) strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas, unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area; or
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.”

The circumstances in sub-paragraphs i. and ii. are not considered to apply in Swindon Borough.

Explaining the unreasonableness of a higher housing number

The Planning Practice Guidance identifies that there will be circumstances where actual housing need may be higher than local housing need calculated through the standard method. This may be appropriate where increases in housing need are likely to exceed past trends because of growth strategies that are in place, strategic infrastructure improvements that are likely to drive an increase in the number of homes needed locally, or an authority is agreeing to take unmet need from a neighbouring authority.

None of these circumstances is applicable to Swindon Borough.

Indeed, up-to-date evidence suggests employment growth, which would be the principal driver of in-migration to lift housing need above the affordability-adjusted demographic projections, is likely to be static over the plan period.

In these circumstances, uplifting the housing requirement over local housing need, if it could be delivered, would be likely to increase out-commuting from Swindon Borough. This could be compounded by the closure of Honda's Swindon manufacturing plant in 2021, which has potential to result directly in the loss of 4% of 2011 jobs in the Borough, and others in the supply chain. The SA Scoping Report highlights that historically jobs growth has not kept pace with population growth, leading to out-commuting, and this is identified as a sustainability issue facing the Borough.

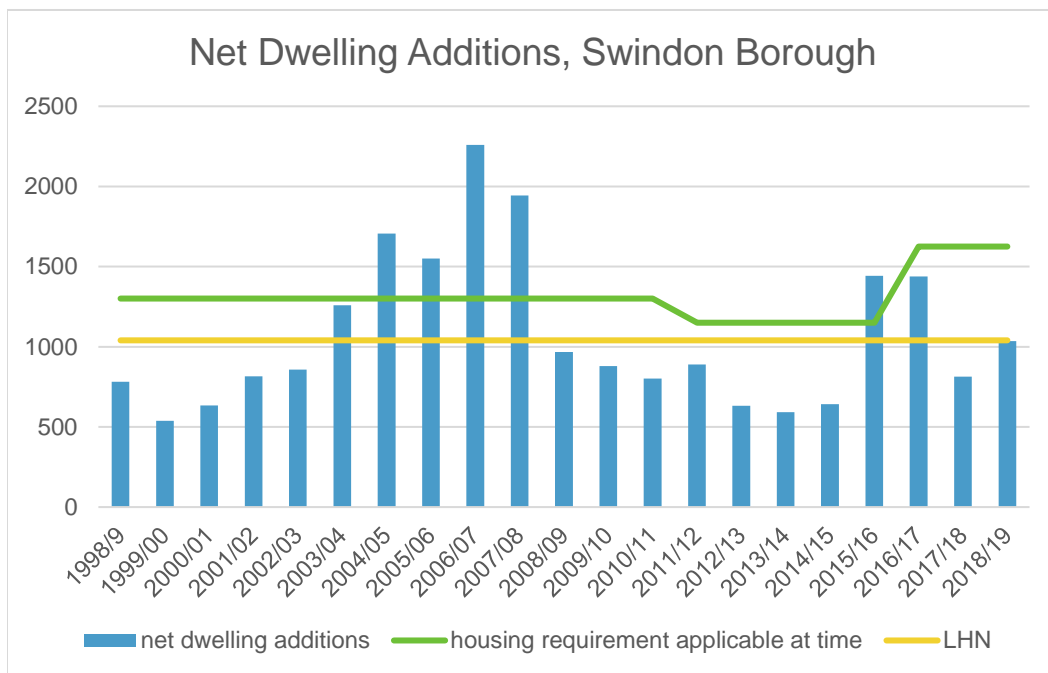
Increased out-commuting would promote unsustainable travel patterns, increasing the use of the strategic road network for long-distance car commuting. In these circumstances there is not considered to be a reasonable economic-growth-based justification for planning for a higher level of housing need than the standard model suggests.

The Planning Practice Guidance suggests that there may, occasionally, also be situations where previous levels of housing delivery in an area, or previous assessments of need (such as a recently-produced Strategic Housing Market Assessment) are significantly greater than the outcome from the standard method. Authorities will need to take this into account when considering whether it is appropriate to plan for a higher level of need than the standard model suggests.

Previous levels of housing delivery in the period 2011 to 2019 averaged 935 net additional homes per annum. Looking back over a longer time horizon 1,070 net additional homes per annum were delivered over the last 21 years (1998/99 to 2018/19), a period in which Swindon was the fourth fastest growing urban area in the UK (after Milton Keynes, Peterborough and Slough)¹. However, in the 21 year period, housing delivery only exceeded 1,000 dwellings per annum in 8 years.

Local Housing Needs using the standard model of 1,040dpa are not considered to be significantly lower than this long term average. Therefore, past delivery rates are not considered to demonstrate a higher level of need than the standard model suggests.

It should also be noted that housebuilding in Swindon has been cyclical. In that time, Swindon Borough has consistently adopted very ambitious plan requirements (1,300 per annum from 1996 to 2016 under the Wiltshire Structure Plan 2026, and under the Local Plan 2026 1,150 per annum from 2011 to 2016, and 1,625 per annum from 2016 onwards). Yet the plan target has been met in only five of those years. Historic delivery is shown in the chart below in comparison with the housing requirements applicable at the time and with local housing needs of 1,040dpa.



Explaining the unreasonableness of using the SHMA number

The SHMA, which was carried out in 2015-16, does not accord with the PPG methodology and is based on 2012-based household and population projections.

The data on which the SHMA is based SHMA will be at least five years out of date by the time of anticipated adoption of the plan in 2021. Use of the SHMA would not therefore accord with NPPF para 31, which requires the use of up-to-date evidence.

The SHMA projection is at significant variance with Local Housing Need calculated in accordance with the PPG methodology and with long-term housing delivery trends. The SHMA requirement would be 41% higher than Local Housing Need calculated in accordance with the PPG. It would be 35% higher than the long-term housing delivery rate since 1996, a period in which Swindon was among the fastest growing places in the country.

- 2.16 Swindon Borough Council has not received requests from neighbouring authorities to plan for their unmet housing needs. It is not considered likely that unmet needs will arise from Swindon Borough's neighbouring authorities.

Employment land

- 2.17 The Swindon Employment Land Review 2017 (ELR) provides a range of scenarios for 2016-2036 employment land requirements in hectares. To these can now be added the August 2019 Oxford Economic forecast :

Employment land requirement scenarios

Use	1. Baseline Labour Demand		2. Adjusted Labour Demand (using the OE and CE)	3. Past Completion Rates	4. Labour supply	Oxford Economics August 2019
	Cambridge Econometrics Jan 2016	Oxford Economics Nov 2015				
Office	6.5	9.7	10.2	2.4	13.9	7.7
Industrial	-9.3	10.7	21.2	56.7	27.4	-55.5

Offices

- 2.18 The ELR recommends a requirement of between 6ha and 14ha of land for office development.
- 2.19 The ELR recommends against using the 2.8ha past-completion-rates number for offices on the basis that this reflects the lack of office development in the Borough in the past. However, this may in fact be a realistic scenario as past completion rates provide an indication of the level of demand for office space in the Borough and the Borough's attractiveness as an office location. Therefore, it is considered reasonable to use the past completion rates number as a 'low' scenario for future office land requirements.
- 2.20 It is therefore considered that it is reasonable to consider an office land requirement of between **2.4ha and 10.2ha**. This equates to a floor space requirement of **16,000sqm to 67,700sqm**. As the amount of land needed for office development depends on whether it is built at town centre or out-of-town plot ratios, it is clearer to talk about a floor space requirement.

Industrial

- 2.21 For industrial land uses, the ELR recommends using its scenario 2 (adjusted labour demand), which is based on the average of the Oxford Economics and Cambridge Econometrics projections with some adjustments. The methodology for the adjusted labour demand scenario is described in the Swindon and Wiltshire Functional Economic Market Area Assessment 2017. Adjustments include an assumption of zero net change in manufacturing employment in

Swindon Borough. The unreasonableness of using this scenario in light of recent announcements is described in the box below.

Explaining the unreasonableness of using the adjusted labour demand scenario

The adjusted labour demand scenario is based on a projection for 2016-2036 change in motor vehicle manufacturing employment of -10 jobs i.e. effectively no change. This is more optimistic than the baseline projections of -1,490 jobs (Oxford Economics 2015) and -2,030 jobs (Cambridge Econometrics 2016). The Honda closure indicates that 3,500 direct jobs with a further 1,200 job losses at Honda Logistics, and potential for other indirect jobs to be lost.

If the Honda announcement is factored into the adjusted labour demand scenario, industrial employment change in the Borough 2016-2036 alters from -900 to -4,500. The requirement for industrial floorspace would in turn change from -19,900sqm to circa -96,750sqm. Taking into account the positive requirement for warehousing space, this change would reduce the adjusted labour demand industrial floorspace from 46,900sqm to -29,950sqm (net) or -10,950sqm (gross). This reduces the requirement for industrial land from +21.2ha to circa -2.7ha.

The August 2019 Oxford Economic projection also indicates that the adjusted labour supply scenario may be excessively bullish with regard to the prospects for industrial employment in Swindon Borough.

Uncertainty around future motor vehicle employment in Swindon Borough means that the adjusted labour demand scenario does not currently appear to be reasonable.

- 2.22 The ELR describes that the 'past completion rates' scenario for industrial land as a product of past policies of making industrial land available to attract inward investment. Use of this scenario going forward would thus support a policy approach of continuing to seek to attract inward investment, most likely in the warehousing and distribution sectors. All projections, to the extent that they are based on historic data 'bake in' the effects of past policy decisions to some degree. Therefore, the fact that the 'past completion rates' scenario is a product of past pro-growth policy is not considered alone to make that scenario unreasonable. However, the Oxford Economics and Cambridge Econometrics evidence of projected decline in the sectors that underpinned those past completion rates does mean that they should be treated with caution as a guide to future prospects.
- 2.23 Overall, it is considered reasonable to use a range for industrial land requirements between the lowest baseline projection and the past completion rates projection. This means a range between **-55.5ha and +56.7ha** of industrial development land.

Reasonable alternatives: spatial strategy

- 2.24 The Interim SA considered alternative strategy options for the levels of housebuilding and employment land development that would take place in different settlements and areas.
- 2.25 The background to the strategy options is the housing and employment development already planned through land allocations in the Swindon Borough Local Plan 2026 and neighbourhood plans, and on other land with planning permission. The housing and employment development that is already planned (referred to as 'commitments') is summarised in the tables below.
- 2.26 The housing and employment commitments account for a significant proportion of housing and economic development land needs to 2036. Beyond those commitments, there is the 'residual' need. Reasonable strategy options would need to be capable of delivering those residual needs. Additionally, strategy options must take account of cumulative effects with already planned development. In summary:
- 2.26.1 Taking into account the housing already planned, the residual requirement against local housing need to 2036 is around 1,500 dwellings.
- 2.26.2 There is no residual employment land requirement, except in the higher growth scenarios for office land. Nonetheless, the ELR identifies reasons for planning for more employment land, including boosting short-term supply, meeting 'qualitative need' identified by local commercial land agents, and encouraging inward investment.
- 2.26.3 69% of local housing need to 2036 is already planned at the new communities of New Eastern Villages, Wichelstowe, Kingsdown, Badbury Park and Tadpole Garden Village.
- 2.26.4 Outside of Swindon and the new communities, significant additional housing is planned at South Marston, Wroughton and Broad Blunsdon, and to a lesser extent Highworth.
- 2.26.5 1,268 dwellings are planned (have planning permission) on housing is on sites of 1ha or less in area including units projected on small site windfalls. This equates to 7% of Local Housing Need in the remaining 17 years of the plan period. The NPPF sets a target of 10%,

Housing commitments as at April 2019

Completions 18/19	1124
Commitments	2329
Oakfield	246
Badbury Park	427
TGV	629
Wichelstowe	2821
Kingsdown	1650
Redlands	370
Lotmead and Lower Lotmead	2076
Upper Lotmead	850
Land at South Marston and Rowborough	2380
Great Stall East	1700
Foxbridge	700
Great Stall West	860
Total	18162

Employment commitments as at April 2019

	Industrial		Office	
	Consented or under development ²	Allocated	Consented or under development ³	Allocated
Land area	77.48ha	16.47ha (assumed 6.25ha at Wichelstowe and including North of Vygon, South of Gateway North and Keypoint K5)	2.55ha	circa 10ha (assumed 6.25 ha at Wichelstowe, 2.5ha at NEV, a further 0.3ha at Kimmerfields and 1.09ha at Drakes Meadow)
Floorspace	229,700sqm	tbc	19,404sqm	Tbc

2.27 To be reasonable, spatial distribution options would need to be deliverable in the plan period. Therefore, spatial distribution options are informed by the availability of land for development, as shown in the Strategic Housing and Economic Land Availability Assessment (SHELAA) 2019 and updated taking into account sites submitted after the SHELAA 2019 was published.

² The Employment Land Review 2017 excludes sites that are under construction from its assessments of demand-supply balance. However, as such sites would be developed within the 2016-2036 time horizon used in the Review, it is considered that they should be counted as contributing to meeting the identified requirements for employment floorspace in that time period.

³ See FN3.

2.28 Taking into account the distribution of existing commitments and the distribution of available development land, the Interim SA identified a number of 'strategic decisions'. These strategic decisions guided the identification of spatial options for meeting the residual housing requirement. The strategic decisions are summarised in the table below.

Strategic decisions

Strategic issue	Conclusions in Interim SA
How should 'urban capacity' be factored in?	The interim SA made a notional allowance of 250 homes for housebuilding on urban sites. This was held constant across all strategy options. A conservative approach to assessing urban capacity was taken because of uncertainty over the viability of privately held development sites and the availability of council-owned land in the urban area, much of which is currently public open space or comprises estate regeneration projects and is occupied by existing tenants.
Is housing in 'other villages', including those not mentioned in the Local Plan 2026 a reasonable option?	The other villages, including those not mentioned in the Local Plan 2026 are those with the most limited range of facilities and the poorest transport links. However, government policy as set out in the PPG is that housebuilding should not be ruled out in any rural settlement (Paragraph: 001 Reference ID: 50-001-20160519). Therefore, planning additional housing in the other rural settlements is not necessarily an unreasonable option.
Is a further, strategic-scale (i.e. 500 homes plus) residential development a reasonable option?	<p>Circa 70% of the housing need to 2036 will be met in the large-scale new communities planned through the Local Plan 2026. A further strategic scale extension may be unable to contribute to the delivery of housing in the early part of the plan period, when supply is likely to be lowest.</p> <p>The SHELAA raises question marks over the deliverability of potential strategic sites at Broad Blunsdon and north of St Andrews in light of capacity constraints at the A419 Coldharbour Junction.</p> <p>For these reasons, it is not considered reasonable to plan to accommodate all of the residual housing need in one or more strategic sites. However, an additional strategic site could be planned alongside other options, perhaps extending beyond the 2036 plan horizon.</p>
Is meeting Swindon's residual need for housing by identifying	Paragraph 11 of the NPPF states that plans should positively seek opportunities to meet the

Strategic issue	Conclusions in Interim SA
land in a neighbouring authority a reasonable option?	<p>development needs of their area (...) as a minimum, as well as any needs that cannot be met within neighbouring areas. Paragraph 26 states that "joint working should help to determine ... whether development needs that cannot be met wholly within a particular plan area could be met elsewhere".</p> <p>There are development site options that indicate that it will be possible to meet the local housing need of Swindon Borough within the local authority's boundaries. It is therefore considered unlikely that there will be 'unmet needs' within the meaning of the NPPF which cannot be met within Swindon Borough. Therefore seeking to export housing needs to one or more neighbouring authorities is not a reasonable option.</p>
Is meeting Swindon's residual need for employment land by identifying land in a neighbouring authority a reasonable option?	<p>As there is no demonstrable quantitative need for additional employment land beyond existing allocations (save in the event that Wichelstowe and New Eastern Villages were not to come forward by 2036), there is not considered to be a reasonable basis for identifying 'unmet need' which would need to be met in a neighbouring authority.</p> <p>Notwithstanding that, in view of the limited availability of employment land options within the Borough, work with neighbouring authorities could explore options outside of the Borough to deliver the qualitative need and/or support inward investment aspirations as highlighted in the ELR.</p>
How should the Honda factory site be considered?	<p>At the time of writing the timetable for the Honda site becoming available and the land uses for which it will be made available, are not yet clear.</p> <p>At present it is not considered that the Honda site can be identified as a potential source of employment development land.</p>
Should the Borough Council be planning for the contraction/change of use of employment land?	<p>If planned employment land commitments come forward, there is likely to be sufficient land available to accommodate projected requirements (except the high growth scenario for office space). However, the evidence is not considered to provide a justification for a policy of eroding the current stock of employment land, which is considered an unreasonable approach.</p>

Strategic issue	Conclusions in Interim SA
	The relatively limited availability of developable employment land options beyond existing commitments illustrates the limited options for replacing any employment land that is lost. Furthermore, loss of employment land may contribute to the growth of unsustainable commuting patterns as economically active residents commute outside of the Borough to find jobs.

2.29 Based on the conclusions on the strategic issues, the Interim SA Report identified strategy options which were consulted on in the Council's 'Emerging Strategies' consultation between July and September 2019. The options identified for housing were

2.29.1 **Strategic site** expansion site at St Andrews/Blunsdon - this could be combined with the allocation of land for some additional housing at the higher tier rural settlements of Highworth or Wroughton or with a dispersal approach.

2.29.2 **Graduated dispersal**, focussing housebuilding on Highworth and Wroughton as the largest rural settlements with the widest range of facilities, with additional housing delivered at some or all of the other villages including Badbury, Bishopstone, Castle Eaton, Chiseldon, Inglesham, South Marston, Stanton Fitzwarren and/or Wanborough.

2.29.3 **Blunsdon focus**, with land promoted for development south, east and north of the village creating the option of a more significant planned expansion to the village.

2.29.4 **Wroughton focus**, with the large amounts of land promoted at Wroughton making focussing development there a potentially reasonable option.

2.30 The four spatial strategy options identified in the Interim SA Report are set out in the table below with indicative 'circa' housing numbers. The table is amended to include a fifth option **Highworth focus** in light of additional sites at Highworth put forward in response to the Emerging Strategies Regulation 18 consultation. The table is adjusted slightly from the Interim SA, with the numbers at 'other villages' reduced across the non-dispersal options.

2.31 A further option put forward in response to the Emerging Strategies consultation was an eastward expansion of the New Eastern Villages to incorporate land referred to as 'Green Land East' to the east of the proposed lower Lotmead development in the vicinity of Lower Earlsclourt Farm and Mount Pleasant Farm. Alternatively or in addition this option would involve developing parcels within the New Eastern Villages Local Plan 2026 allocation at higher densities to increase the number of homes that could be delivered across the site.

Broad housing strategy options

Settlement/location	Commitments	Option 1 strategic site	Option 2 Graduated dispersal	Option 3 Blunsdon focus	Option 4 Wroughton focus	Option 5 Highworth focus	Option 6 Expand New Eastern Villages
Completions 2018-19	1124						
New Eastern Villages	8936						670
Wichelstowe	2821						
Kingsdown	1650						
Badbury Park	427						
Tadpole Garden Village	629						
Swindon urban area	1,605	Assume 400	Assume 400	Assume 400	Assume 400	Assume 400	Assume 400
Swindon non-strategic greenfield expansion	475						
South Marston	118	N/A	Included in other villages	Included in other villages	Included in other villages	Included in other villages	N/A
Small site windfalls	798						
Strategic scale growth at St Andrews/Blunsdon		1300+	N/A	N/A	N/A	N/A	N/A
Highworth	102	150	600	300	300	800	200
Wroughton	288	100	600	300	800	300	200
Broad Blunsdon	242	N/A	Included in other villages	500	Included in other villages	Included in other villages	N/A
Other villages	36	N/A	150	100	100	100	100
Total (exl Swindon)		1450	1250	1200	1200	1200	1170

2.32 Alongside the housing strategy options, the Interim SA Report identified three strategy options for employment land:

2.32.1 **Consolidation.** In view of the fact that sufficient land is already identified to meet needs for employment floorspace in the period to 2036 under most projections, it would be a reasonable option to allocate no further employment development land, particularly as the Honda site has the potential to accommodate additional employment beyond the current use.

2.32.2 **Small sites only.** Allocate one or more of the further smaller employment sites within or adjacent to existing settlement boundaries. It would be a reasonable option to allocate one or more of these sites for employment uses to assist in meeting the qualitative demand identified in the ELR and to provide choice to local businesses.

2.32.3 Small and large sites. Allocate a strategic scale employment site on greenfield land either within or outside of the Borough in addition to smaller employment sites. This would represent a 'policy on' approach of seeking to allocate land to secure inwards investment to the Borough. The Borough Council has historically adopted that approach and the ELR recommends that it is considered going forward. This is therefore considered also to be a reasonable option.

2.33 The alternative housing and employment strategy options developed in the Interim SA Report were not site specific. A number of site options would be capable of delivering each spatial option.

Appraisal of strategy options

2.34 Appraisal of the strategy and site options outlined above was undertaken through the Interim SA report. An updated appraisal has now been undertaken, including the Highworth focus option. The findings of that appraisal are summarised below. Full appraisal tables are provided in **Appendix 3**.

Housing Site Options Appraisal Summary

SA Topic	1. Strategic scale growth at St Andrews/Blunsdon	2. Graduated dispersal	3. Broad Blunsdon focus	4. Wroughton focus	5. Highworth focu	6. New Eastern Villages expansion/intensification
Biodiversity	5	4	=3	6	=3	=3
Land and soil resources	=	=	=	=	=	=
Water resources	=	=	=	=	=	=
Air quality and environmental pollution	=4	5	=4	6	=2	=2
Climatic factors	=5	3	6	1	2	=5
Historic environment	=2	=5	6	=5	=5	=2

SA Topic	1. Strategic scale growth at St Andrews/Blunsdon	2. Graduated dispersal	3. Broad Blunsdon focus	4. Wroughton focus	5. Highworth focus	6. New Eastern Villages expansion/intensification
Landscapes	=5	1	3	6	=5	2
Population and housing	=6	1	=4	=4	=4	=6
Healthy and inclusive communities	3	4	6	2	1	5
Transport	5	1	6	2	3	4
Economy and enterprise	=	=	=	=	=	=

Housing

- 2.35 No single option performs best across all of the sustainability topics and no option is necessarily unsustainable.
- 2.36 Option 3 (Broad Blunsdon focus) performed the least well across all SA topics. The option is ranked last for climatic factors, healthy and inclusive communities, and transport, although it ranks best for biodiversity. This option is identified as creating the potential for a significant negative effect on the transport topic related to capacity issues at the Broad Blunsdon/Coldharbour junction.
- 2.37 The best performing option was option 2 (graduated dispersal). This option performed well on the housing topic, transport topic and landscapes. The option was low ranking for the air quality topic because of the potential impact on air quality in Old Town of further housebuilding in Wroughton.
- 2.38 The next best performing options were options 5 (Highworth focus), 4 (Wroughton focus) and then 6 (New Eastern Villages Expansion) and 1 (Strategic scale growth at St Andrews/Blunsdon). The potential for significant negative transport effects, again associated with the Coldharbour junction, were identified for option 1, while the potential for significant negative effects through exacerbation of existing severe capacity constraints on at White Hart Junction, on the A420 and of the strategic road network was identified for option 6.

- 2.39 The potential for significant negative air quality effects were identified for option 4, in terms of potential impact on the Kingshill AQMA and on Devizes Road.
- 2.40 The potential for significant environmental effects on land and soil resources (loss of best and most versatile agricultural land), water resources (adequacy of water supply and river water quality), and landscapes (harm to designated or undesignated landscapes) was identified across all options.

Employment

- 2.41 Option 1 is effectively a 'do minimum' option. This option could reasonably be expected to have a minor adverse effect on the economy and enterprise SA topic.
- 2.42 However, effects on these objectives were not assessed to be significant, in view of the lack of demonstrated quantitative need for additional employment land.
- 2.43 Option 1 may also have a minor negative effect on the healthy and inclusive communities topic, in that it would offer the least potential to create new employment opportunities for those living in deprived areas.
- 2.44 Effects of the 'do minimum' option on other sustainability objectives would be neither negative nor positive in comparison with the baseline.
- 2.45 Option 2 (development of small sites) could be expected to have a positive effect on economy objectives, albeit again not assessed as significant. Option 2 could be expected to contribute to meeting the needs of local businesses by increasing the diversity of the size and type of employment development land available.
- 2.46 Option 2 could also be expected to have positive effects on the sustainability objectives of using land and building efficiently (objective 2), by focussing new development on existing built up areas. This option would also support the objective of reducing the need to travel and promote more sustainable transport choices, as development in existing built up areas can reasonably be expected to support this objective.
- 2.47 Option 3 (development of small sites and an additional strategic scale employment site on greenfield land) could be expected to be best performing when assessed against economy objectives as it offers the greatest potential for employment expansion. Conversely, in view of the location of promoted sites in Broad Blunsdon, this option creates the potential for a significant adverse effect on the transport SA domain, in view of junction capacity issues at Coldharbour/Broad Blunsdon and at M4 Junction 15.
- 2.48 Option 3 also creates the potential for adverse effects on landscapes and air quality and on climate change objectives as greenfield employment sites will be

more carbon intensive to build (likely requiring additional road and other infrastructure) and may be less likely to foster sustainable transport.

- 2.49 Overall, there is an argument that Option 1 is the least well performing option in view of its poor performance on the economy and inclusive communities objectives. As between options 2 and 3, there were pros and cons for each option. Option 3 creates the greatest potential for positive economic effects, but also the greatest potential for negative sustainability effects, including potentially significant effects on the transport topic.

Reasonable alternatives: sites

- 2.50 The location of the site options considered in the Interim SA Report is shown in the map on the following page.
- 2.51 Only housing sites outside of Local Plan 2026 settlement boundaries were appraised on the basis that it is reasonable to consider that, subject to constraints being able to be addressed, sites within the urban area represent sustainable options for the location of housing development.
- 2.52 Only employment sites not lying within key employment areas or Swindon town centre – areas where employment development is supported under existing policy – were assessed. Employment sites the availability of which had not been confirmed or which are promoted for other uses, and therefore considered unavailable for employment uses, were not considered to be reasonable options and were not assessed.
- 2.53 An additional site, s0034 Land at Inlands Farm, Wanborough, was appraised despite having been rejected in the SHELAA 2019. The site is subject to a current planning application and is promoted as a strategic employment site. Pending the decision on the current planning application and the likely promotion of the site by the landowner/developer as an allocation in the local plan, to ensure a consistent approach, the site was appraised in the Interim SA report.
- 2.54 The methodology used for site appraisal and the site appraisal tables are provided in **Appendix 5**.
- 2.55 Appendix 5 also provides a list of residential sites that were rejected by the Council at the Emerging Strategies stage and a summary of the reasons why those sites were rejected. The second map below shows the list of potentially reasonable site options consulted on in the Emerging Strategies consultation. Some of the site boundaries have been re-drawn to reflect updated information.
- 2.56 The following additional sites were submitted in response to the Emerging Strategic consultation and have been assessed against the same methodology in Appendix 5:

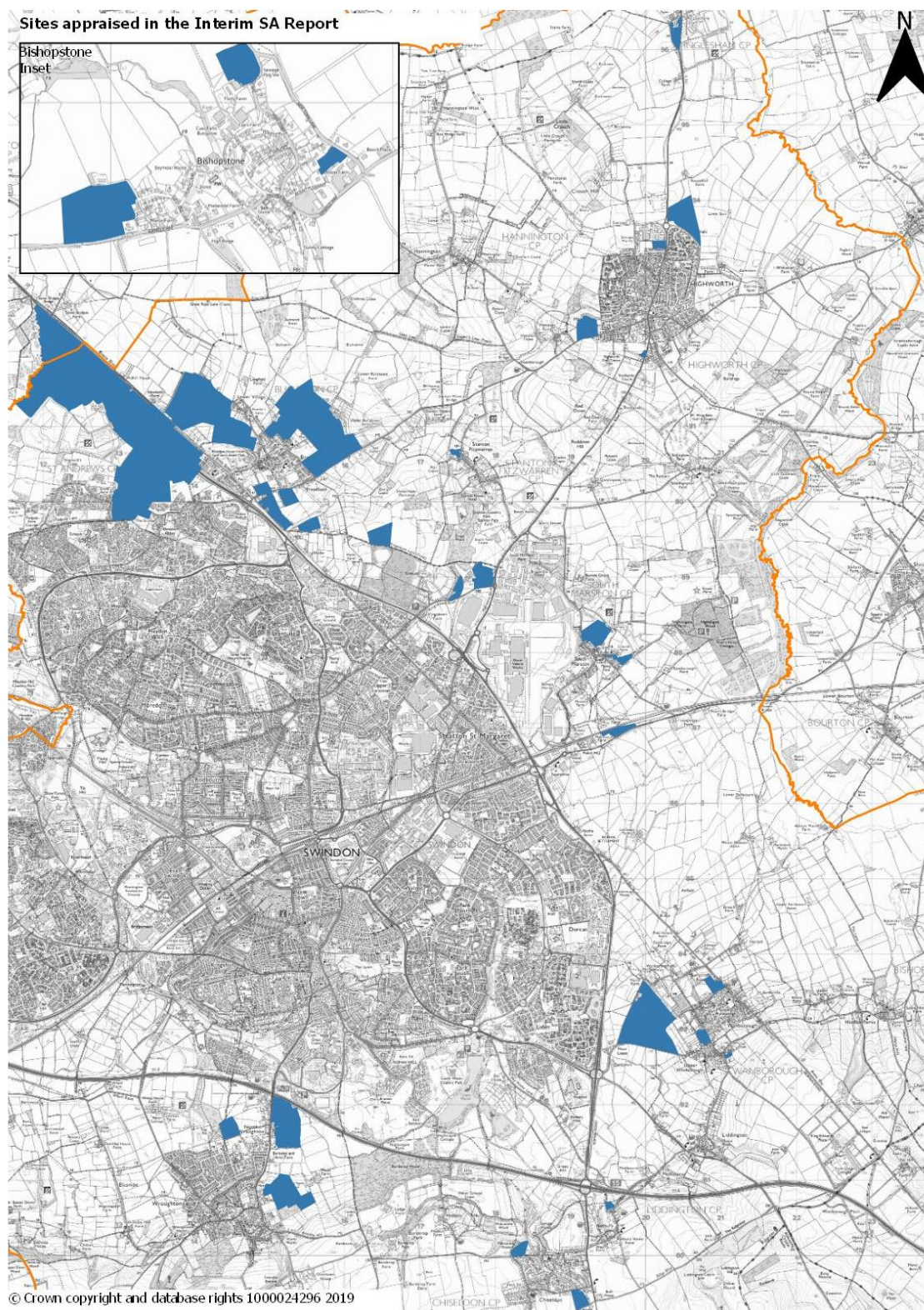
ID	Site description	Site area (ha).	Capacity
----	------------------	-----------------	----------

s0309	Land N of Overtown Reservoir, Wroughton	0.3	8
s0478	Former STW Site, Wroughton	5.7	100
s0481	Wrag Barn Golf Club, Highworth	1.9	35
s0482	Land at Shrivenham Rd Highworth	11.4	200
s0483	Land at Eastrop, Highworth	11.9	190
s0484	Redlands Park, Phase 2, Highworth	2.6	41
s0486	Green land East	50.7	670
s0487	Prior's Hill, Wroughton	4.9	50

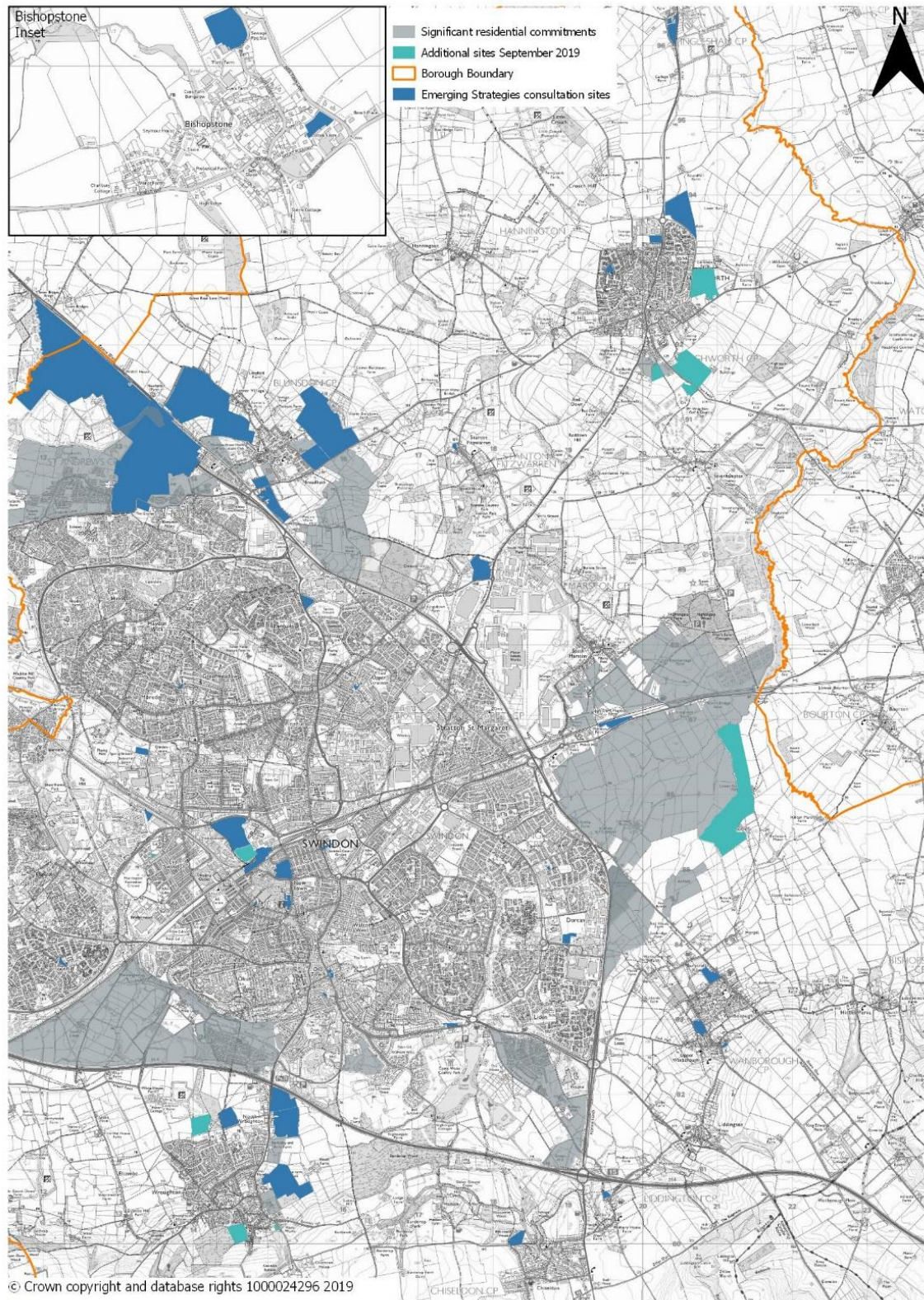
2.57 Additionally, three further urban area sites, North Star House, Land South of Even Swindon School and the former Stratton Education Centre, which were not identified in the Emerging Strategies consultation were submitted. As these sites are within the Swindon primary urban area they are in principle considered to be sustainable locations for residential development and so are not individually appraised.

2.58 The additional sites submitted in response to the emerging strategies consultation are shown in light blue in the second map below.

