

Swindon Borough Council

Planning Committee

Tuesday, 8 March 2016

Council Chamber, Civic Offices

At 5.30 p.m.

Conservative Councillors

*Colin Lovell
Vera Tomlinson
Nick Martin
Alan Bishop
Kevin Parry
Eric Shaw
Cathy Martyn
Timothy Swinyard*

Labour Councillors

*Abdul Amin
John Ballman
Teresa Page
Peter Watts
Paul Baker
Steph Exell*

Liberal Democrat Councillors

Stan Pajak

(Copy to all other Members of the Council – For Information)

Committee Officer: Iain Tucker (Telephone 01793 463605)
email: itucker@swindon.gov.uk

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

PLEASE NOTE: AN ADDITIONAL INFORMATION SHEET CONTAINING ANY INFORMATION RECEIVED AFTER PUBLICATION OF THIS AGENDA WILL BE PLACED IN COUNCILLORS' PIGEONHOLES FOR DELIVERY ON THE FRIDAY IMMEDIATELY BEFORE THE MEETING.

PUBLIC COPIES OF THE ADDITIONAL INFORMATION SHEET WILL BE AVAILABLE ON THE COUNCIL'S WEBSITE AND FROM APPROXIMATELY 5.30 PM IN THE COUNCIL CHAMBER.ON THE DAY OF THE MEETING

AGENDA

1. Apologies for Absence

2. Declarations of Interest

Members are reminded that at the start of the meeting they should declare any known interests in any matter to be considered, and also during the meeting if it becomes apparent that they have an interest in the matters being discussed.

3. Minutes (Pages 1 - 4)

To receive the minutes of the meeting held on 9th February 2016

4. Public Question Time

See explanatory note below. Please phone the Committee Officer whose name and number appears at the top of this agenda if you need further guidance.

5. Determination of Planning and Related Applications (Pages 5 - 7)

6. New Eastern Villages Planning Obligations Draft Supplementary Planning Document (SPD) (Pages 8 - 92)

7. S/15/1885/HC Change of use from a care home (Class C2) to 11no. flats (Class C3) with communal lounge and shared laundry, plus single storey extension and 1no. dormer window and 1no. enlarged dormer window to rear and the provision of 5 car parking spaces Sunnymead Residential Home, 25 Croft Road, Swindon. (Pages 93 - 111)

8. S/RES/15/1280 Reserved matters application seeking approval of details for appearance, landscaping, layout and scale for the development of up to 70no. residential units - Reserved Matters from previous hybrid permission S/OUT/14/0568 Land at Chelmsford Road, Eastleaze, Swindon. (Pages 112 - 126)

9. S/15/1942/HECO Change of use from dwellings (Class C3) to residential institution (Class C2).6-11 Spode Close, Redhouse, Swindon (Pages 127 - 140)

10. S/15/2105/JROD Change of use of ground floor and cellar to coffee shop and change of use of first and second floors to residential. Alterations to pavement 41 High Street, Highworth, Swindon (Pages 141 - 157)

11. S/LBC/15/2106/JROD Works to facilitate the change of use of ground floor and cellar to coffee shop and change of use of first and second floors to residential.41 High Street, Highworth, Swindon (Pages 158 - 172)

12. S/15/1447/RM Change of use to canine care centre and demolition of existing buildings and construction of portal framed building (30 x 12 x 4m).Fairview, Kingsdown Lane, Blunsdon (Pages 173 - 185)

Date of Despatch: 01 March 2016

Key:

Officers:

HPRS&H - Head of Planning, Regulatory Services and Heritage

Public Question Time - Swindon Borough Council remains committed to increasing its accountability to the public and to promoting active citizenship. 15 minutes will be allowed at the start of all Council meetings for questions to the Chair from the public about the work of the Committee (except for confidential matters, and matters relating to planning and licensing applications). We will give priority to those who submit questions in writing at least two days before the meeting. Questions must be relevant, clear, and concise. You may not use Public Question Time as an opportunity to make speeches or statements.

Questions in writing should be sent to the Committee Officer whose contact details appear on the agenda above or to the Director of Law and Democratic Services, we

will publish it, along with the answer, alongside the Minutes. The process associated with asking a public question is set out in the "Public Question Time at Council Meetings Protocol and Guidance" available on the Council's Website.

(<http://ww5.swindon.gov.uk/moderngov/ecCatDisplay.aspx?sch=doc&cat=13338&path=0>) or from the Committee Officer named above.

