

APPENDIX 1

DRAFT Swindon Borough Council Local Plan Proposed Options Summary Report

July 2019

This document may be viewed or downloaded from our website
https://www.swindon.gov.uk/info/20113/local_plan_and_planning_policy/647/monitoring_and_evidence_base

Planning Policy, Swindon Borough Council, Wat Tyler West, Beckhampton Street, Swindon

E-mail: forwardplanning@swindon.gov.uk

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Contents

1.	The Process So Far	4
2.	The Current Stage	4
3.	Development Management Policies	5
4.	Planning for New Housing	6
	How Many Homes?	6
	Meeting Identified Housing Needs	7
	How Many of the Houses Can be Accommodated on Sites within Urban Areas?	8
	Broad Spatial Options for Accommodating the Residual Housing Requirement	8
	Housing Site Options – Rural.....	10
	Housing Site Options – Urban Areas	14
5.	Planning for Employment Land.....	18
	How Much Employment Land?	18
	Employment Land Options.....	20
	Employment Site Options	21
6.	Gypsy and Traveller Accommodation Needs.....	23
7.	Consultation Questions.....	23
8.	Supporting Documents	24
9.	Next Steps	25
	Appendix 1 – Maps of Sites.....	26

1. The Process So Far

- 1.1 In winter 2017 we consulted on options for the Swindon Borough Council Local Plan review and for joint working with Wiltshire Council.
- 1.2 A report on that consultation is one of the supporting documents for the current consultation.
- 1.3 In July 2018, having previously consulted on a proposed standard methodology for calculating local housing needs, the government published a new National Planning Policy Framework (NPPF) and updates to its Planning Practice Guidance (PPG).
- 1.4 The new NPPF (subsequently updated again earlier this year) confirms that the new standard methodology for calculating local housing needs should be used as the basis for new local plans, other than in exceptional circumstances.
- 1.5 During 2018 we undertook a Strategic Housing and Economic Land Availability Assessment which assessed 466 sites. We consulted on the interim results of that assessment in autumn 2018 and published the final report in January 2019 (SHELAA 2019).
- 1.6 Alongside that, we have prepared new draft planning policies and have been working on options for how we meet needs for housing and employment land.

2. The Current Stage

- 2.1 Before we publish our final proposed local plan review, we want your input.
- 2.2 Therefore we are seeking comments on:
 - 2.2.1 Draft new and replacement development management policies
 - 2.2.2 Options for the spatial distribution of additional housing
 - 2.2.3 Options for employment land
 - 2.2.4 Options for meeting Gypsy and Traveller accommodation needs
 - 2.2.5 Our list of site options

- 2.3 We will use this consultation in developing the Council's preferred approach, which will be set out in the submission plan in winter 2019-2020.
- 2.4 The remaining part of this consultation paper set out the emerging proposed options.

3. Development Management Policies

- 3.1 We are publishing draft development management policies. We aim to streamline and reduce the number of policies, while increasing their focus on securing high quality development.
- 3.2 We want our policies to be clear and user-friendly for the development industry.
- 3.3 We are proposing to remove some development management policies from the current Local Plan 2026 where we consider that those policies no longer serve a clear purpose in guiding the determination of planning applications or where we feel the topic is better dealt with in a neighbourhood plan.
- 3.4 We are proposing a number of new policies which address gaps in the Local Plan 2026 or new planning issues that have come to light in the implementation of the plan.
- 3.5 In line with NPPF paragraph 16(f), we do not want to duplicate national policy by repeating passages of the NPPF or PPG. That is not the role of a Local Plan.
- 3.6 For each of the new and amended policies, we have included a brief 'what has changed' box, highlighting the main changes. At the start of the document we have included an 'origins and destinations' table showing which policies of the current Local Plan 2026 the new policies replace.
- 3.7 We invite your comments on the proposed policies. Your comments should clearly identify which policy they relate to and set out your support for the proposed approach or alternatively explain why you think we should take a different approach.

4. Planning for New Housing

- 4.1 Alongside our development management policies, the new plan will identify sites to meet assessed need for housing. In this section we explain the options we are considering.