Sites appraised in the Interim SA Report



Site options consulted on as part of the Emerging Strategies consultation (excluding rejected sites), together with additional sites submitted in response to that consultation referred approach



- 2.59 Following the Emerging Strategies consultation and using the responses provided to that consultation, the Council developed its preferred approach.
- 2.60 The preferred approach to residential sites is a variant Option 2 (graduated dispersal) with housebuilding focussed on Swindon, Highworth and Wroughton. The Council's outline reasons for selecting this approach were as follows:
- 2.60.1 The strategy identifies a range of sites in a range of locations. Thereby supporting a wider range of builders and diversifying the development sites in the Borough, which are currently focussed on the large new communities, in particular the New Eastern Villages.
 - 2.60.2 The strategy is considered most likely to encourage an increase in housebuilding in the short term and thereby to support the Borough's ability to maintain a five-year housing land supply.
 - 2.60.3 By not focussing development in a single location, the strategy reduces exacerbating existing traffic and air quality issues, particularly around the motorway junctions and A419 corridor.
 - 2.60.4 The graduated dispersal strategy makes best use of existing infrastructure reducing the need for significant new infrastructure, an important factor given the scale and expense of infrastructure required to deliver the new communities planned under the Local Plan 2026. This is particularly the case in Highworth and Wroughton, which both benefit from secondary schools with capacity, a range of town centre facilities, and established frequent bus services, which in the case of Wroughton can be upgraded.
 - 2.60.5 The graduated dispersal strategy was the overall best performing option in the appraisal in the Interim SA Report, in particular on the housing topic, transport topic and landscapes.
 - 2.60.6 As part of the graduated dispersal approach, the residual development requirement is focussed on the larger settlements of Wroughton and Highworth, which have the widest range of services and facilities and offer the best opportunities to encourage sustainable transport modes. A smaller quantum of housing is allocated to some of the Borough's better served smaller villages, proportional to their size.
- 2.61 Outline reasons for rejecting the other strategy options for residential sites are as follows:
- 2.61.1 The Blunsdon focus option was the least well performing option in the Interim SA Report. A primary concern with this option was traffic congestion at the Cold Harbour/Broad Blunsdon junction of the A419, a junction that is already at capacity, as highlighted in responses to the Emerging Strategies consultation from various parties, including Highways England and the local bus companies. Stagecoach Bus highlighted that

the peak time congestion at the Cold Harbour junction was causing reliability problems for their services in this area. Highways England highlighted highway safety concerns around peak time queuing on the main line of the A419 at this junction. Sites at Broad Blunsdon are of insufficient scale to deliver an upgrade to this junction or to create the critical mass for additional public transport links or significant upgrades to local facilities. Broad Blunsdon village has a limited range of facilities, poor sustainable transport links and consequent very high levels of car dependency. Opportunities to mitigate these issues are limited. There may be opportunities for the village to benefit from a better bus service when the Kingsdown strategic allocation is complete, which would be towards the end of the plan period, but this does not align with the likely timetable for delivery of the sites promoted nor the need for the plan to augment short-term delivery.

- 2.61.2 The Highworth option performed well, but less well than the graduated dispersal approach.
- 2.61.3 A primary concern for the Wroughton focus option was also traffic congestion on the Swindon Road and the impacts of development on the Kingshill Air Quality Management Area and areas of air quality concern on Devizes Road. However, it was considered that growth at Wroughton could form part of a sustainable strategy of graduated dispersal.
- 2.61.4 The strategic site at Broad Blunsdon/St Andrews option was rejected on the basis that it would contribute a more limited amount than other options to diversifying the Council's supply of sites and improving housing delivery in the short term. There is considerable uncertainty about the timing of infrastructure improvements that would be needed to support development north of Broad Blunsdon and St Andrews. Therefore, this option may be underdeliverable in the plan period and not a reasonable option. Significant landscape impact concerns have also been raised about this option.
- 2.61.5 The extend New Eastern Villages option also raises significant concerns in terms of deliverability. The proposed new phase of eastern villages would follow after phases that currently do not have consent and are likely to be built out towards the end of the plan period. Therefore, there are considerable doubts as to whether this is a reasonable option that is deliverable in the plan period. Densifying the eastern villages, i.e. through increasing the numbers on the existing allocation, risks undermining the development concept by squeezing green space. This also risks adopting density assumptions that do not reflect market realities. There are concerns about the capacity of the surrounding road network, in particular the White Hart Junction, A420 and M4 Junction 15 to accommodate an increase in the number of houses planned at the New Eastern Villages. Finally, planning yet further new homes at New Eastern Villages would contribute least of any option to diversifying the range, size and location of sites available in the Borough.

- 2.62 With regard to employment land, the Council's preferred approach is to allocate small sites only. The Council's outline reasons for selecting this approach and rejecting the alternative strategy options are as follows:
- 2.62.1 The small sites only approach best aligns with the evidence of limited projected additional quantitative needs by and qualitative and short-term employment land needs.
 - 2.62.2 Updated employment projections do not indicate prospects for significant local jobs growth in the manufacturing or distribution sectors, which undermines the rationale for further large employment allocations.
 - 2.62.3 The deliverability of the few large employment site options that were put forward is questionable in view of the need for infrastructure provision.
 - 2.62.4 Existing employment allocations at Wichelstowe, New Eastern Villages and Kimmerfields provide larger strategic sites. Allocating smaller sites would supplement these with sites for smaller businesses that have prospects of being developed in the shorter term.
 - 2.62.5 It would be premature to seek to allocate further strategic employment sites either within or outside of the Borough when the future use of the Honda site beyond 2021 is unresolved.
 - 2.62.6 The consolidation option (no further allocations) was the least well performing option in the Interim SA Report.
- 2.63 Turning to consider sites, the table below provides details the alternative sites listed in the Emerging Strategies consultation and those sites submitted subsequently to that consultation, together with the Council's reasons for selecting or not selecting each site as an allocation. Sites rejected prior to the Emerging Strategies stage are detailed in Appendix 5 and the SHELAA 2019.

Site options

Site ref.	Site name	Selected or rejected	Council's outline reason for selection or rejection
Blunsdon/St Andrews			
s0030	Lower Widhill Farm, BLUNSDON	Rejected	Among the poorest performing sites in the Interim SA. Distant from existing urban areas and considered to be particularly harmful in landscape terms. The site was considered to perform less well in terms of its integration with existing urban areas, in landscape terms and in access to services and facilities than the land north of Tadpole Garden Village strategic site option. There may be some potential for mitigation for access to facilities if the site were to be developed with the land to its south allowing the creation of a new junction and extension of existing bus routes.
s0048	Land north of Blunsdon, BLUNSDON	Rejected	Distant from existing urban areas and considered to be particularly harmful in landscape terms. The site was considered to perform less well in terms of its integration with existing urban areas, in landscape terms and in access to services and facilities than the land north of Tadpole Garden Village strategic site option. It is difficult to see how the development of the site could be integrated with existing developed areas.
s0036	Land at Turnpike Rd, BLUNSDON	Rejected	A planning application for 80 dwellings is awaiting determination (S/OUT/19/0467) and is subject to a Highways England holding direction. The suitability or otherwise of the site for development will be determined through the development management process and the site is not considered to be a candidate for site allocation.

Site ref.	Site name	Selected or rejected	Council's outline reason for selection or rejection
s0050	Land at Sams Lane, BLUNSDON	Rejected	Capacity issues at the Cold Harbour/Blunsdon A419 junction mean that further development in this location would be likely to lead to severe residual cumulative impacts on the operation of the highway network that could not be mitigated by a development of this scale. Development of the site would conflict with the preferred spatial strategy, which does not support significant additional housebuilding at Broad Blunsdon.
s0403	Blunsdon Land Ltd (north of B0419, BLUNSDON)	Rejected	The site now benefits from a resolution to grant planning permission subject to completion of a s106 agreement and is therefore not a candidate for site allocation in the plan.
s0429	Land east of Blunsdon, BLUNSDON	Rejected	Capacity issues at the Cold Harbour/Blunsdon A419 junction mean that further development in this location would be likely to lead to severe residual cumulative impacts on the operation of the highway network that could not be mitigated by a development of this scale. Development of the site would conflict with the preferred spatial strategy, which does not support significant additional housebuilding at Broad Blunsdon. Additionally, the site is peripheral from the village of Broad Blunsdon and performed less well in the Interim SA than other site options around the village.

Site ref.	Site name	Selected or rejected	Council's outline reason for selection or rejection
s0460	Land at 12 Turnpike Rd, BLUNSDON	Rejected	Capacity issues at the Cold Harbour/Blunsdon A419 junction mean that further development in this location would be likely to lead to severe residual cumulative impacts on the operation of the highway network that could not be mitigated by a development of this scale. Development of the site would conflict with the preferred spatial strategy, which does not support significant additional housebuilding at Broad Blunsdon. Additionally, the site is peripheral and poorly related to the village of Broad Blunsdon.
s0379/32	Tadpole Garden Village extension (north), BLUNSDON ST ANDREW	Rejected	Although there is considerable logic in extending Tadpole Garden Village to make use of the new facilities and continue a successful development, the site faces significant landscape, biodiversity and transport constraints. The latter is particularly significant and there is no clear route to delivery of a scheme to mitigate the impact of development on the A419 Coldharbour Junction.
s0055 and s0056 (s0037 4)	Land adjacent to Stepside, BLUNSDON ST ANDREW	Rejected	Capacity issues at the Cold Harbour/Blunsdon A419 junction mean that further development in this location would be likely to lead to severe residual cumulative impacts on the operation of the highway network that could not be mitigated by a development of this scale. The Interim SA Report raises significant concerns about the landscape impact of development.

Site ref.	Site name	Selected or rejected	Council's outline reason for selection or rejection
s0069	Burcot House, BLUNSDON ST ANDREW	Rejected	Capacity issues at the Cold Harbour/Blunsdon A419 junction mean that further development in this location would be likely to lead to severe residual cumulative impacts on the operation of the highway network that could not be mitigated by a development of this scale. The Interim SA Report raises significant concerns about the landscape impact of development.
Highworth			
s0467	Land east of Roundhill Mead, HIGHWORTH	Selected	Highworth is the rural settlement with the greatest range of facilities. This was the best performing site in Highworth in the Interim SA Report. The site is served by an excellent bus service and there are opportunities to reopen the nearby school. A new supermarket is opening in close proximity. No significant landscape concerns were raised.
s0185	Triangular plot of land situated opposite the junction to Stroma Way. East of St Michael's Avenue, HIGHWORTH	Rejected	The site is within the urban area of Highworth and is currently public open space. The development of the site would detract from the provision of good levels of amenity open space and the attractiveness of the area.

Site ref.	Site name	Selected or rejected	Council's outline reason for selection or rejection
s0293	Lechlade Road, HIGHWORTH	Selected	The site is currently public open space. The local highways authority has confirmed that it would not support access from the Lechlade Road and there are landscape objections to the loss of an area of woodland that an access on Lechlade Road would require. In view of the proposed development of the adjacent land to the west pursuant to a neighbourhood plan allocation there is potential for this land to be developed with that adjacent land while retaining the existing trees on site.
s0481	Wrag Barn Gold Club, HIGHWORTH	Rejected	In comparison to other sites around the town the site is distant from bus stops and is detached from existing built development. The site lacks pedestrian routes into Highworth. The site is therefore not considered to be a well performing option. There is not an obvious way in which the bus service can be improved to this site.
s0482	Land at Shrivenham Rd HIGHWORTH	Selected	Very well located for the secondary school. Generally lacking constraints except for landscape issues. It is felt that this site is less sensitive in landscape terms than sites in Wroughton and most of the Highworth omission sites.
s0483	Land at Eastrop, HIGHWORTH	Rejected	The site is well located for the town centre and for the existing bus route on Roundhills Mead and the former North View School, the reopening of which it could contribute to. However, there are significant archaeology concerns in view of the scheduled ancient monuments in close proximity to the site. Additionally, landscape appraisals raised concerns.

Site ref.	Site name	Selected or rejected	Council's outline reason for selection or rejection
s0484	Redlands Park, Phase 2, HIGHWORTH	Selected	The site comprises an undeveloped field between the Redlands Park (Backhouse Housing) and Shrivenham Rd (Persimmon) commitments. As such the site represents a logical rounding off of the settlement in this location and could be developed as an extension to the Redlands Park scheme. Among the best performing Highworth sites in the SA of sites.
Wroughton			
s0071	Land east of Swindon Rd (north), WROUGHTON	Selected	Of sites in Wroughton, these sites performed best of Wroughton sites in the SA Report. Combining the sites creates the opportunity to create a noise attenuation bund adjacent to the M4 motorway, provide more significant areas of public open space, and create north-south pedestrian connectivity with the Linden Homes The Grange development. Stagecoach have indicated that there would be the potential to improve the frequency of bus services past the site.
s0072	Land east of Swindon Rd (south), WROUGHTON	Selected	
s0427	Akers Land, WROUGHTON	Selected	This site is well located to access facilities in Wroughton centre, but concerns about the impact of development of the site on the setting of the North Wessex Downs AONB. However community benefits and suitable mitigation weigh in its favour.
s0479	Land north of Ridgeway School, WROUGHTON	Rejected	No suitable vehicular point of access is identified. The local highways authority would not support access from Inverary Road and it is unclear if access from the adjacent Land to the Rear of Woodland View development would be possible. The site comprises playing fields and, as there is no surplus of playing fields in Wroughton Parish, development would be contrary to national planning policy.

Site ref.	Site name	Selected or rejected	Council's outline reason for selection or rejection
s0487	Prior's Hill, WROUGHTON	Rejected	Site is wholly within the AONB and forms part of the AONB escarpment. It is considered that there are sufficient reasons to reject the site on landscape impact alone.
s0478	Former STW Site, WROUGHTON	Rejected	The site is poorly related to and integrated with the existing urban area. There is very limited scope for access and it doesn't appear possible to provide an adequate access to the site to accommodate the amount of development proposed. More distant from bus services than other sites in Wroughton, although well related to the schools.
s0309	Land to the north of Overtown Reservoir	Selected	The site comprises brownfield land within the Wroughton settlement boundary. Considered to represent a sustainable site option.
Other villages			
s0078	Hodson Rd, CHISELDON	Selected	Chiseldon is one of the Borough's larger villages and has basic local facilities including a school and shop. Among the strongest performing sites in the Ridgeway villages (Chiseldon, Wanborough, Bishopstone and Badbury).
s0079	Land off Hewers Close, WANBOROUGH	Selected	Among the strongest performing sites in the Ridgeway villages (Chiseldon, Wanborough, Bishopstone and Badbury). Development of the site is considered to offer the potential for community benefits through the provision of public open space.
s0221	North of Mayfield. West of Kite Hill, WANBOROUGH	Selected	The principal concern with this site is landscape impact. However, in view of the small scale of the site it is considered that a sensitive form of development could be possible provided a landscape-led approach was taken. It is therefore considered that the site can contribute to housing at Wanborough as part of a graduated dispersal strategy.

Site ref.	Site name	Selected or rejected	Council's outline reason for selection or rejection
s0458	Croft Yard, Ham Road, WANBOROUGH	Selected	Among the strongest performing sites in the Ridgeway villages (Chiseldon, Wanborough, Bishopstone and Badbury). Development of the site is considered to offer the potential for community benefits through the provision of public open space.
s0066	Land west of New Town Lane, BISHOPSTONE	Selected	Albeit that it is outside of the current settlement boundary the site would effectively be in-filling between Eastbrook Farm and existing houses. Bishopstone is a small settlement with a limited range of facilities, albeit including a primary school. It is considered to be an appropriate location for a small number of houses to meet the residual housing need as part of a graduated dispersal approach.
s0459	Land at The Forty, BISHOPSTONE	Selected	Bishopstone is a small settlement with a limited range of facilities, albeit including a primary school. It is considered to be an appropriate location for a small number of houses to meet the residual housing need as part of a graduated dispersal approach. The site is relatively unconstrained and could be developed for a sensitive, high quality addition to the village.
s0017	Land at School Close, CASTLE EATON	Selected	Albeit that Castle Eaton is a very small settlement, it is considered that there would be benefits in the allocation for the development of a small number of new homes as part of the preferred graduated dispersal strategy. The site is relatively unconstrained, and could provide improvements to the play-park and recreation ground.
s0015	Land adjacent to Lechlade Rd and Lynt Rd, UPPER INGLESAM	Rejected	The village of Inglesham has a very limited range of facilities and is considered not to be an appropriate location for development on this scale.

Site ref.	Site name	Selected or rejected	Council's outline reason for selection or rejection
s0228	Land at Lynt Road (rear of residential properties), INGLESHAM	Selected	Albeit that Inglesham is a very small settlement, it is considered that there would be benefits in the allocation for the development of a small number of new homes as part of the preferred graduated dispersal strategy.
s0301	Land west of Trenchard Road at STANTON FITZWARREN	Selected	Albeit that Stanton Fitzwarren is a very small settlement, it is considered that there would be benefits in the allocation for the development of a small number of new homes as part of the preferred graduated dispersal strategy.
s0368	West of Catsbrain Farm, KINGSDOWN	Rejected	Site is subject to a live planning application for 190 dwellings. The suitability or otherwise of the site for development will be determined through the development management process and the site is not considered to be a candidate for site allocation.
s0432	Land East of Berricot Lane, BADBURY	Rejected	The SA identifies landscape and conservation concerns with the development of the site. Overall, it is felt that the potential dis-benefits of developing the site outweigh its benefits.
Swindon			
s0083	Windmill Hill School, Uxbridge Road, SWINDON	Selected	The site is a vacant brownfield site within the Swindon primary urban area. Considered suitable for residential development.
s0099	North Star, SWINDON (mixed leisure and residential uses)	Selected	This is a large brownfield site in central Swindon which incorporates The Oasis Leisure Centre. Part of the site has planning permission for a leisure development but a second phase including residential development is mooted. Allocation of the site would enable the Council provide principles for its development.

Site ref.	Site name	Selected or rejected	Council's outline reason for selection or rejection
s0101	Tented Market, SWINDON (mixed retail and residential uses)	Rejected	The site is a brownfield site in central Swindon which has an unimplemented planning permission for residential redevelopment. The proposed development is understood not to have been viable and therefore it remains uncertain whether the site is deliverable.
s0102	Kimmerfields, SWINDON (mixed employment, residential and other uses)	Selected	The site is a large central Swindon brownfield site. Albeit that the site already has outline planning permission for mixed-use redevelopment, its importance to town centre regeneration justifies a site allocation policy to guide future reserved matters consents.
s0128 s0129 s0140 s0443	Swindon Station, Station Car Parks and Signal Point, SWINDON (residential as part of mixed use development).	Selected	Network Rail, Great Western Railway and Swindon Borough Council are working together to redevelop Swindon Railway Station and its surrounding surface car parks. A site allocation policy setting out principles for that redevelopment is considered to be justified.
s0132 s0147 s0148 s0171	Former Wyvern Car Park, Princess Street Car Park, Wyvern Theatre and Theatre Square, SWINDON (residential uses likely to form part of cultural quarter development)	Selected	The site is in central Swindon and comprises surface car parks, the Wyvern Theatre and the pedestrian precinct to its north. A site allocation policy would support the redevelopment of this area as a 'cultural quarter'.
s0142	Locarno, Dammas Lane Car Park and The Planks Car Park, SWINDON (mixed residential and retail uses)	Selected	The site lies within the Swindon urban area. There is an existing design brief for the site.
s0200	South of Medway Road, Haydon Wick, SWINDON	Rejected	Site is subject to a restrictive covenant which would prevent its viable development.

Site ref.	Site name	Selected or rejected	Council's outline reason for selection or rejection
s0239	Groundwell Park and Ride, SWINDON (employment or residential use)	Selected	Site is a brownfield site within the Swindon primary urban area which has ceased to be used as a park and ride. The site is considered suitable for employment or residential uses.
s0244	Land fronting Idovers Drive west of Hazelwood Academy, Mannington, SWINDON	Selected	The site is within the urban area of Swindon and in an existing residential area neighbouring a primary school. It is currently an area of community woodland but its development would not lead to a shortfall of open space in the area.
s0288	Land East of 261, Marlborough Road, SWINDON	Selected	Would involve some loss of open space and green corridor but would not significantly harm the integrity of the green corridor.
s0314	Land to West of Cheney Manor Ind. Estate, SWINDON	Selected	The site is within the Swindon urban area. It is subject to a development brief, adopted by the Council's Planning Committee, which supports residential development. It is considered to be an appropriate location for residential development which would cross-subsidise the improvement of the adjacent Moredon Recreation Ground.
s0367	Lovell Close, Covingham, SWINDON	Rejected	The site lies within the Swindon urban area and comprises largely a surface car park. Relatively small site and may come forward as windfall site
s0436	Depot, County Ground, SWINDON	Rejected	Site is subject to a restrictive covenant which limits its use to recreational purposes and so is not available for development.
s0315	Stratton Education Centre, SWINDON	Selected	Small brownfield site within the Swindon primary urban area, former education centre now vacant. Is considered to be an appropriate location for residential redevelopment.

Site ref.	Site name	Selected or rejected	Council's outline reason for selection or rejection
s0485	South of Even Swindon School, SWINDON	Rejected	A small area of unused land within the Swindon urban area to the south of the school car park. However, it appears to be difficult to identify safe and suitable access at the entrance to the school and junction proximity would appear to be a problem.
s0073	Land north of A420, SOUTH MARSTON/SWINDON	Rejected	Among the best performing employment sites in the Interim SA Report. Well related to existing and planned development. However would need to come forward as part of wider NEV scheme to not prejudice planned transport infrastructure improvements.
s0150	The Carriageworks, SWINDON (mixed employment and educational uses)	Selected	Site is already in employment use, but allocation for employment and educational purposes would support its further redevelopment.
s0298	Barnfield Road, SWINDON	Selected	A small site in the urban area would be suitable for B-class uses.
s0480	North Star House, SWINDON	Selected	The site is a brownfield inner urban site immediately to the north of Swindon Station. The site is suitable for redevelopment alongside the North Star development to its north and the Swindon station redevelopment to the south.
Other			
S0466	Green Land East	Rejected	There are significant question marks about the deliverability of the site within the plan period. The site is beyond the Liden Brook and physically detached from the planned New Eastern Villages ('NEV') development islands. It is a linear site which wouldn't support a well contained, nucleated village development form. Concerns have been raised about the capacity of the highway network in the area to accommodate additional housing at the NEV beyond that currently planned.

3. Appraisal of the submission Local Plan

3.1 This chapter comprises the following sections:

3.1.1 An overview of the policies of the plan.

3.1.2 A brief explanation of the appraisal methodology.

3.1.3 Appraisal of the plan policies, structured around the SA framework topics and objectives.

Overview of the plan

3.2 As outlined above, the plan includes strategic housing and employment policies, site allocation policies, and development management policies.

3.3 The broad distribution of housing for the 18 years of the plan period 2018-2036 is as follows (local housing needs total 18,720):

Broad spatial distribution (housing)

		No. of homes
Commitments	Housing completions 2018-19	1,124
	Small site windfall allowance year 4 onwards	798
	Sites with planning permission (non-strategic)	2,287
	Neighbourhood Plan sites (non-permissioned)	42
	Wichelstowe remainder (part)	2,821
	Commonhead remainder	427
	Tadpole Farm remainder	629
	New Eastern Villages	8,936
	Kingsdown	1,650
	Swindon urban area	376
Allocations	Highworth	516
	Wroughton	608
	Other villages	152
	Total	20,612

3.4 The new site allocations are as follows:

Housing site allocations

Site	No. of homes
Swindon urban area	
Former Stratton Education Centre	11
Land fronting Idovers Drive	8
Land east of 261 Marlborough Rd	12
Moredon Rec	60
Windmill Hill School, Uxbridge Rd	35
North Star House	250
Total	376

Site	No. of homes
Highworth	
Land east of Roundhills Mead	250
Land at Shrivenham Road	200
Redlands Park, Phase 2	41
Land west of Lechlade Road	25
Wroughton	
Land east of Swindon Road	300
Land to the north of Overtown Reservoir	8
Land at Akers	300
Other villages	
Land at School Close, Castle Eaton	12
Land west of New Town Lane, Bishopstone	9
Land at The Forty, Bishopstone	30
Hodson Road, Chiseldon	42
Croft Yard, Ham Road, Wanborough	8
Land west of Hewers Close, Wanborough	20
North of Mayfield, West of Kite Hill, Wanborough	20
Land at Lynt Road, Inglesham	6
Land west of Trenchard Road, Stanton Fitzwarren	5
Total	1276

3.5 Proposed employment allocations are as follows:

Site	Size
The Carriageworks, Swindon	1.52ha
Land north of Barnfield Close, Swindon	0.75ha
Former Groundwell Park and Ride	1.7ha

Methodology

- 3.6 The following sections are structured around the sustainability topics contained in the sustainability appraisal.
- 3.7 It is not considered to be necessary or helpful to individually appraise every policy of the plan against every sustainability topic. Instead, a proportionate approach is taken to appraising the plan as a whole, focussing on the spatial strategy (as the element of the plan most likely to give rise to significant environmental effects) but also referencing and considering specific policies where applicable.
- 3.8 The appraisal focuses on identifying the potential for significant environmental effects as compared with the baseline using the criteria in Schedule 1 of the EIA Regulations, including the probability, duration, frequency and reversibility of effects, the cumulative nature of effects, their magnitude, risks to human health or the environment, the value and vulnerability of the area affected including protected landscapes.
- 3.9 The appraisal also identifies mitigation measures designed to prevent, reduce and offset any significant adverse effects on the environment of the plan.
- 3.10 In view of the high level nature of the policies under consideration it is not always possible to predict effects with a high level of confidence or accuracy nor to predict the evolution of the baseline in a no-plan scenario. Assumptions therefore need to be made, and these are explained in the text where applicable. Where it is not possible to identify significant effects, commentary is provided on potential effects of a less significant nature.

Biodiversity

1. Protect and enhance all biodiversity and geological features and avoid losses.

Commentary on the spatial strategy

- 3.11 The spatial strategy focuses development on Swindon and the urban extensions to Swindon to a significant degree. Additional allocations are focussed on the largest settlements within the Borough outside of Swindon, Highworth and Wroughton, with a smaller number of sites at villages.
- 3.12 The spatial strategy would urbanise significant areas of farmland on Swindon's urban fringe and on the fringes of Highworth and Wroughton. However, the allocations are not subject to significant strategic biodiversity constraints.

- 3.13 The allocation east of the Swindon Road at Wroughton lies around 700m from the Burderop Wood Site of Special Scientific Interest and within an impact risk zone for the construction of dwellings. But there are no public routes linking the development to the wood. A biodiversity assessment and consultation with Natural England would be needed to support any planning application.
- 3.14 The site at Overtown Reservoir in Wroughton lies adjacent to a county wildlife site and again will need to be supported by a biodiversity assessment. But this is a previously developed site and development management should be able to ensure no significant effects.
- 3.15 The site allocation at Hewers Close, Wanborough lies adjacent to Warneage Wood which comprises Woodland Trust land, but is not ancient woodland. However, the site is small (20 houses) and it is considered unlikely that any adverse effects would be significant.
- 3.16 The New Eastern Villages creates the opportunity for significant new areas of natural greenspace. The New Eastern Villages policy states that:
- “the development shall provide an extensive green infrastructure network (...) that maximises opportunities for habitat connectivity and enhanced biodiversity including extending the River Cole green infrastructure corridor and connecting with Nightingale Wood”.
- 3.17 Similarly, there is reference to the delivery of 30% net tree cover within the development to accord with the aims of the Great Western Community Forest. This policy has potential to create a biodiversity net gain.
- 3.18 Cumulative effects on the North Meadow and Clattinger Farm Special Area of Conservation ('SAC') are considered in the Habitats Regulations Assessment of the Local Plan ('HRA'). The HRA identifies that that provided Policy DM31 (open space in new development) includes specific commitments for developments within 7km of the SAC to include provision of high quality natural greenspace that is designed to provide alternatives to visiting the North Meadow and Clattinger Farm SAC, then there is high degree of certainty that the Local Plan would not result in an adverse effect on integrity. Similarly, it is identified that if the upgrade requirements identified in the Water Cycle Study are implemented then the Local Plan would not have any adverse effects on the SAC by reason of water quality. The modelling of traffic vehicle numbers is needed to establish whether there would be adverse effects on integrity by reason of air quality.

Commentary on other policies

- 3.19 Policy DM32 (Biodiversity) requires that development minimise its impact upon and that all developments must secure measurable net gains for biodiversity. The policy has potential to embed positive effects on biodiversity in the plan,

but clarity will be needed on how this will be measured and at what scale net gains are expected to be achieved.

- 3.20 Other policies of the plan are more marginally relevant to biodiversity: Policies DM28 (Green Infrastructure), DM29 (Great Western Community Forest), DM31 (Open Space in New Development), DM33 (Landscape), DM36 (Flood Risk) and DM36 (Pollution) all support biodiversity objectives either directly or indirectly.

Conclusions

- 3.21 The scale of housing and employment development planned over 18 years can be expected to have a long term minor negative effect on biodiversity, notwithstanding the beneficial effects of some sites and policies. The potential for significant negative effects is not identified in relation to any of the specific proposed site allocations.
- 3.22 The potential for cumulative **significant negative effects** exists in relation to the North Meadow and Clattinger Farm SAC and is considered in the HRA. The potential for cumulative effects exists in relation to air quality.

Land and soil resources

2. Use land and existing buildings efficiently, avoid high quality soils and prioritise development on previously developed land.

Commentary on the spatial strategy

- 3.23 The spatial strategy allocates a significant proportion of the residual housing need to sites within the Swindon urban area, which are not in agricultural use. Not all of these sites comprise previously developed land as a small number are currently public open space.
- 3.24 However, a significant level of building on agricultural land would occur under the Local Plan. The loss of this agricultural land is likely irreversible.
- 3.25 High level agricultural land mapping in the 'Provisional Agricultural Land Quality' dataset indicates that all of the land being development is either poor (grade 4) or good/moderate (grade 3). Almost all of the proposed allocations are shown as grade 3 which means that they may or may not be classed as best and most versatile agricultural land.
- 3.26 The more detailed Post 1988 ALC dataset indicates that the largest part of land within the New Eastern Villages and Wichelstowe commitments is Grade 3b (moderate) quality agricultural land. A significant part of the Kingsdown allocation is shown as Grade 3a good quality agricultural land.
- 3.27 The Post 1988 dataset does not cover all of the Borough and there is thus not possible to determine the agricultural land quality of the proposed allocations at

Highworth, Wroughton and the smaller villages. All of these sites would be below the size where, if they were advanced outside of the local plan, would be notifiable to Natural England.

Commentary on other policies

- 3.28 Local Plan Policy DM5 (Mix and Density) indirectly supports the objective by encouraging the efficient use of development land.

Conclusions

- 3.29 In view of the overall very high quantum of agricultural land to be lost, the quality of which has in many cases not been determined, it is reasonable to identify the potential for **significant negative environmental effects**.

Water resources

3. Use and manage water resources in a sustainable manner

Commentary on the spatial strategy

- 3.30 The SA baseline identifies existing issues in terms of water availability – as Swindon Borough lies within a seriously water stressed area – and river water quality.
- 3.31 The Swindon Water Cycle Study (January 2014) considered the latter and concluded that the Local Plan 2026 growth would not lead to a deterioration of Water Framework Directive classification for BOD, Ammonia or Phosphate. It identified that in the long term upgrades would be needed to meet the good status standard for Phosphate in the River Ray.
- 3.32 The revised draft Thames Water Water Resources Management Plan 2019 identifies that the Swindon and Oxfordshire water resources zone (SWOX) has a baseline supply/demand deficit in dry critical period conditions starting from 2022/23 and growing throughout the planning period.
- 3.33 The report notes that this may underestimate the scale of the deficit in view of the proposal for housing growth in the Oxford to Cambridge corridor which are not yet included in local plans.
- 3.34 Thames Water's preferred plan for removing the supply-demand deficit is through demand reduction (leakage and demand reduction) and through implementing a new strategic water resource scheme, the South East Strategic Reservoir Option in south west Oxfordshire, in 2037/38.
- 3.35 Thus while, as noted in the Water Cycle Study 2014, there are still uncertainties about water supply in the SWOX zone, Thames Water have prepared a plan by which the supply deficit can be addressed.

Commentary on other policies

- 3.36 Local Plan Policy DM22 (Water Supply and Wastewater and Sewerage Infrastructure) seeks to ensure adequate water supply, waste water capacity and surface water drainage infrastructure is in place before development proceeds. The policy supports Thames Water's water efficiency measures through adopting the Building Regulations optional requirement for water efficiency, limiting consumption to 110 litres/person/day. These measures should be expected to have a minor positive effect on this sustainability topic.
- 3.37 Policy DM36 (Flood Risk) should also have a minor effect on this topic through requiring surface water to be managed through naturalised sustainable drainage systems.

Conclusions

- 3.38 While there are issues in the sustainability baseline with river water quality and water resource availability, the Water Cycle Study and Water Resource Management Plan indicate there will be the ability to take the necessary steps to address these issues. Therefore, significant negative effects are not identified.

Air quality and environmental pollution

4. Improve air quality and minimise all sources of environmental pollution

Commentary on the spatial strategy

- 3.39 The sustainability baseline identified potential air quality issues in several roads in central Swindon, most notably Kingshill which exceeds target values for nitrogen dioxide and has been declared an air quality management zone.
- 3.40 At a general level, the scale of growth proposed through the Local Plan has potential to increase vehicle miles travelled in the Borough and therefore exacerbate existing air quality issues.
- 3.41 The spatial strategy somewhat mitigates against that effect by locating the largest part of development in locations which are or can be served by public transport of reasonably high frequency. This is the case in Highworth and Wroughton, where there is potential to improve bus frequencies on Swindon Road, and in the New Eastern Villages and Kingsdown strategic sites which have critical mass to support new/rerouted bus services of good frequency.
- 3.42 The Interim SA report identified the potential for development at Wroughton to increase traffic through the Kingshill AQMA and on Devizes Road, an area at risk of exceeding limit values.

- 3.43 Development in central Swindon, at North Star and The Locarno has potential to increase traffic on streets which are at risk of exceeding limit values.
- 3.44 Some uncertainty exists over the nature of these effects at this stage, which would be explored through transport assessments and air quality impact assessments prepared to support planning applications.

Commentary on other policies

- 3.45 Policy DM37 (Pollution) is a new policy and addresses air quality specifically. The policy requires major development proposals which would impact on air quality to prepare an air quality assessment and may be refused on air quality grounds. The policy also seeks that development should contribute to air quality improvements where possible.
- 3.46 Other policies of the submission plan may less directly contribute to air quality objectives. Policy DM21 supports the promotion of sustainable transport modes and introduces requirements for the provision of 1 electric vehicle charging points to be provided per dwelling. However, the setting of minimum parking standards in DM21 may, in some places, lead to higher levels of parking being provided than would be in a no-plan scenario.

Conclusions

- 3.47 It can be expected that growth in population and the number of dwellings in the period to 2036 will result in growth in traffic volumes on local roads and deterioration in air quality. Through managing the location of that growth to prioritise locations that provide walkable facilities and access to good quality public transport, the proposed submission plan could be expected to mitigate this somewhat and perform better than the baseline. Policy DM21 introduces a basis for managing air quality impacts through the development management process.
- 3.48 However, it is likely that there would be increased volumes of traffic through the Kingshill AQMA. The extent of any negative impacts on air quality are uncertain, but on balance negative effects are not assessed to be significant. Detailed assessments of these issues through the development management process will be required.

Climatic factors

5a. Minimise our impacts on climate change – through reducing greenhouse gas emissions.
5b. and reduce our vulnerability to future climate change effects.

Commentary on the spatial strategy

- 3.49 As above, the construction of new housing and population growth will increase road traffic transport emissions. This assumption is supported by the baseline

data, which shows that transport emissions in the Borough have not reduced, despite emissions from other sources falling significantly.

- 3.50 The spatial strategy seeks to focus the largest new housing areas in locations that have or can be provided with walkable basic facilities and bus stops with reasonable service frequencies. This strategy has the potential to reduce the growth of transport emissions.
- 3.51 There are elements of the spatial strategy which would likely not contribute to reducing emissions from new development. The New Eastern Villages and Kingsdown allocation, which is commitments, are based on significant road/junction building which would facilitate greater car use and therefore emissions. Additionally, the construction of new roads and new/enlarged junctions on the scale proposed is carbon intensive in the short term through construction emissions.
- 3.52 However, it is not possible to conclude that these effects would be significant in terms of emissions, particularly as both the New Eastern Villages and Kingsdown would be planned to have walkable basic facilities and good quality bus services.
- 3.53 The allocation of housing to smaller villages with limited facilities and bus services is also suboptimal in terms of reducing transport emissions. However, in view of the limited scale of housing proposed in these locations it is not considered that the negative impacts would be significant.