Access Arrangements – *The Venue is wheelchair accessible and an infrared receiver hearing system is provided. If you would wish to attend the meeting but have any special requirement to enable you to do so please contact the Committee Officer above, as soon as possible prior to the date of the meeting.*

If you would like to receive any of the pages contained in this agenda in a larger print size please contact the Committee Officer whose name appears on the first page of this agenda.

WELCOME TO THE PLANNING COMMITTEE OF SWINDON BOROUGH COUNCIL

NEW GUIDELINES - PLEASE READ

IF YOU HAVE COME TO SPEAK ABOUT AN APPLICATION THAT INTERESTS YOU PLEASE READ THE FOLLOWING GUIDELINES. THEY EXPLAIN HOW THE COMMITTEE DEALS WITH EACH ITEM. THESE GUIDELINES ONLY APPLY TO APPLICATIONS LISTED ON THE MAIN SCHEDULE IN THE AGENDA

- 1. THE COMMITTEE CHAIR CALLS THE ITEM**
- 2. PLANNING OFFICER PRESENTS THE APPLICATION**
- 3. WARD COUNCILLORS MAY SPEAK**
- 4. APPLICANTS AND/OR AGENT (5 MINUTES MAXIMUM IN TOTAL) WHO HAVE NOTIFIED THEIR INTENTION TO SPEAK ON THE ITEM TO THE COMMITTEE CLERK BY 12 NOON THE DAY BEFORE THE MEETING.**
- 5. PUBLIC SPEAKERS (INCLUDING PARISH COUNCIL)- WHO HAVE NOTIFIED THEIR INTENTION TO SPEAK ON THE ITEM TO THE COMMITTEE CLERK BY 12 NOON THE DAY BEFORE THE MEETING.**

(MAXIMUM 5 MINUTES EACH UP TO 2 SPEAKERS, IF MORE THAN 2 THEN MAXIMUM 10 MINUTES TOTAL SPEAKING TIME FOR ALL SPEAKERS)
- 6. COUNCILLORS WHO HAVE DECLARED PERSONAL OR PREJUDICIAL INTERESTS MAY SPEAK**
- 7. MEMBER ONLY DISCUSSION, INCLUDING ANY FURTHER QUESTIONS TO OFFICERS OR ANYONE ELSE WHO HAS SPOKEN**
- 8. A PLANNING OFFICER WILL CLOSE THE ITEM BY COMMENTING ON ISSUES RAISED BY MEMBERS**
- 9. VOTE**
- 10. CHAIR BRIEFLY EXPLAINS DECISION IF NECESSARY**
- 11. NEXT BUSINESS**

THE 10 MINUTE MAXIMUM PUBLIC SPEAKING PERIOD WILL BE YOUR ONLY OPPORTUNITY TO SPEAK, UNLESS MEMBERS OF THE COMMITTEE WISH TO ASK YOU QUESTIONS UNDER GUIDELINE 7.

SPEAKERS WHO MERELY REPEAT POINTS ALREADY MADE BY OTHERS MAY BE ASKED TO STAND DOWN.

IF THERE IS MORE THAN ONE PERSON WISHING TO ADDRESS THE COMMITTEE EITHER AS AN OBJECTOR OR SUPPORTER, THEY ARE EXPECTED TO NOMINATE A REPRESENTATIVE FROM THE SPEAKERS LISTED TO REPRESENT THEIR COLLECTIVE VIEWS.

THE CHAIR AND THE COMMITTEE HAVE THE DISCRETION TO DEPART FROM THESE GUIDELINES, BUT WILL IN MOST CASES EXPECT ALL PARTIES TO ABIDE BY THEM.

PLANNING COMMITTEE

TUESDAY, 9 FEBRUARY 2016

PRESENT: - Councillors Abdul Amin, John Ballman, Colin Lovell (Chair), Teresa Page, Vera Tomlinson, Peter Watts, Nick Martin, Alan Bishop, Kevin Parry, Cathy Martyn, Stan Pajak, Timothy Swinyard and Steph Exell.

An apology for absence was received from Councillor Eric Shaw.

100. Declarations of Interest

The Chair reminded Members of the need to declare any known interests in any matters to be considered at the meeting. No declarations were made.

101. Minutes

Resolved – That the minutes of the meeting held on 12th January 2016, be confirmed and signed as a correct record.

102. Public Question Time

No public questions were received during the meeting.