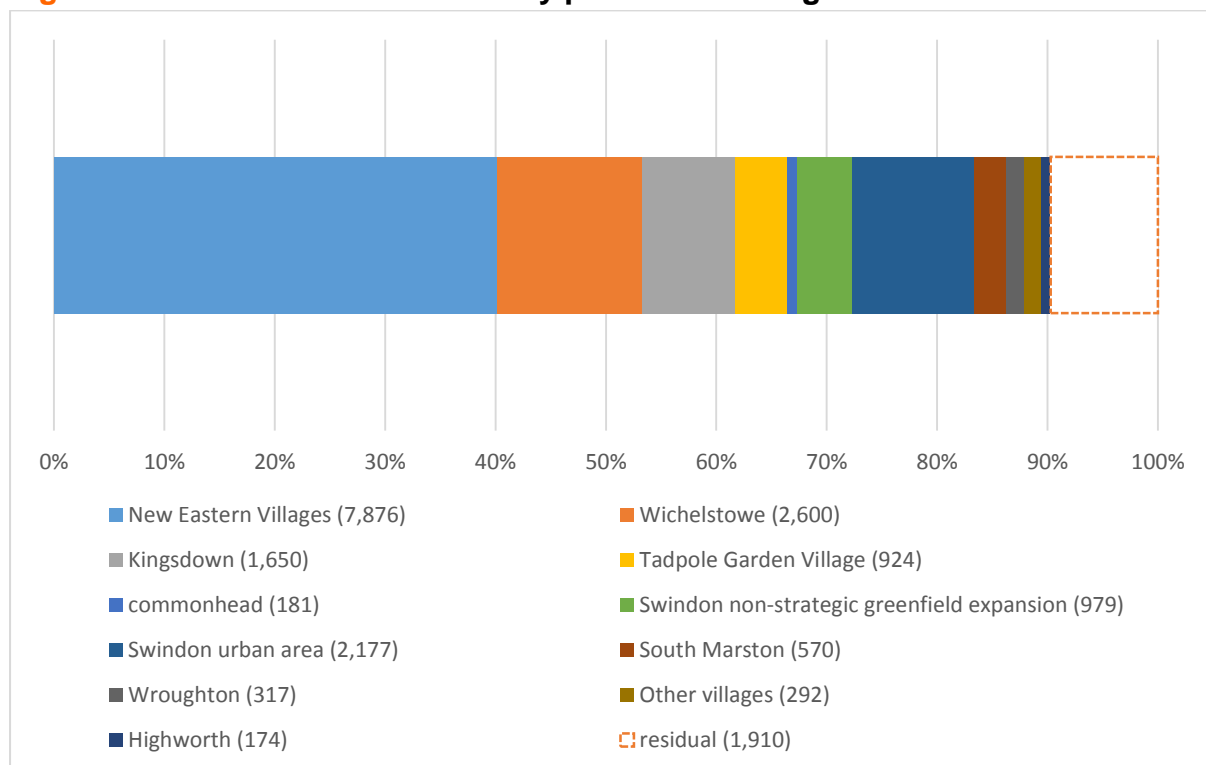
How Many Homes?

- 4.2 The government's Planning Practice Guidance sets out a standard methodology for calculating Local Housing Need.
- 4.3 The Local Housing Need for Swindon Borough, calculated in accordance with the 2014-based household projections (calculation using the 2014-based household projections for the period 2019 to 2029 and using 2018 median affordability ratio), is 1,040 additional homes each year.
- 4.4 We asked consultants ORS to model the balance between jobs and homes using Local Housing Need and the projections for the employment growth used in the Swindon Borough Employment Land Review 2017 (ELR). The advice of ORS is that to ensure there will be sufficient resident workers to align with the jobs growth identified by the 2017 ELR on the basis of no change in the commuting rates identified by the 2011 Census an average of 1,080 additional homes each year would need to be planned for.
- 4.5 Both figures are comparable to the average 1,071 net additional homes built each year over the last twenty years.
- 4.6 The new National Planning Policy Framework (NPPF 2019) requires that on adoption the plan should identify a five year supply of deliverable housing sites. The plan should incorporate some flexibility to maximise the likelihood that the Council will be able to maintain a five year housing land supply. Additionally, flexibility should be built in to reflect the likelihood that not all existing commitments (sites with planning permission and site allocations) will be built by 2036. By applying these assumptions there is a need to identify sites to accommodate at least 19,650 dwellings for the period 2018-2036.
- 4.7 This means around 1,090 additional homes per year, 5% above Local Housing Needs.
- 4.8 The Council is considering the Swindon and Wiltshire Strategic Housing Market Area Assessment of the housing needs of different groups. The Council is required to maintain a register of people wishing to commission or build their own homes and grant sufficient permissions to meet that need through the development management process.