Commentary on other policies

- 3.54 The Climate Change Topic Paper documents a number of policies that directly or indirectly support climate change mitigation or adaptation. Policy DM21 (Transport and Development), DM17 (Centres and Main Town Centre Uses) and DM16 (Office Development) embed the consideration of access by public transport and active transport into all development and set standards for access to out-of-town retail and office development.
- 3.55 Policy DM24 (Water Supply, Wastewater and Sewerage Infrastructure) applies the optional higher standard for water efficiency in dwellings, a measure to adapt to the impact of climate change on future supplies in a water stressed area.
- 3.56 Policy DM 25 (Low Carbon and Renewable Energy) is supportive, but no specific new sites for renewable energy are identified.
- 3.57 Other policies may be expected to have more minor beneficial impacts on emissions include: DM28 (Green Infrastructure), DM29 (Great Western Community Forest), DM30 (Protecting Open Space), DM31 (Open Space in New Development), DM32 (Biodiversity).

- 3.58 Policy DM36 (Flood Risk) together with the Strategic Flood Risk Assessment should ensure that new development allocated though the plan is in locations which are not subject to significant flood risk, taking into account climate change.
- 3.59 Schedule 1 of the plan includes requirements for electric vehicle charging points (EVCPs). The contribution that electric vehicles can make to reducing emissions depends upon the speed of progress in decarbonising electricity both in the UK and in the locations in which vehicles are manufactured. However, a shift to electric vehicles is likely to reduce lifecycle emissions. The plan may be superseded by changes to the national Building Regulations to include requirements for EVCPs under proposals being consulted on at the time of writing.
- 3.60 The government consultation on the introduction of a Future Homes Standard⁴ in 2025 and in the interim amendments to Part L of the Building Regulations in 2020 to increase the energy efficiency of new dwellings by 20% or 31% in comparison to Building Regulations 2013. As part of the same consultation the government proposes commencing the amendment to the Planning and Energy Act 2008 which would restrict local planning authorities from setting higher energy efficiency standards for new homes. If implemented, these changes would create a uniform approach across England, potentially also removing the ability of local authorities to set local energy efficiency standards for dwellings.
- 3.61 It would remain open to the authority to set a higher standard for energy efficiency standard for commercial buildings and this is considered in the Whole Plan Viability Appraisal prepared by AspinallVerdi.

Conclusions

- 3.62 Overall, while there are beneficial as well as detrimental impacts, the plan is likely to have a minor negative impact on climate change objectives. This effect is not assessed to be significant.

Historic environment

6. Protect, maintain and enhance the historic environment.
--

Commentary on the spatial strategy

- 3.63 The spatial strategy focuses residual housebuilding, beyond commitments, on sites within the Swindon urban area, at Highworth and at Wroughton. The allocations in Swindon include or affect designated and non-designated heritage assets, in particular the Locarno, Carriageworks and Swindon Station sites. Careful development management of these sites will be required.

⁴ <https://www.gov.uk/government/consultations/the-future-homes-standard-changes-to-part-l-and-part-f-of-the-building-regulations-for-new-dwellings>

- 3.64 None of the greenfield sites at Highworth or Wroughton raises is likely to affect designated heritage assets, with the exception of the site at Overtown Reservoir Wroughton which immediately adjoins the Conservation Area and is close to several listed buildings. This is a brownfield site and so the risk of negative impact on setting is considered to be reduced. Careful and sympathetic design will nonetheless be needed for this site.
- 3.65 A number of the smaller sites at villages adjoin or lie within conservation areas. Including the sites at Stanton Fitzwarren, Castle Eaton, Inglesham, Bishopstone, Chiseldon and Wanborough. It is considered that sympathetic layouts and design will be needed. The site at Hewers Close, Wanborough lies opposite Grade II listed Slate Farmhouse, but the proposed layout with no development on the southern part of the site, which is proposed to be public open space, should reduce the potential for harm to setting.
- 3.66 Overall, it is considered that none of the proposed allocations gives rise to a risk of significant negative effects on heritage.

Commentary on other policies

- 3.67 DM34 (Historic Environment) seeks to protect and enhance designated and non-designated historic assets in the Borough. DM34 is also referenced in other policies where there are strong linkages.

Conclusions

- 3.68 Significant harm to designated heritage assets will be avoided through national policy and legislation. Any less than significant harm should be avoided through the design and materplanning of development and so significant effects are not identified.

Landscapes

7. Conserve and enhance the character and quality of rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place.
--

Commentary on the spatial strategy

- 3.69 Of the proposed site allocations have been subject to landscape appraisal to inform the SA of sites (see Appendix 6). Three of the proposed sites were assessed as having high landscape sensitivity/low capacity to accommodate development: land at Shrivenham Rd, Highworth, Thames Water land at Stanton Fitzwarren, and land at Kite Hill, Wanborough.
- 3.70 In relation to the Stanton Fitzwarren site, the area considered to be of higher landscape sensitivity has subsequently been excluded from the proposed site allocation.
- 3.71 At the site at Kite Hill, Wanborough a low density has been assumed to allow for generous landscaping but negative landscape and visual effects are likely.

- 3.72 The same applies at Shrivenham Rd, Highworth where concern has been expressed about the impact of development of the site on the town's hilltop landscape setting.
- 3.73 The strategy generally avoids development in protected landscapes. The exception is the proposed development at Hodson Rd, Chiseldon which is within the North Wessex Downs AONB. The landscape appraisal for this site (at appendix 6) assessed it to have moderate capacity to accommodate development due to its relative containment.

Commentary on other policies

- 3.74 Protecting the character of the landscape is the focus of proposed Local Plan Policy DM33 (Landscape).
- 3.75 Other policies of the proposed submission plan contribute directly or indirectly to landscape objectives, in particular DM32 (Biodiversity), DM38 (Development in the countryside), DM28 (Green infrastructure) and DM29 (Great Western Community Forest).

Conclusions

- 3.76 The scale of development proposed through the Local Plan is such that it is likely to have a negative effect on the landscape through the progressive urbanisation of land around existing settlements.
- 3.77 Two proposed site allocations, at Kite Hill, Wanborough and Shrivenham Rd, Highworth have been flagged as creating the potential for significant landscape and visual harm. Neither of these sites would result in harm to a designated landscape and both are relatively limited in size.
- 3.78 Nonetheless, in view of the scale of greenfield development proposed, in particular at the New Eastern Villages, it is considered appropriate to identify the potential for **significant negative effects** on this SA objective.

Population and housing

<p>8. Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures.</p>
--

Commentary on the spatial strategy

- 3.79 The spatial strategy allocates land for 20,612 homes to be built 2018-2036 against a local housing need of 20,450 over the same period.
- 3.80 The allocated housing contributing to meeting local housing needs comprises commitments totalling 18,162 (comprising permissions and allocations) together with 1,652 homes in new planned allocations.

- 3.81 The spatial strategy has potential to deliver 5% more than local housing needs.
- 3.82 The spatial strategy would provide housing in a range of different locations on sites of a range of different sizes.

Commentary on other policies

- 3.83 Housing policies DM4 (Residential Standards), DM5 (Mix and Density), DM6 (Affordable Housing), DM7 (Housing for Older People), and DM8 (Accessible Housing) all contribute to the objective.
- 3.84 quality and size. The policies on housing for older people and accessible housing should contribute to the delivery of housing of a type needed by Swindon Borough's ageing population.

Conclusions

- 3.85 The additional housebuilding proposed in the policies has the potential to have a significant positive effect contributing to the Borough being able to increase the delivery of housing and the variety of housing on offer including the provision of affordable housing.
- 3.86 *Healthy and inclusive communities*

9. Reduce poverty and deprivation and promote more inclusive and communities with better services and facilities.

Commentary on the spatial strategy

- 3.87 The spatial strategy focuses new housing on the Swindon urban area, the strategic expansion sites, Highworth and Wroughton. Thereby the strategy seeks to ensure that new housing benefits from walkable services and facilities.
- 3.88 The expansion sites at New Eastern Villages, Wichelstowe and Kingsdown will deliver additional local services and facilities.
- 3.89 The plan proposes the reopening of North View primary school in Highworth to meet increased demand for primary school places. In Wroughton the plan would seek to contribute to the provision of better service and facilities through an upgraded bus service, improved cycle routes to Swindon.
- 3.90 Housing is planned in some of the smaller villages with more limited services and facilities. In principle this housing would not contribute to the SA objective, but the scale of housing proposed is small and it would at least support the retention of existing rural services.
- 3.91 Through provision of new affordable housing the plan may reduce deprivation.

- 3.92 The plan identifies land to meet projected need for employment land. There is no clear basis for assuming that this will in itself reduce poverty, but it will create the potential for new jobs in the area through the expansion of workplaces.

Commentary on other policies

- 3.93 Policies Housing policies DM4 (Residential Standards), DM6 (Affordable Housing), DM7 (Housing for Older People), DM8 (Accessible Housing), and DM31 (Open Space in New Development) should contribute to reducing living conditions deprivation.
- 3.94 Policy DM36 (Air Pollution) should contribute to reducing or at least maintain levels of environmental deprivation.

Conclusions

- 3.95 Overall, it is considered that the plan would have a minor beneficial impact on this objective though coordinating patterns of development to seek to ensure access to services and facilities. There is no clear basis for concluding that the plan would have a beneficial or negative effect on poverty levels. The plan may have a minor beneficial effect on living conditions and environmental deprivation.

Transport

10. Reduce the need to travel and promote more sustainable transport choices.

Commentary on the spatial strategy

- 3.96 The principal transport interventions in the plan period will be those to facilitate the New Eastern Villages, Kingsdown and Wichelstowe developments.
- 3.97 The New Eastern Villages transport package includes a walking, cycling and public transport bridge over the A419 and the southern connector road providing access to the development from the Commonhead roundabout.
- 3.98 The Wichelstowe transport package includes the creation of a new bridge under the M4 to create access to M4 junction 16. While the transport improvements at Kingsdown include a new southern access across the A419.
- 3.99 The transport package for the New Eastern Villages, Wichelstowe and Tadpole Garden Village expansion areas includes the creation of high quality bus routes to Swindon town centre.
- 3.100 The planning of the expansion areas is also intended to reduce travel demand by providing walkable new services and facilities, in particular new secondary and primary schools and local/district centres.

3.101 The new elements of the spatial strategy proposed in the submission plan support the transport SA objective by focussing new housebuilding on the Swindon urban area, Highworth and Wroughton. The site allocations in these areas benefit from good access to service and facilities on foot and good public transport links. In the case of Wroughton there is an opportunity for new housing to support an increased frequency bus service and improved bicycle links with Swindon.

3.102 The housing proposed in the other villages performs less well against this objective and is realistically likely to rely on the private car for access to most services and facilities. This housing represents only a small proportion of the total planned housing.

3.103 The employment allocations all have good access by bus.

3.104 *[Commentary on other policies]*

3.105 Policy DM21 (Transport and Development) directly supports this objective. Policies DM16 (Office Development) and DM17 (Centres and Main Town Centre Uses (Excluding Offices)) introduce access standards by bus, bicycle and on foot for main town centre uses. These requirements support this sustainability objective.

Conclusions

3.106 On balance the plan may be expected to have a minor beneficial on opportunities for sustainable travel through new or enhanced bus services and the provision of walkable local facilities.

3.107 The evidence suggests that the most significant impacts of the proposed development can be mitigated, but there is a likelihood of minor residual adverse effects.

Economy and enterprise

11. Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth.
--

12. Ensure adequate provision of high-quality employment land and diverse employment opportunities to meet the needs of local businesses and a changing workforce.
--

Commentary on the spatial strategy

3.108 Much of the spatial strategy with regard to employment land is fixed through the existing commitments at Wichelstowe and the New Eastern Villages employment land. There are also legacy commitments in Swindon town centre, most notably at Kimmerfields.

- 3.109 The provision of employment land at New Eastern Villages and Wichelstowe coordinates the location of this with the largest areas of housebuilding.
- 3.110 New employment land allocations are identified on four sites, three of which are within the Swindon urban area. The new allocations would provide an additional 5.23ha of land suitable for B1c, B2 or B8 development. The carriageworks allocation does not identify new employment land but supports the change of use of existing land to more intensive employment uses.
- 3.111 The pipeline of sites available is sufficient to meet all scenarios for employment land requirements identified in the Employment Land Review and in more up to date employment projections.
- 3.112 At the time of writing there is uncertainty over the future of the Honda of the UK Manufacturing site which is due to close in 2021. That site is identified as employment land in the plan and, together with the Honda logistics site which is also due to be vacated, this represents a significant potential reserve pool of employment land beyond existing commitments and allocations.

Commentary on other policies

- 3.113 Policy DM14 (Core Employment Sites) seeks to protect the Borough's best performing employment sites in employment use. Policies DM15 (Employment Land), DM16 (Office Development), support the objective of maintaining a supply of employment land. Policy DM38 (Development in the Countryside) supports the creation of small-scale rural offices and the expansion of other existing rural-based businesses.

Conclusions

- 3.114 It is considered that the plan would have a minor beneficial effect on this sustainability objective. The largest employment land sites are commitments planned under the Swindon Borough Local Plan 2026. The updated plan review proposes to augment these sites with additional small site allocations.

Summary and conclusions on the plan as a whole

- 3.115 The appraisal has identified positive effects on the housing and population topic, economy and enterprise and healthy and inclusive communities topics. The plan has potential to deliver more than local housing needs and to deliver sufficient employment land to accommodate projected job growth.
- 3.116 The effects identified on the transport topic are mixed, with some minor positive effects on reducing the need to travel and promoting sustainable transport modes, alongside some negative effects on traffic congestion, which are not assessed to meet the threshold of being significant.

- 3.117 The potential for negative effects on the air quality and environmental pollution and climate change topics is identified, but again these effects are not assessed to be significant. Likewise for the water resources topic.
- 3.118 The potential for **significant negative effects** is identified in respect of three topics:
- 3.118.1 biodiversity, through the potential for cumulative air quality effects on the North Meadow and Clattinger Farm SAC;
 - 3.118.2 land and social resources, in view of the large amounts of agricultural land proposed to be developed; and
 - 3.118.3 landscapes, again in view of the high scale of green field development proposed.
- 3.119 The appropriate assessment undertaken as part of the Habitats Regulations assessment may identify that significant effects on North Meadow SAC are not in fact likely to occur, or may identify mitigation.
- 3.120 The effects on the landscape and land/soil resource topics are not considered to be capable of mitigation.
- 3.121 The principal potential for **cumulative effects** exists in relation to:
- 3.121.1 Biodiversity - North Meadow SAC in relation to recreational pressure and air pollution.
 - 3.121.2 Traffic congestion, which has potential knock on implications for environmental pollution and the economy and enterprise topics, on major routes shared with Wiltshire, Gloucestershire and Oxfordshire, in particular M4 Junction 16 and the A419 and A420 corridors.

4. Next steps

- 4.1 The plan will be finalized and submitted for examination together with the SA report. Representations submitted in response to the Regulation 19 consultation will be submitted to the Inspector appointed by the Secretary of State to examine the plan.
- 4.2 Following the examination the Inspector will consider whether any modifications are required to the plan to address issues of soundness. If the need for significant 'main' modifications is identified, such changes would likely need to be subject to sustainability appraisal as part of an SA addendum.
- 4.3 Once found sound the plan can proceed to adoption.

Monitoring

- 4.4 Monitoring is a key step in the formation of the Local Plan and SA

Appendix 1 – SEA requirements

Requirement of Schedule 2 of the Environmental Assessment of Plans and Programmes Regulations 2004	Where met
1. An outline of the contents and main objectives of the plan or programme, and of its relationship with other relevant plans and programmes.	Chapter 3
2. The relevant aspects of the current state of the environment and the likely evolution thereof without implementation of the plan or programme.	Considered in detail in the Scoping Report (2017) and summarised in Appendix 3
3. The environmental characteristics of areas likely to be significantly affected.	Considered in detail in the Scoping Report (2017) and summarised in Appendix 3 and also considered in chapter 3
4. Any existing environmental problems which are relevant to the plan or programme including, in particular, those relating to any areas of a particular environmental importance, such as areas designated pursuant to Council Directive 79/409/EEC on the conservation of wild birds(1) and the Habitats Directive.	Identified in the Scoping Report (2017), considered in chapter 3.
5. The environmental protection objectives, established at international, Community or Member State level, which are relevant to the plan or programme and the way those objectives and any environmental considerations have been taken into account during its preparation.	Considered in detail in the Scoping Report (2017), updated PPR provided in Appendix 2. These informed the preparation of the SA Framework, which then informed the preparation of plan policies as described in chapter 2.
6. The likely significant effects on the environment, including short, medium and long-term effects, permanent and temporary effects, positive and negative effects, and secondary, cumulative and synergistic effects, on issues such as— (a)biodiversity; (b)population; (c)human health; (d)fauna; (e)flora; (f)soil; (g)water; (h)air; (i)climatic factors; (j)material assets; (k)cultural heritage, including architectural and archaeological heritage; (l)landscape; and (m)the inter-relationship between the issues referred to in subparagraphs (a) to (l).	chapter 3 provides and appraisal of the submission plan.
7. The measures envisaged to prevent, reduce and as fully as possible offset any significant adverse effects on the environment of implementing the plan or programme.	chapter 3 provides and appraisal of the submission plan.
8. An outline of the reasons for selecting the alternatives dealt with, and a description of how the assessment was undertaken including any difficulties	Considered in detail in Chapter 2. Methodology for the assessment also

Requirement of Schedule 2 of the Environmental Assessment of Plans and Programmes Regulations 2004	Where met
(such as technical deficiencies or lack of know-how) encountered in compiling the required information.	outlined in Appendices 4 and 5.
9. A description of the measures envisaged concerning monitoring in accordance with regulation 17.	To be completed
10. A non-technical summary of the information provided under paragraphs 1 to 9.	Non-technical summary is provided separately

Appendix 2 – Updated policies, plans and programmes

This section identifies only additional or updated PPP since publication of the SA Scoping Report 2017. See the SA Scoping Report for a complete list.

Plan/Programme	National Planning Policy Framework (NPPF)
Level	National – DCLG
Document date	2019 (updated)
Summary of document	
The NPPF sets out the government's planning policies for England and how these are expected to be applied. It provides a framework for the preparation of local plans.	
Key objectives and/or requirements	
<p>Important changes in comparison with the NPPF 2012 include:</p> <ul style="list-style-type: none"> - the introduction of a new standard methodology for calculating local housing needs - a new emphasis on the efficient use of land including through density policies - increased protection for ancient woodland, ancient and veteran trees - larger-scale developments must be well located and designed and supported by the necessary infrastructure - a requirement to accommodate 10% of the authority's housing requirement of sites no larger than 1 hectare - changes to the definition of affordable housing - plans should take a proactive approach to mitigating and adapting to climate change 	
Implications for Swindon Borough planning policy documents	
<p>Section 19 of the Planning and Compulsory Purchase Act 2004 requires a local planning authority to have regard to national policies in preparing local development documents. Paragraph 182 of the NPPF makes consistency with national policy one of the tests of 'soundness' against which development plan documents are examined. Local plans should enable the delivery of sustainable development in accordance with the policies in the Framework. Clear and adequate reasons would be needed to justify a departure from the policies of the Framework.</p>	

Plan/Programme	National Planning Practice Guidance (PPG)
Level	National
Document date	Updated frequently including several times in 2019
Summary of document	
<p>The PPG is a web-based resource which provides the government's detailed planning guidance for England. The PPG covers a variety of topics including (amongst others): conserving and enhancing the environment, housing and development needs assessments, natural environment and strategic environmental assessments.</p>	
Key objectives and/or requirements	
The guidance provides further detailed government guidance to support the NPPF.	
Implications for Swindon Borough planning policy documents	
<p>Section 19 of the Planning and Compulsory Purchase Act 2004 requires a local planning authority to have regard to advice issued by the Secretary of State in preparing local development documents. Similarly section 34 of the Planning and Compulsory Purchase Act 2004 requires local planning authorities to have regard to any guidance issued by the Secretary of State.</p>	

Plan/Programme	Clean Air Strategy 2019
Level	National
Document date	2019
Summary of document	
The document sets out the government's strategy for reducing all sources of air pollution	
Key objectives and/or requirements	
The plan states that updated planning guidance will be provided on how the planning system can address the effects of nitrogen deposition on the environment. The document also contains a commitment to strengthen the Planning Practice Guidance on air quality. At the time of writing this update has not taken place.	
Implications for Swindon Borough planning policy documents	
Direct implications would follow from any subsequent amendments to the NPPF and PPG.	

Plan/Programme	A Green Future: Out 25 Year Plan to Improve the Environment
Level	National
Document date	2018
Summary of document	
DEFRA strategy for environmental improvements	
Key objectives and/or requirements	
The plan's objectives are clean air; clean and plentiful water; thriving plants and wildlife; reduced risk of harm from environmental hazards; more efficient and sustainable use of resources; enhanced beauty, heritage and engagement with the natural environment. On page 35 the document promotes new development in 'the right places' to avoid environmental damage. It also promoted high environmental standards for new builds.	
Implications for Swindon Borough planning policy documents	
The document promotes seeking biodiversity net gains through the planning process. NPPF 2019 provides government planning policy on this issue. Updates to the PPG in 2019 states that it is useful for planning authorities to consider the 25 year environmental plan.	

Plan/Programme	Thames Water: Draft Water Resources Management Plan 2019
Level	Regional
Document date	2019
Summary of document	
The plan provides forecasts of demand and supply and identifies options for future water supply and a preferred programme. Across the Thames Water water resources zone a supply shortfall of 864 million litres a day by 2100 is predicted.	
Key objectives and/or requirements	
The plan identifies that the first choice option is demand management through installing smart meters and helping customers use water efficiently. Additionally, potential new water supply options for the longer term are identified	
Implications for Swindon Borough planning policy documents	
Confirms that Swindon Borough is in a water stressed area and supports the use of water efficiency standards.	

Appendix 3 – SA baseline summary

This appendix provides a brief summary of the baseline information and sustainability issues set out in the SA Scoping Report 2017. Updates to the baseline are made where available. The evolution of the baseline in the ‘no plan’ scenario is also considered. In the no plan scenario the Local Plan 2026 would become increasingly out of date, reducing the weight that its policies could be given. Planning applications for development would continue to come forward and would be determined in accordance with national planning policies and the legacy policies of the Local Plan 2026.

Biodiversity

The NPPF seeks, amongst other things, to protect sites of biodiversity value and minimise impacts on and promote net gains for biodiversity.

In Swindon Borough there are no European designated sites, however there are five designated sites within 15km of the Borough boundary (North Meadow & Clattinger Farm SAC in Wiltshire; River Lambourn SAC in West Berkshire; Hackpen Hill SAC in Vale of White Horse; Kennet & Lambourn Floodplain SAC in Wiltshire; and Pewsey Downs SAC in Wiltshire).

There are nine Sites of Special Scientific Interest (SSSI), 86 County Wildlife Sites, and seven Local Nature Reserves in the Borough. Five of the SSSIs in the Borough are in unfavourable condition.

The continued urbanisation of land on the urban fringe of Swindon and the Borough’s other settlements represents both an opportunity and a threat for biodiversity. In a ‘no plan’ scenario it is likely that pressure to develop green infrastructure and in proximity to designated biodiversity sites would increase. Those sites would retain protection under the NPPF.

Land and soil resources

The NPPF promotes effective use of land. 2017 ONS experimental land use statistics identify that 17.2% of land in the Borough is occupied by developed uses, 7.9% by residential gardens, 4.8% for outdoor recreation, 60.1% by agriculture, and 7.3% by forest, open land and water. 4% of Swindon Borough is woodland, below the national average of 7.7%.

Approximately 75% of the Borough’s agricultural land is at grade 3 (good to moderate) or higher (Figure 3.1), this exceeds the national average figures.

In a no plan scenario development of previously developed land would continue, where viable, in line with national and local planning policy. Market-led development patterns may favour development of green field sites around villages resulting in more dispersed development. This could increase pressure for the development of higher grade agricultural land.

Water resources

In the Swindon and Oxfordshire water resource zone Thames Water predicts a water supply deficit in a dry year critical period growing from - 1 Ml/d in 2020 to -32 Ml/d by 2040. These changes are principally driven by the impact of climate change on groundwater sources and therefore a reduction in available deployable output. The Draft Thames Water Resources Management Plan 2019 proposes demand management and new sources of supply to address a supply/demand balance shortfall.

The SA scoping report highlights that river water quality in the Borough is lower than elsewhere, with the water quality in many of the Borough's rivers rated as poor.

There is not a clear basis for estimating the impacts of a no plan scenario on water resources.

Air quality and environmental pollution

The 2008 Ambient Air Quality Directive (2008/50/EC), implemented through the Air Quality Standards Regulations 2010, sets legally binding limits for concentrations of major air pollutants, such as particulates and nitrogen dioxide, that impact upon public health.

The Environment Act 1995 requires local authorities to review air quality in their areas and designate air quality management areas if improvements are necessary. NHS England⁵ estimates that 5.8% of deaths of Swindon Borough residents aged 25 and over are attributable to long-term exposure to anthropogenic (human made) particulate air pollution. This slightly exceeds the average figure for England of 5.6%. In February 2018 the Kingshill Road area of Swindon was declared an Air Quality Management Area (AQMA). This was because regular monitoring of Nitrogen Dioxide (NO₂) indicated that this location is currently in breach of the annual average air quality objective of 40µg/m³.

Swindon Borough's Air Quality Annual Status Report 2018 records that Nitrogen Dioxide concentrations are also close to exceeding air quality objectives at Devizes Road, Cheney Manor Rd/Rodbourne Rd, Manchester Rd and that the GWR Museum (all in Swindon).

Urbanisation of land is likely to increase traffic related air pollution in the Borough. A no plan scenario may reduce the likelihood of housing and employment development benefitting from good levels of access by public or active transport, potentially increasing traffic pollution.

⁵

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/332854/PHE_CRCE_010.pdf

Climatic factors

The Paris Agreement aimed at reducing emissions of greenhouses gases to limit global warming to 2°C above pre-industrial levels. Under the Agreement, the UK, as part of the European Union, committed to at least a 40% domestic reduction in greenhouse gas emissions by 2030 compared to 1990 levels. This commitment was enshrined in the Climate Change Act 2008, which set the target of reducing greenhouse gas emissions by 80% by 2050, again based on 1990 levels⁶.

The Intergovernmental Panel on Climate Change's Special Report Global Warming of 1.5°C (October 2018) points to the need to limit warming to 1.5°C. In response to that report, The Climate Change Commission published its 2 May 2019 report 'Net Zero – The UK's contribution to stopping global warming', which recommended a 100% reduction by 2050 in greenhouses gas emissions from 1990 levels. On 26 June 2019 that recommendation was implemented with the passing of The Climate Change Act 2008 (2050 Target Amendment) Order 2019 which sets the target for 100% emissions reduction from 1990 levels.

Per capita emissions in Swindon Borough reduced from 8.4kt CO₂ in 2005 to 4.9kt in 2017⁷. This is slightly below the average for England of 5.1kt CO₂ per capita. The biggest proportionate reduction has been achieved in industrial and commercial emissions which decreased by more than half between 2007 and 2017. Domestic emissions (principally electricity and gas) also decreased by 34% over the same period. By contrast, transport emissions (98% of which were road traffic emissions) did not decrease between 2007 and 2017 and are now the biggest source of emissions in the Borough, accounting for 43% of emissions.

The average annual domestic consumption of both electricity and gas in Swindon Borough is below the average for the United Kingdom. Energy consumption in the Borough has been decreasing over recent years in line with the national trend⁸.

Rivers were modified as Swindon grew rapidly between the 1950s and 1990s, which has led to localised flood risk problems. To understand the extent of flood risk in the Borough, a Strategic Flood Risk Assessment (SFRA) has been undertaken. The main areas of flood risk are shown in the below extract from Environment Agency mapping.

In a 'no plan' scenario, the incorporation of building energy efficiency standards within the Building Regulations may reduce energy usage by new build housing. Changes in energy generation at the regional and national level may also support emissions reductions. However, it is considered likely that emissions from transport will continue to rise in Swindon Borough in light of high levels of car ownership and use and increases in longer-distance commuting.

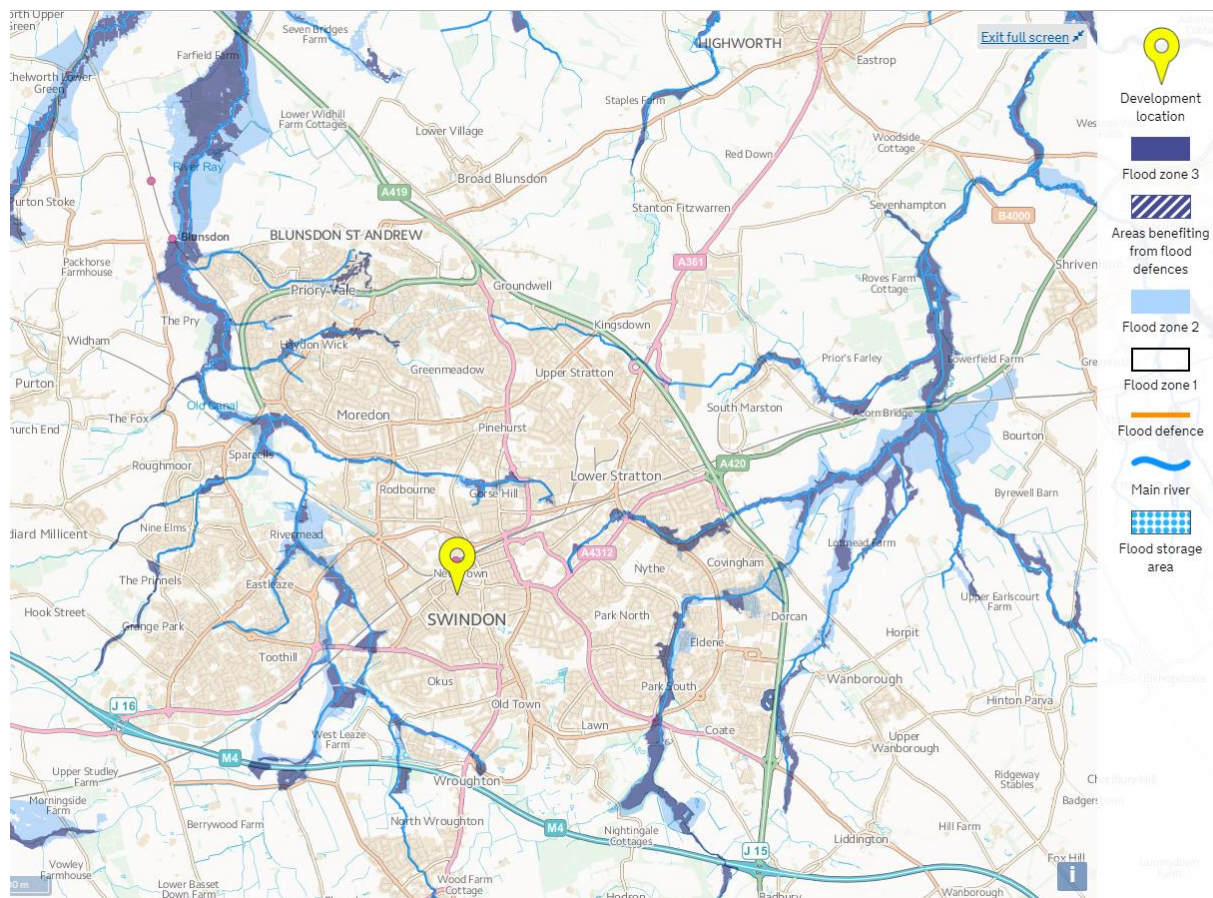
⁶ http://www.legislation.gov.uk/ukpga/2008/27/pdfs/ukpga_20080027_en.pdf

⁷ <https://www.gov.uk/government/statistics/uk-local-authority-and-regional-carbon-dioxide-emissions-national-statistics-2005-to-2017>

⁸ <https://www.gov.uk/government/statistical-data-sets/gas-sales-and-numbers-of-customers-by-region-and-local-authority>

<https://www.gov.uk/government/statistical-data-sets/regional-and-local-authority-electricity-consumption-statistics-2005-to-2011>

Flood events and drought in summer are likely to become more common in light of climate change and consequent increases in winter precipitation and the incidence of extreme weather events.



Historic environment

Swindon has 28 Conservation Areas, more than 1,000 listed buildings and 53 Scheduled Ancient Monuments. 13 buildings and scheduled monuments are listed by English Heritage as 'at risk'.

Swindon's Railway Village Conservation Area was recently designated as a Heritage Action Zone, a Historic England-led project for heritage-led regeneration.

In a 'no plan' scenario Listed Buildings, Conservation Areas, Scheduled Ancient Monuments and Historic Parks and Gardens would continue to be afforded protection by (save for the latter) law and national policy.

Landscapes

27.9% of the Borough lies within the North Wessex Downs AONB. The south of the Borough is characterised by the downs plain and high downs, lying within the AONB. The scarp slopes drop from here to the Vale of White Horse and Thames Vale. To the north lies the rolling Midvale Ridge landscape and beyond that the Thames Vale.

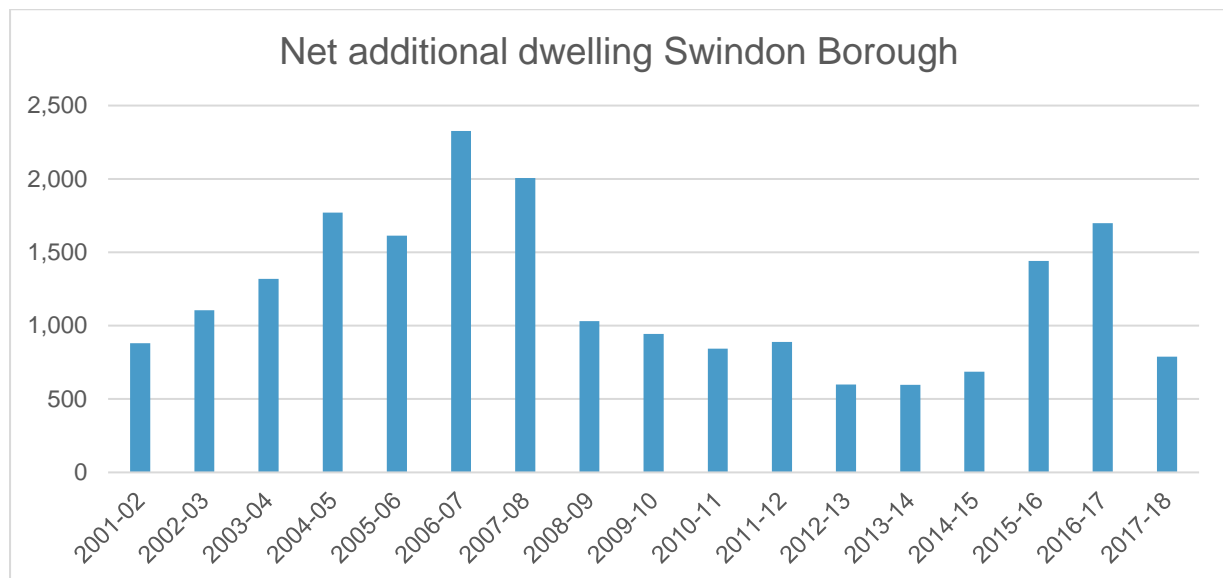
The Swindon Borough Open Space Audit and Assessment 2019 provides details of the quantity and quality of public open space across the Borough.

In a 'no plan' scenario 3.10.6. The AONB would also continue to benefit from national policy protection but there would be increased pressure for development that would harm locally valued landscapes.

Population and housing

Swindon has seen significant population growth over the last 50 years which has continued with the Borough's population growing by 9% in the period 2005-2010 and 4.9% 2010-2015, a rate of growth considerably in excess of that of the South West and England as a whole. The estimated 2018 population of the Borough was 222,000.

In 2018 the Borough's dwelling stock was 97,830 of which 16% was local authority or registered provider owned. Net additional dwellings by year are shown in the table below.



