

# **Development Brief: The Limes, 21 Green Road Stratton St Margaret, Swindon**

**Planning Committee**

**Date: 13 August 2019**

---

Author: Head of Planning, Regulatory Services, Heritage

Wards: Penhill and Upper Stratton Ward

Parishes: Stratton St Margaret Parish

## **1. Purpose and Reasons**

- 1.1 To seek the approval of the Planning Committee for the adoption of a refreshed Development Brief for The Limes, 21 Green Road, Stratton St Margaret for Development Management purposes.
- 1.2 A Development Brief for The Limes was adopted by Planning Committee in January 2015. More recently the Head of Property Assets appointed the in-house Masterplanning, Design & Conservation Team to prepare this refresh of the development brief to update the document before going out to market and to ensure it reflects the current policy framework which required updating.

## **2. Recommendation**

Planning Committee is requested to:

- 2.1 Approve the refreshed Development Brief for adoption for Development Control purposes.
- 2.2 Authorise the Head of Planning, Regulatory Services, Heritage and Libraries, to make minor typographical and presentational changes to the content of the document if required.

## **Development Brief: The Limes, 21 Green Road Stratton St Margaret, Swindon**

**Planning Committee**

**Date: 13 August 2019**

---

### **3. Detail**

- 3.1 In July 2013 Cabinet approval was given to complete the necessary agreements and documentation to enable the Head of Property Assets to dispose of The Limes and Palm Tree Lodge.
- 3.2 Since then the property remained in use by Swindon Borough Council. This occupancy is due to come to an end September/October this year, leaving the building and the site vacant.
- 3.3 There are a number of reasons for the proposed refreshing of the adopted brief:
- The adoption of the Swindon Borough Local Plan;
  - The adoption of the Swindon Residential Design Guide SPD;
  - The updates to the National Planning Policy Framework;
  - The Setting of Heritage Assets Guidance by Historic England (updated 2017)
  - The site needs to be marketed with up-to-date information so that future purchasers and applicants are fully aware and up to date with the policy context in making prospective bids to the Council;
  - The document has been re-designed to be more attractive as a marketing tool to the property development market.
- 3.4 As with the previous development brief, the purpose of the refreshed document is to provide a framework of planning and design guidance for prospective purchasers and help maximise the disposal value of the site. The guidance seeks to ensure that a high quality residential development is achieved that respects The Limes, a Grade II listed building and the surrounding environment.
- 3.5 The brief will also be used to support the marketing of the property by identifying the form of development that is possible and acceptable. Any potential purchasers can use the brief as a base for site appraisals to inform any offer they make. Accordingly the brief has been prepared to set out the objectives and requirements to guide and encourage the redevelopment of the site and property.
- 3.6 The vision for the site is to convert The Limes, which is a grade II listed building, to a single residential unit and deliver new dwellings on land to the rear with access from Green Road. The listing includes several more recent additions and extensions and there may be opportunities to reconsider their retention in a future application.
- 3.7 The brief sets out a development concept for how the site could satisfactorily function and sets out the criteria for how the buildings could be designed and arranged, however such proposed development or alterations to the listed
- 

Further information on the subject of this report can be obtained from Peter Garitsis on Direct Dial No. 466744 or Email [pgaritsis@swindon.gov.uk](mailto:pgaritsis@swindon.gov.uk)

# **Development Brief: The Limes, 21 Green Road Stratton St Margaret, Swindon**

**Planning Committee**

**Date: 13 August 2019**

---

building will be subject to future scrutiny and formal applications to the Local Planning Authority.

## **4 The Refresh**

- 4.3 The level of changes made to the refresh of the Development Brief in terms of written content are minor and necessary to provide current context. These include updates to policy, more current site context photos and references to plans and sketches and new illustrations added in light of the existing narrative.
- 4.4 As the changes to the document are minor - involving graphic design and illustrative refreshes as well as updates of the information in light of policy changes, the need for further public consultation is considered unnecessary.
- 4.5 A full public consultation exercise was carried out previously with authority from Planning Committee, before the existing brief was adopted in 2015. This included consultation with Ward Members on the drafting of the document and a briefing session with local residents. The draft brief was posted on the Council's website and made available in the Council offices and the Parish Council offices. Local residents in Stratton St Margaret were consulted over an eight week period between 27<sup>th</sup> October 2014 and 22<sup>nd</sup> December 2014. No representations were received as result of the consultation.
- 4.6 The refreshed brief has been updated in consultation with the Council's Senior Conservation Officer and Planning Officers.