Meeting Identified Housing Needs

- 4.9 We have already planned 17,740 of the 19,650 homes through a combination of planning permissions and site allocations under the Swindon Borough Local Plan 2026 and neighbourhood plans. The distribution of the homes that have already be planned is shown in Figure 1 below with. The number of homes planned in each location is shown in brackets.

Figure 1: The distribution of already planned housing



- 4.10 As can be seen, homes have been planned to meet close to 90% of anticipated housing needs to 2036. The New Communities allocated under the Swindon Borough Local Plan 2026 account for more than 65% of the homes to be planned.
- 4.11 The SHELAA 2019 shows that on average 57 dwellings each year have been built in the Borough on sites of 4 dwellings or fewer in size. Applying this small site windfall allowance from 2021/22 onwards has potential to deliver another 855 new homes by 2036.
- 4.12 Taking into account this small site windfall allowance, the residual requirement we need to plan for is **around 1,000 homes**.

How Many of the Houses Can be Accommodated on Sites within Urban Areas?

- 4.13 The **Interim Sustainability Appraisal Report** (Interim SA), which has been prepared to support this consultation, recommends a conservative approach to assessing the number of homes that will be built on larger urban sites.
- 4.14 The Interim SA recommends an allowance of 250 additional homes on such sites is used in developing options to meet the residual housing need.
- 4.15 A conservative approach to assessing the number of homes that will be built in the urban area increases the chances that the Borough Council will be able to demonstrate and maintain a deliverable five year housing land supply, as it is required to do by national policy. It also means that there is contingency built into the plan in the event that some existing urban area planning permissions are not built

Broad Spatial Options for Accommodating the Residual Housing Requirement

- 4.16 The Interim Sustainability Appraisal identifies five broad spatial options for meeting residual housing needs:

Figure 2: Broad spatial options

Option H1 - A strategic scale expansion site at St Andrews/Blunsdon

Strategic scale (greater than 500 houses on a single site) expansion at St Andrews/Blunsdon potentially 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. Such development would be expected to deliver towards the end of the Plan period.

Option H2 – Graduated Dispersal

The residual housing requirement could be delivered by allocating housing at the largest rural settlements of Highworth and Wroughton and at some or all of the other villages in the Borough.

Option H3 - Broad Blunsdon focus

Significant volumes of new housing are planned at Broad Blunsdon and further land is promoted for development, south, east and north of the village. This creates the option for a more significant but still non-strategic planned expansion to the village.

Option H4 - Wroughton focus

Wroughton has the high number of sites promoted for non-strategic growth. As with Broad Blunsdon, this means that focussing on Wroughton is a potentially reasonable and deliverable housing distribution option.

- 4.17 The alternatives are not at this stage site specific. There are a number of sites capable of delivering each option, and there is not at this stage certainty regarding the exact sites that would be allocated.
- 4.18 The options are assessed in the Interim SA. It finds that no single option performs best across all of the sustainability topics and no option is necessarily unsustainable. The best performing option is option H2 (graduated dispersal). This option performs well on the housing topic, transport topic and landscapes. Option H2 also best aligns with delivery of small scale sites in the first five years of the Plan.
- 4.19 The next best performing options are options H1 (Strategic scale growth at St Andrews/Blunsdon) and H4 (Wroughton focus). The potential for significant negative transport effects, associated with the Coldharbour junction, are identified for option H1 and the potential for significant negative air quality effects are identified for option H4, in terms of potential impact on the Kingshill AQMA and on Devizes Road.
- 4.20 Option H3 (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.

