

**1 Title**

**Swindon Borough Local Plan 2036**

**Proposed Submission Draft**

**December 2019**

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# 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in the Borough and all saved policies in the existing adopted Local Plan and Swindon Central Area Action Plan will be superseded.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

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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.

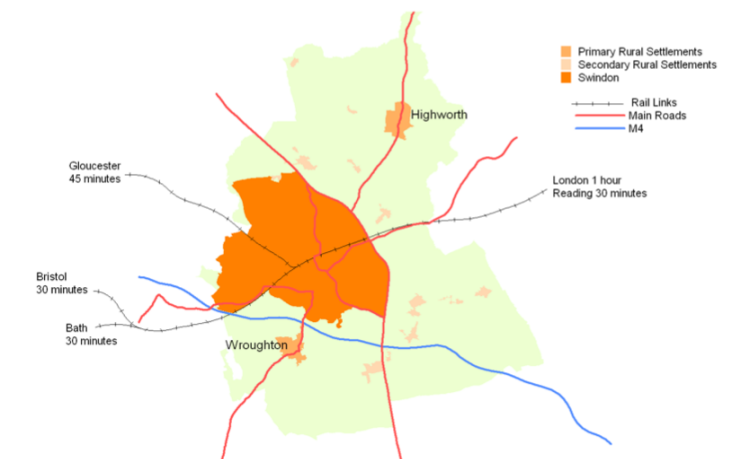
**1.0.12** The Local Plan **must be read as a whole** to fully understand the policy context for decision-making on development proposals. Therefore, even if a policy states that a proposal 'will be permitted', this is also subject to the consideration of all other relevant policies in the Local Plan 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 230km<sup>2</sup> (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

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- 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

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- **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 67,000m<sup>2</sup> 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
<b>Total</b>	<b>376</b>

## 4 Strategic Policies

<b>Rest of Swindon Borough</b>	
<b>Highworth</b>	
Land east of Roundhills Mead	200
Land at Shrivenham Road	200
Redlands Park, Phase 2	41
Land west of Lechlade Road	25
<b>Wroughton</b>	
Land east of Swindon Road	300
Land to the north of Overtown Reservoir	8
Land east of Moomead Road	300
<b>Other villages</b>	
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
<b>Total</b>	<b>1276</b>

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

## 4 Strategic Policies

Former Groundwell Park and Ride*	1.7ha
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**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
<b>Total</b>	<b>20,612</b>

**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

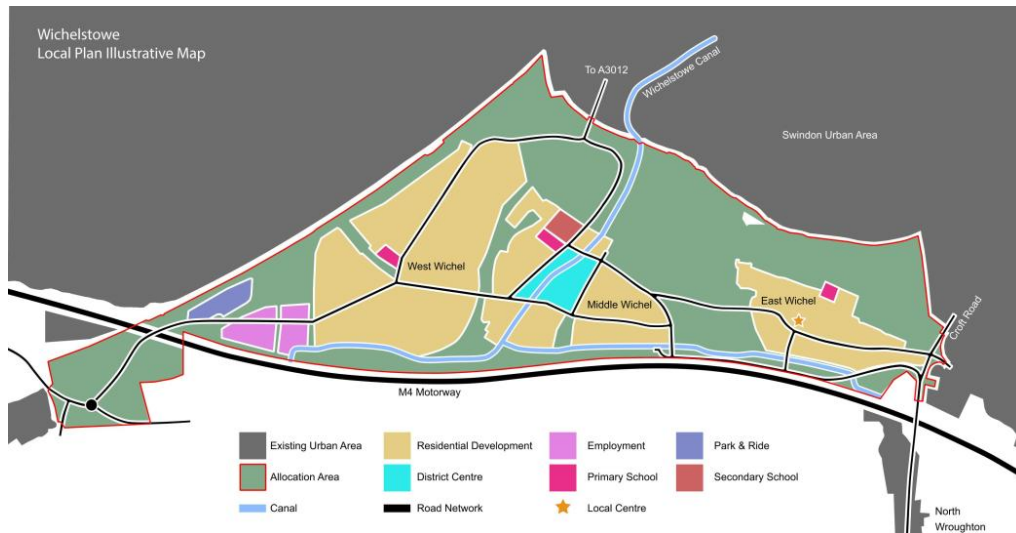
##### Policy SA 1

##### 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 1000m<sup>2</sup> 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