## **5 Next Steps**

- 5.3 The adoption of the refreshed development brief will assist progress by setting out a clear and up to date set of planning requirements for the successful development of the site and by confirming that the Council is supportive of the redevelopment process in principle. Once adopted, the development brief will form a material consideration against which planning applications for the development of the site will be assessed.

## **6 Alternative Options**

- 6.3 The alternative to producing a refreshed development brief would be to rely on the existing adopted brief which is out of date in policy terms. This approach may not provide adequate guidance for prospective developers and is unlikely to streamline the process. This in turn may fetter the speed at which the site disposal is possible, limit the commercial opportunity and interest in the site and/or negatively impact on the capital receipt that the Council receives.
- 6.4 The preparation of a refreshed brief is a positive move that could provide a catalyst for future investment and to realise the opportunity The Limes site brings.

---

Further information on the subject of this report can be obtained from Peter Garitsis on Direct Dial No. 466744 or Email [pgaritsis@swindon.gov.uk](mailto:pgaritsis@swindon.gov.uk)

# **Development Brief: The Limes, 21 Green Road Stratton St Margaret, Swindon**

**Planning Committee**

**Date: 13 August 2019**

---

It also provides an up to date planning framework to promote interest in the site and guide and encourage co-ordinated redevelopment to secure benefits for the locality.

## **7 Implications, Diversity Impact Assessment and Risk Management**

### *Financial and Procurement Implications*

- 7.3 A brief will help maximise the development value of the property within an approved planning framework. The capital receipt from the disposal of the property will be used by the Council in accordance with financial regulations.

### *Legal / Human Rights Implications*

- 7.4 The purpose of the refreshed development brief is to ensure that decisions on planning applications accord with the Council's objectives for social and environmental improvements. This is to the benefit of the residents of the Borough of Swindon and is achieved within the framework of planning legislation.
- 7.5 The development proposal will be in general conformity with the Council's development plan and relevant national guidance. Colleagues in the Legal Department will deal with any documentation relating to the disposal of the property.
- 7.6 There are no human rights issues arising from this report and accompanying development brief.

### *Links to the Council Vision, Priorities and Pledges*

# **Development Brief: The Limes, 21 Green Road Stratton St Margaret, Swindon**

**Planning Committee**

**Date: 13 August 2019**

- 
- 7.7 The refreshed brief seeks to secure the quality of development to be constructed and therefore it is aligned with the vision for Swindon which seeks to ensure Swindon has all the positive characteristics of a British city with one of the UK's most successful economies and a model of well managed housing growth which supports new and existing communities.
- 7.8 A Diversity Impact Assessment (DIA) has not been completed for this report as it deals with the adoption of a Development Brief to aid the freehold disposal of land and buildings and their subsequent development and does not make any recommendations or have any implications that affect services that have not been previously addressed under the wider Swindon Programme estates rationalisation project.
- 7.9 The adoption of the refreshed brief will not create an adverse impact on the basis of age, disability, race, gender, sex, sexual orientation, religion or belief.
- 7.10 In addition to this, the refreshed brief provides an overarching Planning Framework based on the adopted Swindon Borough Local Plan 2026. The Local Plan has been subject to a Diversity Impact Assessment and therefore potential equality implications have also been assessed through this process too.

## **Risk Management**

- 7.11 A Risk Assessment has been previously undertaken in respect of consultation with individuals and the local community under the Statement of Community Involvement June 2013.
- 7.12 Once vacant, the existence of a derelict site in this area would have an adverse impact on the local environment as well as potentially impacting on the well-being of residents.
- 7.13 A vacant building also has maintenance and security cost implications for the Council as owner.

## **8 Consultees**

- The Director of Finance (Section 151 Officer) and Director of Law and Democratic Services (Monitoring Officer) are consulted in respect of all reports.
- The Head of Planning, Regulatory Services, Heritage and Libraries
- Ward Members for Penhill and Upper Stratton
- Stratton St Margaret Parish Council

## **9 Background Papers**

- Swindon Borough Local Plan 2026

---

Further information on the subject of this report can be obtained from Peter Garitsis on Direct Dial No. 466744 or Email [pgaritsis@swindon.gov.uk](mailto:pgaritsis@swindon.gov.uk)

**Development Brief: The Limes, 21 Green Road  
Stratton St Margaret, Swindon**

***Planning Committee***

**Date: 13 August 2019**

---

- National Planning Policy Framework 2019
- Swindon Residential Design Guide SPD;
- The Setting of Heritage Assets Guidance by Historic England (updated 2017)