Housing Site Options – Rural

- 4.21 In preparing the Local Plan we need to narrow the long list of sites in the SHELAA 2019 into a smaller number of proposed site allocations in the submission plan.
- 4.22 In doing that, we started from the list of developable sites identified as potentially suitable, available and achievable for housing development in the SHELAA 2019.
- 4.23 The Interim SA focusses on those sites which are outside of existing settlement boundaries. Land within settlement boundaries would in principle be an appropriate location for housing development under national and local policy, so these sites are not subject to sustainability appraisal. Council-owned and other urban area sites are considered in the following section beginning at paragraph 4.26 below.
- 4.24 The sites outside of settlement boundaries listed in Figure 3 below have been assessed at this stage. Those sites, together with urban area sites, are shown in the maps at **Appendix 1**. Site S0479 (Land at Ridgeway School) is a new site not included in the SHELAA 2019. The following site boundaries have been redrawn as landowners have indicated that additional land is available for development: Roundhills Mead, Highworth (S0467); land east of Swindon Road (south), Wroughton (S0072); and North of Mayfield. West of Kite Hill, Wanborough (s0221).

Figure 3: Assessed housing sites (rural areas)

Site ref	Site	Indicative no. of residential units
Broad Blunsdon and St Andrews		
s0030	Lower Widhill Farm, Blunsdon	595
s0048	Land north of Blunsdon	4,298 (proposed by agents for circa 1,000)
379/32	Tadpole Garden Village extension (north)	1,360
s033	Land south of B4019, Blunsdon	103
s0036	Land at Turnpike Rd, Blunsdon	119
s0050	Land at Sams Lane, Blunsdon	196
s0375	Land north of Kingsdown Lane	111
s0377	Part of upper Burytown Farm	tbc

Site ref	Site	Indicative no. of residential units
s0403	Blunsdon Land Ltd	33
s0429	Land east of Blunsdon	150-200
s0460	Land at 12 Turnpike Rd, Blunsdon	60
s0055 and s0056 (s0037 4)	Land adjacent to Stepside, Blunsdon St Andrew	54
69	Burcot House, Blunsdon St Andrew	39
Highworth		
s0230	Land to west of Swindon Road and south of Highworth Rec	5
s0293	Lechlade Road, Highworth	25
s0467	Land east of Roundhill Mead	117 up to 300
S0477	Part of land west of Highworth	180
Wroughton		
s0071	Land east of Swindon Rd (north)	219
s0072	Land east of Swindon Rd (south)	250
s0427	Akers Land, Wroughton	350
s0479	Land north of Ridgeway School	100
Chiseldon		
s0028	Part of Land South of New Rd, Chiseldon	30
s0078	Hodson Rd, Chiseldon	40
Wanborough		
s0079	Land off Hewers Close	25
s0221	North of Mayfield. West of Kite Hill, Wanborough	20
s0458	Croft Yard, Ham Road	9
Bishopstone		
s0066	Land west of New Town Lane, Bishopstone	12
s0425	West of Whatley's Orchard, Bishopstone	36
s0459	Land at The Forty, Bishopstone	30
Castle Eaton		
s0017	Land at School Close, Castle Eaton	39
Inglesham		
s0015	Land adjacent to Lechlade Rd and Lynt Rd, Upper Inglesham	75
s0228	Land at Lynt Road (rear of residential properties), Inglesham	8

Site ref	Site	Indicative no. of residential units
Stanton Fitzwarren		
s0301	Thames Water land at Stanton Fitzwarren	21
Stratton St Margaret		
s0011	Land adjacent to Fitzwarren House, Stanton Lodge and Fitzwarren Court, Kingsdown Rd, Swindon	11
s0026	Tate Estate, Kingsdown Rd, Upper Stratton	78
s0368	West of Catsbrain Farm	173
South Marston		
s0016	Land r/o 5 Church Farm Lane, South Marston	27
s0054	Land east of Highworth Road, South Marston	190
Badbury		
s0432	Land East of Berricot Lane, Badbury	15
Kingsdown		
s0380	Kingsdown Nurseries	93
s0450	East of Kingsdown Nursery	118
St Andrews		
s0055 and s0056 (s0374)	Land adjacent to Stepside, Blunsdon St Andrew	54
69	Burcot House, Blunsdon St Andrew	39

4.25 Based on assessment so far, the following assessed sites are not proposed to be taken forward for further consideration for the following reasons:

Figure 4: Sites not proposed to be taken forward (rural areas)

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		

Ref	Site name	Reason for rejecting site
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.
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.