103. Determination of Planning and Related Applications

The Committee considered: -

- (a) Prior Notification Applications for the erection of 15 metre high monopole, equipment cabinets and associated works;
- (b) Recommendations of the Head of Planning, Regulatory Services and Heritage;
- (c) The views of interested persons set out in the report circulated with the Committee Agenda;
- (d) A presentation by the Cabinet Member for Corporate, Customer and Digital Services on the proposed Wi-Fi provision in North Swindon;
- (e) The comments of Councillor Emma Faramarzi in respect of applications numbered S/16/0012, S/16/0014, S/16/0018 and S0027;
- (f) The comments of Councillor Toby Elliot in respect of applications numbered S/16/0012, S/16/0014 and S0027;
- (g) The comments of Councillor Mary Friend in respect of applications S/16/0018 and S/16/0019;
- (i) The comments of Councillor Oliver Donachie in respect of application S/16/0012;
- (h) The comments of the following interested persons:-

<u>App No.</u>	<u>Name</u>	<u>Address/Organisation</u>
S/16/0012	Graham Currier Harriet Maltby Damon Bower	Applicant (UKBN) Flat 9, 50 Queens Drive Haydon Wick Parish Council

S/16/0014	Graham Currier Damon Bower	Applicant (UKBN) Haydon Wick Parish Council
S/16/0027	Graham Currier Vinray Munro Samantha Wathen Damon Bower	Applicant (UKBN) 22 Piernix Close 1 Kopernik Road Haydon Wick Parish Council
S/16/0018	Graham Currier	Applicant (UKBN)
S/16/0019	Graham Currier Steve Hall	Applicant (UKBN) Local Resident

Resolved – (1) That Prior Approval be required and refused in respect of Application S/16/0012 for the following reason:

1. The proposed telecommunication installation by reason of its height and appearance as viewed in context to its siting within a high density and formally laid out residential area will have an adverse impact upon the character, appearance and wider enjoyment of the area by forming a prominent and intrusive addition to the streetscene. Furthermore, the amenities of nearby neighbouring dwellings would be unacceptably harmed by the proximity of the development which cannot be outweighed by the public benefit the infrastructure would otherwise bring to the wider community. As such the proposal is an unacceptable form of development in terms of its siting and appearance contrary to the material considerations of National Planning Policy Framework (2012) and policies IN3 and DE1 of the Swindon Borough Local Plan 2016 (2105).

(2) That Prior Approval be required and refused in respect of Application S/16/0014 for the following reason:

1. The proposed telecommunication installation by reason of its height and appearance as viewed in context to its siting within a high density and formally laid out residential area will have an adverse impact upon the character, appearance and wider enjoyment of the area by forming a prominent and intrusive addition to the streetscene. Furthermore, the amenities of nearby neighbouring dwellings would be unacceptably harmed by the proximity of the development which cannot be outweighed by the public benefit the infrastructure would otherwise bring to the wider community. As such the proposal is an unacceptable form of development in terms of its siting and appearance contrary to the material considerations of National Planning Policy Framework (2012) and policies IN3 and DE1 of the Swindon Borough Local Plan 2016 (2105).

(3) That Prior Approval be required and refused in respect of Application S/16/0027 for the following reason:

1. The proposed telecommunication installation by reason of its height and appearance as viewed in context to its siting within a high density and formally laid out residential area will have an adverse impact upon the character, appearance and wider enjoyment of the area by forming a prominent and intrusive addition to the streetscene. Furthermore, the amenities of nearby neighbouring dwellings would be

unacceptably harmed by the proximity of the development which cannot be outweighed by the public benefit the infrastructure would otherwise bring to the wider community. As such the proposal is an unacceptable form of development in terms of its siting and appearance contrary to the material considerations of National Planning Policy Framework (2012) and policies IN3 and DE1 of the Swindon Borough Local Plan 2016 (2105).

(4) That Prior Approval be required and refused in respect of Application S/16/0018 for the following reason:

1. The proposed telecommunication installation by reason of its height and appearance as viewed in context to its siting within a high density and formally laid out residential area will have an adverse impact upon the character, appearance and wider enjoyment of the area by forming a prominent and intrusive addition to the streetscene. Furthermore, the amenities of nearby neighbouring dwellings would be unacceptably harmed by the proximity of the development which cannot be outweighed by the public benefit the infrastructure would otherwise bring to the wider community. As such the proposal is an unacceptable form of development in terms of its siting and appearance contrary to the material considerations of National Planning Policy Framework (2012) and policies IN3 and DE1 of the Swindon Borough Local Plan 2016 (2105).