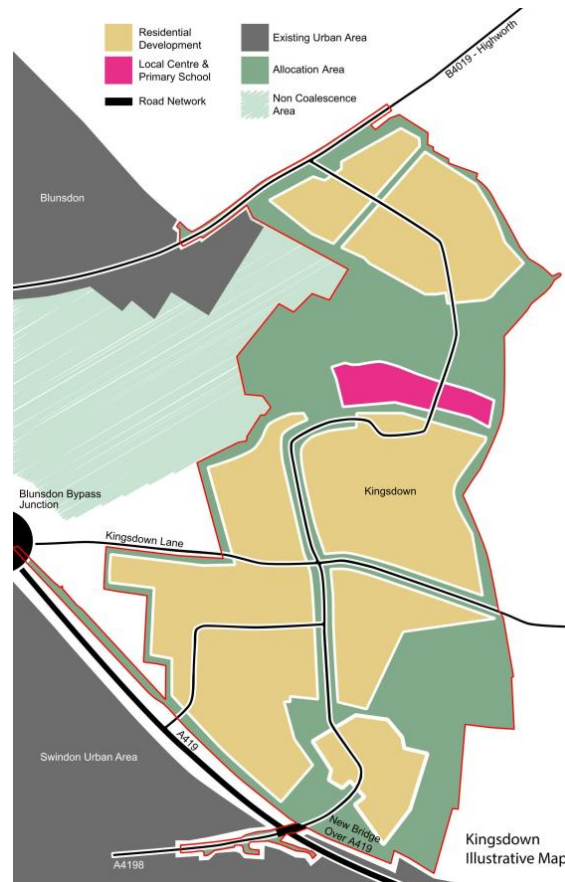
- b. public transport links from the first phase of development mitigation contributions for the highway network;
  - c. vehicular access routes from Cold Harbour Junction and the B4019 east of Broad Blunsdon, designed in such a way to discourage additional trips through Broad Blunsdon and Broadbush 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 12,000m<sup>2</sup> (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 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 1000m<sup>2</sup> 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 1000m<sup>2</sup> 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

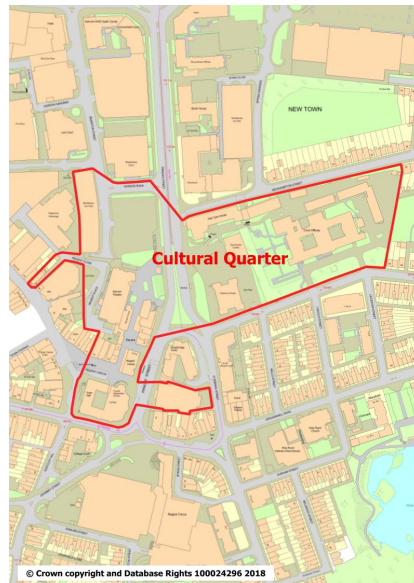


### Policy LA 4

#### 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

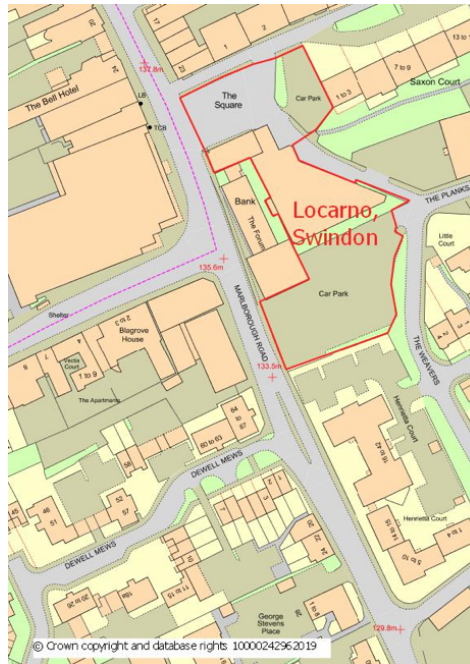
#### The Old Town Hall and Corn Exchange

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.