Swindon Borough has a larger proportion of young people aged 0-15 years than the national average and it also has a lower proportion of people aged 65 plus compared to the regional and national averages. However trends show that the proportion of young people is decreasing and the proportion of older period is increasing in Swindon Borough, reflecting the national trend of an ageing population

The median house price for the year ending December 2018 was £230,000, 96% of the median for England but below the median for the South West of £250,000.

The number of households on Swindon's housing waiting list as at 1st April 2018 was 1,989 down from a peak of 15,668 in 2013.

In a 'no plan' scenario may differ little from the plan-led scenario in relation to these structural trends, but the Borough Council's ability to require provision of affordable housing as part of private housing developments is reduced.

Healthy and inclusive communities

A higher proportion of Swindon Borough's usual resident population reported their health as being "Good" or "Very Good" in the 2011 census than did the population of the South West or England as a whole. Life expectancy at birth for women and men in Swindon Borough (2012-14) is similar to the average for England, but slightly lower than the South West.

The Index of Multiple Deprivation (IMD) is a Lower Level Super Output Area (LSOA) measure of deprivation produced by the Department for Communities and Local Government. Swindon Borough contains 132 LSOAs and 8 of these are among the most deprived 10% nationally.

The Swindon area performs better than the national average in terms of overall deprivation, ranking as the 108th most deprived area out of 152 upper tier local authorities in England. Swindon is similarly deprived relative to the rest of England in 2015 as it was in 2004. However, the actual number of people in Swindon who are considered income deprived or employment deprived has risen sharply over the 11 year period, by 50.6% and 68.8% respectively. When broken down into the domains that make up the IMD, Swindon's relative deprivation (compared to other local authorities) is most severe in the education, skills and training domain where it is 47th most deprived out of 152 upper tier local authorities.

Trends show crime rates in the Borough reducing, although the Borough remains only average on this measure compared to other local authorities. There have been improvement in educational attainment in Swindon Borough and increases in the level of qualifications held. However, on both of these measures Swindon Borough remains below the national average.

An updated school place planning study is under preparation. New secondary schools have been built at Tadpole Garden Village and Wichelstowe and a new secondary school is planned at New Eastern Villages.

A 'no plan' scenario might see geographic exclusion increase as development is less effectively coordinated with transport and service provision. Additionally, coordination of housing and education provision may be compromised

Transport

A higher proportion of Swindon Borough residents travel to work by bus than the average for the South West and England, but between 2010-11 and 2015-16 bus patronage in the Borough declined by 5.6%. This contrasts with regional trends which show a small percentage increase⁹.

⁹ DfT Annual Bus Statistics, see Appendix 2

The Swindon Transport Strategy (2009) proposed a new bus inter-change station as part of the wider regeneration of Swindon town centre. At the time of writing, this is referred to as the 'Bus Boulevard' project.

There is a single train station in the Borough served by Great Western Railway with weekday twice hourly services between London Paddington and South Wales and Bristol. Hourly services run through Swindon between London and Cheltenham. TransWilts Community Rail Partnership runs a local stopping service between Swindon and Westbury with services approximately every 2 hours. There were 3,679,242 entries and exits from the station in 2017/18.

Travel to work by foot (10.10%) and bicycle (4.26%) showed relative decline between 2001 and 2011 censuses. Nonetheless, levels of bicycle commuting still compare favourably to other large towns and cities, with Swindon ranked 16th of 63 towns and cities compared on this measure by Centre for Cities.

In 2011 63.51% of Swindon residents travelled to work as a driver of a motor vehicle, a higher figure than the average for England (57.01%). The Local Transport Plan records that the Swindon Transport Strategy modelling showed the heaviest AM congestion on the eastern and western approaches to Swindon, in particular accessing M4 Junction 16 and on the section of the A420 within the Borough. The Strategy found that the most heavily congested part of the network at PM peaks were the Wootton Bassett Road and the Junction of Kingsdown Road.

Of Swindon's resident workforce, 62% work in the Borough, 8% work from home and 22% commute out of the Borough for work. Of Swindon's workplace population, 22% are in commuters to the Borough. In total 23,905 people commute into the Borough while 24,708 Borough residents commute to work outside of the Borough, making the Borough a marginal net exporter of workers. As would be expected, the strongest commuting relationships are within neighbouring districts. By far the strongest commuting relationship is with Wiltshire. However, east-bound commuting has increased. For example, 2011 census data shows the number of Swindon Borough residents commuting to Vale of White Horse, Oxfordshire, West Berkshire or Reading was 5,651 compared to 3,873 in 2001.

Between the 2001 and 2011 censuses, Swindon Borough saw the third largest increase in average travel to work distances of any local authority, with a 5.3km increase from 10.5km to 15.8km¹⁰, although this still only slightly exceeds the England and Wales average of 15km. However, approximately 72% of Swindon's population travel less than 10km to work whereas approximately 60-65% of the population of the South West and England travel less than 10km.

Current trends show decreasing bus patronage both in relative and absolute terms since 2010/11, increased car ownership and commuting by single-occupancy motor vehicles. Travel to work distances have also increased with increases in long-distance commuting. Commuting by bicycle and on foot has shown decline.

¹⁰

<http://webarchive.nationalarchives.gov.uk/20160105160709/http://www.ons.gov.uk/ons/rel/census/2011-census-analysis/distance-travelled-to-work/2011-census-analysis---distance-travelled-to-work.html>

In the absence of policy intervention, these trends might be expected to continue or strengthen. This may be particularly the case if long-term future development patterns are not coordinated with transport planning and planning for economic growth.

Economy and enterprise

Employment rates in Swindon Borough are above the south west and Great Britain averages. Proportionately fewer of Swindon Borough's population have higher qualifications than the average for Great Britain as a whole, but GVA is significantly above average and the economy is private sector dominated. Earnings are average for Great Britain.

The manufacturing sector provides a higher proportion of jobs in Swindon Borough than the South West and Great Britain (9% in Swindon in 2015 compared to 8.3% in Great Britain). The planned closure of Honda's Swindon manufacturing plant would reduce manufacturing employment.

Other sectors employing a comparatively higher proportion of workers in Swindon than nationally are transportation and storage (in 2015 accounting for 9% of jobs in the Borough compared to 4.7% in Great Britain), financial and insurance activities (8.1% of jobs in the Borough compared to 3.6% nationally), wholesale and retail trade (18% in the Borough, 15.8% in Great Britain), and admin and support service activities (9.9% Swindon, 8.9% Great Britain).

Sectors that provide a notably lower proportion of jobs within the Borough than the averages for the South West and Great Britain include: human health and social work activities, education, public administration, accommodation and food service (Nomis data, 2015).

Swindon's employment land displays notable dispersal/ decentralisation with key employment areas clustered close to strategic road routes. Limited new development of office accommodation has led to part of the Borough's office stock becoming dated, particularly in the town centre. Similarly, industrial development has been limited in recent years, not keeping pace with demand.

2017 Swindon and Wiltshire Functional Economic Market Area Assessment (FEMAA) shows Swindon as lying within the Swindon/M4 corridor Functional Economic Market Area (FEMA). This identifies weaknesses as the high price of rail services from Swindon and the negative image of Swindon's town centre. The Swindon Borough Employment Land Review 2017 identifies sufficient land to meet most future scenarios but notes short/medium term shortfall of office land and for certain types of industrial land.

Swindon Borough Council's Retail and Leisure Needs Assessment (2017) (RLNA) provides projections of the need for main town centre uses in Swindon Borough in the period 2016-2036. It projects an oversupply of comparison and convenience retail floorspace in 'other Swindon' (areas outside of central Swindon) in comparison to projected growth in available expenditure taking into account an anticipated growth in town centre. This is principally the result of the large scale of additional retail space planned within the district and local centres in the urban extensions to Swindon.

The RLNA describes Swindon town centre as the main shopping centre in the Borough with a good range of shops, a range of service facilities and complementary uses, a pedestrianised environment and good access by a range of transport modes. The weaknesses of the centre include a weak fashion offer, mixed environmental quality, single land uses and lack of an evening economy, and above average vacancy.

Swindon Borough's economic performance and employment levels are comparatively reasonably strong. However, a 'no plan' scenario would suggest continued under-provision of employment land.

Appendix 4 – Appraisal of spatial strategy options (housing)

Appraisal methodology

For each of the options, the assessment identifies / evaluates likely significant effects on the baseline, drawing on the sustainability topics/objectives identified in the Swindon Borough Council Sustainability Scoping Report 2017 (set out in the box on page 5).

Green is used to indicate a significant positive effect, while **red** indicates a significant negative effect. Effects are predicted as accurately as possible, although this is inherently difficult in light of the high-level nature of the policy approaches under consideration. It is also difficult to predict how the baseline would develop under a 'no plan' scenario. In light of this, there is a need to make assumptions about how alternatives will be implemented and what effect they would have on receptors. Assumptions made are explained in the appraisal text.

Where it is not possible to predict likely significant effects using reasonable assumptions, comments are provided on the relative merits of the alternatives in more general terms and the alternatives are ranked to indicate preference. This allows a comparison of alternatives even where it is not possible to distinguish between them in terms of their significant effects.

Effects are predicted taking into account the criteria in Schedule 1 of the Environmental Assessment of Plans and Programmes Regulations 2004. Cumulative effects are also considered (i.e. the effects of the plan in combination with other planned or on-going activity).

All options include housing within the Swindon urban area and some housing at Wroughton and Highworth. The appraisal below focuses on the distinctive elements of the options.

Appraisal tables

Sustainability Appraisal topic: Biodiversity						
Option	1. Strategic scale growth at St Andrews/Blunsdon	2. Graduated dispersal	3. Broad Blunsdon focus	4. Wroughton focus	5. Highworth focus	6. Expand New Eastern Villages
Rank	5	4	=3	6	=3	=3
Significant effects? (y/n)	No					
Discussion	There are no European designated wildlife sites in the Borough. Much of Wroughton lies within the Natural England Impact Risk Zones (IRZ) for Clout's Wood and Burderop Wood SSSIs. European protected species applications in respect of bats have been made in two locations south of Wroughton. In view of proximity to SSSIs and locations in which European species licence application/s have been made, option 4 is adjudged as creating the greatest risk of negative effects.					

	<p>Larger development sites are assumed to have greater potential for new habitat creation and biodiversity enhancements, which tells in favour of option 1. But sites in St Andrews lie within the IRZ for Haydon Meadow SSSI and in proximity to ancient woodland at Lower Widhill Copse.</p> <p>Broad Blunsdon is relatively unconstrained in biodiversity terms and is therefore assessed as best performing, together with option 5. Highworth does not have any protected sites in its immediate vicinity although some parts of the town fringe lie within IRZs for Tuckmills Meadows SSSI at Watchfield, but not for residential development. The New Eastern Villages is not subject to significant strategic biodiversity constraints.</p> <p>Option 2 would disperse housebuilding to a greater degree, and this is assumed to limit the scale of localised impacts in any one location.</p> <p>Across all the options, site-specific analysis would be needed to determine impact on biodiversity. In view of the absence of European sites, it is not considered that any of the options would be likely to produce significant effects, negative or positive.</p>
--	---

Sustainability Appraisal topic: Land and soil resources						
Option	1. Strategic scale growth at St Andrews/Blunsdon	2. Graduated dispersal	3. Broad Blunsdon focus	4. Wroughton focus	5. Highworth focus	6. Expand New Eastern Villages
Rank	=	=	=	=	=	=
Significant effects? (y/n)	Yes					
Discussion	<p>The NPPF seeks to avoid loss of higher quality ('best and most versatile') agricultural land. The majority of undeveloped land in Swindon Borough is shown as Grade 2 (17.9%) or Grade 3 (56.8%) in the 'Provisional Agricultural Land Quality' dataset. The other available dataset is the 'Post 1988' dataset. This dataset is accurate but only covers a small area of the Borough. In the absence of detailed data, the alternatives are judged to perform equally. All alternatives have the potential to lead to the loss of significant areas of best and most versatile agricultural land and so are assessed as having a likely significant negative effect.</p>					

Sustainability Appraisal topic: Water resources						
Option	1. Strategic scale growth at St Andrews/Blunsdon	2. Graduated dispersal	3. Broad Blunsdon focus	4. Wroughton focus	5. Highworth focus	6. Expand New Eastern Villages
Rank	=	=	=	=	=	=
Significant effects? (y/n)	Yes					

Discussion	<p>All options lie within the Swindon and Wiltshire Water Resources Area which is seriously water stressed. The Thames Water Resources Management Plan 2015 – 2040 proposes demand management to address a supply/demand balance shortfall. It is difficult to draw conclusions as to the impact of the spatial distribution of development on water supply. In light of the severe shortfall, all options are assessed as having the potential to cause significant effects.</p> <p>Environment Agency 2016 water quality ratings for the Borough's main rivers were all either moderate or poor, with the following rivers rated as poor for the following reasons: Ray (urbanisation and sewage discharge), Liden Brook (agriculture and sewage discharge), Cole (transport drainage, urbanisation and agriculture), Lenta Brook (agriculture). A Water Cycle Study was undertaken in 2014, which stated that higher standards of treatment will be needed to ensure future compliance with Water Framework Directive standards. All options seem unlikely to support improvements to water quality but it is difficult to judge the impacts of different alternatives.</p>
-------------------	--

Sustainability Appraisal topic: Air quality and environmental pollution						
Option	1. Strategic scale growth at St Andrews/Blunsdon	2. Graduated dispersal	3. Broad Blunsdon focus	4. Wroughton focus	5. Highworth focus	6. Expand New Eastern Villages
Rank	=4	5	=4	6	=2	=2
Significant effects? (y/n)	No	No	No	Yes	No	No
Discussion	<p>The Swindon Borough Air Quality Annual Status Report 2018 identifies locations where concentrations of Nitrogen Dioxide exceed, or are close to exceeding, air quality objectives. The highest concentrations were at Kingshill Road, which has been declared an AQMA, and Devizes Road, Swindon. Options 2 and 4, which would include higher scales of housebuilding at Wroughton, residents of which could be expected to access central Swindon via Devizes Road and Kingshill, are adjudged as performing poorly. In view of the existing designated AQMA at Kingshill, option 4 (Wroughton focus) is assessed to have the potential to create significant adverse environmental effects.</p> <p>The Air Quality Annual Status Report also identifies areas to the north of central Swindon which are close to exceeding air quality objectives, at Cheney Manor/Rodbourn Rd north of the Bruce Street Bridges roundabout and on Cricklade Road south of The Moonrakers public house. House building at St Andrews or Broad Blunsdon would be likely to increase traffic on these routes resulting in deterioration in air quality. Such effects would be less direct, and therefore these options are assessed as better performing and not likely to cause significant effects.</p> <p>Neither options 5 or 6 are associated directly with any area at risk of exceeding limit values for air quality, but both would contribute to a general increase in traffic volumes.</p>					

Sustainability Appraisal topic: Climatic factors						
Option	1. Strategic scale growth at St Andrews/Blunsdon	2. Graduated dispersal	3. Broad Blunsdon focus	4. Wroughton focus	5. Highworth focus	6. Expand New Eastern Villages
Rank	=5	3	6	1	2	=5
Significant effects? (y/n)	No					
Discussion	<p>This SA topic includes both adaptation to climate change and the mitigation of further climate change through emissions reduction.</p> <p>As regards adaption, it is considered that it should be possible across all alternatives for development to avoid areas within Flood Zone 2 and 3. All options thus perform on a par in terms of this part of the SA topic.</p> <p>Housebuilding has the potential to reduce the carbon emissions in the operational phase in two principal ways. The first is through more energy efficient buildings or energy generation/distribution (such as decentralised energy generation or district heating). The second is through reducing transport emissions likely to be generated by the occupants of the houses.</p> <p>It is also relevant to note that development options that necessitate the creation of significant new infrastructure would generate more carbon emissions in the construction phase than those that utilise existing infrastructure. The construction of new infrastructure is carbon intensive. This is referred to as embodied carbon. Because carbon emissions stay in the atmosphere for a century or more and there is a need to reduce emissions in the short term, the embodied emissions in the construction of infrastructure may be significant.</p> <p>Furthermore, development options that are predicated on and facilitated by new roadbuilding or junction capacity enhancements have potential to increase carbon emissions though encouraging driving both for future residents and non-residents. The construction of new vehicular routes and expanded junctions is designed to make travel by car easier and this in turn is likely to encourage more people to drive more often.</p> <p>As none of the options is likely to produce development at a scale where decentralised energy generation or district heating is feasible/viable, all options are adjudged as performing equally in terms of energy efficiency/building emissions.</p> <p>As regards transport emissions, option 3 is assessed as poorest performing because of the weak public transport options and limited range of walkable facilities at Broad Blunsdon and likely limited options for upgrading those facilities through this development scenario, which comprises residential development of sites at the sub-strategic scale.</p> <p>Option 4 is assessed as best performing because of existing high quality public transport links to Wroughton with potential for improvement and a good quality range of facilities within the village. Wroughton is also within realistic cycling</p>					

	<p>distance of destinations in southern Swindon, including employment on Pipers Way.</p> <p>Highworth benefits from a range of facilities and transport links that are at least the equal to Wroughton. However, journey times from Highworth to central Swindon are longer, and on this basis public transport may be somewhat less attractive and active transport is not an option, meaning that option 5 performs less well on this measure.</p> <p>Option 2 provides the potential for development to utilise existing transport links, services and facilities, including at Highworth and Wroughton, although it would also disperse development to more poorly served villages.</p> <p>Options 1 and 6 are of a scale where transport emissions mitigation, such as the provision of new bus/walking/cycling routes and walkable facilities is possible, but are geographically distant from central Swindon, district centres and principal employment locations with lengthy travel times, reducing the attractiveness of bus and active travel. Additionally, these options are predicated upon significant new road infrastructure being built, which has potential both to emit significant embodied carbon in the construction phase and to promote car travel.</p> <p>It is not possible to identify positive or negative significant effects on the topic in view of the national/global nature of the issues it raises.</p>
--	--

Sustainability Appraisal topic: Historic Environment						
Option	1. Strategic scale growth at St Andrews/Blunsdon	2. Graduated dispersal	3. Broad Blunsdon focus	4. Wroughton focus	5. Highworth focus	6. Expand New Eastern Villages
Rank	=2	=5	6	=5	=5	=2
Significant effects? (y/n)	No					
Discussion	<p>Broad Blunsdon options have potential to harm the setting of the Broad Blunsdon and Lower Blunsdon Conservation Areas and listed buildings and scheduled ancient monuments in proximity to the village. Significant harm to designated heritage assets should be able to be avoided through the design and materplanning of development and so significant effects are not identified.</p> <p>Options 4, 5. and 2 both have potential to impact on the setting of heritage assets within Highworth, Wroughton and other villages, but this is likely to be able to be mitigated to a significant degree through careful site selection and design.</p> <p>Option 1 and 6 are least constrained in heritage terms and so is assessed as best performing.</p>					

Sustainability Appraisal topic: Landscapes						
Option	1. Strategic scale growth at St Andrews/Blunsdon	2. Graduated dispersal	3. Broad Blunsdon focus	4. Wroughton focus	5. Highworth focus	6. Expand New Eastern Villages
Rank	=5	1	3	6	=5	2
Significant effects? (y/n)	Yes					
Discussion	<p>Wroughton is within the setting of the North Wessex Downs AONB and housebuilding there could impact upon the setting of a designated landscape and views from the Ridgeway National Trail. Option 4 is therefore assessed as most poorly performing. Option 2, dispersal, while creating the potential for development in or within the setting of designated landscapes, would limit the scale and therefore likely degree of landscape harm of development in any one location.</p> <p>Options 1 and 3 involve development in rural areas to the north of Swindon on the Midvale ridge or beyond into the Thames Vale as defined in the Landscape Character Assessment. Similarly, option 5 would involve development beyond Highworth's historic hilltop town location. Site appraisal tables indicate that fewer sites around Broad Blunsdon have the potential to result in landscape/visual harm than do sites at Highworth and larger scale sites at Blunsdon/St Andrews.</p> <p>As all options would involve the development of significant areas of undeveloped greenfield land, in the absence of detailed information, taking a precautionary approach, it is reasonable to assess that all options could give rise to significant environmental effects.</p>					

Sustainability Appraisal topic: Population and housing						
Option	1. Strategic scale growth at St Andrews/Blunsdon	2. Graduated dispersal	3. Broad Blunsdon focus	4. Wroughton focus	5. Highworth focus	6. Expand New Eastern Villages
Rank	=6	1	=4	=4	=4	=6
Significant effects? (y/n)	Yes					
Discussion	<p>Options 1-6 could in principle deliver a buffer above Local Housing Need within the Borough. In view of the fact that current land supply in the Borough is significantly concentrated in large sites, options 1 and 6 offer the least potential to diversify the supply of sites of different sizes in accordance with national policy designed to stimulate housebuilding. Since both would likely be volume housebuilder sites, they also offers the lowest potential to diversify the range of type and size of homes being built. Options 1 and 6 are also both subject to significant deliverability constraints. Option 6 is contingent upon delivery of other parts of the New Eastern Villages, which delivery of option 1 depends upon delivery of a new or upgraded junction on the strategic road network.</p>					

	<p>Option 2 offers the greatest potential to diversity the type and size of sites and the range of homes being built, by introducing smaller sites in a variety of locations.</p> <p>In all of options 1-5, the additional housebuilding has the potential to have a significant positive effect on this topic through contributing to the Borough being able to increase the delivery of housing and the variety of housing on offer.</p>
--	--

Sustainability Appraisal topic: Healthy and inclusive communities						
Option	1. Strategic scale growth at St Andrews/Blunsdon	2. Graduated dispersal	3. Broad Blunsdon focus	4. Wroughton focus	5. Highworth focus	6. Expand New Eastern Villages
Rank	3	4	6	2	1	5
Significant effects? (y/n)	No					
Discussion	<p>Options 4 and 5 are identified as the best performing as they locate housing at the existing rural service centres of Highworth and Wroughton.</p> <p>Option 1 is a reasonably well performing option, despite its remoteness from main service centres, because it creates the potential to locate housing in close proximity to the new facilities provided at Tadpole Garden Village while also creating a new housing area of sufficient scale to support the provision of additional community facilities.</p> <p>Option 2 includes additional housing at Highworth and Wroughton but also in the smaller rural communities which lack local facilities. On the other hand, new housing in rural communities may sustain the facilities that do exist.</p> <p>Although in principle option 6 would be proximate to facilities within the New Eastern Villages, the timetable for delivery of these facilities is uncertain. As the expansion land would be separated from the New Eastern Villages by the Liden Brook it may feel detached from the wider development area, disincentivising access to facilities by active modes.</p> <p>Option 3 is assessed as the poorest performing because of the limited range of facilities at Broad Blunsdon. These facilities will be augmented to some degree by the Kingsdown development, but remain limited for supporting an expanded village.</p> <p>The relatively limited scale of additional development on greenfield land and the likely limited contribution to the provision of enhanced facilities this would make, means that none of the options is identified as having significant effects, positive or negative, on this SA topic.</p>					

Sustainability Appraisal topic: Transport						
Option	1. Strategic scale growth at St Andrews/Blunsdon	2. Graduated dispersal	3. Broad Blunsdon focus	4. Wroughton focus	5. Highworth focus	6. Expand New Eastern Villages
Rank	5	1	6	2	3	4
Significant effects? (y/n)	Yes	No	Yes	No	No	Yes
Discussion	<p>Significant highway capacity issues have been identified at the A419 Cold Harbour/Broad Blunsdon junction as a consequence of existing planned development. These issues mean that options 1 and 3 have potential to cause significant effects, the potential for mitigation of which is presently unclear. Modelling work is currently underway to assess the consequences of further traffic growth in this location, but in the meantime these options are assessed as most poorly performing. Both of these options are also relatively remote from Swindon town centre and lack sustainable transport links to the South Marston Park employment cluster. This has the potential to lead to longer travel times for employment and higher tier services and limits the potential for active travel and the attractiveness of public transport. Option 1 may be able to deliver mitigation in the form of a new A419 junction to remove this significant effect. This option may also be able to deliver public transport improvements. It is less clear under option 3 that mitigation would be possible.</p> <p>Option 2, would disperse impact on the highways network and development at Wroughton and Highworth could take advantage of the existing bus services to these towns, albeit that development in smaller villages would lack high quality bus options. Option 4 would be served by existing reasonably high quality bus links to Wroughton, but would increase traffic at M4 Junction 15, which requires assessment. Option 5 would be well served by an existing high quality bus service, but would locate housing relatively far from central Swindon and its rail station while also adding to congestion on the A419 corridor.</p> <p>Option 6 is far from existing bus routes. The ability of development east of New Eastern Villages to be served by future bus services is unclear. The surrounding road network in this location (White Hart Junction/A420/SRN) has severe capacity issues which would be likely to be exacerbated by additional development in this location, over and above that currently proposed as part of NEV.</p>					

Sustainability Appraisal topic: Economy and Enterprise						
Option	1. Strategic scale growth at St Andrews/Blunsdon	2. Graduated dispersal	3. Broad Blunsdon focus	4. Wroughton focus	5. Highworth focus	6. Expand NEW Eastern Villages
Rank	=	=	=	=	=	=
Significant effects? (y/n)	No					

Discussion	None of the options would directly deliver new employment land alongside housing. Access to employment opportunities is assessed through the transport topic.
-------------------	---

Appendix 5 –Site options appraisal

Methodology

A RAG (Red, Amber, Green) scoring system will be used in assessing sites as detailed below.

The aim of categorising the performance of site options is to aid differentiation, i.e. to highlight instances of site options performing relatively well / poorly. The intention is not to indicate an effect with any particular significance.

Dark green	Site performs particularly well
Light green	Site performs well
Amber	Potential issues with the site in terms of the objective
Red	Site performs poorly

Explanation of distance thresholds used in residential site assessment criteria

Walking distances are based upon the accessibility criteria defined in the Swindon Residential Design Guide SPD:

Accessibility Criteria	
≤ 250m	to a LEAP and LLAP
≤ 500m	to a NEAP
≤ 600m	to a bus stop
≤ 800m	to a primary school, open space, local centre or supermarket
≤ 1000m	to a health centre
≤ 1500m	to a secondary school
≤ 2000m	to a district centre

To create distance bands, the SPD criteria are supplemented using the Guidelines for Providing Journeys on Foot, Chartered Institution of Highways and Transportation (2000):

Table 3.2: Suggested Acceptable Walking Distance.

	Town centres (m)	Commuting/School Sight-seeing (m)	Elsewhere (m)
Desirable	200	500	400
Acceptable	400	1000	800
Preferred maximum	800	2000	1200

For some destinations, walking distances are also supplemented by the use of cycling distances derived from the Chartered Institution of Highways and Transportation publication Planning for Cycling (2014). That publication notes that the National Travel Survey shows that 80% of cycle journeys are less than 5 miles (8km) and this is taken to be the maximum distance most people will cycle. The average trip length by bicycle in the National Travel Survey 2017 was 3.4miles, (5.5km). Rounding down, it is assumed that 5km is a comfortable cycling distance for most people. It is assumed that people may be willing to cycle to access rail stations, secondary schools and healthcare facilities, but are less likely to cycle to bus stops, primary schools and local shops.

For public transport, distances to a bus stop are based upon Transport for London Guidelines for Planning Bus Services (2012) <http://content.tfl.gov.uk/bus-service-planning-guidelines.pdf>. Distances to a rail station are based upon the Rail Delivery Group Cycle-Rail Toolkit 2 (2016) http://www.raildeliverygroup.com/files/Publications/2016-04_cycle_rail_toolkit_2.pdf

The criteria are designed to support the locating of new homes where residents have the option to access services and facilities on foot, by bicycle or by public transport. It is recognised that some larger scale developments may be able to mitigate existing deficiencies in accessibility by providing facilities on site or enhancing public transport or walking and cycling links.

Site appraisal criteria

Sustainability Appraisal topic	Sustainability Appraisal Objective	Appraisal methodology
Biodiversity	1. Protect and enhance all biodiversity and geological features and avoid losses.	<p>1. There is good data on the location of designated biodiversity sites. It is likely that the impact on biodiversity sites would be likely to be greater for development in close proximity to such sites. There is limited data on the likely existence of European protected species on sites, with information limited to records for past European species applications. Assessment is as follows:</p> <p>R = site includes a local geological site or includes or adjoins a Site of Scientific Interest (SSSI), County Wildlife Site, Ancient Woodland, or Local Nature Reserve. The sensitivity of these sites means it is appropriate to flag immediate proximity.</p> <p>A = site is within an Impact Risk Zone for a SSSI for housing development or is within 400m of a SSSI, County Wildlife Site, Ancient Woodland or Local Nature Reserve</p> <p>G = all other sites</p>
Land and Soil Resources	2. Use land and existing buildings efficiently, avoid high quality soils and prioritise development on previously developed land.	<p>2. There is limited data available, in the form of national agricultural land classification mapping which does not distinguish between grade 3a and 3b agricultural land. Assessment is as follows:</p> <p>R = Grade 1 or 2 agricultural land (>33% of site area or 20ha)</p> <p>A = Grade 3 agricultural land (>50% of site area or 20ha)</p> <p>G = Grade 4 agricultural land</p> <p>G = Previously developed land</p>
Water Resources	3. Use and manage water resources in a sustainable manner	3. Not assessed. There is no data available to allow the robust assessment of this objective at a site level
Air Quality and Environmental Pollution	4. Improve air quality and minimise all sources of environmental pollution	4. Not assessed. There is good data within the Swindon Air Quality Annual Status Report 2018 on locations which exceed or at risk of exceeding target values for Nitrogen Dioxide. However, there is no data on trip generation and route distribution from individual sites. It cannot be assumed that sites in close proximity to an area of air quality concern would necessarily adversely impact air quality or conversely that impact will necessarily decay with distance.

Sustainability Appraisal topic	Sustainability Appraisal Objective	Appraisal methodology
Climatic Factors	5a. Minimise our impacts on climate change – through reducing greenhouse gas emissions.	5a. Not assessed. There is no data available to allow the robust assessment of this objective at a site level.
	5b. and reduce our vulnerability to future climate change effects.	<p>5b. There is good data on flood risk affecting individual sites as AECOM have undertaken SFRA flood screening of sites using up to date data.</p> <p>R = Flood zone 2 or 3 or within the defended 1 in 20 year modelled fluvial extent (considered to be Flood Zone 3b)</p> <p>A = High or medium susceptibility to groundwater or surface water flooding or within 20m of an unmodelled watercourse or more than 10 sewer flooding records in postcode sector</p> <p>G = other sites</p>
Historic Environment	6. Protect, maintain and enhance the historic environment.	<p>6. There is good data on the location of heritage assets and proximity of sites thereto.</p> <p>R = > Site is within or in close proximity to and is likely to be within the setting of a designated heritage asset and high-level analysis suggests its development would have potential to cause harm to the significance of those assets</p> <p>A = < Site is in close proximity to and is likely to be within the setting of a designated heritage asset, but it is unclear at this stage whether harm to significance would result from the development of the site. Alternatively or in addition, site is identified as of high archaeological potential.</p> <p>G = < Development of the site is not likely to harm the significance of heritage assets</p>
Landscapes	7. Conserve and enhance the character and quality of rural and urban landscapes, maintaining and strengthening local distinctiveness and sense of place.	7. Limited published data exists and therefore bespoke analysis has been undertaken by the Council's landscape architects for the purposes of this report and is provided at Appendix 6. This provides an indicator of the potential for site development to cause landscape and/or visual harm.

Sustainability Appraisal topic	Sustainability Appraisal Objective	Appraisal methodology
Population and Housing	8. Provide everyone with the opportunity to live in good quality, affordable housing, and ensure an appropriate mix of dwelling sizes, types and tenures.	8. Not assessed. There is not a clear basis on which to distinguish between sites in relation to this topic.
Healthy and Inclusive communities	9. Reduce poverty and deprivation and promote more inclusive and communities with better services and facilities.	<p>For housing sites, this objective is assessed in terms of the accessibility of the site to the following services and facilities:</p> <p>9a. Healthcare facility R = > 8 km (5 miles) A = < 8 km G = < 5 km G = < 1 km</p> <p>9b. Recreation facilities¹¹ R = > 1.2 km A = < 1.2 km G = < 0.8 km G = < 0.4 km</p> <p>9c. Town, District, Local centre or Village Shop R = > 2 km A = < 2 km G = < 0.8 km G = < 0.4 km</p> <p>9d. Primary school R = > 2 km A = < 2 km G = < 1 km G = < 0.8 km</p>

¹¹ This will include play facilities, recreation grounds and more formal sports facilities.

Sustainability Appraisal topic	Sustainability Appraisal Objective	Appraisal methodology
		<p>9e. Secondary school</p> <p>R = > 8 km (5 miles)</p> <p>A = < 8 km</p> <p>G = < 5 km</p> <p>G = < 1.5 km</p> <p>9. For employment sites this is assessed by proxy using Indices of Multiple Deprivation mapping. http://dclgapps.communities.gov.uk/imd/idmap.html as follows:</p> <p>A = employment site within or adjoining 50% an LSOA within the 50% least deprived for the employment deprivation domain</p> <p>G = employment site within or adjoining an LSOA within the 50% most deprived for the employment deprivation domain</p> <p>G = employment site within or adjoining an LSOA within the 20% most deprived for the employment deprivation domain</p>
Transport	10. Reduce the need to travel and promote more sustainable transport choices.	<p>For residential, this is assessed in terms of access to public transport as follows:</p> <p>10a. Existing bus stop served by a regular service (defined as at least 1 weekday daytime bus per hour)</p> <p>R = > 1.2 km</p> <p>A = < 1.2 km</p> <p>G = < 0.6 km</p> <p>G = < 0.4 km</p> <p>10b. Existing bus stop served by a commuter bus service (defined as 2 or more peak time buses per hour)</p> <p>R = > 1.2 km</p> <p>A = < 1.2 km</p> <p>G = < 0.6 km</p>

Sustainability Appraisal topic	Sustainability Appraisal Objective	Appraisal methodology
		<p>G = < 0.4 km</p> <p>10c. Train station¹²</p> <p>R = > 8 km (5 miles)</p> <p>A = < 8 km</p> <p>G = < 5 km</p> <p>G = < 2 km</p> <p>For employment the additional criteria were also used:</p> <p>10d. Key employment area¹³</p> <p>R = > 1.2 km (0.75 miles)</p> <p>A = < 1.2 km (0.75 miles)</p> <p>G = < 0.8 km (0.5 miles)</p> <p>10e. Town, District or Primary Rural centre (only to be applied to B1(a) office uses)¹⁴</p> <p>R = > 2 km (1.25 miles)</p> <p>A = < 2 km (1.25 miles)</p> <p>G = < 0.8 km (0.5 miles)</p> <p>G = < 0.4 km (0.25 miles)</p>
Economy and Enterprise	11. Encourage a vibrant and diversified economy and provide for long-term sustainable economic growth.	11. Not assessed. No data exists to enable assessment of the impacts of residential development sites on economic growth. Additionally, it is assumed that all employment sites will contribute to meeting this objective

¹² This follows Rail Delivery Group Cycle-Rail Toolkit 2 (2016) http://www.raildeliverygroup.com/files/Publications/2016-04_cycle_rail_toolkit_2.pdf

¹³ It is assumed for these purposes that co-locating employment uses will assist in public transport and accessibility planning. Existing employment areas are defined as those areas designated as key employment areas in the Local Plan policy map.

¹⁴ This reflects existing 'town centre first' policy for office uses and objectives for town centre regeneration. Locating uses with high employment densities in town and district centres is likely to maximise multi-modal accessibility and allow convenient linked-trips.