(5) That Prior Approval be required and refused in respect of Application S/16/0019 for the following reason:

1. The proposed telecommunication installation by reason of its height and appearance as viewed in context to its siting within a high density and formally laid out residential area will have an adverse impact upon the character, appearance and wider enjoyment of the area by forming a prominent and intrusive addition to the streetscene. Furthermore, the amenities of nearby neighbouring dwellings would be unacceptably harmed by the proximity of the development which cannot be outweighed by the public benefit the infrastructure would otherwise bring to the wider community. As such the proposal is an unacceptable form of development in terms of its siting and appearance contrary to the material considerations of National Planning

(6) That it be noted that Application Numbered S/15/2005 had been withdrawn by the applicant.

104. Local Plan Principle of High Quality Design

The Head of Planning, Regulatory Services and Heritage submitted a report on Local Plan Principle of High Quality Design which drew attention to (a) the need to give due regard to the Local Plan high quality design principle, (b) ensuring that the scale of development is managed in appropriate way through the planning system to deliver new neighbourhoods promoting healthy, safe, inclusive and attractive communities respecting, conserving and enhancing the natural built and historic environment, and (c) ensuring developments on individual sites do not result in separate, insular residential neighbourhoods but achieve connectivity to each other and existing developments.

Resolved – That the report and its contents be noted for the purpose of highlighting the need for consistency in decision-making in Planning on the principle of high quality design enshrined in the Council's Local Plan.

Determination of Planning and related Applications

Planning Committee

Date: 8th March 2016

Author:	Head of Planning, Regulatory Services and Heritage
Wards:	All Wards
Locality Affected:	All Locality Area
Parishes Affected:	All Parish Area

1. Purpose and Reasons

- 1.1 To determine the planning and related applications in the Committee reports that follow this report in the Committee Agenda, as may be amended by an additional information sheet circulated before the meeting

2. Recommendations

The Committee is recommended to:

- 2.1.1 determine the applications set out in the Committee agenda in accordance with the recommendations set out in the reports, including, where relevant, the additional information.

3. Alternative Options

- 3.1 The Committee could choose not to determine the Planning applications

4. Implications, Diversity Impact Assessment and Risk Management

Financial and Procurement Implications

- 4.1 There would be financial implications if, following a refusal to grant planning permission or the grant of conditional permission, costs are awarded against the Council on appeal. However, this would only happen if the Council was adjudged to have acted unreasonably

Legal and Human Rights Implications

- 4.2 There are no staffing implications. No comments have been received from relevant trade unions, unless specified in the attached schedule.
- 4.3 Human Rights considerations have been taken into account in compiling the reports. It is considered that the recommendations of the reports are compatible with Convention rights and that in accordance with the principle of proportionality any interference with the Convention rights of individuals is justified by the overall benefit to the community.

5. Appendices

- 5.1 Appendix 1 - Documents which may be relied on in the preparation of the application reports

Further information on the subject of this report can be obtained from Iain Tucker, Direct Dial Telephone Number, (01793) 463605, itucker@swindon.gov.uk.

Determination of Planning and related Applications

Planning Committee

Date: 8th March 2016

5.2 Planning and related applications reported to this Committee for the first time.

APPENDIX 1

DOCUMENTS WHICH MAY BE RELIED ON IN THE PREPARATION OF THE APPLICATION REPORTS

1. The approved Development Plan, consisting of
 - Swindon Borough Local Plan 2026, (2015), and the Swindon Borough Local Plan 2026 Policies Map (2015)
 - Wiltshire and Swindon Minerals Core Strategy, (2009)
 - Wiltshire and Swindon Minerals Development Control Policies DPD (2009)
 - Wiltshire and Swindon Aggregate Minerals Site Allocations Local Plan, (2013)
 - Wiltshire and Swindon Waste Core Strategy, (2009)
 - Wiltshire and Swindon Waste Development Control Policies DPD, (2009)
 - Wiltshire and Swindon Waste Site Allocations Local Plan, (2013)
 - Swindon Central Area Action Plan, (2009)
2. Adopted Supplementary Planning Guidance Notes, Supplementary Planning Documents and Development Control Guidance Notes
3. The National Planning Policy Framework, (2012); and policy statements, guidance and DCLG circulars that support the National Planning Policy Framework
4. Ministerial Statements and other guidance material to the consideration of applications
5. Relevant appeal decisions and case law
6. Relevant planning history, case files and related correspondence including the views of statutory consultees
7. Any emerging relevant Development Plan Documents

New Eastern Villages Planning Obligations Draft Supplementary Planning Document (SPD)

Planning Committee

Date: 8th March 2016

Author: Head of Planning, Regulatory Services and Heritage

Parish / Wards Affected: All, but particularly those in the east of the Borough

Purpose

- To update the Planning Committee on the preparation of the New Eastern Villages (NEV) Planning Obligations Draft Supplementary Planning Document (dSPD), and
- To seek approval from the Planning Committee for public consultation on the dSPD, and the accompanying update to the Infrastructure Delivery Plan (IDP) as it relates to the NEV.