Ref	Site name	Reason for rejecting site
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.

Housing Site Options – Urban Areas

- 4.26 As part of the SHELAA 2019 a large number of urban area sites in Council ownership were assessed for their development potential. Maps of all sites are available on the Council's website on the SHELAA 2019 page: https://www.swindon.gov.uk/info/20113/local_plan_and_planning_policy/647/monitoring_and_evidence_base/5. The sites are also shown on the maps at Appendix 1.
- 4.27 The following urban sites are currently under consideration for housing development. These sites will be considered as potential site allocations within the Local Plan review.

Figure 5: Proposed urban areas housing sites

Site ref	Site name
s0083	Windmill Hill School, Uxbridge Road
S0099	North Star (mixed leisure and residential uses)
S0101	Tented Market (mixed retail and residential uses)
S0102	Kimmerfields (mixed employment, residential and other uses)
S0128 S0129 S0140 S0443	Swindon Station, Station Car Parks and Signal Point (residential as part of mixed use development).
S0132	Former Wyvern Car Park, Princess Street Car Park, Wyvern

S0147 S0148 S0171	Theatre and Theatre Square (residential uses likely to form part of cultural quarter development)
S0142	Locarno, Dammas Lane Car Park and The Planks Car Park (mixed residential and retail uses)
S0185	Triangular plot of land situated opposite the junction to Stroma Way. East of St Michael's Avenue, Highworth
s0200	South of Medway Road, Haydon Wick
s0239	Groundwell Park and Ride
s0244	Land fronting Idovers Drive west of Hazelwood Academy, Mannington Ref
s0288	Land East of 261, Marlborough Road (supported living bungalows)
s0314	Land to West of Cheney Manor Ind. Estate (Moredon)
s0367	Lovell Close, Covingham
s0436	Depot, County Ground

- 4.28 The above list includes the regeneration sites at Kimmerfields, Swindon Station, The Locarno, North Star and Wyvern Car Park/Theatre Square which are proposed to be developed for mixed uses. We are proposing draft site allocation policies for these sites in the draft development management policies.
- 4.29 There are understood to be no current proposals to develop the Council-owned sites listed in Figure 6 below which were assessed as either 'developable' or 'possibly developable' for residential uses within the SHELAA 2019. Therefore these sites are not being carried forward as potential site allocations within the Local Plan review. Additionally, Figure 7 lists non-council-owned sites which were assessed as developable or possibly developable for residential uses in the SHELAA 2019 but are not being taken forward as proposed allocations.
- 4.30 An announcement on the future of site s0100 Aspen House, is expected in August 2019. The site is likely to be developed ahead of the Local Plan review and is therefore not being considered for allocation.

Figure 6: Sites not proposed to be taken forward (urban areas, Council owned)

Site ref	Site name
s0070	Nythe Complex
s0082	Land bounded by Netherton Close/ Cranemore Avenue/ Keswick Road
s0092	Hazelmere Close/ Netherton Close, Rear of Flats 184- 194, Park

Site ref	Site name
	South
s0096	Banwell Avenue/ Hartland Close/ Welcombe Avenue, Park North (backland)
S0100	Aspen House and Granville Street Car Park ¹
s0122	39-45 Fleet Street, Swindon
s0133	Commercial Road Car Park
S0146	The Parade Multi-Storey Car Park (John Street)
s0183	Land to the east of Newburgh Place, in front of Tesco Express
s0186	West of Stonecrop Way
s0188	Land south of Ventnor Close, west of Shanklin Road (next to the allotments)
s0191	Land at Pinehurst Road inside 'The Circle'
s0193	Land east of Coombe Road. Behind 24-50 Coombe Road,
s0194	South of Scarborough Road. Next door to 12 Scarborough Road.
S0198	South of Haydon Court
s0204	In front of 68 Oaksey Road
s0205	At the end of Marston Avenue
s0207	North of Huntley Close
s0209	North of Bromley Close
s0210	South of Bromley Close
s0213	Behind 86 Shaftesbury Avenue
s0214	In front of 31 Midhurst Avenue
s0215	East of Clanfield Road
s0216	West of Clanfield Road
s0217	Opposite 167 Welcombe Avenue
s0218	West of Barnstaple Close
s0222	Beside 2 Crawford Close
s0224	South of Bembridge Close
s0225	North of Monkton Close
s0233	Castle View Depot and garages
s0236	Land to the east of Ridge Green Road, north of nursery
s0237	Triangle site to east of Shaw Ridge Car Park
s0245	Manor Garden Centre and surrounding
s0246	Garage block east of Greenhill Road
s0252	Land north of Eldene Drive
s0255	Holiday Inn Site
s0258	West of Alanbrooke Crescent
s0264	Garages at Wingfield Avenue
s0265	Land between 19-41 Wilcot Ave and Cricklade Rd