Sustainability Appraisal topic	Sustainability Appraisal Objective	Appraisal methodology
	12. Ensure adequate provision of high-quality employment land and diverse employment opportunities to meet the needs of local businesses and a changing workforce.	12. Not assessed, this objective is not relevant to the assessment of potential housing development sites. Additionally, it is assumed that all employment sites will contribute to meeting this objective

Residential site appraisal tables

Ref	Site name	Area (ha)	1. Biodiversity	2. Agricultural Land	5b. Flood Risk	6. Heritage Assets	7. Landscapes	9a. Healthcare facility	9b. Recreational facility	9c. Shopping	9d. Primary school	9e. Secondary school	10a. Commuter bus	10b. Regular. bus	10c. Train station
St Andrews/Broad Blunsdon															
30	Lower Widhill Farm, Blunsdon	26.46													
48	Land north of Blunsdon	140.6													
379/ 32	Tadpole Garden Village extension	66.93													
55 & 56	Land adjacent to Stepside	1.86													
69	Burcot House	1.21													
Broad Blunsdon															
33	Land south of B4019, Blunsdon	3.76													
36	Land at Turnpike Rd, Blunsdon	4.48													
50	Land at Sams Lane, Blunsdon	11.54													
375	Land north of Kingsdown Lane	3.41													
403	Blunsdon Land Ltd	2.42													
429	Land East of Blunsdon	38.84													
460	Land at 12 Turnpike Rd, Blunsdon	2.17													
377	Part of Upper Burytown Farm	23.27													

Ref	Site name	Area (ha)	1. Biodiversity	2. Agricultural Land	5b. Flood Risk	6. Heritage Assets	7. Landscapes	9a. Healthcare facility	9b. Recreational facility	9c. Shopping	9d. Primary school	9e. Secondary school	10a. Commuter bus	10b. Regular. bus	10c. Train station
-----	-----------	-----------	-----------------	----------------------	----------------	--------------------	---------------	-------------------------	---------------------------	--------------	--------------------	----------------------	-------------------	-------------------	--------------------

Highworth

230	Land to the west of Swindon Road	0.33													
293	Land west of Lechlade Road	1.49													
467	Land east of Roundhill Mead	5.181													
477	Part of land west of Highworth	6.554													
481	Wrag Barn Golf Club	1.99													
482	Land at Shrivenham Rd, Highworth	11.38													
483	Land at Eastrop, Highworth	11.91													
484	Redlands Park, Phase 2	2.64													

Wroughton

71	Land east of Swindon Rd (north)	7.95													
72	Land east of Swindon Rd (south)	9.1													
309	Land to N of Overtown Reservoir	0.32													
427	Akers Land, Wroughton	16.51													
478	Former STW Site	5.68													
479	Ridgeway School	13.8													
486	Priors Hill, Wroughton	4.94													

Chiseldon

28	Part of land sth of New Rd	3.53													
78	Hodson Rd, Chiseldon	2.6													

Ref	Site name	Area (ha)	1. Biodiversity	2. Agricultural Land	5b. Flood Risk	6. Heritage Assets	7. Landscapes	9a. Healthcare facility	9b. Recreational facility	9c. Shopping	9d. Primary school	9e. Secondary school	10a. Commuter bus	10b. Regular. bus	10c. Train station
-----	-----------	-----------	-----------------	----------------------	----------------	--------------------	---------------	-------------------------	---------------------------	--------------	--------------------	----------------------	-------------------	-------------------	--------------------

Wanborough

79	Land off Hewers Close	2.85													
221	North of Mayfield, West of Kite Hill	2.12													
458	Croft Yard, Ham Road	0.32													

Bishopstone

66	Land west of New Town Lane	0.44													
425	West of Whatley's Orchard	4.37													
459	Land at The Forty, Bishopstone	1.479													

Castle Eaton

17	Land at School Close, Castle Eaton	1.41													
----	------------------------------------	------	--	--	--	--	--	--	--	--	--	--	--	--	--

Inglesham

15	Land adj Lechlade Rd and Lynt Rd	2.73													
228	Land at Lynt Road	0.2													

Stanton Fitzwarren

301	Thames Water land	0.75													
-----	-------------------	------	--	--	--	--	--	--	--	--	--	--	--	--	--

Ref	Site name	Area (ha)	1. Biodiversity	2. Agricultural Land	5b. Flood Risk	6. Heritage Assets	7. Landscapes	9a. Healthcare facility	9b. Recreational facility	9c. Shopping	9d. Primary school	9e. Secondary school	10a. Commuter bus	10b. Regular. bus	10c. Train station
Stratton St Margaret															
11	Land adjacent to Fitzwarren House	0.22													
26	Tate Estate, Kingsdown Rd	2.41													
368	West of Catsbrain Farm	6.53													
South Marston															
16	Land r/o 5 Church Farm Lane	1.54													
54	Land east of Highworth Road	7.94													
Badbury															
432	Land East of Berricot Lane	0.72													
Kingsdown															
380	Kingsdown Nurseries	2.85													
450	East of Kingsdown Nursery	3.624													
Other															
486	Green Land East	50.7													

Employment site appraisal tables

Ref	Site name	Area (ha)	1. Biodiversity	2. Agricultural land	5b. Flood risk	6. Heritage assets	7. Landscapes	9. Employment deprivation	10a. Regular bus	10b. Commuter bus	10c. train station	10d. Key employment area	10e. Town centre (for offices)
30	Lower Widhill Farm Blunsdon	26.46											
48	Land North of Blunsdon	140.6											
427	Akers Land, Wroughton	16.51											
34	Inlands Farm	10.32											
73	Land north of A420	2.78											
298	Barnfield Road	0.75											

Discussion of employment site appraisal findings

It can be seen from the above table that the best performing sites are the two smaller sites. All of the strategic scale sites raise significant issues in terms of landscape impacts. The potential for biodiversity impacts is also flagged for sites 30 and 34, due to proximity to County Wildlife Sites. Site 48 contains significant areas within flood zone 2 and a small area within flood zone 3. The

impact of these areas on the site's development potential would need consideration. Site 30 is the worst performing in terms of its access by bus.

Discussion of residential site appraisal findings by settlement

Settlement: St Andrews/Broad Blunsdon

Topic	Commentary
Biodiversity	<p>There are strategic biodiversity constraints at site 379/32 at Broad Blunsdon, as it encompasses the County Wildlife site/Ancient Woodland at Upper Widhill Copse. There are also strategic biodiversity constraints at site 30, as it immediately adjoins the River Ray County Wildlife site. Site 48 scores moderately in this regard, due to its location within 300 metres of the Upper Widhill Copse County Wildlife Site and Ancient Woodland.</p> <p>There are no strategic biodiversity constraints identified for site 55/56 and site 69, however that is not to say that there is not any onsite habitat that is of importance to the wider landscape.</p>
Land & Soil Resources	All sites are categorised as Grade 3 (good to moderate), with sites 379/32 and 55/56 comprising a mix of Grade 3 and Grade 4 (poor quality). Site 69 is differentiated as Grade 3a, the better quality land, whilst site 30 is categorised as Grade 3b. On the basis of this information, whilst it is relatively difficult to differentiate between the sites in terms of the quality of agricultural land that would be lost, sites 379/32 and 55/56 do contain areas of poor quality agricultural land.
Water resources	There is no data available to allow the robust assessment of this objective at a site level
Air quality & environmental pollution	Not assessed. There is no data on trip generation and route distribution from individual sites. It cannot be assumed that sites in close proximity to an area of air quality concern would necessarily adversely impact air quality or conversely that impact will necessarily decay with distance.
Climatic Factors	<p>Flood risk is a considerable constraint at Site 48, as it is located within Flood Zone 3, is within an area with a high risk of surface water flooding and a high risk of groundwater flooding, and is also located within the defended 1 in 20 year fluvial flood extent. Flood risk is also a constraint at sites 379/32 and site 69 (both with a high risk of surface water flooding and a high susceptibility of groundwater flooding) and site 30 (which has a high risk of surface water flooding).</p> <p>The remaining site at 55/56 is unconstrained in terms of flood risk issues.</p>

Historic Environment	<p>All sites are flagged as having potential heritage constraints. Both sites 30 and site 379/32 have Grade II Listed buildings within the site, and are also adjacent to Grade II Listed buildings, and site 30 is in an area with is likely to have archaeological remains (Roman). Meanwhile site 48 encompasses significant unscheduled archaeological features within the site.</p> <p>Site 55/56 is immediately adjacent to the Blunsdon St Andrew Conservation Area, whilst site 69 is also within proximity to the Conservation Area. Both may therefore contribute to its setting.</p>
Landscapes	<p>All sites have significant landscape constraints.</p> <p>Site 30 forms a very important part of the separation between Cricklade and Swindon, and forms the setting for the scarp/hillside at Blunsdon. Similarly, site 48 is also very sensitive in landscape terms and forms part of the setting of Swindon and Lower Blunsdon, and is highly visible in terms of views into and from the site.</p> <p>Site 379/32 is particularly sensitive on the land to the east of the existing school, as it is part of the important and visually sensitive setting to the approach of Swindon. The land on the flatter ground to the north of William Morris Way is a less sensitive part of the site.</p> <p>Site 55/56 is a valuable hilltop site, and very visible from areas to the south, and is very sensitive in terms of potential for significant visual harm. Similarly, site 69 is also considered a vulnerable hilltop site, and contributes significantly to the transition between the adjacent housing and open land beyond.</p>
Population & Housing	Not assessed. There is no data available to allow the robust assessment of this objective at a site level.
Healthy & Inclusive communities	<p>All sites are well served in terms of access to healthcare facilities and also access to a secondary school, given the new Great Western Academy located on William Morris Way.</p> <p>In terms of access to recreation facilities, all sites except site 30 are well located. Site 30 falls beyond easy walking distance at 1.3km from the nearest recreational facility.</p> <p>Sites 48 and 379/32 are well located in terms of access to a primary school, given their proximity within 1km of schools at St Leonards CE Academy and Tadpole Farm CE Academy respectively. All other sites are moderately located in terms of access to these facilities, falling outside 1km in distance.</p>

	In terms of access to shopping facilities, site 48 is the only site that is well located, being 0.5km from facilities in Blunsdon. Sites 379/32, 55/56 and 69 are moderately located, at between 0.8-2km to the nearest shopping facility or village centre. Site 30 is however poorly located, located over 2km from the nearest shopping facility.
Transport	<p>The majority of sites are located within 5-8km from Swindon Station so are not particularly well located in this regard. Site 30 scores particularly poorly, located over 8km from the train station.</p> <p>St Andrews/Broad Blunsdon is relatively well served in terms of regular and commuter buses, and sites 48 and 379/32 are reasonably well located in terms of bus stops served by these services. Sites 55/56 and 69 are located a moderate distance from the nearest bus stop access to these services, whilst site 30 scores poorly in this regard.</p>
Economy & enterprise	Not assessed. There is no data available to allow the robust assessment of this objective at a site level.
Conclusions: <p>St Andrews/Broad Blunsdon, being located on the edge of Swindon, is relatively well located in terms of access to facilities and services.</p> <p>However, site 30 is the worst performing site, given that it is physically remote from both Swindon and Blunsdon.</p> <p>Site 55/56 is the best performing site. However, landscape sensitivities are a significant constraint in this area, with all sites scoring particularly poorly in this regard.</p>	

Settlement: Broad Blunsdon

Topic	Commentary
Biodiversity	There are no constraints posed by proximity to biodiversity sites for the sites in Broad Blunsdon, however there may be onsite habitat that is of importance to the wider landscape.
Land & Soil Resources	All sites are categorised as grade 3 (good to moderate) agricultural land. Whilst only sites 33 and 36 (both south of Broad Bush) are differentiated as 3a, the better quality land, these are both currently used for equestrian grazing rather than for crop production.
Water resources	There is no data available to allow the robust assessment of this objective at a site level
Air quality & environmental pollution	Swindon Borough Council currently collects air quality data at locations within the urban area only. The rural location of sites to the east of Blunsdon mean they are unlikely to be affected by air quality issues although sites south of Broad Bush are in close proximity to the A419 dual carriageway and Coldharbour Junction which experiences heavy congestion on a daily basis.

Climatic Factors	Sites 36, 429, 460 and 377 have medium susceptibility to groundwater or surface water flooding whilst the remaining sites are unconstrained by flood risk issues.
Historic Environment	Broad Blunsdon Conservation Area and its' setting is a factor for sites 377, 50 & 403. However, a permission has already been granted on land north of site 50 which would act as a buffer between the CA and site 50. There are archaeological constraints for site 429 given the location of Castle Hill Fort at its centre. The sites to the south of Blunsdon, 36, 33, 460 and 375 are further away from the Conservation Area and therefore less constrained although a milestone is located near to site 36 and site 460 is close to a GII listed building (Old School).
Landscapes	<p>Site 33 has a parkland appearance due to the existence of mature trees and is located within an area currently designated as a non-coalescence area between Blunsdon and strategic site Kingsdown. Any development would require retention of trees which would reduce the potential density. Some vegetation would also need to be retained in site 36. Development of Site 50 would also require the retention of parkland trees and perimeter vegetation and the provision of a significant visual buffer to restrict views in from the east.</p> <p>Site 377 is assessed as having severe landscape constraints due to this land forming both the setting of the Scheduled Ancient Monument of Castle Hill Fort and the eastern rural edge of Blunsdon. Within Site 429, the three northern and westernmost fields are assessed as undevelopable due to the potential harm to the landscape character and being the location and setting of the Scheduled Ancient Monument. Limited development could be possible on the remainder of the site if perimeter vegetation could be retained and appropriate buffer zones provided.</p>
Population & Housing	N/A
Healthy & Inclusive communities	<p>In terms of essential services, Blunsdon is a relatively well served rural settlement with a community shop, a primary school, a GP surgery, and recreation ground. All sites would provide good access to a healthcare facility and reasonable access to a secondary school. All sites are within 1km of a primary school except sites 375 and 460, which are located between 1 and 2km away. Blunsdon's village shop is less than 1km from sites 33, 50, 429, and 377 and less than 2km away from sites 36, 375, 403 and 460. Recreational facilities are within easy reach for all sites except 460 (1km away) and 375 (1.3km away).</p> <p>Sites 377 and 429 are relatively remote from the centre of Broad Blunsdon and pedestrian links would need to be provided within the sites as the main access road Burytown Lane is a narrow single track road without pavements. Sites south of Broad Bush (36, 460, 375) are also physically remote from the village centre although sites 36 and 460 are accessible via existing pavements along Turnpike Road and the High Street. Sites 403 and 33 are close to a footpath into the village centre. Due to its central location site 50 would be the site with the easiest pedestrian access.</p>
Transport	None of the sites is served by a regular bus service. Broad Blunsdon has a commuter bus service and all sites save for site 375 and 460 have good access to this service.

	All sites are between 5 and 8km of Swindon Station and are thus relatively distant from the station.
Economy & enterprise	Not assessed.
Other issues	<p>Site 403 is proposed to be allocated within the draft Blunsdon East Neighbourhood Plan although only for minor development of up to 9 dwellings. This site is subject to a planning application for 43 dwellings which at the time of writing is awaiting determination.</p> <p>Site 33 is within the designated non-coalescence area between Broad Blunsdon and the Kingsdown strategic development area under Local Plan 2026 (Policy NC5).</p>
<p>Conclusions: Broad Blunsdon is a rural settlement which has a range of essential facilities.</p> <p>Sites 377 and 429 are the worst performing sites due to landscape impacts and their being the location (or setting) of a Scheduled Ancient Monument. These sites are also physically remote from the village centre and would need to provide pedestrian connections. Heritage constraints in the form of the Conservation Area or designated assets affect all but sites 33 and 375.</p> <p>The best performing sites are sites 50, 403 and 33.</p>	

Settlements: Chiseldon, Wanborough and Bishopstone and Badbury

Topic	Commentary
Biodiversity	Biodiversity constraints in Chiseldon are significant for Site 28 (due to its' proximity to the adjacent County Wildlife site formed by the Chiseldon to Marlborough Railway Line) and moderate for Site 78 which is within 400m of a County Wildlife site and within the impact zone for SSSI for any rural residential over 100 homes. Wanborough is less constrained with only Site 221 being within 400m of a County Wildlife Site. Sites 66 and 68 in Bishopstone are also within 400m of a County Wildlife Site. No strategic constraints are identified for Site 432 at Badbury, however there may be onsite habitat that is of importance to the wider landscape.
Land & Soil Resources	Development at Sites 22, 68 and 425 would involve the loss of Grade 2 agricultural land.
Water resources	There is no data available to allow the robust assessment of this objective at a site level
Air quality & environmental pollution	SBC currently collects air quality data at locations within the urban area only. The rural location of these sites mean they are unlikely to be affected by air quality issues although Site 432 at Badbury is within 0.2miles of the M4 which could present noise and air pollution issues.

Climatic Factors	The only sites with a low risk of flooding are Site 432 at Badbury and Site 66 at Bishopstone. All other sites are at medium risk of flooding bar Site 28 in Chiseldon which has a high risk of surface water flooding and Site 459 in Bishopstone which has a high susceptibility to groundwater flooding.
Historic Environment	Heritage constraints apply to all sites as they are either within or adjacent to a Conservation Area or in close proximity to listed buildings. Site 66 is also close to an unscheduled archaeological monument.
Landscapes	Significant landscape constraints exist for Site 28 in Chiseldon, Site 221 in Wanborough, Site 425 in Bishopstone and Site 432 in Badbury.
Population & Housing	N/A
Healthy & Inclusive communities	Chiseldon is the most well served of these four settlements with a shop, school, 2 GP surgeries and recreational facilities. Neither Wanborough nor Bishopstone currently have a shop although they both still have a primary school, pubs and recreational facilities. Wanborough also has a GP surgery.
Transport	All of these sites are more than 5miles from Swindon Station. Badbury has access to most frequent bus service although 0.6miles away. Bishopstone has the most limited bus service whilst Chiseldon and Wanborough, being closer to Swindon, could support commuting to Swindon for work and have hourly services throughout the day.
Economy & enterprise	Not assessed.
Other issues	
<p>Conclusions: The historic nature of these settlements mean that Conservation Areas and Listed Buildings will need to be taken into consideration for the majority of sites. Chiseldon is has the widest range of essential facilities of the settlements.</p> <p>The best performing sites are sites 79 and 458 at Wanborough and site 78 at Chiseldon.</p> <p>The 28 at Chiseldon is severely constrained in landscape terms. Landscape concerns also tell against sites 221, 425 and 432.</p> <p>Sites 66 and 459 were the best performing sites at Bishopstone, but perform poorly for access to facilities, except for a primary school and healthcare facility.</p>	

Settlement: Highworth

Topic	Commentary
Biodiversity	The site to the west of Highworth (230) is within 300 metres of a geological site at Highworth Town Centre, however this is not likely to be a constraint given that there is significant development within the Town Centre and between the site and the Town

	Centre. The remaining sites in Highworth are unconstrained in terms of strategic biodiversity considerations, although that is not to say that there is not onsite habitat that has some importance in the wider landscape.
Land & Soil Resources	The low resolution national dataset indicates primarily Grade 3 agricultural land for all sites (with no indication of whether this is likely to be Grade 3a, and therefore 'best and most versatile'). On the basis of this, it is very difficult to differentiate between the sites in terms of the quality of agricultural land that would be lost.
Water resources	Not assessed. There is no data available to allow the robust assessment of this objective at a site level.
Air quality & environmental pollution	Not assessed. There is no data on trip generation and route distribution from individual sites. It cannot be assumed that sites in close proximity to an area of air quality concern would necessarily adversely impact air quality or conversely that impact will necessarily decay with distance.
Climatic Factors	<p>There are no sites that are constrained by Flood Zone 2 or 3.</p> <p>Site 467 is within an area at high risk of surface water flooding, whilst the site at 230 falls within an area of medium surface water flood risk.</p> <p>There are no flood constraints at the other sites.</p>
Historic Environment	<p>Site 483 (Land at Eastrop) lies immediately adjacent to the Highworth Circles Scheduled Ancient Monument. The site is considered to have very high archaeological potential.</p> <p>The Hampton Conservation Area is located to the west of site 477 in Highworth, so there is a possibility that there may be some impact upon the setting of the CA.</p> <p>The remaining Highworth sites are not within close proximity to the Highworth or Hampton Conservation areas and are therefore less constrained.</p>
Landscapes	<p>Site 230 forms part of the Highworth Recreation Ground, and there are landscape constraints in terms of any development would likely cause significant harm to the character of the recreation area, which is popular and well used. Site 477 is also subject to landscape constraints, as the site is of major importance to the landscape setting of Highworth, with long range views into and out of the site.</p> <p>Sites 482 and 483 are considered to be very important to the hilltop setting of Highworth and to be very sensitive.</p> <p>Site 293 has some landscape sensitivities as it forms part of an area of open space, and incorporates a Public Right of Way.</p>

	<p>Site 481 is considered of medium landscape sensitivity because of TPO's, PROW and views from the road but these can be addressed with careful / sensitive design.</p> <p>Site 467 in Highworth is a low lying site with limited landscape sensitivity and would not be likely to cause harm to the hilltop setting of Highworth, and is therefore largely unconstrained from a landscape perspective. Site 484 is similarly considered of limited sensitivity due to adjacent and proposed housing development.</p>
Population & Housing	Not assessed. There is no data available to allow the robust assessment of this objective at a site level.
Healthy & Inclusive communities	<p>Highworth is well served when it comes to essential services, with shops, primary schools, a GP surgery, recreation facilities and a secondary school. All sites perform well in terms of access to healthcare facilities, recreation facilities or a secondary school.</p> <p>In Highworth, sites 230 and 477 are well located for access to a local shop/convenience store, whilst sites 293 and 467 are located a moderate 0.9km and 1.5km from the closest shopping facility, respectively. This distance will reduce with the planned opening of an Aldi store on Lechlade Road. Site 483 and 484 are reasonably close to Highworth town centre, while 481 and 482 further from the town centre although still within a moderate distance. Site 481 lacks walking facilities and is most distant from the town.</p> <p>In terms of access to a primary school, sites 230, 293, 467, 482, 483 and 484 are well located, whilst sites 477 and 481 are located less favourably at over 1km from the closest primary school.</p>
Transport	<p>All sites in Highworth are poorly located in terms of physical distance from Swindon Station, as the town is located over 6km away.</p> <p>Most sites are well located for regular bus services to Swindon, although site 467 is moderately located in terms of bus stop access. Sites 481 and 482 are the least proximate to existing bus services and it is not clear how bus routes could logically be amended to improve access. As mentioned above, site 481 lacks pedestrian access facilities at present.</p>
Economy & enterprise	Not assessed. There is no data available to allow the robust assessment of this objective at a site level.
<p>Conclusions: Highworth is well served in terms of essential facilities and services, and therefore all sites perform relatively well in this aspect. Overall, in Highworth the best performing sites are 293, 467 and 484.</p> <p>The worst performing site is 483 which raises significant landscape and conservation issues.</p>	

Sites 230, 477, and 482 also perform poorly in terms of landscape sensitivities. Site 481 raises less landscape concerns but is the furthest from services and facilities and bus links.

Settlement: Wroughton

Topic	Commentary
Biodiversity	<p>At Wroughton, three of the sites (71, 72 and 427) fall within the Impact Risk Zone for the SSSI at Burderop Wood. The impact risk zone identifies that rural residential development of 50 dwellings or more, or all residential development of 100 homes or more, has the potential to impact upon the SSSI. Further investigation and consultation with Natural England would be required for these sites to determine the likely impacts of development above these thresholds. It may be that mitigation is possible, however for the purposes of this appraisal it is appropriate to flag as an issue. Also of note is the County Wildlife site at Burderop Coombe within 400 metres of site 427 at Wroughton.</p> <p>Site 309 is immediately adjacent to the Overtown Reservoir County Wildlife Site and in close proximity to Coombe Bottom Wood ancient woodland and is accordingly red flagged.</p> <p>Site 486, Priors Hill, lies within 400m of the Overtown Reservoir CWS.</p> <p>The remaining sites in Wroughton (478 and 479) are unconstrained in terms of strategic biodiversity considerations, however again there may be onsite habitat that is of importance to the wider landscape.</p>
Land & Soil Resources	The low resolution national dataset indicates primarily Grade 3 agricultural land for all sites (with no indication of whether this is likely to be Grade 3a, and therefore 'best and most versatile'). On the basis of this, it is very difficult to differentiate between the sites in terms of the quality of agricultural land that would be lost.
Water resources	Not assessed. There is no data available to allow the robust assessment of this objective at a site level.
Air quality & environmental pollution	Not assessed. There is no data on trip generation and route distribution from individual sites. It cannot be assumed that sites in close proximity to an area of air quality concern would necessarily adversely impact air quality or conversely that impact will necessarily decay with distance.
Climatic Factors	<p>There are no sites that are constrained by Flood Zone 2 or 3.</p> <p>All of the Wroughton sites are in an area where there is high risk of surface water flooding, and sites 71 and 427 within an area of high susceptibility to groundwater flooding. All Wroughton sites are also within an area where there have been records of sewer flooding.</p>

Historic Environment	Sites 309 and 406 immediately adjoin the Conservation Area in Wroughton and are in close proximity to Grade II listed buildings. None of the other Wroughton sites are located in close proximity to the Conservation Area, and are therefore relatively unconstrained from a heritage perspective.
Landscapes	<p>In Wroughton, site 427 is within close proximity to the AONB, SSSI and Brimble Hill viewpoint and is considered as very visually sensitive. It is therefore subject to considerable landscape constraints, in particular due to the overlooking from and proximity to the AONB. Similarly site 486, which lies within the AONB, is considered to be very sensitive with high visual and character sensitivity.</p> <p>Site 479 at Ridgeway School and site 478 the Former STW land demonstrate some landscape constraints. At Ridgeway School there are extensive connections to the Public Right of Way network and existing playing fields on the site.</p> <p>Both sites 71 and 72 in Wroughton are considered relatively unconstrained from a landscape perspective, however perimeter vegetation is important and would need to be retained.</p> <p>Site 309 has Low sensitivity to some form of limited development which would help to increase visual value of the site.</p>
Population & Housing	Not assessed. There is no data available to allow the robust assessment of this objective at a site level.
Healthy & Inclusive communities	<p>Wroughton is well served when it comes to essential services, with shops, a primary school, a GP surgery, recreation facilities and a secondary school. All sites perform reasonably well in terms of access to healthcare facilities, recreation facilities or a secondary school.</p> <p>In Wroughton, all sites are located a moderate distance from any shopping facilities. Sites 72, 309 and 427 are also located between 1-2km from the nearest primary school, whilst sites 71, 478, 479 and 486 are within easy reach of a primary school.</p>
Transport	<p>All sites in Wroughton are moderately located, as the village is 3-4km away from Swindon Station.</p> <p>Sites 71-72 and 427 are very well located for access to a bus stop with a regular bus service. Sites 479 and 486 are well located for bus stops but sites 309 and 478 are more distant from bus stops.</p>
Economy & enterprise	Not assessed. There is no data available to allow the robust assessment of this objective at a site level.
Conclusions: Wroughton is well served in terms of essential facilities and services, and therefore all sites perform relatively well in this aspect.	

In Wroughton, the best performing sites overall are sites 71 and 479, whilst the worst performing sites are site 427 and 486, due to landscape constraints. Sites 309 and 478 are moderately well performing but are more distant from some facilities than the best performing sites.

Other villages/areas (Inglesham, Stanton Fitzwarren, Castle Eaton, South Marston, Stratton and Kingsdown):

Topic	Commentary
Biodiversity	<p>There are strategic biodiversity constraints at site 54 in South Marston, as it contains the River Cole county wildlife site. There are also strategic biodiversity sensitivities at site 16 in South Marston, as it immediately adjoins the River Ray county wildlife site. Sites 26 and 368 in Stratton St Margaret also immediately adjoin the county wildlife site at the Kingsdown old railway lines, and also of note is that they are within 200 metres of the Great Wood ancient woodland and county wildlife site as well as Stanton Park local nature reserve.</p> <p>Site 11 at Stratton St Margaret is in proximity to a number of areas of biodiversity interest, including the Kingsdown old railway lines County Wildlife site (within 100 metres), the Great Wood County Wildlife site and ancient woodland (within 200 metres), and Stanton Park local nature reserve (300 metres). There are also potential biodiversity sensitivities at site 450 in Kingsdown, as it falls within 250 metres of the County Wildlife site at Sheepslaight plantation.</p> <p>Also of note is that the site at Castle Eaton (site 17) is flagged as falling within the Impact Risk Zone for an SSSI, using Natural England's mapping tool. In terms of the SSSI in question, further investigation reveals that it is in proximity to Roundhouse Farm Quarry, part of the Cotswold Water Park. Whilst not yet a designated SSSI, Natural England are undertaking a detailed notification review, whereby they are considering the whole of the Cotswold Water Park for designation within the next year. Therefore, any development above the thresholds listed (i.e. rural residential development of 10 dwellings or more for the very north west corner of the site, the rest of the site 50 dwellings or more) would require further investigation and consultation with Natural England to determine the likely impacts. It may be that mitigation is possible, however for the purposes of this appraisal it is appropriate to flag as an issue.</p> <p>The remaining sites at Inglesham (sites 15 and 228), Stanton Fitzwarren (site 301), and Kingsdown (site 380) are unconstrained in terms of strategic biodiversity considerations, however there may be onsite habitat that is of importance to the wider landscape.</p>
Land & Soil Resources	<p>The low resolution national dataset indicates primarily Grade 3 agricultural land (with no indication of whether this is likely to be 3a and therefore 'best and most versatile') at sites in Inglesham (sites 15 and 226), South Marston (sites 16 and 54) and Kingsdown (sites 380 and 450). In Stratton St Margaret, the dataset indicates Grade 3 agricultural land (with no distinction of 3a/b) at site 11, and half of site 26. For site 368 however there is information distinguishing the site as Grade 3b.</p>

	<p>The low resolution national dataset also indicates that the site at Castle Eaton (site 17) comprises Grade 2 agricultural land. The remaining site at Fitzwarren (site 301) is found to comprise Grade 4 agricultural land.</p> <p>On the basis of this information, it is relatively difficult to confidently differentiate between many of the Grade 3 sites in terms of the quality of agricultural land that would be lost. However, it is possible to say that site 17 performs poorly, whilst sites 432 and 301 perform well, and site 368 scores moderately well.</p>
Water resources	Not assessed. There is no data available to allow the robust assessment of this objective at a site level.
Air quality & environmental pollution	Not assessed. There is no data on trip generation and route distribution from individual sites. It cannot be assumed that sites in close proximity to an area of air quality concern would necessarily adversely impact air quality or conversely that impact will necessarily decay with distance.
Climatic Factors	<p>Flood risk is a considerable constraint within the site at Stanton Fitzwarren (located in Flood Zone 3, and in an area where there is a high risk of surface water flooding as well as high susceptibility to groundwater flooding). Flood risk is also a significant constraint at both site 16 and site 54 within South Marston (both located in Flood Zone 3, in an area of high risk of surface water flooding and high susceptibility to groundwater flooding, and where there have been more than 10 records of sewer flooding. Site 16 is also within the defended 1 in 20 year modelled fluvial extent).</p> <p>Sites at Stratton St Margaret (sites 11, 26 and 368) are less constrained in terms of they are outside Flood Zone 2 or 3, however they are located in an area with a high susceptibility to groundwater flooding and where there have been multiple records of sewer flooding. Similarly, site 17 at Castle Eaton is located in an area where there is a high susceptibility of groundwater flooding.</p> <p>There is a moderate risk of surface water flooding at site 228 in Inglesham.</p> <p>There are no flooding constraints at the remaining site at Inglesham (site 15) and both Kingsdown sites (380 and 450).</p>
Historic Environment	<p>Both sites 16 and 54 within South Marston are located within proximity to the Grade I Listed Church of St Mary Magdalen, and therefore have the potential to contribute to its setting. There is also a Grade II Listed building at Church Farmhouse immediately adjacent to site 16. There may therefore be significant heritage constraints upon these sites.</p> <p>A number of sites are within or abut a Conservation Area, and therefore may impact directly upon the Conservation Area or its setting. For example, site 228 in Inglesham is within the Conservation Area with a number of listed buildings nearby, whilst the other site in Inglesham is adjacent to the Conservation Area and therefore may contribute to its setting. The site</p>

	<p>within Stanton Fitzwarren (301) is also adjacent to the Conservation Areas and a number of listed buildings, whilst the site at Castle Eaton is also closely located to the Conservation Area and again may impact upon the setting.</p> <p>The remaining sites at Stratton St Margaret (sites 11, 26 and 368) and Kingsdown (sites 380 and 450) are the least constrained from a heritage perspective.</p>
Landscapes	<p>The sites with the greatest landscape constraints are those in Stanton Fitzwarren (site 301) and site 16 within South Marston. Site 301 in Stanton Fitzwarren has low landscape capacity, and any development would need to be limited to a small area on the east of the site, as the western part of the site has value as local habitat. The site therefore is considered as unsuitable for any strategic allocation from a landscape perspective. Site 16 within South Marston has a PROW that crosses the site, is an important site as part of the setting for listed buildings, and has strategic importance for non-coalescence, and therefore is considered particularly constrained in landscape terms.</p> <p>Sites at Castle Eaton (site 17), Inglesham (site 228), one of the sites at Stratton St Margaret (26), and the remaining site at South Marston (site 54) are moderately constrained in landscape terms, although perform better than the sites above. Site 17 at Castle Eaton has moderate landscape capacity, but any development would need to retain the central open space, retain and protect existing vegetation and incorporate the PROW. Part of Site 228 at Inglesham has some sensitivities, as it is exposed and part of the overall character of the Conservation Area, but the rear part of the site is less sensitive. Site 26 at Stratton St Margaret has high landscape value on the northern part of the site, with significant vegetation, local landscape character and important wildlife features, however the southern part of the site has less sensitivity. Site 54 at South Marston has landscape constraints within the southern part of the site, due to overlooking, harm to landscape character, wildlife issues and the flood plain, however the northern part of the site is less constrained.</p> <p>The remaining sites (site 15 at Inglesham, sites 11 and 368 at Stratton St Margaret, and sites 380 and 450 at Kingsdown) are considered relatively unconstrained from a landscape perspective.</p>
Population & Housing	Not assessed. There is no data available to allow the robust assessment of this objective at a site level.
Healthy & Inclusive communities	With regards to essential services, sites in South Marston are generally best served out of all the areas assessed in this section. Both sites (16 and 54) are well served in terms of access to health facilities, recreation facilities, primary schools and a secondary school, however they are both poorly located with regards to access to shopping facilities, with the nearest local centre/village shop located over 3km away.

	<p>Site 301 in Stanton Fitzwarren is well located in terms of access to healthcare facilities, recreation facilities and a secondary school, however it is poorly located in terms of access to shopping facilities (located over 2km away) and primary schools (located 4km away).</p> <p>All sites in Stratton St Margaret are well located in terms of access to health facilities and a secondary school. All sites are located a moderate distance from any local centres/village shops and primary schools, with these facilities located between 1-2km from all of the sites. Site 368 is also moderately located to any recreation facilities, whilst sites 11 and 26 are poorly located in terms of access to recreation facilities, with the nearest facilities located over 1km away.</p> <p>The site in Castle Eaton (17) scores well in terms of access to recreational facilities, being located adjacent to a play area. It is moderately located with regards to access to healthcare facilities and secondary schools, both located 7km away. It is however poorly located in terms of access to primary schools, with no primary school in the village and the nearest approximately 3km away. It is also poorly located in terms of access to shopping facilities, with the nearest village shop or local centre located over 7km away.</p> <p>Both sites in Kingsdown are well located in terms of access to healthcare facilities and secondary schools. However, they are poorly located in terms of access to recreational facilities, shopping facilities and primary schools, all located over 2km away.</p> <p>Finally, the sites in Inglesham are relatively well located in terms of access to healthcare facilities and secondary schools, with facilities located approximately 4-5km. However, for recreational facilities, shopping facilities and primary schools there are no facilities in the village, with the nearest facilities located in Highworth to the south.</p>
Transport	<p>Of the other villages, sites in Stratton St Margaret are best located in terms of access to public transport facilities. Whilst the sites are a moderate distance from Swindon Station, sites 11 and 368 are well located in terms of access to a regular bus service. Site 26 performs less well in this regard.</p> <p>Sites in South Marston perform moderately in terms of access to Swindon Station, being less than 5km in distance away. South Marston has a moderately frequent bus service, however sites are not particularly well located, although site 54 performs particularly poorly in this regard compared to site 16.</p> <p>Of the remaining areas, the sites at Kingsdown are moderately located in terms of distance from Swindon Station. However access to the nearest regular bus service is over 1km away. Castle Eaton, Inglesham and Stanton Fitzwarren have the most limited bus services, and are a considerable distance from Swindon Station, and therefore are poorly located in terms of access to public transport.</p>

Economy & enterprise	Not assessed. There is no data available to allow the robust assessment of this objective at a site level.
Conclusions: Of the sites in the other villages/areas, the best performing sites are sites 11, 26 and 368 in Stratton St Margaret. The worst performing sites are sites 16 and 54 in South Marston. In general, sites in the other villages/areas score relatively poorly with regards to access to facilities, services or public transport.	