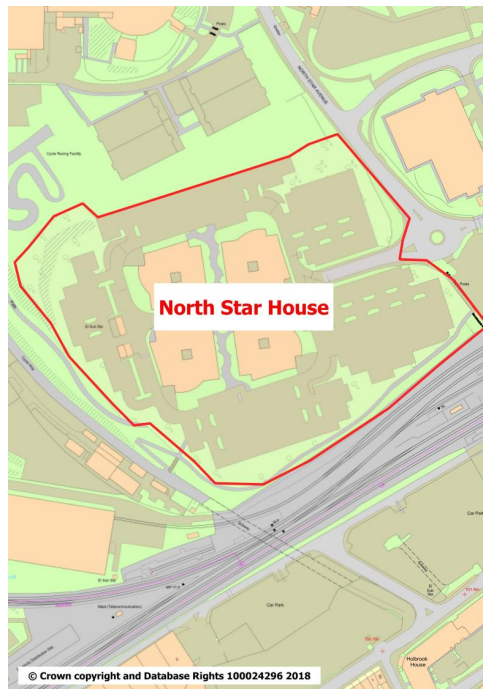
## 6 Local Site Allocations

### 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

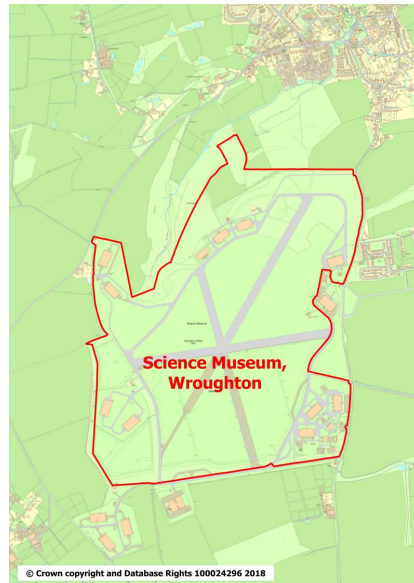


### Policy LA 15

#### 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 Lechlade 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.