Recommendation

That the Planning Committee agrees to:

1. a six week period of public consultation for the NEV Planning Obligations dSPD (attached at Appendix 1 of this report), and the accompanying update to the Infrastructure Delivery Plan (IDP) as relates to the NEV (attached at Appendix 2 of this report) as soon as reasonable practical, in accordance with the arrangements set out in paragraph 2.12.
2. Authorise the Head of Planning, Regulatory Services and Heritage, in consultation with the Director of Law and Democratic Services to make minor changes to the content of the document, if required, prior to carrying out the public consultation.

1. Reasons

- 1.1. Policy NC3 of the adopted Swindon Local Plan allocates a new mixed use development of about 8,000 new homes with associated employment, education, retail and leisure uses to the east of the A419. It sets out the overall requirements for the NEV including Rowborough and South Marston. The dSPD expands upon these policies to support the delivery of infrastructure required for the NEV, and accords with Local Plan Policy RA3 which relates specifically to expansion of South Marston village.

Further information on the subject of this report can be obtained from Angela Clack, New Eastern Villages Planning Team, Planning Department, Direct Dial 01793 466370, azclack@swindon.gov.uk.

New Eastern Villages Planning Obligations

Draft Supplementary Planning Document (SPD)

Planning Committee

Date: 8th March 2016

- 1.2. It is anticipated that the NEV will deliver almost a third of the new homes required in the Borough over the plan period, and is the largest of Swindon's strategic allocations. The co-ordination of infrastructure delivery is challenging at this scale, not least in the context of the Community Infrastructure Levy and the number of landowners and developers involved in the program. A mechanism is required to ensure infrastructure is delivered on a fair and equitable basis, without undermining the viability of individual elements of the comprehensive scheme.
- 1.3. The dSPD includes an updated illustrative NEV masterplan to provide further certainty to all stakeholders; and an update to the Infrastructure Delivery Plan as relates to the NEV accompanies the dSPD.
- 1.4. The dSPD supports the Council's Corporate vision and pledges, the core principles of the Local Plan, and the stated objectives of the National Planning Policy Framework.

2. Detail

Background

- 2.1 The Swindon Local Plan was adopted in March 2015. The dSPD seeks to provide further guidance on the Local Plan policies that relate to the NEV and in particular, Policy SD3 which allows the Council to establish a Framework s106 Agreement for the NEV to ensure the timely delivery of infrastructure, maintenance and mitigation, and fair and equitable contributions between phases.
- 2.2 The dSPD, which can be found at **Appendix 1** of this report, has been prepared following discussion with a range of stakeholders including delivery partners. It sets out how the Council will seek to reach agreement under section 106 of the Town and Country Planning Act 1990 with all parties that have a controlling interest in land within the NEV.
- 2.3 The Section 106 Agreement will serve to:
 - Capture all NEV development parcels to ensure a fair and equitable distribution of the necessary planning obligations,
 - Ensure effective delivery and maintenance of the required infrastructure,
 - Ensure that the triggers for infrastructure delivery are reasonable, and
 - Provide an effective mechanism for securing the land required for infrastructure within the NEV development area. This will provide certainty

Further information on the subject of this report can be obtained from Angela Clack, New Eastern Villages Planning Team, Planning Department, Direct Dial 01793 466370, azclack@swindon.gov.uk.

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that land will be safeguarded for a specific purpose, and is intended to guarantee access across land at nil cost to facilitate the delivery of infrastructure that spans two or more different landownerships.

Illustrative Master Plan

- 2.4 The illustrative masterplan has been comprehensively updated to provide greater certainty for stakeholders about delivery of the NEV in accordance with Policy NC3. It seeks to ensure a comprehensive and coordinated approach to delivering development at the NEV, and should be used by developers in the preparation of development proposals and all planning applications.
- 2.5 The updated masterplan, which is contained within the dSPD, can be seen at **Appendix 2** of this report.