Other: Green Land East

As the Green Land East doesn't easily read as an expansion to an existing settlement – the New Eastern Villages having not been developed – the site appraisal is discussed separately.

Topic	Commentary
Biodiversity	The site is relatively unconstrained in strategic biodiversity terms, but that does not rule out the potential for there to be onsite habitat of importance.
Land & Soil Resources	Magic mapping indicates that the site is Grade 3b agricultural land and is thus not best and most versatile agricultural land.
Water resources	Not assessed. There is no data available to allow the robust assessment of this objective at a site level.
Air quality & environmental pollution	Not assessed. There is no data on trip generation and route distribution from individual sites. It cannot be assumed that sites in close proximity to an area of air quality concern would necessarily adversely impact air quality or conversely that impact will necessarily decay with distance.
Climatic Factors	
Historic Environment	The site adjoins Grade II listed Lower Earls court Farmhouse and is in close proximity to Grade II listed Earls court Manor. The settings of these buildings would be an important consideration.
Landscapes	Whilst relatively visually low lying, this land does perform an important role as a buffer zone to the outer edges of the NEV. As such, any development within this area would be harmful.
Population & Housing	Not assessed. There is no data available to allow the robust assessment of this objective at a site level.
Healthy & Inclusive communities	At present access to facilities is very poor. This will improve drastically as the nearby Great Stall East and Great Stall West New Eastern Villages facilities are built out. By the end of the plan period this site would have good access to a primary and secondary school and shop and reasonable access to facilities in the New Eastern Villages District Centre, although the discontinuous nature of development in the villages may disincentivise walking to the centre.
Transport	At present the site is distant from bus stops and moderately far from Swindon station. The proximity to bus stops and routes will improve when adjacent parcels of the New Eastern Villages are built out, but it is not at this stage possible to assess whether bus accessibility in this location will be significantly improved. There may be potential to extend bus routes through New Eastern Villages to serve this site.

Economy & enterprise	Not assessed. There is no data available to allow the robust assessment of this objective at a site level.
Conclusion There are significant question marks about the deliverability of the site within the plan period. The site is beyond the Liden Brook and physically detached from the planned New Eastern Villages ('NEV') development islands. It is a linear site which wouldn't support a well contained, nucleated village development form. Concerns have been raised about the capacity of the highway network in the area to accommodate additional housing at the NEV beyond that currently planned. Significant landscape issues.	

Reasons for rejecting sites

The following sites were not taken forward by the Council for further consideration at the Emerging Strategies consultation stage for the following reasons:

Ref	Site name	Reason for rejecting site
Broad Blunsdon		
s0033	Land south of B4019, Blunsdon	Site forms part of non-coalescence area with the Kingsdown development.
s0375	Land north of Kingsdown Lane	Site is detached from the village of Broad Blunsdon
s0377	Part of Upper Burytown Farm	The site comprises the Midvale Ridge slope and its development would cause significant landscape harm.
Highworth		
s0230	Land to the west of Swindon Road	The site is small and includes significant existing vegetation. It is felt that removal of this vegetation would diminish the character of the approach to Highworth on the Swindon Road. Additionally, it appears to be difficult to see how a successful relationship would be created between dwellings on the site and the public open space to the west.
s0477	Part of land west of Highworth	The site occupies a prominent hill top setting and it is felt that its development would cause significant landscape and visual harm.
Chiseldon		
s0028	Part of land south of New Rd	The site is a very open site with high sensitivity and the site would represent a significant encroachment into the countryside which would harm the AONB.
Bishopstone		
s0425	West of Whatley's Orchard	Significant landscape constraints
Stratton St Margaret		
s0011	Land adjacent to Fitzwarren House	Small site, capacity to be developed likely below the size of realistic plan allocations.

Ref	Site name	Reason for rejecting site
s0026	Tate Estate, Kingsdown Rd	Southern part of the site is occupied by an employment site and the northern part of the site is subject to significant landscape constraints
South Marston		
s0016	Land r/o 5 Church Farm Lane	Site is within setting of Grade I listed church and permission was recently refused for 8 dwellings for a number of reasons including impact on the setting of heritage assets (S/18/1483).
s0054	Land east of Highworth Road	Site is within setting of Grade I listed church also subject to flood risk.
Kingsdown		
s0380	Kingsdown Nurseries	Until the Kingsdown development comes forward, this site would be scattered development in the countryside. Development of the site appears incompatible with the currently proposed masterplan for the Kingsdown development.
s0450	East of Kingsdown Nursery	Until the Kingsdown development comes forward, this site would be scattered development in the countryside. Development of the site appears incompatible with the currently proposed masterplan for the Kingsdown development. It is unclear how access would be achieved.

Appendix 6 - Site landscape appraisals

Swindon SHELAA/SA SITES 2019 - LANDSCAPE ASSESSMENT			
SITE REF: 0011		LOCATION: Land adjacent to Fitzwarren House	
SURVEYOR: Charles Potterton		DATE: 23 RD May 2019	
STEP 1: DESKTOP BASELINE:			
Designation / Feature / Historic / Cultural Associations / Constraints			
<p>Small concrete yard. Fenced off area. No apparent / obvious constraints. Adjacent to entrance to Nursing Home.</p> <p><i>Previous desk based comments: No primary landscape or biodiversity issues.</i></p>			
Landscape character type: NCA ref 109 - Mid Vale Ridge.			
What is the site's landscape value?	High	Med	Low
STEP 2: ON-SITE BASELINE: Landscape Character			
<p>Industrial type / scale fencing is an eyesore. Development is an obvious solution and could improve local landscape character.</p>			
What is the <u>sensitivity of the landscape character</u> of the site:	High	Mod	Low
STEP 3: ON-SITE BASELINE: Visual Effects			
<p>Existing fencing is an eyesore and more sensitive treatment would be beneficial. Consider designing with reference in style terms to adjacent proposals. Need to consider visual impact on adjacent nursing home.</p>			
What is the <u>visual sensitivity</u> of the site?	High	Mod	Low
STEP 4: OVERALL SENSITIVITY OF SITE:	High	Mod	Low
STEP 5: LANDSCAPE CAPACITY:			
	Low	Mod	High
<p>Capacity for development is good but only limited by small scale of the site and the need for some planting to soften proposals.</p>			
STEP 6: MITIGATION potential			
<p>Need some planting to soften proposals.</p>			

Swindon SHELAA/SA SITES 2019 - LANDSCAPE ASSESSMENT			
SITE REF: 0015		LOCATION: Land adjacent to Lechlade Rd, Upper Inglesham	
SURVEYOR: Charles Potterton		DATE: 29 th May 2019	
STEP 1: DESKTOP BASELINE:			
Designation / Feature / Historic / Cultural Associations / Constraints			
<p>No Listed Buildings on or immediately adjacent to the site. Northern portion within Inglesham Conservation Area. Remainder adjacent to CA.</p> <p>Long, narrow site formed by realignment of Lechlade Rd. Good perimeter vegetation – older to the west side and contains fine Oaks and more recent to east side.</p> <p>Well enclosed. Effectively flat. No PROW's in / near the site. Some smaller trees within the site. Very important trees to the immediate north by Lynt Rd.</p> <p>Consider access via older road / existing entrance to the west side.</p> <p><i>Previous desk based comments: Evidence of ridge and furrow - may be an issue. Important boundary hedges to retain. Well contained by roads. No primary landscape objections. Need to consider setting to Conservation Area.</i></p>			
Landscape character type: NCA ref 108 - Upper Thames Clay Vales. LCA Thames Vale.			
What is the site's landscape value?	High	Med	Low
STEP 2: ON-SITE BASELINE: Landscape Character			
<p>Location adjacent to Conservation Area gives the site some importance but as it is so well enclosed, development would have only limited impact.</p> <p>Any access would have to be from the west side of the site and existing vegetation is very important. Visibility splays are an important factor as this is the original road leading to the village / CA.</p>			
What is the <u>sensitivity of the landscape character</u> of the site:	High	Mod	Low
STEP 3: ON-SITE BASELINE: Visual Effects			
<p>Well enclosed. Must retain and protect any perimeter vegetation with appropriate offset / buffers. Note importance of west side vegetation. Any development must consider visual relationship with Lechlade Rd and how that might affect the setting / approach to the Conservation Area.</p>			
What is the <u>visual sensitivity</u> of the site?	High	Mod	Low
STEP 4: OVERALL SENSITIVITY OF SITE:	High	Mod	Low
STEP 5: LANDSCAPE CAPACITY:	Low	Mod	High

This is a well enclosed site with few apparent constraints. Perimeter vegetation is of paramount importance and must be retained / protected. Any design must be designed to take full account of and preserve / enhance the setting of the CA.

STEP 6: MITIGATION potential

Note importance of existing vegetation and relationship with Conservation Area. Buffer zones to be included. As perimeter vegetation is well established, then roof profile / materials are very important. Development must be cognisant of Conservation Area Appraisal recommendations.

Swindon SHELAA/SA SITES 2019 - LANDSCAPE ASSESSMENT			
SITE REF: 0016		LOCATION: Land rear of Church farm Lane, South Marston	
SURVEYOR: Charles Potterton		DATE: 23 rd May 2019	
STEP 1: DESKTOP BASELINE:			
Designation / Feature / Historic / Cultural Associations / Constraints			
<p>Subject to previous refusal.</p> <p>Flat site. Good perimeter vegetation to boundary. PROW crosses the site. Adjacent wildlife site to north-east. Flood zone 3 in east of site.</p> <p>Designated as / reflects non-coalescence land as part of NEV. Outside settlement boundary of South Marston.</p> <p>Located near Grade II listed Church Farmhouse and Grade I listed St Mary Magdalen Church.</p> <p>Wildlife site to northern boundary of main field.</p> <p>Access from Nightingale Lane.</p> <p><i>Previous comments: Being dealt with elsewhere.</i></p>			
Landscape character type: NCA – 109 Mid Vale Ridge. LCA Mid Vale Ridge.			
What is the site's landscape value?	High	Med	Low
STEP 2: ON-SITE BASELINE: Landscape Character			
<p>Semi-rural character. PROW crosses site.</p> <p>Important site as part of setting for listed buildings and has strategic importance for non-coalescence.</p>			
What is the <u>sensitivity of the landscape character</u> of the site:	High	Mod	Low
STEP 3: ON-SITE BASELINE: Visual Effects			
<p>Overlooked by adjacent housing (west side). PROW users in highest bracket of sensitivity. Access from lane would involve loss of vegetation and therefore significant harm to visual amenity and character of lane.</p>			
What is the <u>visual sensitivity</u> of the site?	High	Mod	Low
STEP 4: OVERALL SENSITIVITY OF SITE:	High	Mod	Low
STEP 5: LANDSCAPE CAPACITY:			
	Low	Mod	High
<p>No landscape capacity as primary value is as non-developed site and setting (undeveloped) for nearby listed buildings.</p>			

STEP 6: MITIGATION potential
Not possible. Primary mitigation is no development.

Swindon SHELAA/SA SITES 2019 - LANDSCAPE ASSESSMENT			
SITE REF: 0017		LOCATION: Land at School Close, Castle Eaton	
SURVEYOR: Charles Potterton		DATE: 27 th May 2019	
STEP 1: DESKTOP BASELINE:			
Designation / Feature / Historic / Cultural Associations / Constraints			
<p>Rectangular site to south east side of Castle Eaton. 1/3rd of the site is existing playing field and remaining 2/3rds is agricultural field. No internal vegetation but good perimeter hedge to s, e and w. Overlooked by existing properties from north.</p> <p>No Listed Buildings on or immediately beside site. Bisected by PROW 'Thame and Severn Way'. 35m from conservation area.</p> <p>Grade 1 or 2 agricultural land.</p> <p><i>Previous desk based comments: No primary landscape or biodiversity objections.</i></p>			
Landscape character type: NCA 108 Upper Thames Clay Vales. LCA – Thames Vale.			
What is the site's landscape value?	High	Med	Low
STEP 2: ON-SITE BASELINE: Landscape Character			
<p>Open play area / field with adjacent arable land. Loss of playing field is a key issue but sensitive design to follow 'village green' style could retain significant central open space and preserve general character.</p>			
What is the <u>sensitivity of the landscape character</u> of the site:	High	Mod	Low
STEP 3: ON-SITE BASELINE: Visual Effects			
<p>Generally well enclosed from village and wider landscape but significant localised overlooking issue. PROW (National Trail) and play area users are also very sensitive.</p>			
What is the <u>visual sensitivity</u> of the site?	High	Mod	Low
STEP 4: OVERALL SENSITIVITY OF SITE:	High	Mod	Low
STEP 5: LANDSCAPE CAPACITY:	Low	Mod	High
<p>The site has development capacity but must retain significant open space – possibly following Village Green style.</p>			

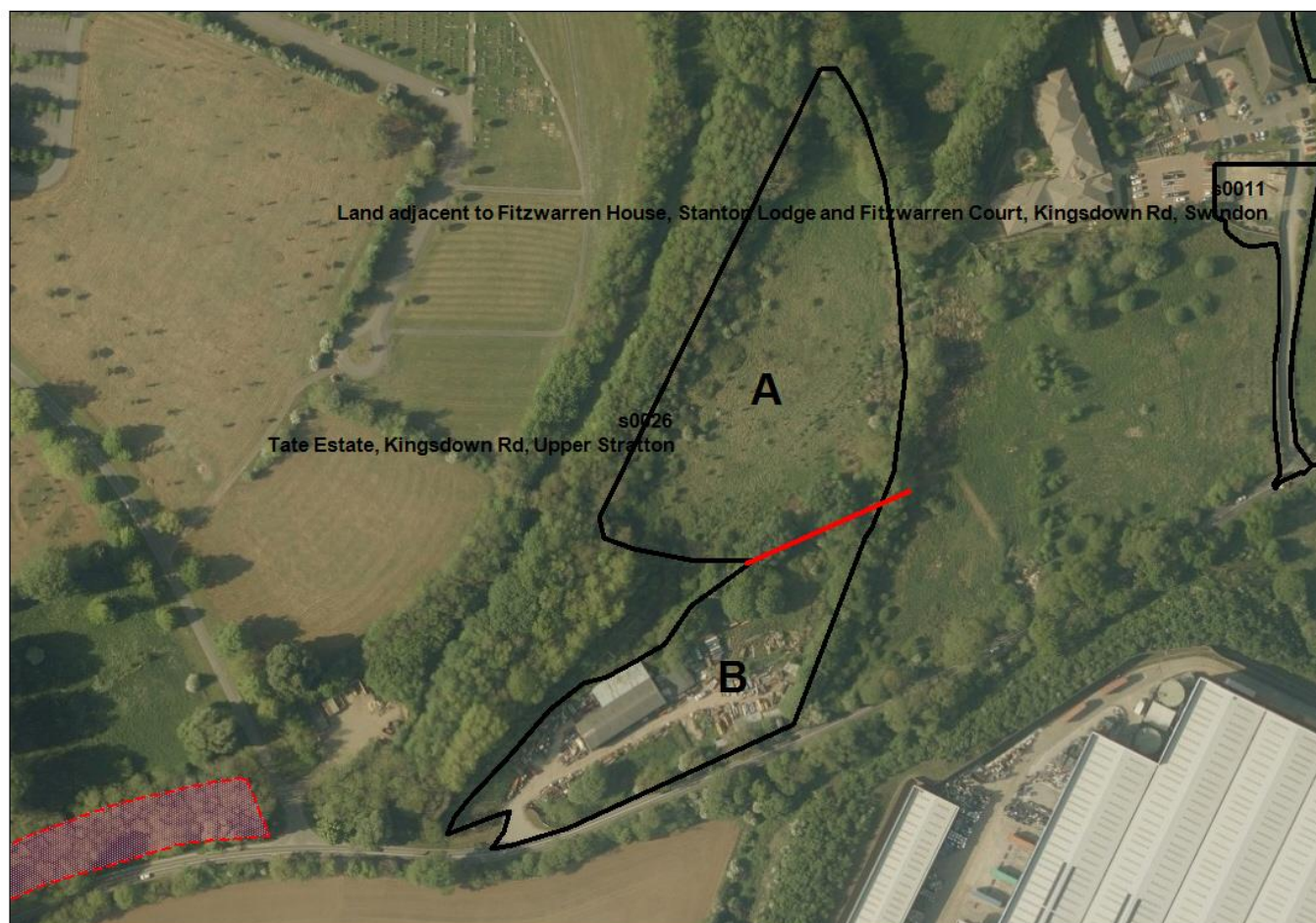
STEP 6: MITIGATION potential
Must retain central open space. Retain and protect existing vegetation and incorporate PROW.

Swindon SHELAA/SA SITES 2019 - LANDSCAPE ASSESSMENT			
SITE REF: 0026		LOCATION: Tate Estate, Upper Stratton	
SURVEYOR: Charles Potterton		DATE: 23 rd May 2019	
STEP 1: DESKTOP BASELINE:			
Designation / Feature / Historic / Cultural Associations / Constraints			
<p>Site is effectively in 2 parts. A = northern side – successional scrub area located over a stream. B = southern side – existing reclamation yard. County wildlife sites in the area are a key consideration. Overhead cables at very low level separating the sites.</p> <p>Access from existing entrance in SW corner. Important perimeter vegetation.</p> <p>No PROW on the site. Existing access to SW corner.</p> <p>Ancient woodland within 100m. Wildlife site along whole western boundary.</p> <p>Need to treat these separately. Landscape Value – A = high / B = low.</p> <p><i>Previous desk based comments: Significant GI and biodiversity issues. Some limited potential.</i></p>			
Landscape character type: NCA – 109 Mid Vale Ridge LCA – Mid Vale Ridge			
What is the site's landscape value?	High (A)	Med	Low (B)
STEP 2: ON-SITE BASELINE: Landscape Character			
<p>Site A is very insular and not accessible without loss of significant area of vegetation and culverting of stream. Development of this site would be very harmful to local landscape character and very harmful to important wildlife features.</p> <p>Site B is operating as a reclamation yard with stacks of material in various states of repair / appearance. Has poor appearance as a result. Site B has limited / low landscape value. Some important perimeter vegetation to retain / protect.</p>			
What is the <u>sensitivity of the landscape character</u> of the site:	High (A)	Mod	Low (B)
STEP 3: ON-SITE BASELINE: Visual Effects			
<p>Site A is well contained and not overlooked. This is part of its overall value and part of the reason it has developed habitat importance. It should not be disturbed.</p> <p>Site B is readily visible from entrance area and is less sensitive. Current poor appearance is a local detracting element and development could be a significant improvement. Need to retain / protect existing boundary vegetation and vegetation in between A and B.</p>			
What is the <u>visual sensitivity</u> of the site?	High (A)	Mod	Low (B)
STEP 4: OVERALL SENSITIVITY OF SITE:	High	Mod	Low
STEP 5: LANDSCAPE CAPACITY:	Low (B)	Mod	High (A)

Definite capacity for site B where it can improve visual amenity and character of area. Site A is developing extensive wildlife value and importance. Is bounded by other important wildlife site and can not be developed without causing significant landscape harm.

STEP 6: MITIGATION potential

Retain / enhance perimeter vegetation for site B and avoid development on Site A.



Swindon SHELAA/SA SITES 2019 - LANDSCAPE ASSESSMENT			
SITE REF: 0028		LOCATION: Land south of New Rd, Chisledon	
SURVEYOR: Charles Potterton		DATE: 22 nd May 2019	
STEP 1: DESKTOP BASELINE:			
Designation / Feature / Historic / Cultural Associations / Constraints			
<p>As Landscape Officer I commented on development of this site at pre-app (2017) and full application stages. For completeness these are as follows (specific references to individual documents removed) –</p> <p>This site is outside the Chisledon Housing Development Boundary (HDB) and is within the North Wessex Downs AONB. I have no particular comments to make on the illustrative layout as it is exactly that. My comments focus on the wider principles.</p> <p>In terms of physical impacts, there is no existing vegetation or physical structure on the site, so this would be neutral.</p> <p>In terms of visual impact, the highest bracket of receptors are users of the adjacent PROW. In this case the change from open agriculture to residential (irrespective of the detail of the layout), would in my opinion be major adverse.</p> <p>In terms of impact on landscape character, of great importance is the decision notice of the 2012 appeal. The Inspector made a number of very important statements in her decision notice. Importantly, she noted that she consider one of the main issues was the effect of the proposed development on the character and appearance of the North Wessex Downs Area of Outstanding Natural Beauty (AONB). In her reasoning she noted that ...</p> <p>5....I consider the proposed development would be a visible and substantial encroachment on the countryside.</p> <p>6....I conclude the proposed development would detract from the established rural character and appearance of the countryside thereby eroding the natural beauty of the AONB contrary to the objectives of Policy ENV10 of the Swindon Borough Local Plan (LP) 2006.</p> <p>Whilst this layout is significantly different from the 12 unit / dismissed scheme, it does nevertheless represent a much bigger encroachment into the AONB and open countryside. It must also represent much greater visible and substantial encroachment into the countryside which must be major adverse in terms of significance.</p> <p>There are a number of important planning policies put in place specifically to conserve or enhance the AONB. These are set out in detail in Charlotte Riggs previous landscape based comments. In short, this scheme is clearly at odds with those aspirations and I would object in principle.</p>			
Landscape character type: NCA 116 Berkshire & Marlborough Downs. LCA – Down Plains			
What is the site's landscape value?	High	Med	Low
STEP 2: ON-SITE BASELINE: Landscape Character			
<p>See notes above. Very open rural site with high sensitivity.</p> <p>Adjacent to wildlife site, PROW and allotments.</p>			
What is the <u>sensitivity of the landscape character</u> of the site:	High	Mod	Low
STEP 3: ON-SITE BASELINE: Visual Effects			
<p>See notes above.</p>			
What is the <u>visual sensitivity</u> of the site?	High	Mod	Low

STEP 4: OVERALL SENSITIVITY OF SITE:	High	Mod	Low
STEP 5: LANDSCAPE CAPACITY:	Low	Mod	High
In this case, I consider that the site has no development potential for the reasons noted above.			
STEP 6: MITIGATION potential			
None.			

Swindon SHELAA/SA SITES 2019 - LANDSCAPE ASSESSMENT			
SITE REF: 0030		LOCATION: Lower Widhill Farm, Blunsdon	
SURVEYOR: Charles Potterton		DATE: 29 th May 2019	
STEP 1: DESKTOP BASELINE:			
Designation / Feature / Historic / Cultural Associations / Constraints			
Large area to the north of Swindon. Adjoining valuable wildlife sites to the north, adjacent to the A419 to the east.			
Landfill site in the centre.			
Previous desk based comments: Any development in this area would cause significant harm to landscape character, visual harm and harm to Conservation Areas. Would also cause harm to a number of GI assets and strategic corridors. Would object in the strongest terms.			
Landscape character type: NCA 108 Upper Thames Clay Vales. LCA Thames Vale			
What is the site’s landscape value?	High	Med	Low
STEP 2: ON-SITE BASELINE: Landscape Character			
This wider site contains a number of small individual character types but its primary value is as non-developed land to the north of Swindon and the south of Cricklade. From a landscape perspective, any development in this area would cause significant landscape harm and should be avoided.			
What is the <u>sensitivity of the landscape character</u> of the site:	High	Mod	Low
STEP 3: ON-SITE BASELINE: Visual Effects			
Whilst the site is generally flat, it forms a very important part of the separation between Cricklade and Swindon, setting for the very important scarp / hillside at Blunsdon. Overlooked by higher ground to the south. Any development on the site would cause significant harm to the perception of the wider landscape and should be avoided.			
What is the <u>visual sensitivity</u> of the site?	High	Mod	Low
STEP 4: OVERALL SENSITIVITY OF SITE:	High	Mod	Low
STEP 5: LANDSCAPE CAPACITY:	Low	Mod	High

From a landscape perspective, we consider that any development on this site would cause significant harm to the wider landscape (character & visual harm) and should be avoided. Coalescence with Cricklade to the north would be extremely harmful and should be avoided.

STEP 6: MITIGATION potential

These wide ranging harms cannot be mitigated.

Swindon SHELAA/SA SITES 2019 - LANDSCAPE ASSESSMENT			
SITE REF: 32/379		LOCATION: Tadpole Garden Village Extension	
SURVEYOR: Charles Potterton		DATE: 11 th June 2019	
STEP 1: DESKTOP BASELINE:			
Designation / Feature / Historic / Cultural Associations / Constraints			
<p>Land to the north of Swindon. Extension to existing housing. Various landscape types (see below). Primary School currently under construction. Few / no PROW's in the area. Ancient woodland, Wildlife Site at Upper Widhill Copse</p>			
Landscape character type: NCA 108 Upper Thames Clay Vales/Midvale Ridge. LCA Mid Vale Ridge/ Thames Vale			
What is the site's landscape value?	High	Med	Low
STEP 2: ON-SITE BASELINE: Landscape Character			
<p>Three primary landscape character areas – A - land to the south of the ridge leading from current housing off Lady Lane leading to the ridge / high point at Upper Widhill Farm B - the main north and west facing ridge from the ridge at Upper Widhill Farm down to William Morris Way and stretching from the A419 in the east around to Tadpole Lane in the west C - land on the flatter ground to the north of William Morris Way.</p> <p>Area B is the most sensitive and valuable landscape, closely followed by Area A, especially the land that forms or is part of the actual horizon. Development on the horizon must be avoided. Area C is less sensitive.</p>			
What is the <u>sensitivity of the landscape character</u> of the site:	High	Mod	Low
STEP 3: ON-SITE BASELINE: Visual Effects			
<p>The main slope(s) are extremely sensitive in the mid and longer distance views. They must be protected and remain undeveloped. Lack of PROWs in the area does not reduce their value.</p>			
What is the <u>visual sensitivity</u> of the site?	High	Mod	Low
STEP 4: OVERALL SENSITIVITY OF SITE:	High	Mod	Low
STEP 5: LANDSCAPE CAPACITY:			
	Low	Mod	High
<p>Whilst there may be some capacity for development to the immediate west of the primary school and on the lower part of Area C, the land to the east of the school is part of the very important and visually sensitive setting to the approach to Swindon. The slopes and horizon land are extremely sensitive and development must be avoided.</p>			
STEP 6: MITIGATION potential			

On the lower slopes as mentioned above as part of Area C, retention and protection of existing vegetation is key. New planting will be required as will appropriate areas of open space to the edges to create a softer transition to the countryside beyond.

Swindon SHELAA/SA SITES 2019 - LANDSCAPE ASSESSMENT			
SITE REF: 0033		LOCATION: Land south of B4019, Blunsdon	
SURVEYOR: Charles Potterton		DATE: 28 th May 2019	
STEP 1: DESKTOP BASELINE:			
Designation / Feature / Historic / Cultural Associations / Constraints			
<p>Internal freestanding trees and perimeter trees covered with TPO. Possible ridge and furrow. Well enclosed by this vegetation on three side. Road frontage very open</p> <p>Access from the northern gateway. Must retain / protect vegetation in any access configuration.</p> <p>Site has been subject to application in the past. No overall landscape based objection to the principle, but retention and protection of existing vegetation is the key.</p> <p><i>Previous desk based comments: Some development potential. Must retain / protect existing vegetation.</i></p>			
Landscape character type: NCA 109 Mid Vale Ridge. LCA Mid Vale Ridge.			
What is the site's landscape value?	High	Med	Low
STEP 2: ON-SITE BASELINE: Landscape Character			
Well contained on 3 sides, road frontage very open. Parkland character due to internal trees.			
What is the <u>sensitivity of the landscape character</u> of the site:	High	Mod	Low
STEP 3: ON-SITE BASELINE: Visual Effects			
Well contained by existing vegetation on 3 sides. Open road frontage. No PROWs.			
What is the <u>visual sensitivity</u> of the site?	High	Mod	Low
STEP 4: OVERALL SENSITIVITY OF SITE:	High	Mod	Low
STEP 5: LANDSCAPE CAPACITY:			
	Low	Mod	High
Has capacity for development but retention and protection of existing vegetation – along with appropriately sized buffer zones could work. Must also be low density to achieve this. Design must include appropriate road frontage relationship.			
STEP 6: MITIGATION potential			
Retention and protection of existing vegetation with appropriate buffer zones and a scheme of long term parkland trees / management required.			

Swindon SHELAA/SA SITES 2019 - LANDSCAPE ASSESSMENT			
SITE REF: 0036		LOCATION: Land at Turnpike Road, Blunsdon.	
SURVEYOR: Charles Potterton		DATE: 28 th May 2019	
STEP 1: DESKTOP BASELINE:			
Designation / Feature / Historic / Cultural Associations / Constraints			
<p>Subject to current outline planning application. The landscape consultation response noted that the principle of development was acceptable and made some comments in terms of detailed layout and additional research required.</p> <p>Adjacent to Turnpike Rd. Generally overlooked by properties on the west frontage. Some perimeter and some internal vegetation. TPO to trees in NE corner and on eastern boundary.</p> <p>New pipeline easement to east side?</p> <p>Generally flat site. No PROWs on or near the site.</p> <p><i>Previous desk based comments: Some development potential. Must retain / protect existing vegetation.</i></p>			
Landscape character type: NCA 109 Mid Vale Ridge. LCA Mid Vale Ridge.			
What is the site's landscape value?	High	Med	Low
STEP 2: ON-SITE BASELINE: Landscape Character			
Small 'backland' site. Moderate landscape character, dominated by adjacent housing.			
What is the <u>sensitivity of the landscape character</u> of the site:	High	Mod	Low
STEP 3: ON-SITE BASELINE: Visual Effects			
Generally well enclosed site but some overlooking from adjacent properties. No PROW issues.			
What is the <u>visual sensitivity</u> of the site?	High	Mod	Low
STEP 4: OVERALL SENSITIVITY OF SITE:	High	Mod	Low
STEP 5: LANDSCAPE CAPACITY:			
	Low	Mod	High
Has development potential as noted above.			
STEP 6: MITIGATION potential			
Must properly consider existing vegetation and visual impact on adjacent properties.			

Swindon SHELAA/SA SITES 2019 - LANDSCAPE ASSESSMENT			
SITE REF: 0048		LOCATION: LAND NORTH OF BLUNSDON	
SURVEYOR: Charles Potterton		DATE: 29 th May 2019	
STEP 1: DESKTOP BASELINE:			
Designation / Feature / Historic / Cultural Associations / Constraints			
<p>Adjacent to Lower Blunsdon Conservation Area. Adjacent to A419. PROW's BL15 runs through the site and BL16 across southern boundary. Approximately 9 separate fields.</p> <p>Significant unscheduled archaeology.</p> <p>Northern part is effectively flat and southern areas slope up towards wooded ridge, immediately south of BL16.</p> <p>Important hedges and perimeter trees, especially to the east alongside Front Lane. Listed Buildings on Blunsdon Hill and within Lower Blunsdon Conservation Area.</p> <p><i>Previous desk based comments: Any development in this area would cause significant harm to landscape character, visual harm and harm to Conservation Areas. Would also cause harm to a number of GI assets and strategic corridors. Would object in the strongest terms.</i></p>			
Landscape character type: NCA 108 Upper Thames Clay Vales. LCA part vii Midvale ridge and part i Thames Vale.			
What is the site's landscape value?	High	Med	Low
STEP 2: ON-SITE BASELINE: Landscape Character			
This area forms an important part of the setting of Swindon generally and Lower Blunsdon in particular. Agricultural land.			
What is the <u>sensitivity of the landscape character</u> of the site:	High	Mod	Low
STEP 3: ON-SITE BASELINE: Visual Effects			
Flatter, northern area is highly visible and very sensitive in views towards the north and the sloping ground to the south is very visible and sensitive in views looking south. These are valued views to and from Swindon and any development would cause significant visual harm.			
What is the <u>visual sensitivity</u> of the site?	High	Mod	Low
STEP 4: OVERALL SENSITIVITY OF SITE:	High	Mod	Low
STEP 5: LANDSCAPE CAPACITY:			
	Low	Mod	High
Consider that this area is extremely sensitive and important as the setting for Swindon. Any development on all or part of it would cause significant harm to landscape character and should be resisted.			

STEP 6: MITIGATION potential

Given the topographical relationship of this parcel of land with Swindon as a whole and Blunsdon in particular, mitigation for the effects caused would not be possible.

Swindon SHELAA/SA SITES 2019 - LANDSCAPE ASSESSMENT			
SITE REF: 0050		LOCATION: Land at Sam's Lane, Blunsdon	
SURVEYOR: Charles Potterton		DATE: 28 th May 2019	
STEP 1: DESKTOP BASELINE:			
Designation / Feature / Historic / Cultural Associations / Constraints			
<p>Southern part of a larger field. Question logic of partial development. Previous applications included whole site. Significant parkland trees. Good perimeter vegetation. TPOs present.</p> <p>Roads to south and west boundaries.</p> <p>Near to important (Grade 2 Listed) Cemetery (NE corner of larger field).</p> <p>Flat site on edge of 'plateau'.</p> <p>No PROW issues. No Listed Buildings on the site.</p> <p><i>Previous desk based comments: No primary landscape objections.</i></p>			
Landscape character type: NCA 109 Mid vale Ridge. LCA Mid Vale Ridge.			
What is the site's landscape value?	High	Med	Low
STEP 2: ON-SITE BASELINE: Landscape Character			
<p>Large scale site with remnant parkland character. Large and important trees. Add to character. Need to ascertain whether veterans status. Must retain and protect in any scheme.</p>			
What is the <u>sensitivity of the landscape character</u> of the site:	High	Mod	Low
STEP 3: ON-SITE BASELINE: Visual Effects			
<p>Sits on edge of plateau. East side allows good long distance views. Perimeter vegetation and flat topography results in limited visibility. Sensitivity is greater to the east side and buffer required.</p>			
What is the <u>visual sensitivity</u> of the site?	High	Mod	Low
STEP 4: OVERALL SENSITIVITY OF SITE:	High	Mod	Low
STEP 5: LANDSCAPE CAPACITY:			
	Low	Mod	High
<p>The site does have development potential subject to mitigation measures outlined below. Should be considered in tandem with remaining half of the same field. Perimeter vegetation along Sams lane is very important and access point must be located to retain as much vegetation as possible.</p>			
STEP 6: MITIGATION potential			
<p>Must retain / protect parkland trees and perimeter vegetation. Must incorporate significant visual buffer to restrict views in from the east i.e. leave gap the same width as the cemetery along east side.</p>			

Swindon SHELAA/SA SITES 2019 - LANDSCAPE ASSESSMENT

SITE REF: 0054	LOCATION: Land east of Highworth Rd, South Marston		
SURVEYOR: Charles Potterton	DATE: 27 th May 2019		
STEP 1: DESKTOP BASELINE:			
<p>Designation / Feature / Historic / Cultural Associations / Constraints</p> <p>Improved agricultural grassland. Three separate fields (A=north / B=middle, S=south). A fronts onto Highworth Rd. Boundary vegetation. Strong road frontage vegetation. Flat. Some drainage issues likely. Adj River Cole floodplain. Adj County Wildlife Site.</p> <p>Residential properties to west of Highworth Rd and south of B&C. Site B wedge shaped. Located to south of solar farm. No PROW's on the site, but paths present to east and north. No Listed Buildings on or immediately adj to the site.</p> <p>Existing access to Field A in SW corner.</p> <p><i>Previous desk based comments: Object in terms of harm to landscape character, visual harm and harm to Gi / biodiversity.</i></p>			
Landscape character type: NCA 109 Mid vale Ridge. LCA Mid vale Ridge.			
What is the site's landscape value?	High (B/C)	Med (A)	Low
STEP 2: ON-SITE BASELINE: Landscape Character			
<p>Field A is well enclosed with minor overlooking from Quarry Farm / residential properties to south. Vegetation very important to western boundary. Access would threaten frontage vegetation which would be a significant landscape issue and very harmful to character of road in this area.</p> <p>Field B dominated by narrow, wedge shape and meandering hedge line / R Cole. Tranquil, rural character.</p> <p>Field C has trimmed east side boundary hedge which creates more open character & overlooking. Tranquil, rural character.</p>			
What is the <u>sensitivity of the landscape character</u> of the site:	High (B/C)	Mod (A)	Low
STEP 3: ON-SITE BASELINE: Visual Effects			
<p>Field A is generally well enclosed by tall perimeter vegetation with only minor overlooking from SE corner. Road frontage vegetation is the key issue as its removal for vis splays would cause major harm to landscape character and visual matters. Suitable for some development but should not extend further east than line formed by Pigeonhouse Farm and must include significant (visual and wildlife) buffer to Solar Farm.</p> <p>Field B is more overlooked from south and is a narrow, wedge shape. Would be wholly unsuitable for any development in isolation (i.e. without A). Any development in Field C would cause significant visual harm and should be avoided.</p>			

What is the <u>visual sensitivity</u> of the site?	High	Mod	Low
STEP 4: OVERALL SENSITIVITY OF SITE:	High (B/C)	Mod (A)	Low
STEP 5: LANDSCAPE CAPACITY:	Low	Mod	High
Limited to part of Field A and only if western road frontage hedging can be retained. Fields B&C unsuitable due to overlooking, harm to landscape character, wildlife issues and flood plain.			
STEP 6: MITIGATION potential			
Retention of boundary vegetation is of paramount importance. Any development in Field A must include significant buffer zones to existing hedges and leave significant buffer to east side.			