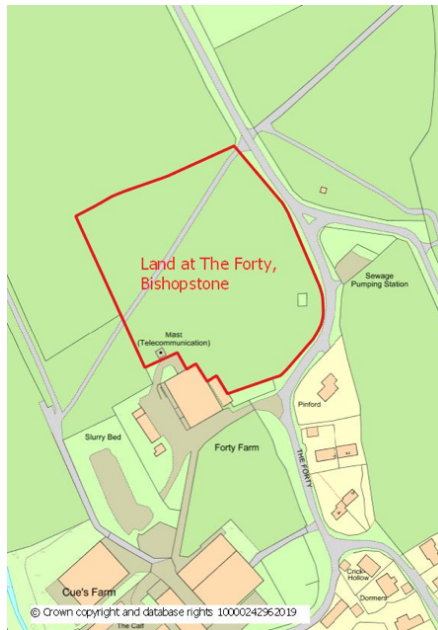
### Policy LA 23

#### 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.



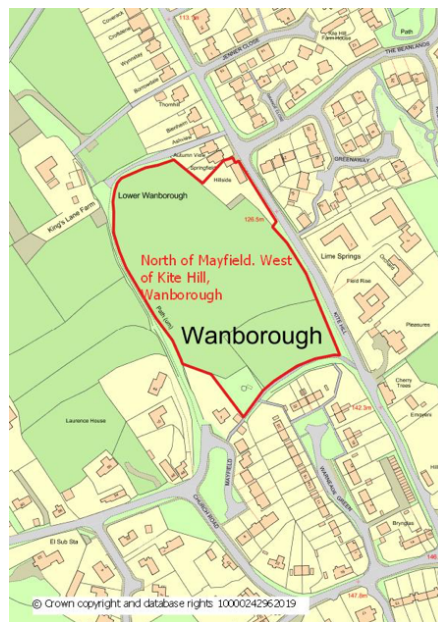
## 6 Local Site Allocations

### 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

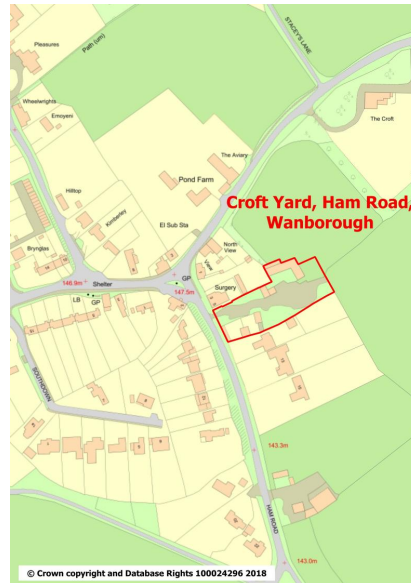
#### Croft Yard, Ham Road, Wanborough

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



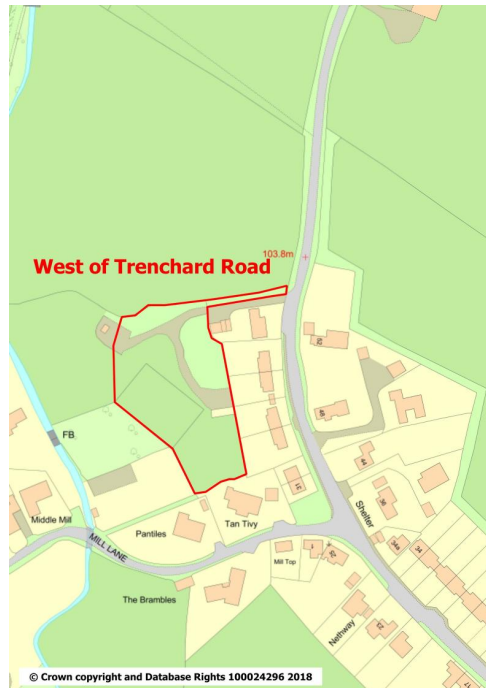
### Policy LA 29

#### 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 | OPTICA

### 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

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[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 <sup>(1)</sup> 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 10m<sup>2</sup> min per apartment or 5m<sup>2</sup> 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

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**7.2.2** [1] London Housing Strategy 2010, Shelter Survey 2005, DfES, Study 2007, CABI 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.

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**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<sup>(2)</sup>.
3. The table below defines minimum gross residential densities<sup>(3)</sup> 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
			

<sup>2</sup> using Swindon Homebid affordable housing waiting lists

<sup>3</sup> 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<sup>(4)</sup> 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
<b>TOTAL</b>		<b>,050</b>

**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 <sup>(5)</sup>.

### 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.

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[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, Bridgemead/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.

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### 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 1,000m<sup>2</sup> 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 1,000m<sup>2</sup> 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.

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**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 1,000m<sup>2</sup> 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 1,000m<sup>2</sup> 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<sup>(6)</sup> 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 600m<sup>2</sup>, 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).

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- 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 100m<sup>2</sup> in tradeable floor area will be permitted on sites in accessible locations within the rural settlement boundary.

Hierarchy of centres	Role
<b>Regional Centre:</b>	The Swindon Primary Shopping Area will be the principal location for additional comparison shopping floor space.  Swindon Town Centre will be the main focus for expansion of main town centre uses in the Borough.
Swindon Primary Shopping Area	
Swindon Town Centre	
<b>District and Primary Rural Centres:</b>	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	



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<b>Local Centres:</b>  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.
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**7.4.1** In accordance with national policy, the policy defines a hierarchy of centres<sup>(7)</sup>. 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 600m<sup>2</sup> 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<sup>(8)</sup> 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 <sup>(9)</sup>), 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

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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);

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- 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.

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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

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- 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<sup>(10)</sup>.

**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>



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- 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

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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,<sup>(11)</sup> 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<sup>(12)</sup>. 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

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**7.8.2** The protection and expansion of trees and woodland could make a significant contribution to climate change adaptation and mitigation<sup>(13)</sup> 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%<sup>(14)</sup>.

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*.

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### 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

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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 1,000m<sup>2</sup> 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

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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.