¹ See paragraph 4.30 above.

Site ref	Site name
s0266	North of Charlton Cl adj. to Cricklade Rd
s0267	East of Charlton Cl adj. to Cricklade Rd
s0268	Land behind Pewsham Rd
s0270	Land above South of Penhill Dr
s0271	Land South of Leigh Rd
s0272	Ringwood Close, Park North
s0276	Liden Local Centre
s0278	Land east of Tedder Close (Southbrook)
s0290	Land at Hillary Close
s0291	Land west of Hawthorn Avenue
s0296	Land to the rear of Courtenay Road
S0311	Petrol Filling Station, Rodbourne Road
S0313	Toothill Village Centre
S0315	Stratton Education Centre
S0366	Land west of Hillmead Drive (HM4)
S0381	The Limes, Stratton St Margaret
S0430	Brunel West Car Park and House of Fraser, Swindon

Figure 7: Sites not proposed to be taken forward (urban areas, non-Council-owned) as a result of consent, pending decision or lack of developer interest.

Site ref	Site name	Reason
S0068	Prebendal Farm, Bishopstone	Site now has planning permission for 5 dwellings S/18/1709
s0088	Former Oakfield Campus	Application S/19/0192 for 239 dwellings awaiting determination. It is likely that this application will be determined significantly in advance of the Local Plan review being adopted.
S0157	Land South of Church Road, Old Town	Application S/18/0545 awaiting determination. It is likely that this application will be determined significantly in advance of the Local Plan review being adopted.
S0158	Pope Bros Builders Yard, Cricklade Street	Application S/18/0447 awaiting determination. It is likely that

		this application will be determined significantly in advance of the Local Plan review being adopted.
S0319	54 – 55 Bridge Street Swindon SN1 1BL	No planning activity on site since lapse of permission S/13/1723. Site not known to be available for development.
S0330	Anglia House, 115-118 Commercial Road, Swindon	No planning activity on site since lapse of permission S/PRIORC/15/0748. Site not known to be available for development.

5. Planning for Employment Land

How Much Employment Land?

- 5.1 The Swindon Employment Land Review 2017 (ELR 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.
- 5.2 Based on this evidence, additional office land requirements are between 2.4ha and 10.2ha. This equates to a floor space requirement of **16,000sqm to 67,700sqm**. As the amount of land required to deliver office development depends on whether it is built at town centre or out-of-town plot ratios, it is clearer to present the requirement in terms of floor space.
- 5.3 The ELR 2017 identifies a range of industrial land requirement scenarios from **-9.3ha and +56.7ha** (2016-2036).
- 5.4 The current supply position is as follows:

Figure 8: Employment land supply position

	Industrial		Office	
	Consented or under development ²	Allocated	Consented or under development ³	Allocated
Land area	76.75ha	11.41ha (assumed 6.25ha at Wichelstowe and 5.16ha at Gateway North)	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

- 5.5 The Honda site of 138.94 hectares will also likely be available following the recent announcement of the plant's closure.
- 5.6 Overall, therefore, sites are identified sufficient to deliver the identified 2016-2036 requirements for office (of 16,000sqm to 67,700sqm) and industrial land (of between -9.3ha and +56.7ha).
- 5.7 Notwithstanding the lack of identified quantitative need, the ELR 2017 lists possible reasons for allocating additional land for development:
- 5.7.1 To provide short-term supply to guard against the potential that important allocations which are identified as being subject to delivery barriers (Wichelstowe and parts of New Eastern Villages) continue to be delayed in coming forward.
- 5.7.2 To meet 'qualitative demand' identified by local commercial land agents consulted as part of preparation of that report, in particular in the industrial market to provide choice to occupiers and allow existing local businesses to expand.