Swindon SHELAA/SA SITES 2019 - LANDSCAPE ASSESSMENT			
SITE REF: 0066		LOCATION: Land west of New Town Lane Bishopstone	
SURVEYOR: Charles Potterton		DATE: 22 nd May 2019	
STEP 1: DESKTOP BASELINE:			
Designation / Feature / Historic / Cultural Associations / Constraints			
Outside but close to NWD AONB. Inside Bishopstone Conservation Area.			
Restricted access to the actual site. Access only possible through adjacent farm.			
Important perimeter vegetation.			
<i>Previous desk based comments: Generally enclosed site. Some existing vegetation to retain and protect. Some development potential.</i>			
Landscape character type: NCA – 108 Upper Thames Clay Vales. LCA Scarp.			
What is the site's landscape value?	High	Med	Low
STEP 2: ON-SITE BASELINE: Landscape Character			
Small paddock 'land-locked' by existing buildings (farm and residential). Well enclosed by existing vegetation. A lot of waste / tipping to edges of the site. Development could bring localised improvements.			
What is the <u>sensitivity of the landscape character</u> of the site:	High	Mod	Low
STEP 3: ON-SITE BASELINE: Visual Effects			
Not visible from the adjacent roads. Only accessible via farmyard. Some adjacent properties overlooking the site.			
What is the <u>visual sensitivity</u> of the site?	High	Mod	Low
STEP 4: OVERALL SENSITIVITY OF SITE:	High	Mod	Low
STEP 5: LANDSCAPE CAPACITY:			
	Low	Mod	High
Small site with limited low density potential. Perimeter vegetation must be retained / protected.			
STEP 6: MITIGATION potential			
Need to consider / resolve access and interaction with adjacent farm.			

Swindon SHELAA/SA SITES 2019 - LANDSCAPE ASSESSMENT			
SITE REF: 0068		LOCATION: Prebendal Farm, Bishopstone.	
SURVEYOR: Charles Potterton		DATE: 23 rd May 2019	
STEP 1: DESKTOP BASELINE:			
Designation / Feature / Historic / Cultural Associations / Constraints			
<p>Inside settlement boundary. Within Bishopstone Conservation Area. Adjacent to NWD AONB. Existing farmyard with a number of important and sensitive buildings and trees.</p> <p><i>Previous desk based comments : Significant heritage, conservation and landscape character issues. Some limited redevelopment potential</i></p>			
Landscape character type: NCA 108 Upper Thames Clay Vales.			
What is the site's landscape value?	High	Med	Low
STEP 2: ON-SITE BASELINE: Landscape Character			
<p>Existing farmstead where retention / protection / restoration of key buildings and trees are the key issues. Clear development potential but only within the confines of the existing built area.</p> <p>Heritage / conservation issues are paramount.</p>			
What is the <u>sensitivity of the landscape character</u> of the site:	High	Mod	Low
STEP 3: ON-SITE BASELINE: Visual Effects			
Well contained farmstead accessed off adjacent road. Must retain character of perimeter as it is a key part of the village environment.			
What is the <u>visual sensitivity</u> of the site?	High	Mod	Low
STEP 4: OVERALL SENSITIVITY OF SITE:	High	Mod	Low
STEP 5: LANDSCAPE CAPACITY:			
	Low	Mod	High
Obvious development potential but this must be limited within the need to preserve the integrity / character of the farmstead.			
STEP 6: MITIGATION potential			
Retention of existing vegetation and key buildings is of paramount importance.			

Swindon SHELAA/SA SITES 2019 - LANDSCAPE ASSESSMENT			
SITE REF: 0069		LOCATION: BURCOT HOUSE BLUNSDON ST ANDREW	
SURVEYOR: Charles Potterton		DATE: 29 th May 2019	
STEP 1: DESKTOP BASELINE:			
Designation / Feature / Historic / Cultural Associations / Constraints			
<p>Hilltop location. TPO'd vegetation to northern boundary. Small, well enclosed site. Extensive internal vegetation.</p> <p><i>Previous desk based comments: Sensitive site with extensive semi natural vegetation. Beside CA (?). Limited development potential but must retain existing vegetation</i></p>			
Landscape character type: NCA – 109 Mid Vale Ridge. LCA Mid Vale Ridge			
What is the site's landscape value?	High	Med	Low
STEP 2: ON-SITE BASELINE: Landscape Character			
<p>Small well enclosed site with surrounding garden area. Provides good and efficient transition between adjacent housing and open land beyond. Development would cause considerable harm to landscape character.</p>			
What is the <u>sensitivity of the landscape character</u> of the site:	High	Mod	Low
STEP 3: ON-SITE BASELINE: Visual Effects			
<p>Hilltop site. Important transition. Development would necessitate removal of important internal vegetation and consequent visual harm.</p>			
What is the <u>visual sensitivity</u> of the site?	High	Mod	Low
STEP 4: OVERALL SENSITIVITY OF SITE:	High	Mod	Low
STEP 5: LANDSCAPE CAPACITY:			
	Low	Mod	High
<p>No capacity. Important transition site and vulnerable hilltop site.</p>			
STEP 6: MITIGATION potential			
<p>No development / mitigation. Need to retain and protect existing vegetation.</p>			

Swindon SHELAA/SA SITES 2019 - LANDSCAPE ASSESSMENT			
SITE REF: 0071		LOCATION: Land to the east of Swindon Rd, Wroughton	
SURVEYOR: Charles Potterton		DATE: 22 ND May 2019	
STEP 1: DESKTOP BASELINE:			
Designation / Feature / Historic / Cultural Associations / Constraints			
<p>Site is not within the AONB. Low lying site, adjacent to M4 to the immediate north and the Swindon Rd to the west. Good perimeter vegetation with Wroughton Coppice remnant in the NE corner.</p> <p>Arable land. No PROWs, No listed buildings on the site. Adj Telephone Box is listed, but not considered relevant.</p> <p>800m from SSSI at Burderop. Needs to be considered at design stage.</p> <p><i>Previous desk based comments : Large site with development potential. Significant package of planting and ecological mitigation required but could form part of a buffer zone to the M4</i></p>			
Landscape character type: NCA 108 Upper Thames Clay Vales. LCA Wroughton Vale.			
What is the site's landscape value?	High	Med	Low
STEP 2: ON-SITE BASELINE: Landscape Character			
<p>Overhead power cables. Perimeter vegetation is important.</p> <p>Noise from motorway could be an issue that requires treatment (bundling / planting)</p> <p>Good access from west side (Swindon Rd).</p>			
What is the <u>sensitivity of the landscape character</u> of the site:	High	Mod	Low
STEP 3: ON-SITE BASELINE: Visual Effects			
<p>Sits at the periphery of the setting of the AONB. No PROWs, Few residential properties with any view of the site. Do not consider visual impact to be a constraint.</p>			
What is the <u>visual sensitivity</u> of the site?	High	Mod	Low
STEP 4: OVERALL SENSITIVITY OF SITE:	High	Mod	Low
STEP 5: LANDSCAPE CAPACITY:			
	Low	Mod	High
<p>Large scale site, relatively close to Swindon, good connectivity and few landscape constraints. Perimeter vegetation is important and must be retained / protected as part of any scheme. Good development potential.</p> <p>Freestanding tree to be retained. Consider relationship with remnant woodland in NE corner.</p>			

STEP 6: MITIGATION potential
Consider substantial buffer zones to perimeter / especially east side of site to protect / enhance relationship with Burderop SSSI and newly developing woodlands to north of motorway.

Swindon SHELAA/SA SITES 2019 - LANDSCAPE ASSESSMENT			
SITE REF: 0072		LOCATION: Land to the east of Swindon Rd, Wroughton	
SURVEYOR: Charles Potterton		DATE: 22 nd May 2019	
STEP 1: DESKTOP BASELINE:			
Designation / Feature / Historic / Cultural Associations / Constraints			
Site is not within the AONB. Low lying and effectively flat site, adjacent to the Swindon Rd to the west. Good perimeter vegetation with strong internal hedge and freestanding tree.			
Arable land. No PROWs, No listed buildings on / near the site.			
650m from SSSI at Burderop. Needs to be considered at design stage.			
Previous desk based comments : Large site with development potential. Significant package of planting and ecological mitigation required.			
Landscape character type: NCA 108 Upper Thames Clay Vales. LCA Wroughton Vale.			
What is the site's landscape value?	High	Med	Low
STEP 2: ON-SITE BASELINE: Landscape Character			
Sits at the periphery of the setting of the AONB. Overhead power cables. Perimeter and internal vegetation is important.			
Good access from west side (Swindon Rd). Existing vegetation very important and must be retained.			
Dominated by new housing at Berkeley Farm and adjacent industrial / commercial units.			
What is the <u>sensitivity of the landscape character</u> of the site:	High	Mod	Low
STEP 3: ON-SITE BASELINE: Visual Effects			
No PROWs, Visible from AONB / scarp at Burderop Park, but is at low level and viewed as part of wider panorama from elevated positions.			
Do not consider visual impact to be a constraint.			
Consider relationship with existing development to the western boundary and leave appropriate buffer.			
What is the <u>visual sensitivity</u> of the site?	High	Mod	Low
STEP 4: OVERALL SENSITIVITY OF SITE:	High	Mod	Low

STEP 5: LANDSCAPE CAPACITY:	Low	Mod	High
<p>Large scale site, relatively close to Swindon, good connectivity and few landscape constraints. Perimeter vegetation is important and must be retained / protected as part of any scheme. Good development potential.</p> <p>Freestanding tree and internal hedge to be retained. Consider relationship with existing development on western boundary and on eastern side to create connectivity with Burderop SSSI and (help to promote) through to site 71 / Wroughton Coppice.</p>			
STEP 6: MITIGATION potential			
<p>Buffer zones as noted above.</p>			

Swindon SHELAA/SA SITES 2019 - LANDSCAPE ASSESSMENT			
SITE REF: 0078		LOCATION: Hodson Rd, Chisledon	
SURVEYOR: Charles Potterton		DATE: 22 ND May 2019	
STEP 1: DESKTOP BASELINE:			
Designation / Feature / Historic / Cultural Associations / Constraints			
<p>In NW AONB. Adjacent to Hodson Scarp Wildlife site. PROW / Sustrans routes on southern and eastern boundaries. No listed buildings in the immediate area.</p> <p>Adjacent to Chiseldon Conservation Area.</p> <p>Triangular shaped site. Gently sloping. Open access from adjacent road to SW corner.</p> <p><i>Previous desk based comments : Unsuitable for development as it encroaches into a very sensitive area with significant biodiversity issues and landscape sensitivity.</i></p>			
Landscape Character type ? NCA 116 Berkshire & Marlborough Downs. LCA Down Clays.			
What is the site's landscape value?	High	Med	Low
STEP 2: ON-SITE BASELINE: Landscape Character			
Open site with good perimeter vegetation.			
What is the <u>sensitivity of the landscape character</u> of the site:	High	Mod	Low
STEP 3: ON-SITE BASELINE: Visual Effects			
<p>Relatively well contained visually with open views in from SW corner and good views out from NE corner. Few overlooking properties and most in the area are bungalows.</p> <p>Sustrans is a strategic national route and must retain its rural character in this area.</p>			
What is the <u>visual sensitivity</u> of the site?	High	Mod	Low
STEP 4: OVERALL SENSITIVITY OF SITE:	High	Mod	Low
STEP 5: LANDSCAPE CAPACITY:			
	Low	Mod	High
Relative containment does leave this site with development potential in the internal area.			
STEP 6: MITIGATION potential			
<p>High quality entrance required with no development near to the SW corner. Likewise, sensitive area at more open NE corner where any development must stay back from sensitive edge and manage impacts on adjacent wildlife site. Consider bolstering perimeter vegetation to southern and eastern boundaries to respect Sustrans route.</p>			

A detailed LVIA must be used to identify ecologically and visually sensitive areas where there should be no development.

Previous desk based comments Swindon SHELAA/SA SITES 2019 - LANDSCAPE ASSESSMENT			
SITE REF: 0079		LOCATION: Land at Hewars Close Wanborough	
SURVEYOR: Charles Potterton		DATE: 22 nd May 2019	
STEP 1: DESKTOP BASELINE:			
Designation / Feature / Historic / Cultural Associations / Constraints			
<p>Southern half of the site inside Wanborough Conservation Area. Northern side 'adjacent to' CA. Not in NWD AONB.</p> <p>Significant archaeology to consider. Good perimeter vegetation to retain / protect.</p> <p>Abuts Warneage Woods.</p> <p>PROW bisects the site.</p> <p><i>Previous desk based comments : Significant archaeology issues. PROW in the centre of the site. No primary landscape or biodiversity issues, but significant package of mitigation required particularly in relation to Warneage Woods.</i></p>			
Landscape character type: NCA 108 Upper Thames Clay Vales. LCA – Vale of The White Horse.			
What is the site's landscape value?	High	Med	Low
STEP 2: ON-SITE BASELINE: Landscape Character			
Open, flat paddock but heavily influenced by adjacent new residential and sports facility. Has semi-urban character as a result.			
What is the <u>sensitivity of the landscape character</u> of the site:	High	Mod	Low
STEP 3: ON-SITE BASELINE: Visual Effects			
Overlooked by recent residential development.			
What is the <u>visual sensitivity</u> of the site?	High	Mod	Low
STEP 4: OVERALL SENSITIVITY OF SITE:	High	Mod	Low
STEP 5: LANDSCAPE CAPACITY:			
	Low	Mod	High
Does have some development potential but there are significant issues to consider – archaeology, potential grassland issues, PROW, proximity to Warneage Woods and designation of NEV Non-coalescence for the northern part of the site. Appears to be logical access via the existing residential development.			
STEP 6: MITIGATION potential			
See issues noted above. Primary 'avoidance' would be the preferred option.			

--

Swindon SHELAA/SA SITES 2019 - LANDSCAPE ASSESSMENT			
SITE REF: 0221		LOCATION: Land west of Kite Hill Wanborough	
SURVEYOR: Charles Potterton		DATE: 22 nd May 2019	
STEP 1: DESKTOP BASELINE:			
Designation / Feature / Historic / Cultural Associations / Constraints			
<p>Not in NWD AONB but forms part of its setting. Adjacent to Wanborough Conservation Area. Sloping hillside site, facing north.</p> <p>PROW on southern and western boundaries.</p> <p>Effectively two separate sites. Northern field is open meadow and surrounded by significant vegetation. Some houses to NE corner with some overlooking to that corner. Southern 'field' is overgrown / and surrounded by important vegetation</p> <p><i>Previous desk based comments: Valuable local site, adjacent to the AONB with extensive semi-natural habitats. PROW to the west, sloping site. Development would be harmful.</i></p>			
Landscape character type: NCA 108 Upper Thames Clay Vales. LCA Scarp.			
What is the site's landscape value?	High	Med	Low
STEP 2: ON-SITE BASELINE: Landscape Character			
<p>As described, two sites on sloping, both have a 'naturalised' character and are important locally as undeveloped fields. Part of the wider important character of the village and as part of the wider setting for the AONB.</p>			
What is the <u>sensitivity of the landscape character</u> of the site:	High	Mod	Low
STEP 3: ON-SITE BASELINE: Visual Effects			
<p>Generally well contained by existing vegetation, but very sensitive site. PROWS to south and west sides.</p>			
What is the <u>visual sensitivity</u> of the site?	High	Mod	Low
STEP 4: OVERALL SENSITIVITY OF SITE:	High	Mod	Low
STEP 5: LANDSCAPE CAPACITY:			
	Low	Mod	High
<p>Consider the site (either / both fields) as unsuitable for development. Important to retain these undeveloped slopes.</p>			
STEP 6: MITIGATION potential			
<p>No mitigation possible.</p>			

Swindon SHELAA/SA SITES 2019 - LANDSCAPE ASSESSMENT			
SITE REF: 00228		LOCATION: LAND AT LYNT ROAD (REAR AREA)	
SURVEYOR: Charles Potterton		DATE: 29 th May 2019	
STEP 1: DESKTOP BASELINE:			
Designation / Feature / Historic / Cultural Associations / Constraints			
<p>Small site, adjacent to road. Located on bend in road and some 'backland' Ditch to outer area. Existing vegetation and adjacent properties to consider.</p> <p>Located in SW corner of Upper Inglesham Conservation Area.</p> <p>Consider visibility splays. Potential access from northern corner of site at Pumphouse.</p> <p>Bridleway GM3 ends / starts to the NE corner. This area identified in CA Appraisal as the basis of important views.</p> <p><i>Previous desk based comments: Consider this to be harmful. Would eat into CA, loss of hedge (likely) and open space on importance entrance to 'village'. Not suitable.</i></p>			
Landscape character type: NCA Ref 108 - Upper Thames Clay Vale. LCA Thames Vale			
What is the site's landscape value?	High	Med	Low
STEP 2: ON-SITE BASELINE: Landscape Character			
<p>Divides into two areas. Front area which includes ditch and is roadside / verge and important part of the wider setting within the CA. Rear area is leftover / backland allied to adjacent housing. Consider that former is important as part of wider CA setting (and identified as part of the important view) and is therefore unsuited for development. Latter could be developed with some low key, low density. Must consider relationship with adjacent properties and design / detail to enhance character of area.</p>			
What is the <u>sensitivity of the landscape character</u> of the site:	High	Mod	Low
STEP 3: ON-SITE BASELINE: Visual Effects			
<p>Outer part quite sensitive as exposed and part of the overall character of the Conservation Area. Development would be very harmful here, but some limited development on rear area might be possible if designed sensitively.</p>			
What is the <u>visual sensitivity</u> of the site?	High	Mod	Low
STEP 4: OVERALL SENSITIVITY OF SITE:	High	Mod	Low
STEP 5: LANDSCAPE CAPACITY:			
	Low	Mod	High
<p>As noted, the site is in two parts. The outer area is unsuited to development but the rear (eastern) area could be developed if done sensitively. Do not consider this site to be of strategic importance due to low likely numbers.</p>			

STEP 6: MITIGATION potential
Retention of vegetation and sensitive design / routing of access. Building design must be high quality.

Swindon SHELAA/SA SITES 2019 - LANDSCAPE ASSESSMENT			
SITE REF: 0230		LOCATION: Land south of Highworth Recreation Area	
SURVEYOR: Charles Potterton		DATE: 23 rd May 2019	
STEP 1: DESKTOP BASELINE:			
Designation / Feature / Historic / Cultural Associations / Constraints			
Small, triangular shaped site. Part of existing recreation area. Contains +/- 10 existing trees. Well used public resource. Immediately adjacent to existing access and existing boundary hedges. <i>Previous desk based comments: Important part of POS. Object on harm to landscape / loss of POS grounds.</i>			
Landscape character type: NCA 108 Upper Thames Clay Vales. LCA Mid Vale Ridge.			
What is the site's landscape value?	High	Med	Low
STEP 2: ON-SITE BASELINE: Landscape Character			
Part of the existing recreation area – mounded area with existing tree cover. Development would harm character of recreation area. No development potential without causing significant harm to the immediate area.			
What is the <u>sensitivity of the landscape character</u> of the site:	High	Mod	Low
STEP 3: ON-SITE BASELINE: Visual Effects			
Cannot develop site without loss of trees and probable harm to perimeter hedges. Development would cause significant local harm to busy and popular recreation area			
What is the <u>visual sensitivity</u> of the site?	High	Mod	Low
STEP 4: OVERALL SENSITIVITY OF SITE:			
STEP 5: LANDSCAPE CAPACITY:	Low	Mod	High
This site is wholly unsuitable for development of any sort.			
STEP 6: MITIGATION potential			

Primary mitigation – avoid development.

Swindon SHELAA/SA SITES 2019 - LANDSCAPE ASSESSMENT			
SITE REF: 0301		LOCATION: Thames Water land at Stanton Fitzwarren	
SURVEYOR: Charles Potterton		DATE: 27 th May 2019	
STEP 1: DESKTOP BASELINE:			
Designation / Feature / Historic / Cultural Associations / Constraints Well concealed land accessed via narrow track to west of Trenchard Rd. Sub-divides into more open area to east side (A) and overgrown area (B) to west side. Adjacent to Conservation Area. No Listed Buildings on the site but two properties to east of Trenchard Rd. Access sits at (but inside) village boundary signage. No PROW's on or near the site. Adjacent to Byde Mill Brook. Adjacent to Children's Play Area. <i>Previous desk based comments: Object in terms of harm to landscape character, visual harm and harm to setting of CA.</i>			
Landscape character type: NCA 109 Mid Vale Ridge. LCA Mid Vale Ridge.			
What is the site's landscape value?	High	Med	Low
STEP 2: ON-SITE BASELINE: Landscape Character			
Area A has derelict character exacerbated by old cars / vans. In need of upgrade / restoration. Development could facilitate significant improvement but low density required to match character of adjacent Conservation Area and developed to take account of existing properties along Trenchard Rd. Area B is effectively 'land-locked' except via Area A. Extensive overgrown vegetation results in limited access. Evidence of Thames Water paraphernalia. Value as local habitat and adjacent to brook means any development in this area would cause significant harm.			
What is the <u>sensitivity of the landscape character</u> of the site:	High	Mod	Low
STEP 3: ON-SITE BASELINE: Visual Effects			
Generally well hidden from wider public view. Overlooking issues from properties on Trenchard Rd and play area. Low density development in Area A could be beneficial and be used to bring significant improvements.			
What is the <u>visual sensitivity</u> of the site?	High	Mod	Low
STEP 4: OVERALL SENSITIVITY OF SITE:	High	Mod	Low
STEP 5: LANDSCAPE CAPACITY:			
	Low	Mod	High
Limited to area on east side of the site only. Must respect low density of adjacent CA.			
STEP 6: MITIGATION potential			
Primary mitigation is through avoidance. Retain low density and retain low key appearance of access Rd.			



Swindon SHELAA/SA SITES 2019 - LANDSCAPE ASSESSMENT			
SITE REF: S0309		LOCATION: Land north of Overtown Reservoir	
SURVEYOR: Charles Potterton		DATE: 8 th October 2019	
STEP 1: DESKTOP BASELINE:			
Designation / Feature / Historic / Cultural Associations / Constraints			
Within 15m of AONB. On boundary of Conservation Area. Abuts Wildlife Site which is on the south of the site. Ancient Woodland approx. 250m to the south. Good access to Overtown Hill (lane to east). Overlooked by adjacent houses to east. No PROWs. Potential risk / danger in respect of adjacent reservoir.			
Landscape character type:			
NCA - Profile:108 Upper Thames Clay Vales (NE570) LCA - Type 4: Low Chalk Plain and Scarp / 4A Avebury Plain			
What is the site's landscape value?	High	Med	Low
STEP 2: ON-SITE BASELINE: Landscape Character			
Relatively small site with a feeling of dereliction and abandonment. Contains a number of existing buildings and structures associated with its previous use. Some good existing perimeter vegetation,			
What is the <u>sensitivity of the landscape character</u> of the site:	High	Mod	Low
STEP 3: ON-SITE BASELINE: Visual Effects			
Local topography means site is relatively discrete and therefore not visible in wider landscape. Overlooked by adjacent houses to the east along lane.			
What is the <u>visual sensitivity</u> of the site?	High	Mod	Low
STEP 4: OVERALL SENSITIVITY OF SITE:	High	Mod	Low
Low sensitivity to some form of limited development which would help to increase visual value of the site.			
STEP 5: LANDSCAPE CAPACITY:	Low	Mod	High

Has capacity for some limited development which could improve its appearance. Limited value as 'strategic' site due to its relatively small size.

STEP 6: MITIGATION potential

Must be aware of adjacent wildlife value and retain and bolster existing vegetation to the perimeter. Design / layout must respect local vernacular and scale but there is opportunity to create bespoke scheme using unique relationship with reservoir.

Swindon SHELAA/SA SITES 2019 - LANDSCAPE ASSESSMENT

SITE REF: 0368

LOCATION: LAND AT CATSBRAIN FARM

SURVEYOR: Charles Potterton

DATE: 23rd May 2019

STEP 1: DESKTOP BASELINE:

Designation / Feature / Historic / Cultural Associations / Constraints

This land is under consideration already. Wildlife sites to the northern boundary. Busy road to the east and Fitzwarren Court Nursing Home to west side.

PROW to the north. Ancient woodland within 70m to the west side.

Sloping site.

Previous desk based comments: none

Landscape character type: NCA 109 Mid Vale Ridge. LCA Mid Vale Ridge.

What is the site's landscape value?

High

Med

Low

STEP 2: ON-SITE BASELINE: Landscape Character

Dominated by adjacent development. Clear potential. Under consideration already.

What is the sensitivity of the landscape character of the site:

High

Mod

Low

STEP 3: ON-SITE BASELINE: Visual Effects

Wildlife site to north. PROW to the northern boundary. Must consider and establish appropriate boundary / buffer zone between any development and adjacent Nursing Home.

What is the visual sensitivity of the site?

High

Mod

Low

STEP 4: OVERALL SENSITIVITY OF SITE:	High	Mod	Low
STEP 5: LANDSCAPE CAPACITY:	Low	Mod	High
Good development capacity. Must respect adjacent properties and boundary vegetation.			
STEP 6: MITIGATION potential			
Must consider and establish appropriate boundary / buffer zone between any development and adjacent Nursing Home and wildlife sites.			

Swindon SHELAA/SA SITES 2019 - LANDSCAPE ASSESSMENT			
SITE REF: 0374/55/5		LOCATION: Land adjoining Stepside	
SURVEYOR: Charles Potterton		DATE: 29 th May 2019	
STEP 1: DESKTOP BASELINE:			
Designation / Feature / Historic / Cultural Associations / Constraints			
Small, hilltop / south facing site. TPO'd trees. Adjacent to Conservation Area.			
<i>Previous comments: none</i>			
Landscape character type: NCA 109 Mid Vale Ridge. LCA Mid Vale Ridge.			
What is the site's landscape value?	High	Med	Low
STEP 2: ON-SITE BASELINE: Landscape Character			
Valuable small hillside / hilltop site. Any built development would be very harmful to the character of the area and the adjacent CA.			
What is the <u>sensitivity of the landscape character</u> of the site:	High	Mod	Low
STEP 3: ON-SITE BASELINE: Visual Effects			
Very visible from areas to the south. Elevated site with valuable protected trees. Any development would cause significant visual harm.			
What is the <u>visual sensitivity</u> of the site?	High	Mod	Low
STEP 4: OVERALL SENSITIVITY OF SITE:	High	Mod	Low
STEP 5: LANDSCAPE CAPACITY:			
	Low	Mod	High
Any development would cause significant harm to the character and visual amenity of the area.			
STEP 6: MITIGATION potential			
Avoid development. Mitigation not possible.			

Swindon SHELAA/SA SITES 2019 - LANDSCAPE ASSESSMENT			
SITE REF: 0375		LOCATION: Land north of Kingsdown Lane	
SURVEYOR: Charles Potterton		DATE: 29 th May 2019	
STEP 1: DESKTOP BASELINE:			
Designation / Feature / Historic / Cultural Associations / Constraints			
Effectively flat site. No PROW's on or near the site. No TPO'd trees. Important internal hedge (site consists of 2 fields).			
Landscape character type: NCA 108 Upper Thames Clay vales LCA Mid Vale Ridge			
What is the site's landscape value?	High	Med	Low
STEP 2: ON-SITE BASELINE: Landscape Character			
Western field smaller and rural in character. Eastern field heavily influenced by adjacent buildings.			
What is the <u>sensitivity of the landscape character</u> of the site:	High	Mod	Low
STEP 3: ON-SITE BASELINE: Visual Effects			
Generally well contained. Little overlooking and no PROW's.			
What is the <u>visual sensitivity</u> of the site?	High	Mod	Low
STEP 4: OVERALL SENSITIVITY OF SITE:	High	Mod	Low
STEP 5: LANDSCAPE CAPACITY:			
	Low	Mod	High
Has capacity. Retain and protect internal hedge and any perimeter vegetation.			
STEP 6: MITIGATION potential			
Buffer zones for hedge protection.			

Swindon SHELAA/SA SITES 2019 - LANDSCAPE ASSESSMENT			
SITE REF: 0377		LOCATION: Upper Burytown, Blunsdon	
SURVEYOR: Charles Potterton		DATE: 29 th May 2019	
STEP 1: DESKTOP BASELINE:			
Designation / Feature / Historic / Cultural Associations / Constraints			
<p>North facing, sloping fields (6). Adjacent to Scheduled Ancient Monument (SAM). Adjacent to Oxleaze Farm. Bisected by PROW (BL11).</p> <p>Back Lane to the west side.</p> <p>Good internal hedgerows and perimeter vegetation to the west which is covered by Tree Preservation Order (TPO).</p> <p><i>Previous desk based comments: Any development in this area would cause significant harm to landscape character, visual harm and harm to Conservation Areas. Would also cause harm to a number of GI assets and strategic corridors. Would object.</i></p>			
Landscape character type: NCA 109 Mid Vale Ridge. LCA Mid Vale Ridge / Thames Vale.			
What is the site's landscape value?	High	Med	Low
STEP 2: ON-SITE BASELINE: Landscape Character			
<p>Rural farmland. Generally tranquil. Eastern fields form the setting for the SAM and are wholly unacceptable for development. Western fields form rural setting for village. Any development in these fields would cause significant harm to the character of this landscape.</p>			
What is the <u>sensitivity of the landscape character</u> of the site:	High	Mod	Low
STEP 3: ON-SITE BASELINE: Visual Effects			
<p>Development in the western fields would cause significant visual harm to adjacent properties and users of PROW. Development in the eastern side would cause significant visual harm to SAM.</p>			
What is the <u>visual sensitivity</u> of the site?	High	Mod	Low
STEP 4: OVERALL SENSITIVITY OF SITE:	High	Mod	Low
STEP 5: LANDSCAPE CAPACITY:			
	Low	Mod	High
<p>These fields are very important as the setting for the Sam and as the rural edge of this part of Blunsdon. Consider that this area is wholly unsuited to development due the likely significant harm caused to the landscape – harms to both visual and character.</p>			
STEP 6: MITIGATION potential			
<p>No mitigation for high level harms.</p>			

Swindon SHELAA/SA SITES 2019 - LANDSCAPE ASSESSMENT			
SITE REF: 0380		LOCATION: Kingsdown Nurseries, Blunsdon	
SURVEYOR: Charles Potterton		DATE: 28 th May 2019	
STEP 1: DESKTOP BASELINE:			
Designation / Feature / Historic / Cultural Associations / Constraints			
Brownfield site due to use as commercial nursery with various buildings, car parking and polytunnels.			
Well screened. No PROWs on the site but important sunken lane / PROW to the immediate South Stratton Woods (Woodland Trust) adj to south of Kingsdown Lane. The woods are potential Wildlife Site and Kingsdown Lane has potential ecological interest.			
<i>Previous desk based comments: No landscape or biodiversity issues.</i>			
Landscape character type: NCA 109 Mid Vale Ridge. LCA Mid Vale Ridge.			
What is the site's landscape value?	High	Med	Low
STEP 2: ON-SITE BASELINE: Landscape Character			
A commercial business. No real landscape character.			
What is the <u>sensitivity of the landscape character</u> of the site:	High	Mod	Low
STEP 3: ON-SITE BASELINE: Visual Effects			
Well contained. No visual issues.			
What is the <u>visual sensitivity</u> of the site?	High	Mod	Low
STEP 4: OVERALL SENSITIVITY OF SITE:	High	Mod	Low
STEP 5: LANDSCAPE CAPACITY:			
	Low	Mod	High
No landscape objections to development on this site.			
STEP 6: MITIGATION potential			
Retention and protection of deciduous vegetation. Phased replacement of any existing conifer hedging would be advantageous. Mitigate impacts on Stratton Woods and Kingsdown Lane.			

Swindon SHELAA/SA SITES 2019 - LANDSCAPE ASSESSMENT			
SITE REF: 0403		LOCATION: Blunsdon Land Ltd	
SURVEYOR: Charles Potterton		DATE: 29 th May 2019	
STEP 1: DESKTOP BASELINE:			
Designation / Feature / Historic / Cultural Associations / Constraints			
<p>There is a live application within SBC for this site.</p> <p>Key issues are roadside vegetation (must be retained and protected) and major easements.</p> <p>No Listed buildings. No PROWs on the site.</p>			
Landscape character type: NCA 108 Upper Thames Clay vales LCA Mid Vale Ridge			
What is the site's landscape value?	High	Med	Low
STEP 2: ON-SITE BASELINE: Landscape Character			
<p>Flat, open paddock character with a lot of fencing and horse related elements. Important roadside vegetation adding significantly to character of adjacent road.</p>			
What is the <u>sensitivity of the landscape character</u> of the site:	High	Mod	Low
STEP 3: ON-SITE BASELINE: Visual Effects			
<p>Retention and protection of southern boundary vegetation is paramount. Limited visual impact.</p>			
What is the <u>visual sensitivity</u> of the site?	High	Mod	Low
STEP 4: OVERALL SENSITIVITY OF SITE:	High	Mod	Low
STEP 5: LANDSCAPE CAPACITY:			
	Low	Mod	High
<p>Capacity for limited development due to existing vegetation to southern boundary and need to avoid easements.</p>			
STEP 6: MITIGATION potential			
<p>Retention and protection of southern vegetation and a need to ensure vegetation is managed as tall and not trimmed hedge.</p>			

Swindon SHELAA/SA SITES 2019 - LANDSCAPE ASSESSMENT			
SITE REF: 0425		LOCATION: LAND WEST OF Whatley's Orchard, Bishopstone	
SURVEYOR: Charles Potterton		DATE: 23 rd May 2019	
STEP 1: DESKTOP BASELINE:			
Designation / Feature / Historic / Cultural Associations / Constraints			
<p>Adjacent to and heavily influenced / overlooked by NWD AONB. Charlbury Hill and 'strip lynchets' are a key issue.</p> <p>Less than 1.5k from nationally important ridgeway PROW.</p> <p>Adjacent to conservation area.</p> <p><i>Previous desk based comments: none.</i></p>			
Landscape character type: NCA 108 Upper Thames Clay Vale. LCA Scarp.			
What is the site's landscape value?	High	Med	Low
STEP 2: ON-SITE BASELINE: Landscape Character			
<p>Large, open and gently sloping (facing northwards) consisting of three fields. Primary access point in SE corner of main field from adjacent Charlbury Cottage.</p> <p>Large open field to west and smaller field to NE corner wholly unsuitable for development due to harm caused to character of AONB and village generally.</p> <p>Small square to SE corner has development potential but, due to size, only limited to single dwelling.</p>			
What is the <u>sensitivity of the landscape character</u> of the site:	High	Mod	Low
STEP 3: ON-SITE BASELINE: Visual Effects			
<p>Overlooked by very open and important part of NWD AONB. Development on two larger fields would cause significant harm to AONB. Smaller, enclosed site to SE corner could be developed.</p>			
What is the <u>visual sensitivity</u> of the site?	High	Mod	Low
STEP 4: OVERALL SENSITIVITY OF SITE:	High	Mod	Low
STEP 5: LANDSCAPE CAPACITY:	Low	Mod	High
<p>As noted above, consider harm caused by two larger fields would be significant and recommend no development potential.</p>			
STEP 6: MITIGATION potential			

Secondary mitigation not possible. Primary – avoidance of harm by no development.