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### 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"> <li>i) Special Protection Areas and Special Areas of Conservation</li> <li>ii) potential Special Protection Areas and possible Special Areas of Conservation</li> <li>iii) Listed or proposed Ramsar sites</li> <li>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.</li> </ul> <p>The location of sites can be found on DEFRA's MagicMap:  <a href="https://magic.defra.gov.uk/MagicMap.aspx">https://magic.defra.gov.uk/MagicMap.aspx</a></p>
Nationally designated sites	<p>Sites of Special Scientific Interest as shown on the DEFRA's MagicMap: <a href="https://magic.defra.gov.uk/MagicMap.aspx">https://magic.defra.gov.uk/MagicMap.aspx</a></p>
Irreplaceable habitats or ecological features	<p>Include ancient woodland which is mapped in DEFRA mapping <a href="https://magic.defra.gov.uk/MagicMap.aspx">https://magic.defra.gov.uk/MagicMap.aspx</a> and species-rich grassland, ancient and veteran trees, hedgerows derived from ancient woodland, wood-pasture and parkland. Also refer to the Woodland Trust website <a href="https://ati.woodlandtrust.org.uk">https://ati.woodlandtrust.org.uk</a></p>



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Protected and priority species and priority habitats	European protected species and UK priority species and habitats <sup>(15)</sup> .
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

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- 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<sup>[1]</sup>, 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

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**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/](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, Register 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).

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**7.10.29** [1]ViaAncient Monuments and Archaeological Areas Act 1979



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

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

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### 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<sup>(16)</sup> 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<sup>(17)</sup> 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)

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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<sup>(18)</sup>;
- 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 <sup>2</sup> in floor area
A1 Retail - non-food	1500m <sup>2</sup> in floor area
A2 Financial and Professional	2500m <sup>2</sup>
A3/A4/A5 Food and Drink	2500 / 600 / 500m <sup>2</sup>
B1 including Offices	2500m <sup>2</sup>
B2 Industrial	4000m <sup>2</sup>
B8 Warehousing and Distribution	5000m <sup>2</sup>
C1 Hotels	100 bedrooms
C2 Residential Institutions	50 beds
• Hospitals and nursing homes	2500m <sup>2</sup>
• Residential education	2500m <sup>2</sup>
• Hostels	
C3 Residential	60 + units (Travel Plan Statement will be required for 20- 59 units)
D1 Non-residential institutions	1000m <sup>2</sup>
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 <sup>2</sup>
D2 Assembly and Leisure	1500m <sup>2</sup>



## 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 <sup>2</sup>	1 per 35m <sup>2</sup> (GFA)
	Non-Food Retail, GFA more than 1,000m <sup>2</sup>	1 per 22m <sup>2</sup> (GFA)
	Food Retail, GFA less than 800m <sup>2</sup>	1 per 35m <sup>2</sup> (GFA)
	Food Retail, GFA more than 800m <sup>2</sup>	1 per 18m <sup>2</sup> (GFA)
A2	Financial and Professional Services	1 per 30m <sup>2</sup> (GFA)
A5	Food & Drink: Hot Food Takeaway	1 per 10m <sup>2</sup> (GFA)
B1	Business	1 per 30m <sup>2</sup> (GFA)

## Appendix 1 - Travel Plans and Parking Standards

Use class	Land use	Number of spaces required
B2	General Industry	1 per 50m <sup>2</sup> (GFA)
B8	Storage or Distribution	1 per 200m <sup>2</sup> (GFA)
C1	Hotels, Boarding and Guest Houses	1 per bedroom
D1	Place of Worship	1 per 5m <sup>2</sup> (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 <sup>2</sup> above 1,000m <sup>2</sup> (GFA)
B	Employment development	4 spaces plus 2 spaces for every 500m <sup>2</sup> above 1,000m <sup>2</sup> (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

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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 <sup>1</sup>	5 year establishment maintenance cost/ha (2)	1-bed <sup>3</sup>	2-bed <sup>3</sup>	3-bed <sup>3</sup>	4+ bed <sup>3</sup>
Outdoor sports facilities including football, cricket, hockey, rugby, tennis, bowls, athletics	1,000+ dwellings <sup>4</sup>	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 <sup>5</sup>	£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
					<b>Total:</b>	<b>£2,015</b>	<b>£2,945</b>	<b>£3,813</b>	<b>£4,510</b>