Infrastructure Delivery Plan (IDP)

- 2.6 The Swindon Infrastructure Delivery Plan (IDP) has been prepared to support delivery of the Swindon Local Plan. It was independently examined alongside the Local Plan.
- 2.7 The infrastructure items that relate directly to the delivery of the NEV are detailed in an update to the IDP. The update includes strategic and local infrastructure items required by the development that will need to be delivered both on and off site and across the spectrum of services and facilities expected to deliver well-balanced and sustainable new communities from the outset. The Infrastructure Delivery Plan - New Eastern Villages Update (March 2016) can be found at **Appendix 3 of this report**.
- 2.8 The NEV is expected to deliver development in the period to 2026 and therefore further detailed assessments in terms of viability and phasing will be required. However, the NEV IDP update, and dSPD including the Illustrative Masterplan, will ensure that the controlled early phasing of development will be supported by necessary infrastructure.
- 2.9 Inevitably infrastructure costs will change over time, and throughout lifetime of the development, the IDP as relates to the NEV will kept under review, updated as necessary, indexed as appropriate, and subjected to further public consultation as required.
- 2.10 Certain infrastructure costs have not yet been able to be finalised. This may mean that actual requirements may vary from current estimates as additional information becomes known. A 10% cost variance across each village is considered an acceptable tolerance which may mean further consultation on a

Further information on the subject of this report can be obtained from Angela Clack, New Eastern Villages Planning Team, Planning Department, Direct Dial 01793 466370, azclack@swindon.gov.uk.

New Eastern Villages Planning Obligations

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specific item of infrastructure is not required. However, this will be assessed on a scheme by scheme basis, and any cost changes beyond 10% will be subject to bespoke and targeted consultation.

New Eastern Villages – Infrastructure Requirements

- 2.11 A list of the infrastructure requirements for the NEV has been set out in a series of 'village proformas' within the dSPD. The proformas are intended to help identify the infrastructure requirements for each of the nine villages in a clear and succinct way. The village proformas have been informed by the NEV update to the IDP, and must be read in conjunction with the illustrative masterplan. The infrastructure requirements for each of the new eastern villages can be found at **Appendix 4** of this report.

Consultation

- 2.12 The dSPD must be published for a period of public consultation. Developers have been made aware of the dSPD and initial proformas have been distributed. It is anticipated that the Council will receive a significant response to the dSPD from the development industry. Public consultation should take place for 6 weeks commencing as soon as practicable, when all interested parties can make representations. Copies of the dSPD will be sent to all affected Parish Councils and officers will be available to provide advice and respond to questions during the consultation period. Once responses have been evaluated officers will bring the final SPD before Committee with a recommendation to adopt.

3. Alternative Options

- 3.1 The Council could delay consultation on the dSPD and chose to rely solely on the Swindon Borough Local Plan allocation to guide the detailed delivery of the NEV. The Local Plan sets the strategic policy framework for Swindon but this alone is not considered adequate to ensure all aspects of the vision are delivered, managed and secured in a phased and co-ordinated manner.
- 3.2 Delay to the publication and future adoption of the dSPD is likely to prejudice the Council's ability to establish a comprehensive planning framework to guide development to the detriment of the proper planning of this strategic development. This would result in a missed opportunity to coordinate planning obligations at the strategic and local level and to secure the timely delivery of infrastructure across the development.

Further information on the subject of this report can be obtained from Angela Clack, New Eastern Villages Planning Team, Planning Department, Direct Dial 01793 466370, azclack@swindon.gov.uk.

New Eastern Villages Planning Obligations

Draft Supplementary Planning Document (SPD)

Planning Committee

Date: 8th March 2016

4. Implications, Diversity Impact Assessment and Risk Management

Financial and Procurement Implications

- 4.1 The financial implications arising from publishing and consulting on the Draft NEV Planning Obligations SPD are to be met from the Planning budgets for 2016/2017.
- 4.2 The financial implications of coordinating the Council's approach to securing planning obligations at the New Eastern Villages are significant. Identifying the costs of development in advance will ensure that the Council will not be required to fund infrastructure required by new developments from its own budgets.

Legal and Human Rights Implications

- 4.3 Human rights legislation has been considered in the preparation of this report and it is considered to be compatible with convention rights.
- 4.4 The preparation and adoption of the SPD is a process covered by the Planning and Compulsory Purchase Act 2004 and associated regulations and amendments.

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

- 5.1 There are no immediate staffing implications of such a document, which provide further guidance to policy NC3 and policy RA3 in assessing proposals for development at the New Eastern Villages.
- 5.2 The Council has a duty to ensure that the preparation of the SPD is in accordance with the sustainability principles of the National Planning Policy Framework.
- 5.3 The draft SPD conforms to the policies in the Local Plan which has already been subject to a Sustainability Appraisal (SA) incorporating SEA and Health Impact Assessment (HIA) to ensure that the impact of proposals can be minimised with the least negative impact possible.
- 5.4 The coordination of infrastructure to deliver proposals at the New Eastern Villages proposals, including the expansion of South Marston village will make a significant contribution to the demographic and economic needs of the Borough.