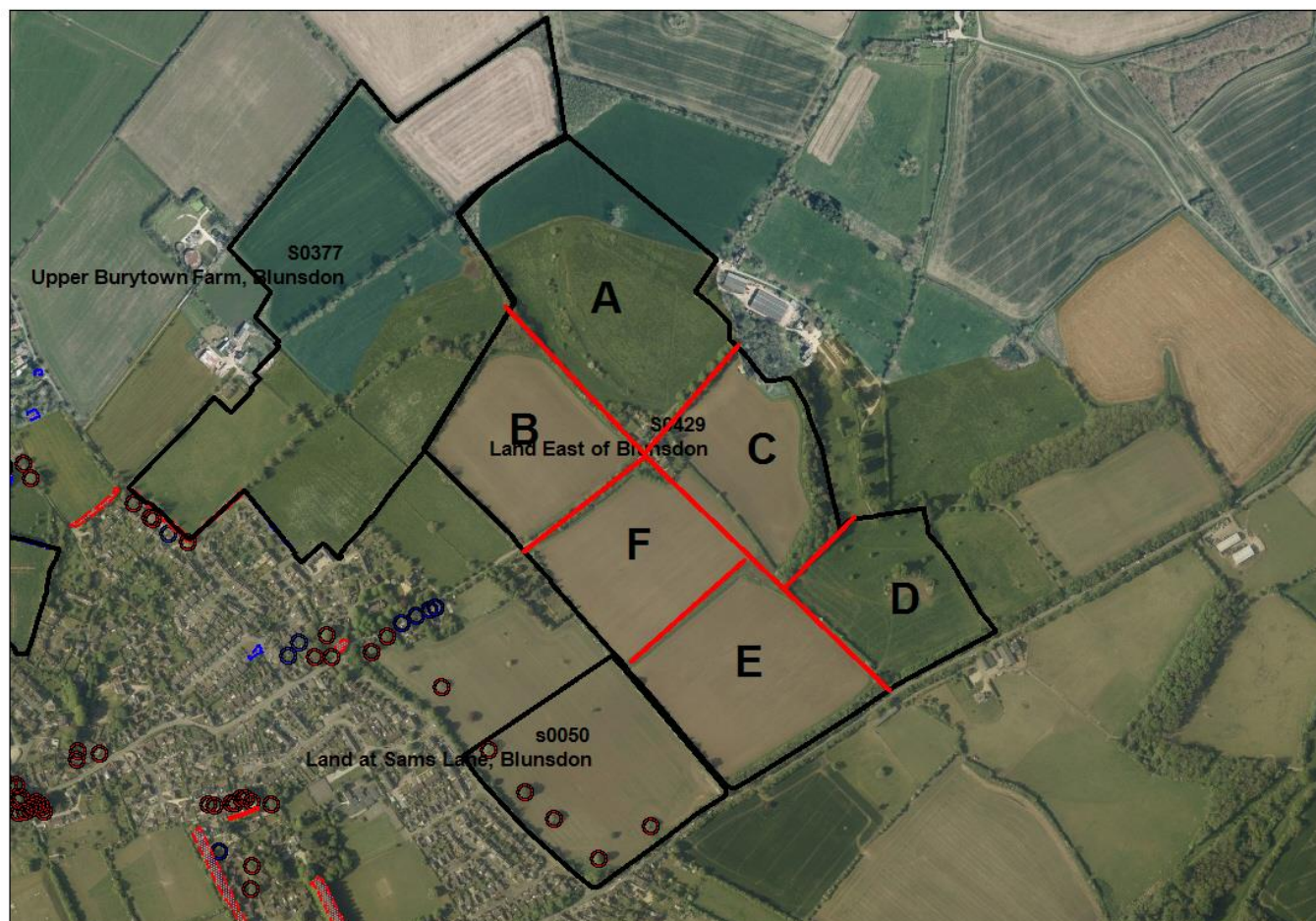
Swindon SHELAA/SA SITES 2019 - LANDSCAPE ASSESSMENT			
SITE REF: 0427		LOCATION: Land at Akers Farm, Wroughton	
SURVEYOR: Charles Potterton		DATE: 22 nd May 2019	
STEP 1: DESKTOP BASELINE:			
Designation / Feature / Historic / Cultural Associations / Constraints			
<p>Within 300m of AONB boundary. No listed buildings, No TPO's. Arable land with internal hedgerows. 500m from SSSI.</p> <p><i>Previous desk based comments: none</i></p>			
Landscape character type: NCA 108 Upper Thames Clay Vales. LCA Wroughton Vale.			
What is the site's landscape value?	High	Med	Low
STEP 2: ON-SITE BASELINE: Landscape Character			
<p>4 separate fields of medium size. Generally flat, arable landscape with possibly 10m elevation difference across the site. Pleasantly rural with few urban influences.</p>			
What is the <u>sensitivity of the landscape character</u> of the site:	High	Mod	Low
STEP 3: ON-SITE BASELINE: Visual Effects			
<p>400m from Brimble Hill viewpoint. Consider that this site is very visually sensitive because of proximity to AONB. The SE corner field is particularly sensitive.</p>			
What is the <u>visual sensitivity</u> of the site?	High	Mod	Low
STEP 4: OVERALL SENSITIVITY OF SITE:	High	Mod	Low
STEP 5: LANDSCAPE CAPACITY:			
	Low	Mod	High
<p>Due to quiet rural character and visual sensitivity – in particular overlooking from and proximity to AONB, consider that any development on this site would be harmful.</p>			
STEP 6: MITIGATION potential			
<p>It is not possible to mitigate for the types of harm caused by development i.e. because the primary harm is caused to viewers looking down from above and this cannot be properly mitigated.</p>			

Swindon SHELAA/SA SITES 2019 - LANDSCAPE ASSESSMENT			
SITE REF: 0429		LOCATION: Land east of Blunsdon	
SURVEYOR: Charles Potterton		DATE: 28 th May 2019	
STEP 1: DESKTOP BASELINE:			
Designation / Feature / Historic / Cultural Associations / Constraints			
<p>Large parcel of land covering 6 separate fields (see inserted map). Labelled A-F.</p> <p>Includes Scheduled Ancient Monument (SAM). Number of important trees. Two PROW's and Grade 2 listed graveyard to western side.</p> <p>A variety of topography types dictates overall suitability.</p>			
Landscape character type: NCA 109 Mid Vale Ridge. LCA Mid Vale Ridge.			
What is the site's landscape value?	High	Med	Low
STEP 2: ON-SITE BASELINE: Landscape Character			
<p>Field A is a SAM and must be excluded from any development discussion.</p> <p>Field B is an open agricultural field and is the setting for the SAM and the Grade 2 graveyard and must be excluded from any development discussion.</p> <p>Field C is an agricultural field and is the setting for the SAM and must be excluded from any development discussion.</p> <p>Field D has a quasi-parkland character and is very sensitive.</p> <p>Field E is also sensitive.</p> <p>Field F is more contained</p>			
What is the <u>sensitivity of the landscape character</u> of the site:	High	Mod	Low
STEP 3: ON-SITE BASELINE: Visual Effects			
<p>Some well-established boundary and internal vegetation provides important screening. A variety of topography types dictates overall suitability.</p> <p>Field A is a SAM and must be excluded from any development discussion.</p> <p>Field B has extensive open views to the north, and is sloping and is wholly unsuited for development.</p> <p>Field C is part of the setting for the SAM and must be excluded from the process.</p> <p>Field D is generally well contained and there are fewer visual issues. Some development potential.</p> <p>Field E is generally flat and is on the plateau and not on the slopes leading / facing away to the north or east.</p> <p>Field F is generally flat and is on the plateau and not on the slopes leading / facing away to the north or east.</p>			
What is the <u>visual sensitivity</u> of the site?	High	Mod	Low
STEP 4: OVERALL SENSITIVITY OF SITE:	High	Mod	Low
STEP 5: LANDSCAPE CAPACITY:			
	Low	Mod	High
Fields A, B and C must be excluded due to harm to landscape character and / or the setting of the SAM.			

Field D has some capacity but must retain and protect existing vegetation. PROW BL9 bisects the site and must be incorporated.
 Fields E and F have landscape capacity but perimeter vegetation must be retained and protected. Appropriate buffer zones must be included.

STEP 6: MITIGATION potential

Primary mitigation in respect of avoidance is the most effective way to avoid harms. Fields A, B and C must be excluded.



Swindon SHELAA/SA SITES 2019 - LANDSCAPE ASSESSMENT			
SITE REF: 0432		LOCATION: Land east of Berricot lane, Badbury	
SURVEYOR: Charles Potterton		DATE: 22 nd May 2019	
STEP 1: DESKTOP BASELINE:			
Designation / Feature / Historic / Cultural Associations / Constraints			
<p>In NWD AONB, adjacent to Conservation Area and numerous Listed Buildings. Sloping site accessed from new gate to east side and from Berricot Lane to the west.</p> <p>Good perimeter vegetation. Outside village area / boundary.</p> <p><i>Previous desk based comments: none</i></p>			
Landscape character type: NCA 108 Upper Thames Clay Vales. LCA Scarp			
What is the site's landscape value?	High	Med	Low
STEP 2: ON-SITE BASELINE: Landscape Character			
<p>Sloping site with central fenced area. Remnant from recent installation of sewer / main ? – consider area of easement.</p> <p>Highest part of the site is to the SW corner.</p> <p>Does have a quasi-neglected / disturbed land character</p> <p>Outside village area – note roadside features / fences.</p>			
What is the <u>sensitivity of the landscape character</u> of the site:	High	Mod	Low
STEP 3: ON-SITE BASELINE: Visual Effects			
<p>Overlooked by adjacent listed properties, although they back onto the site and not front it.</p> <p>Very important view from CA looking through existing houses and over this site.</p>			
What is the <u>visual sensitivity</u> of the site?	High	Mod	Low
STEP 4: OVERALL SENSITIVITY OF SITE:	High	Mod	Low
STEP 5: LANDSCAPE CAPACITY:	Low	Mod	High
<p>Consider that the site is not suitable for any strategic type allocation but might have potential for single 'outstanding' development worked through the paragraph 79 / NPPF procedure.</p>			
STEP 6: MITIGATION potential			

Any design must be fully cognisant of listed buildings, conservation area and AONB status. Primary mitigation in terms of extremely high quality design would be required.

Swindon SHELAA/SA SITES 2019 - LANDSCAPE ASSESSMENT			
SITE REF: 0450		LOCATION: Land east of Kingsdown Nurseries, Blunsdon	
SURVEYOR: Charles Potterton		DATE: 28 th May 2019	
STEP 1: DESKTOP BASELINE:			
Designation / Feature / Historic / Cultural Associations / Constraints			
Well contained site. Only accessible via site 0380 ?			
No PROW's or TPO's on / near the site. Effectively flat site.			
Stratton woods (Woodland Trust) adj, to south along Kingsdown Lane. Stratton Woods potential wildlife site and Kingsdown lane has potential ecological interest.			
<i>Previous desk based comments: none</i>			
Landscape character type: NCA 109 Mid Vale Ridge. LCA Mid Vale Ridge.			
What is the site's landscape value?	High	Med	Low
STEP 2: ON-SITE BASELINE: Landscape Character			
Agricultural field with some tall hedging to west / nursery boundary.			
What is the <u>sensitivity of the landscape character</u> of the site:	High	Mod	Low
STEP 3: ON-SITE BASELINE: Visual Effects			
Well contained agricultural field. No adjacent properties or overlooking.			
What is the <u>visual sensitivity</u> of the site?	High	Mod	Low
STEP 4: OVERALL SENSITIVITY OF SITE:	High	Mod	Low
STEP 5: LANDSCAPE CAPACITY:	Low	Mod	High
No obvious impediment to development.			
STEP 6: MITIGATION potential			
Retention and protection of deciduous vegetation. Phased replacement of any existing conifer hedging would be advantageous. Mitigate impacts on Stratton Woods / Kingsdown Lane.			

Swindon SHELAA/SA SITES 2019 - LANDSCAPE ASSESSMENT			
SITE REF: 0458		LOCATION: Croft Yard, Wanborough	
SURVEYOR: Charles Potterton		DATE: 22 nd May 2019	
STEP 1: DESKTOP BASELINE:			
Designation / Feature / Historic / Cultural Associations / Constraints			
In the NWD AONB. In Wanborough Conservation Area.			
Bat potential in existing buildings. Important vegetation at site entrance.			
Isolated, infill type site.			
<i>Previous desk based comments: none.</i>			
Landscape character type: NCA 108 Upper Thames Clay Vales. LCA Wroughton Vale.			
What is the site's landscape value?	High	Med	Low
STEP 2: ON-SITE BASELINE: Landscape Character			
Isolated and insular in character, lot of derelict buildings.			
What is the <u>sensitivity of the landscape character</u> of the site:	High	Mod	Low
STEP 3: ON-SITE BASELINE: Visual Effects			
Well contained. No PROW access. Only visual consideration would be at entrance.			
What is the <u>visual sensitivity</u> of the site?	High	Mod	Low
STEP 4: OVERALL SENSITIVITY OF SITE:	High	Mod	Low
STEP 5: LANDSCAPE CAPACITY:			
	Low	Mod	High
Development appears logical and needs to respect existing vegetation at entrance and ensure that character of Ham Road is preserved / enhanced.			
STEP 6: MITIGATION potential			
See notes above.			

Swindon SHELAA/SA SITES 2019 - LANDSCAPE ASSESSMENT			
SITE REF: 0459		LOCATION: Land at The Forty, Bishopstone	
SURVEYOR: Charles Potterton		DATE: 29 th May 2019	
STEP 1: DESKTOP BASELINE:			
Designation / Feature / Historic / Cultural Associations / Constraints			
<p>Small site on northern side of Bishopstone. Outside settlement boundary. Adjacent to large farm buildings and bisected by track used by dairy cows.</p> <p>Some internal vegetation. Good perimeter vegetation. Some gaps to road. Evidence of drainage issues / ditches. Potential archaeology ?</p> <p>Access in NE corner. Adjacent to NWD AONB and Bishopstone Conservation Area. Flat site.</p>			
Landscape character type: NCA 108 Upper Thames Clay vales LCA Wroughton Vale			
What is the site's landscape value?	High	Med	Low
STEP 2: ON-SITE BASELINE: Landscape Character			
Well enclosed site that forms transition between village and rural land to the north. Boundary vegetation is a key component of character of adjacent lane and likely visibility splays would cause significant damage in this regard.			
What is the <u>sensitivity of the landscape character</u> of the site:	High	Mod	Low
STEP 3: ON-SITE BASELINE: Visual Effects			
Well enclosed by boundary vegetation but overlooked by Charlbury Hill and AONB. No PROWs on or near the site and only some gaps to road allowing views in / out.			
What is the <u>visual sensitivity</u> of the site?	High	Mod	Low
STEP 4: OVERALL SENSITIVITY OF SITE:	High	Mod	Low
STEP 5: LANDSCAPE CAPACITY:			
	Low	Mod	High
A discrete parcel of land but access and potential harm to character of lane is a concern. Proximity to farm buildings would also be an issue but assume use as dairy would need to cease. Some very limited capacity but only at southern end to ensure new buildings stay associated with village, especially when viewed from elevated position. Conclude only limited capacity.			
STEP 6: MITIGATION potential			
Must retain and protect perimeter vegetation. Suggest any development is limited to the southern side of the site with significant open space / transition to the north side. Design and location of access is a potential major issue as it is critical to retain all laneside vegetation.			

Swindon SHELAA/SA SITES 2019 - LANDSCAPE ASSESSMENT			
SITE REF: 0460		LOCATION: Land at 12 TurnpikeRd Blunsdon	
SURVEYOR: Charles Potterton		DATE: 29 th May 2019	
STEP 1: DESKTOP BASELINE:			
<p>Good perimeter vegetation.</p> <p>Some remnant internal vegetation.</p> <p>Flat site.</p> <p>No listed buildings or TPO's on the site.</p> <p>Backland site.</p>			
Landscape character type: NCA 108 Upper Thames Clay vales LCA Mid Vale Ridge			
What is the site's landscape value?	High	Med	Low
STEP 2: ON-SITE BASELINE: Landscape Character			
Backland site that is dominated by adjacent uses. No landscape character issues.			
What is the <u>sensitivity of the landscape character</u> of the site:	High	Mod	Low
STEP 3: ON-SITE BASELINE: Visual Effects			
Well enclosed site with strong vegetation to the east side. Housing to the west side.			
What is the <u>visual sensitivity</u> of the site?	High	Mod	Low
STEP 4: OVERALL SENSITIVITY OF SITE:	High	Mod	Low
STEP 5: LANDSCAPE CAPACITY:			
	Low	Mod	High
When considered in tandem with other development sites in the area, development on this site is logical.			
STEP 6: MITIGATION potential			
Must retain and protect boundary vegetation and develop a layout that respects the existing properties to the Turnpike Rd frontage.			

Swindon SHELAA/SA SITES 2019 - LANDSCAPE ASSESSMENT			
SITE REF: 0467		LOCATION: Land north east of Highworth (east of A361 / south of Roundhill Farm)	
SURVEYOR: Charles Potterton		DATE: 4 th June 2019	
STEP 1: DESKTOP BASELINE:			
Designation / Feature / Historic / Cultural Associations / Constraints Effectively flat land to the north of Highworth. Outside settlement boundary. Single PROW to west side of the site. Perimeter hedgerows. No internal vegetation.			
Landscape character type: NCA 108 Upper Thames Clay Vales LCA Thames Vale			
What is the site's landscape value?	High	Med	Low
STEP 2: ON-SITE BASELINE: Landscape Character			
Rural farmland. Dominated currently by pipeworks.			
What is the <u>sensitivity of the landscape character</u> of the site:	High	Mod	Low
STEP 3: ON-SITE BASELINE: Visual Effects			
Some housing to east side, but generally well contained. Limited impact on the wider landscape. Development would not adversely affect setting of Highworth.			
What is the <u>visual sensitivity</u> of the site?	High	Mod	Low
STEP 4: OVERALL SENSITIVITY OF SITE:	High	Mod	Low
STEP 5: LANDSCAPE CAPACITY:			
	Low	Mod	High
Has capacity but must retain and protect existing vegetation.			
STEP 6: MITIGATION potential			
Scheme of boundary planting and protection of existing vegetation is key. Significant buffer planting required.			

Swindon SHELAA/SA SITES 2019 - LANDSCAPE ASSESSMENT			
SITE REF: 0477		LOCATION: LAND WEST OF HIGHWORTH	
SURVEYOR: Charles Potterton		DATE: 23 rd May 2019	
STEP 1: DESKTOP BASELINE:			
Designation / Feature / Historic / Cultural Associations / Constraints			
Adjacent to Churchyard / cemetery at top of Hampton Hill. PROW HH19 runs through centre of site.			
<i>Previous desk based comments: none</i>			
Landscape character type: NCA 108 Upper Thames Clay Vales. LCA Mid Vale Ridge.			
What is the site's landscape value?	High	Med	Low
STEP 2: ON-SITE BASELINE: Landscape Character			
This site is of huge importance as part of the landscape setting of Highworth. It is extremely sensitive and must not be developed.			
What is the <u>sensitivity of the landscape character</u> of the site:	High	Mod	Low
STEP 3: ON-SITE BASELINE: Visual Effects			
Very open and visible site. Long range views in and out of the site. Development would be extremely harmful.			
What is the <u>visual sensitivity</u> of the site?	High	Mod	Low
STEP 4: OVERALL SENSITIVITY OF SITE:	High	Mod	Low
STEP 5: LANDSCAPE CAPACITY:			
	Low	Mod	High
Policy RA1 is in place to 'maintain the separate identity of Highworth as a hill top market town and respect its landscape setting'. This site would be wholly contrary to policy.			
STEP 6: MITIGATION potential			
Avoid development.			

Swindon SHELAA/SA SITES 2019 - LANDSCAPE ASSESSMENT

SITE REF: S0478**LOCATION:** Former STW Site**SURVEYOR:** Charles Potterton**DATE:** 08th October 2019**STEP 1: DESKTOP BASELINE:****Designation / Feature / Historic / Cultural Associations / Constraints**

Community Woodlands at East and West boundaries. Protected species records (water voles) along stream forming western boundary. Site sits within the Wichelstowe Landscape and Nature Conservation mitigation area.

No PROWs on the site but extensive network to east (WR2, WR3 & WR43) and permissive paths around solar farm.

Outside settlement boundary.

Landscape character type:

NCA - Profile:108 Upper Thames Clay Vales (NE570)

LCA - Type 11: Rolling Clay Lowland 11A / Calne Rolling Clay Lowland

What is the site's landscape value?**High****Med****Low****STEP 2: ON-SITE BASELINE: Landscape Character**

Built structures evident on the site. Surrounded by secure fencing. The site is 'isolated' from existing residential area which would generally mean it is not appropriate to develop in isolation.

Currently has an un-managed character which possibly adds to its habitat value. Secure fencing is a detracting feature.

What is the sensitivity of the landscape character of the site:**High****Mod****Low****STEP 3: ON-SITE BASELINE: Visual Effects**

Flat site which is generally screened by perimeter vegetation from south and east. Some views in through secure fencing from adjacent recreation area from the west.

The perimeter vegetation on the southern and western boundaries is in poor condition. Located some way from higher land to the south so generally well hidden with no longer distance overlooking.			
What is the <u>visual sensitivity</u> of the site?	High	Mod	Low
STEP 4: OVERALL SENSITIVITY OF SITE:	High	Mod	Low
Medium / High sensitivity because of its location and value as a buffer / transition from residential to the south and countryside to the north.			
STEP 5: LANDSCAPE CAPACITY:	Low	Mod	High
No capacity as residential development in isolation. Primary option would be to make site 'safe' and extend adjacent 'Country Park'			
STEP 6: MITIGATION potential			
Primary option is to avoid development. Increase / replace failing vegetation to the southern boundary / SE corner. Must make site 'safe' in respect of its former use.			

Swindon SHELAA/SA SITES 2019 - LANDSCAPE ASSESSMENT			
SITE REF: 0479		LOCATION: Ridgeway School, Wroughton	
SURVEYOR: Charles Potterton		DATE: 22 nd May 2019	
STEP 1: DESKTOP BASELINE:			
<p>Designation / Feature / Historic / Cultural Associations / Constraints</p> <p>Located to the south / adjacent to the area designated as Wichelstowe off-site landscape mitigation area.</p> <p>Note previous pre-app advice (from this officer) when site was considered as two separates parcels (A- northern and B- southern) –</p> <p>The acceptability of using school playing fields for residential development is largely one for Planning Policy to advise on. From a straightforward landscape impact perspective, clearly there would be less visual harm and less harm to landscape character with development on Parcel B as it relates better to existing residential development to the east of the site.</p> <p>I would find it difficult to support development on Parcel A as it is clearly not related to existing development, outside the settlement boundary, bounding onto a public right of way and would obviously be much more intrusive.</p> <p>Should the applicant decide to proceed with Parcel A then I would ask that a fully detailed Landscape and Visual Impact Assessment be carried out. This is probably not necessarily required for Parcel B, at least not to the same degree of detail. Impacts on users of the PROW must also be considered.</p> <p>Similarly, with either scheme I would want to see a comprehensive package to include hard and soft landscape treatment as well as measures for perimeter vegetation protection. This would be necessary at a very early stage of the process to enable me to make an informed judgement about the likely impacts and how they might be mitigated.</p> <p><i>Previous desk based comments: none</i></p>			
Landscape character type: NCA 108 Upper Thames Clay Vales. LCA Wroughton Vale.			
What is the site's landscape value?	High	Med	Low
STEP 2: ON-SITE BASELINE: Landscape Character			
<p>Amenity grass – school recreation space, extensive open space. Flat. Existing built development on 3 sides of southern part of the site. Adjacent site to the east also consented in 2018.</p> <p>Need to consider relationship with Blackhorse Farm to the north. Buffer zones required. Some good perimeter vegetation to be retained / protected. Adjacent to community woodland. Extensive connections to PROW network. Loss of school / playing fields would be an issue.</p>			
What is the <u>sensitivity of the landscape character</u> of the site:	High	Mod	Low
STEP 3: ON-SITE BASELINE: Visual Effects			
Flat site with few features. Extensive PROW network does result in moderate sensitivity.			
What is the <u>visual sensitivity</u> of the site?	High	Mod	Low
STEP 4: OVERALL SENSITIVITY OF SITE:	High	Mod	Low

STEP 5: LANDSCAPE CAPACITY:	Low	Mod	High
Loss of playing fields is an issue but the overall conclusion would be that there is logic to some sensitive development on the site.			
STEP 6: MITIGATION potential			
Needs to be considered / developed as part of a wider area masterplan exercise and not developed in isolation			

Swindon SHELAA/SA SITES 2019 - LANDSCAPE ASSESSMENT			
SITE REF: S0481		LOCATION: Wrag Barn Golf Club	
SURVEYOR: Charles Potterton		DATE: 08 th October 2019	
STEP 1: DESKTOP BASELINE:			
Designation / Feature / Historic / Cultural Associations / Constraints			
Ancient woodland 700m to north- east. TPO trees along adjacent drive and along roadside. Bridleway HH9 along adjacent driveway. Gently sloping site sitting on a west facing slope.			
Landscape character type:			
NCA – Profile:109 Midvale Ridge (NE417) LCA - Type 8: Limestone Ridge / 8A: Swindon-Lyneham Limestone Ridge			
What is the site's landscape value?	High	Med	Low
STEP 2: ON-SITE BASELINE: Landscape Character			
This is a small golf course with typical features (greens, bunkers, flags etc.). Well maintained land with limited internal feature. Generally isolated from wider landscape.			
What is the <u>sensitivity of the landscape character</u> of the site:	High	Mod	Low
STEP 3: ON-SITE BASELINE: Visual Effects			
Entrance from Shrivenham Rd subject to historic widening hence lack of hedge and open views into the site. Not on a horizon and generally well screened within the wider landscape. Some overlooking from adjacent residential property to the NE corner and from the golf clubhouse / facilities to the SW corner.			
What is the <u>visual sensitivity</u> of the site?	High	Mod	Low
STEP 4: OVERALL SENSITIVITY OF SITE:	High	Mod	Low
Medium sensitivity because of TPO's, PROW and views from the road but these can be addressed with careful / sensitive design. Existing access appears to be capable of additional volume so limited pressure on existing vegetation.			

STEP 5: LANDSCAPE CAPACITY:			
		Low	Mod
			High
Relatively small site with development potential. Development can be contained and can be relatively discrete in the wider landscape.			
STEP 6: MITIGATION potential			
Retain and protect existing vegetation. Bolster screening from roadside. Allow appropriate boundary buffer / screening areas especially in regard to existing residential properties (34 / Ragstone Cottage) to NE corner.			

Swindon SHELAA/SA SITES 2019 - LANDSCAPE ASSESSMENT			
SITE REF: S0482		LOCATION: LAND AT SHRIVENHAM RD	
SURVEYOR: Charles Potterton		DATE: 08 th October 2019	
STEP 1: DESKTOP BASELINE:			
Designation / Feature / Historic / Cultural Associations / Constraints			
<p>SAM by Eastrop Grange 280m to the north-east of the site.</p> <p>PROW HH37 runs along the SW side of the site.</p> <p>Ridge runs along south east and north east side of the site.</p>			
Landscape character type:			
<p>NCA – Profile:109 Midvale Ridge (NE417)</p> <p>LCA - Type 8: Limestone Ridge / 8A: Swindon-Lyneham Limestone Ridge</p>			
What is the site's landscape value?	High	Med	Low
STEP 2: ON-SITE BASELINE: Landscape Character			
<p>Large, gently sloping and open agricultural field. No freestanding internal vegetation. Derelict barns to SE corner located at the top of the 'ridge' and are an important horizon feature.</p> <p>Quite isolated / separated from other residential development at Highworth by Highworth Warnefield School, playing fields, allotments and large property at Eastrop Grange.</p>			
What is the <u>sensitivity of the landscape character</u> of the site:	High	Mod	Low
STEP 3: ON-SITE BASELINE: Visual Effects			
<p>Extensive views back towards Highworth to the north and to the wider landscape to the south and south-east. Very visible from adjacent road (Shrivenham Rd B4000). PROW runs along SW boundary with extensive views across the site.</p> <p>Extensive views towards the site from the south.</p>			
What is the <u>visual sensitivity</u> of the site?	High	Mod	Low
STEP 4: OVERALL SENSITIVITY OF SITE:	High	Mod	Low

High sensitivity as a very important part of the hilltop setting of Highworth.

STEP 5: LANDSCAPE CAPACITY:

Low

Mod

High

The combination of lack of any internal hedges or screening coupled with importance of setting of Highworth and large size of field mean development of any of this field would be very harmful and should be avoided.

STEP 6: MITIGATION potential

No mitigation possible for these wide ranging and visible harms. Avoid development.

Swindon SHELAA/SA SITES 2019 - LANDSCAPE ASSESSMENT			
SITE REF: s0483		LOCATION: Land at Eastrop, Highworth	
SURVEYOR: Charles Potterton		DATE: 08 th October 2019	
STEP 1: DESKTOP BASELINE:			
Designation / Feature / Historic / Cultural Associations / Constraints			
<p>Scheduled Ancient Monument abutting the site to the south and south-east. Other SAMs approx. 200m+ to north-east.</p> <p>Highworth Conservation Area 290m to south-west</p> <p>Listed building to the southern boundary 'Gateways' – Grade 2.</p> <p>PROW HH4 along northern boundary of the site.</p>			
Landscape character type:			
<p>NCA – Profile:109 Midvale Ridge (NE417)</p> <p>LCA - Type 12: Open Clay Vale / 12A: Thames Open Clay Vale</p>			
What is the site's landscape value?	High	Med	Low
STEP 2: ON-SITE BASELINE: Landscape Character			
<p>Open farmland on the east side of Highworth. Gently sloping land and part of the very important 'hilltop setting' of Highworth. Slopes up from east side (at +/-85m) to west side (at +/-95m).</p>			
What is the <u>sensitivity of the landscape character</u> of the site:	High	Mod	Low
STEP 3: ON-SITE BASELINE: Visual Effects			
<p>Overlooked by existing residential properties to the west of Roundhills Mead and from Eastrop B4019 to the east.</p>			
What is the <u>visual sensitivity</u> of the site?	High	Mod	Low
STEP 4: OVERALL SENSITIVITY OF SITE:	High	Mod	Low
<p>Very sensitive as setting for Highworth.</p>			
STEP 5: LANDSCAPE CAPACITY:	Low	Mod	High

None. Any development would cause significant harm to setting of Highworth and would cause harm to the setting of the Listed Building and SAM.

STEP 6: MITIGATION potential

Avoid development.

Swindon SHELAA/SA SITES 2019 - LANDSCAPE ASSESSMENT			
SITE REF: s0484		LOCATION: Redlands Park, Phase 2 Highworth	
SURVEYOR: Charles Potterton		DATE: 08 th October 2019	
STEP 1: DESKTOP BASELINE:			
Designation / Feature / Historic / Cultural Associations / Constraints			
PROW, HH10 to east side of site through recent housing development.			
Landscape character type:			
NCA – Profile:109 Midvale Ridge (NE417) LCA - Type 8: Limestone Ridge / 8A: Swindon-Lyneham Limestone Ridge			
What is the site's landscape value?	High	Med	Low
STEP 2: ON-SITE BASELINE: Landscape Character			
Small 'wedge' shaped site now dominated by new residential development to the immediate east.			
What is the <u>sensitivity of the landscape character</u> of the site:	High	Mod	Low
STEP 3: ON-SITE BASELINE: Visual Effects			
Generally well contained with no longer distance views in or out. Overlooked directly by adjacent new housing / PROW to east side.			
What is the <u>visual sensitivity</u> of the site?	High	Mod	Low
STEP 4: OVERALL SENSITIVITY OF SITE:	High	Mod	Low
Now of limited sensitivity due to adjacent and proposed housing development.			
STEP 5: LANDSCAPE CAPACITY:	Low	Mod	High
Size limits its capacity. Access must be considered and impact on existing vegetation is a key consideration on alignment.			
STEP 6: MITIGATION potential			
Retain, protect and bolster perimeter vegetation. Any emerging design to reflect / acknowledge design layout of adjacent housing i.e. open green space around retained tree.			

Swindon SHELAA/SA SITES 2019 - LANDSCAPE ASSESSMENT			
SITE REF: S0487		LOCATION: Prior's Hill Wroughton	
SURVEYOR: Charles Potterton		DATE: 08 th October 2019	
STEP 1: DESKTOP BASELINE:			
Designation / Feature / Historic / Cultural Associations / Constraints			
<p>Within NWD AONB, WWT Nature Reserve/Wildlife Site abuts site to west. Conservation Area on east/south-east boundary</p> <p>SSSI/Ancient Woodland 600m to south-west. Wildlife Site 250m to East. Ancient Woodland 500m to south.</p> <p>PROW WR22 bisecting the site.</p> <p>Evidence of spring issues on site. Access from NE corner off Priors Hill. Significant Sycamore tree at entrance.</p>			
Landscape character type:			
<p>NCA - Profile:108 Upper Thames Clay Vales (NE570)</p> <p>LCA - Type 4: Low Chalk Plain and Scarp / 4A Avebury Plain</p>			
What is the site's landscape value?	High	Med	Low
STEP 2: ON-SITE BASELINE: Landscape Character			
<p>Steeply sloping site. Open pasture. Existing housing to south and east boundaries. Good perimeter vegetation to south and western boundaries.</p>			
What is the <u>sensitivity of the landscape character</u> of the site:	High	Mod	Low
STEP 3: ON-SITE BASELINE: Visual Effects			

Extensive views to the north towards Swindon (Old Town). Parts of the site are visible in mid and longer distance views to the south where it forms an important part of the landscape setting of the AONB.			
What is the <u>visual sensitivity</u> of the site?	High	Mod	Low
STEP 4: OVERALL SENSITIVITY OF SITE:	High	Mod	Low
Very sensitive hillside site. Sloping nature adds additional requirement for engineering intervention. An important site on the southern edge of Wroughton. Very important as setting for AONB.			
STEP 5: LANDSCAPE CAPACITY:	Low	Mod	High
Very sensitive site with high visual and character sensitivity. No development potential.			
STEP 6: MITIGATION potential			
Primary mitigation i.e. avoid any development.			

This Sustainability Appraisal Report may be viewed or downloaded from our website
<https://swindon-consult.objective.co.uk/portal/>

Copies of this document may be purchased from Swindon Borough Council.
To request a copy, please either:

Write to: Planning Policy, Swindon Borough Council,
Wat Tyler West, Beckhampton Street, Swindon SN1 2JG

E-mail: forwardplanning@swindon.gov.uk

All rights reserved. No part of this document may be produced or transmitted in any form or by any means including photocopying or electronic or other recording without the written permission of the copyright holder.

© SWINDON BOROUGH COUNCIL

Appendix 3: Additional sites submitted autumn 2019

ID	Site description	Site area (ha).	Capacity
s0309	Land N of Overtown Reservoir, Wroughton	0.3	8
s0478	Former STW Site, Wroughton	5.7	100
s0481	Wrag Barn Golf Club, Highworth	1.9	35
s0482	Land at Shrivenham Rd Highworth	11.4	200
s0483	Land at Eastrop, Highworth	11.9	190
s0484	Redlands Park, Phase 2, Highworth	2.6	41
s0486	Green land East	50.7	670
s0487	Prior's Hill, Wroughton	4.9	50

This page is intentionally left blank