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.

- 5.7.3 To support new inwards investment, for example through a strategic office/business park and/or industrial land on the strategic road network to appeal to new businesses moving to the area.

Employment Land Options

- 5.8 In light of the above, it is considered that reasonable options for employment land are as follows:

Figure 9: Employment land options

Option E1 - Consolidation

In view of the fact that sufficient land is already identified to meet needs for employment floorspace in the period to 2036, 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.

Option E2 – Small Sites Only

A few smaller sites are identified within settlement boundaries and it would be a reasonable option to allocate one or more of these for employment uses to assist in meeting the qualitative demand identified in the ELR 2017 and to provide choice to local businesses.

Option E3 – 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 within existing settlement boundaries. 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.

- 5.9 These options are appraised in the Interim Sustainability Appraisal report.

Employment Site Options

- 5.10 Figure 10 lists the employment site options that are being considered. Except for the Kimmerfields, Swindon Station, Carriageworks and Cultural Quarter sites (all of which are within the existing defined central area and area therefore suitable for employment use without any policy change), the below sites are considered in the Interim Sustainability Appraisal report:

Figure 10: Employment site options

Site ref	Site name	Site area
s0073	Land north of A420	2.78
s0102	Kimmerfields (mixed use employment, residential and other uses)	4.34
S0128 S0129 S0140 S0443	Swindon Station, Station Car Parks and Signal Point (workplaces as part of mixed use development).	
S0132 S0147 S0148 S0171	Former Wyvern Car Park, Princess Street Car Park, Wyvern Theatre and Theatre Square (workplaces likely to form part of cultural quarter development)	1.27
S0150	The Carriageworks (mixed employment and educational uses)	1.52
S0298	Barnfield Road	0.75ha
S0402	South of Gateway North	2.34ha
S0030	Lower Widhill Farm Blunsdon	26.46ha
S0048	Land North of Blunsdon (as part of strategic allocation)	140.6ha

- 5.11 SHELAA 2019 site S0034 Land at Inlands Farm, Wanborough is assessed in the SA despite it having been rejected in the SHELAA. Site 0034 was rejected in the SHELAA for the following reasons: “As such, the site is undeliverable unless capacity improvements over and above those planned to the SCR, A419 and M4 J15 are secured. Additionally the site is unsuitable due to landscape and heritage constraints”. The site is subject to a current planning application and is promoted as a strategic employment site.
- 5.12 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 will be additionally assessed through the SA.
- 5.13 Figure 11 below provides a list of sites identified as the SHELAA as developable or possibly developable for employment uses but which are not being taken forward as potential site allocations. The list includes a number of

sites within Key Employment Areas which were identified as developable or possibly developable within the SHELAA. As these sites have existing employment designations, they are not considered for allocation within the revised plan. If they were to come forward for development, they would contribute to meeting the Borough's requirement for employment land. Sites s0401 North of Gateway North and s0024 Oak House, Rivermead Drive, Swindon were promoted through the SHELAA 2019 for residential development, but it is proposed to retain their employment area designations.

Figure 11: Employment sites not proposed to be taken forward

Site ref	Site name	Reason
006	Land north of Edison Road, Dorcan	Within key employment area. Site has planning permission S/18/1906 for logistics and distribution centre (B8)
024	Oak House, Rivermead Drive	Site is already within a key employment area
090	Coal Yard, Signal Way	Site is already within a key employment area
111	Thornhill Industrial Estate	Site already built out for employment uses
146	The Parade Multi Storey (John Street Car Park)	Site not proposed to be taken forward for employment uses
239	Groundwell Park and Ride	See above, site being considered as a housing development site
297	Pipers Way Park and Ride	Future options for site being considered but site has not been put forward as an employment site allocation in the plan.
397	Keypoint K3	Site has planning permission S/16/1055 for Erection of a Renewable Energy Centre with associated plant, infrastructure , associated works and a B8 warehouse with associated plant and a vehicular access (EIA Development
398	Keypoint K5	Site is already within a key employment area
399	Drakes Meadow	Site is already within a key employment area
401	North of Gateway North	Site is already within a key employment area
402	South of Gateway North	Site is already within a key

		employment area
424	Former Zarlink Factory, Darby Close, Swindon	Availability of site for development not confirmed
447	Land At Rivermead Drive, Rivermead Industrial Estate, Rivermead Drive, Swindon	Availability of site for development not confirmed