Further information on the subject of this report can be obtained from Angela Clack, New Eastern Villages Planning Team, Planning Department, Direct Dial 01793 466370, azclack@swindon.gov.uk.

New Eastern Villages Planning Obligations

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Diversity Impact Assessment

- 5.5 The draft SPD conforms to the policies in the Local Plan which has already undergone a DIA and no negative impacts were predicted. However, it is proposed to conduct an additional DIA which will be made available at public consultation stage.

Risk Management

- 5.7 Delaying the process of consultation and eventual adoption of this SPD carries less risk in the short term, but much higher risk over the medium-long term, as it would result in the lack of adequate tools necessary through the Planning System to uphold the detailed aspects of the policy and the Council's strategic objective to deliver sustainable development at the New Eastern Villages.

Consultees

- 5.8 The Board Director, Resources (Section 151 Officer) and Director of Law and Democratic Services (Monitoring Officer) are consulted in respect of all reports.

6. Next Steps

- 6.1 If Planning Committee approve the recommendations of this report, the draft SPD will be made available for public consultation for a period of six weeks as soon as reasonably practical in accordance with the Council's Statement of Community Involvement in Planning. Copies of the SPD, and accompanying documents, would be distributed to a wide range of statutory consultees, including Parishes and community councils and residents' associations.
- 6.2 The documents would be made available for inspection at the Civic Offices, at libraries in the Borough, and on the Council's website. Following completion of the public consultation period, all representations and suggested minor changes by the Council to the Plan will be submitted to a subsequent Planning Committee for adoption in under the Planning and Compulsory Purchase Act 2004 (as amended).

7. Background Papers

- 7.1 Appendix 1 - New Eastern Villages Planning Obligations Draft SPD (March 2016)
- 7.2 Appendix 2 - New Eastern Villages – Draft Illustrative Masterplan (Colour copies available online and will be available at Planning Committee) (March 2016)
- 7.3 Appendix 3 - Infrastructure Delivery Plan - New Eastern Villages Update (March 2016)

Further information on the subject of this report can be obtained from Angela Clack, New Eastern Villages Planning Team, Planning Department, Direct Dial 01793 466370, azclack@swindon.gov.uk.

New Eastern Villages Planning Obligations

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- 7.4 Appendix 4 - New Eastern Villages - Village proformas and Infrastructure Requirements (March 2016)

Further information on the subject of this report can be obtained from Angela Clack, New Eastern Villages Planning Team, Planning Department, Direct Dial 01793 466370, azclack@swindon.gov.uk.

Swindon - New Eastern Villages Planning Obligations

Draft Supplementary Planning Document

Contents

1. Introduction
2. Legislative and Planning Policy Context
3. Securing Planning Obligations at the New Eastern Villages
4. New Eastern Villages - Infrastructure Requirements
5. NEV IDP Review and Payment Management
6. Next Steps

Figures

- 1 New Eastern Villages - Illustrative Masterplan
- 2 Summary of infrastructure requirements

Appendices

- 1 Extract from the Local Plan - Figure 11: New Eastern Villages Inset Diagram (Indicative subject to detailed masterplan work)
- 2 Extract from the Local Plan - Policy NC3: New Eastern Villages - including Rowborough and South Marston Village Expansion
- 3 Extract from the Local Plan - Policy RA3: South Marston
- 4 Extract from the Local Plan – Policy SD3: Managing Development
- 5 Extract from the Local Plan – Policy IN1: Infrastructure Provision

Community Participation & Stakeholder Involvement

The Council is consulting to find out your views on this draft Supplementary Planning Document (dSPD).

This document and the consultation process will follow the Statement of Community Involvement in Planning (2013) published by Swindon Borough Council in 2013, a process which is further explained in the Consultation Statement published alongside this Draft SPD.

The consultation period will run for 6 weeks and conclude on [date to be confirmed]

All representations made to this draft SPD will be considered and will help inform the final document. A summary of representations received along with the final version of the SPD will be submitted to the Planning Committee for consideration and approval. The SPD will then be recommended for adoption for development management purposes and form part of the Local Development Framework (LDF).