## 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 625m<sup>2</sup> inclusive of play space set within a larger informal area of play to provide a total of 1521m<sup>2</sup>.
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 1500m<sup>2</sup> 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 465m<sup>2</sup> (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 125m<sup>2</sup>. 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

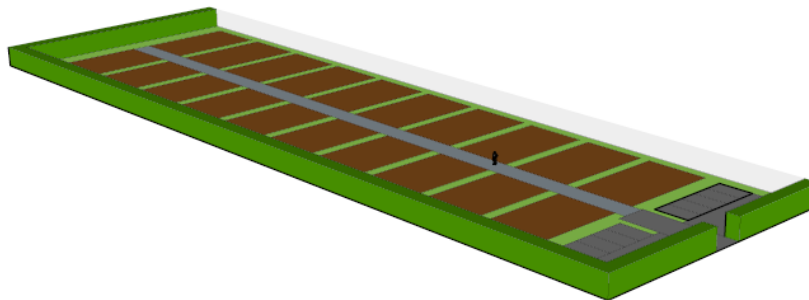
### *Additional facilities:*

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

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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

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### 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	Total
Current stock	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	
Net new dwellings	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	
Net loss dwellings	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	
Net change	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	
Stock at end of year	105	110	115	120	125	130	135	140	145	150	155	160	165	170	175	180	185	190	195	200	205	210	215	220	225	230	235	240	245	250	255	260	265	270	275	280
Current stock	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	
Net new dwellings	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	
Net loss dwellings	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5		
Net change	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5		
Stock at end of year	105	110	115	120	125	130	135	140	145	150	155	160	165	170	175	180	185	190	195	200	205	210	215	220	225	230	235	240	245	250	255	260	265	270	275	280
Current stock	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	
Net new dwellings	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	
Net loss dwellings	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5		
Net change	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5		
Stock at end of year	105	110	115	120	125	130	135	140	145	150	155	160	165	170	175	180	185	190	195	200	205	210	215	220	225	230	235	240	245	250	255	260	265	270	275	280
Current stock	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	
Net new dwellings	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	
Net loss dwellings	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5		
Net change	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5		
Stock at end of year	105	110	115	120	125	130	135	140	145	150	155	160	165	170	175	180	185	190	195	200	205	210	215	220	225	230	235	240	245	250	255	260	265	270	275	280
Current stock	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	
Net new dwellings	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	
Net loss dwellings	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5		
Net change	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5		
Stock at end of year	105	110	115	120	125	130	135	140	145	150	155	160	165	170	175	180	185	190	195	200	205	210	215	220	225	230	235	240	245	250	255	260	265	270	275	280
Current stock	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	
Net new dwellings	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	
Net loss dwellings	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5		
Net change	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5		
Stock at end of year	105	110	115	120	125	130	135	140	145	150	155	160	165	170	175	180	185	190	195	200	205	210	215	220	225	230	235	240	245	250	255	260	265	270	275	280
Current stock	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	
Net new dwellings	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	
Net loss dwellings	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5		
Net change	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5		
Stock at end of year	105	110	115	120	125	130	135	140	145	150	155	160	165	170	175	180	185	190	195	200	205	210	215	220	225	230	235	240	245	250	255	260	265	270	275	280
Current stock	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	
Net new dwellings	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	
Net loss dwellings	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5		
Net change	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5		
Stock at end of year	105	110	115	120	125	130	135	140	145	150	155	160	165	170	175	180	185	190	195	200	205	210	215	220	225	230	235	240	245	250	255	260	265	270	275	280
Current stock	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	
Net new dwellings	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	
Net loss dwellings	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5		
Net change	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5		
Stock at end of year	105	110	115	120	125	130	135	140	145	150	155	160	165	170	175	180	185	190	195	200	205	210	215	220	225	230	235	240	245	250	255	260	265	270	275	280
Current stock	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	
Net new dwellings	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10								

## Appendix 5 - NEV Illustrative Masterplan

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### 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:*

*(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*



## Appendix 7 - Superseded Policies

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#### 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

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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