6. Gypsy and Traveller Accommodation Needs

- 6.1 The recently completed Gypsy and Travellers Accommodation Needs Assessment identifies a requirement in the Borough of an additional 11 to 23 gypsy/travellers pitches and 14 additional travelling show-people plots for the period 2018-36.
- 6.2 As part of this consultation we are asking landowners to put forward sites that may be suitable for accommodating this need.

7. Consultation Questions

- 7.1 We are seeking your views on the questions in Figure 12 below. All responses to the consultation should be made using the Council's Objective Consultation Portal: <https://swindon-consult.objective.co.uk/portal/>

Figure 12: Consultation questions

Question 1 Development Management Policies

We welcome comments on the proposed development management policies.

Comments should identify the specific policy number to which they relate and should state whether the policy is supported or alternatively what amendments are considered necessary and why.

Suggestions for amendments should be made by reference to the tests in paragraph 35 NPPF, namely that policies should be positively prepared, justified, effective and consistent with national policy.

Question 2 – Housing Distribution Options

Please provide comments on:

- the relative sustainability, and/or
- deliverability, and/or
- community infrastructure needs,

of the housing distribution options identified in Figure 2 above.

Question 3 – Housing Sites

Please provide your comments on the housing sites still under consideration. We are particularly interested in hearing about the deliverability of sites and the infrastructure needed to support them.

Question 4 – Employment Options

Please provide your comments on the relative sustainability and/or deliverability of the employment land options identified in Figure 9 above.

Question 5 – Employment Sites

Please provide your comments on the employment sites still under consideration. We are particularly interested in hearing about the deliverability of sites and the infrastructure needed to support them. We are also interested in hearing about potential additional employment sites.

Question 6 – Gypsy and Traveller Sites

Please provide details of land that is considered suitable and available for the development Gypsy and Traveller accommodation sites.

8. Supporting Documents

8.1 The following documents are published in support of this consultation:

8.1.1 Swindon Borough Council and Wiltshire Council Local Housing Needs Assessment 2019 (Opinion Research Services)

- 8.1.2 Swindon Borough Gypsy and Traveller Accommodation Needs Assessment 2019 (RRR Consultancy)
- 8.1.3 Report on the issues and options consultation 2017
- 8.1.4 Draft development management policies 2019
- 8.1.5 Swindon Borough Council Interim Sustainability Appraisal Report 2019
- 8.1.6 Town Centre Uses Topic Paper
- 8.1.7 Climate Change Topic Paper
- 8.1.8 Air Quality Topic Paper
- 8.1.9 Specialist Housing Topic Paper
- 8.1.10 Hot Food Takeaways Topic Paper
- 8.1.11 SFRA Level 1 (Aecom)
- 8.2 Previously published Local Plan evidence documents, including the SHELAA 2019, are available on the Council's website view the following link:
https://www.swindon.gov.uk/info/20113/local_plan_and_planning_policy/647/monitoring_and_evidence_base/4

9. Next Steps

- 9.1 We will use the information gathered in this consultation to develop the Council's preferred approach for the Local Plan review. We aim to publish our pre-consultation version of the plan for public consultation in winter 2019-20.

Appendix 1 – Maps of Sites

1. Castle Eaton, Blunsdon and St Andrews
2. Wroughton and Chiseldon
3. Wanborough, Liddington, Bishopstone
4. Stratton St Margaret and South Marston
5. Highworth, Inglesham, Hannington, Stanton Fitzwarren
6. Haydon Wick
7. Central Swindon North
8. Central Swindon South, Nythe, Eldene, Liden, Covingham
9. West Swindon
10. Swindon Town Centre Inset

This document may be viewed or downloaded from our website
https://www.swindon.gov.uk/info/20113/local_plan_and_planning_policy/647/monitoring_and_evidence_base

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

E-mail: forwardplanning@swindon.gov.uk

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