The adoption of a Supplementary Planning Document is guided by provisions set out in the Town and Country Planning (Local Planning) (England) Regulations 2012

Representations must be made in writing and sent to:

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Or by Post to:

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1 Introduction

- 1.1 In July 2013, Swindon Borough Council consulted widely with the Swindon community and other stakeholders on a draft Supplementary Planning Document (dSPD) “*Eastern Villages*”. This document provided further guidance on the delivery of a comprehensive strategic allocation at the New Eastern Villages (NEV), in accordance with the then emerging Local Plan, in particular Policy NC3 which set the framework for the delivery of economic growth through a mixed use development, to reflect high standards of urban design and sustainability.
- 1.2 Following the adoption of the Swindon Borough Local Plan 2026 (The Local Plan) in March 2015, it has become necessary to produce the NEV Planning Obligations SPD to provide more detailed advice and guidance on the relevant policies in the Local Plan, particularly Policies IN1 (Infrastructure Provision), SD3 (Development Management), NC3 (New Eastern Villages including Rowborough and South Marston) and RA3 (South Marston).
- 1.3 Policy NC3 of the adopted Local Plan identifies the NEV as a strategic allocation to deliver 8,000 new dwellings, 40 hectares employment, new secondary school and primary schools, retail, health and community facilities.
- 1.4 The NEV development area is the largest allocation within the adopted Local Plan, covering 724 hectares of land. Local Plan Figure 11: New Eastern Villages Inset Diagram (Indicative subject to detailed masterplan work) is attached at **Appendix 1**.

Purpose

- 1.5 Policy NC3 requires a comprehensive approach for dealing with the development of the NEV, including the provision of infrastructure necessary to create a sustainable development as required by the National Planning Policy Framework (NPPF).
- 1.6 To this end, this SPD sets out Swindon Borough Council’s approach to securing by planning obligations the infrastructure required as a consequence of developments in the NEV. The approach detailed seeks to achieve the effective delivery of infrastructure to achieve sustainable growth at the NEV to ensure the right infrastructure is delivered in the right place, at the right time.
- 1.7 The SPD details the principles established by Policy NC3, in particular, to secure the provision and implementation of necessary infrastructure and key transport objectives whilst maximising opportunities for regeneration and other benefits within the wider community.

- 1.8 It is intended to assist developers, landowners and other stakeholders in understanding the necessary infrastructure to support their development schemes. The Council will seek to secure these by setting out the following:
- a. Infrastructure requirements for the NEV,
 - b. Method of apportioning the cost of strategic infrastructure items (where appropriate) and,
 - c. Mechanisms to secure infrastructure delivery.
- 1.9 The infrastructure requirements are based on the policies of the adopted Local Plan and the supporting evidence base documents including the Infrastructure Delivery Plan (IDP).
- 1.10 This SPD will provide a robust framework for securing the delivery of necessary infrastructure generated by development schemes in the NEV and will be a material consideration in the determination of applications for all development proposals within the NEV site boundary.
- 1.11 This SPD relates to the infrastructure required for the delivery of a total of about 8,000 dwellings, as specified in Policy NC3. However, in the event that the number of dwellings exceeds 8,000, there will be a need to consider any additional infrastructure requirements arising and include these in the IDP.

2 Legislative and Planning Policy Context

Community Infrastructure Levy (CIL)

- 2.1 The Council adopted a CIL charging schedule on 6th April 2015. Swindon's New Communities, including at the NEV, are currently £0 rated. The Council's approach to delivery of infrastructure is in line with the relevant legal and policy requirements.
- 2.2 This SPD has been prepared in line with the three tests set under Regulation 122 of the Community Infrastructure Levy 2010 for planning obligations:
- Necessary to make the development acceptable in planning terms;
 - Directly related to the development;
 - Fairly and reasonably related in scale and in kind to the development
- 2.3 The contributions that are sought from each development are directly, fairly and reasonably related to the impact caused by the development and, these contributions are reasonably required to make the development acceptable in planning terms.
- 2.4 Under Regulation 123 of the CIL Regulations, the Council cannot pool more than five planning obligations towards any infrastructure project or infrastructure type.

National Planning Policy Framework

- 2.5 Under the National Planning Policy Framework (NPPF), there is a requirement to deliver sustainable development. This SPD will assist the Council in achieving this key National Policy requirement. The NPPF in paragraph 153 states that "Supplementary planning documents should be used where they can help applicants make successful applications or aid infrastructure delivery, and should not be used to add unnecessarily to the financial burdens on development".
- 2.6 At paragraphs 173-177, the NPPF places great weight on the need for development to be viable and deliverable. The sites and scale of development identified within a Local Plan should not be subject to such a scale of obligation and policy burdens that their ability to be developed viably is threatened. The costs of requirements likely to be applied to development, such as affordable housing, standards, infrastructure contributions or other requirements considered alongside the normal costs should provide competitive returns to a willing land owner and developer to enable the development to be deliverable.
- 2.7 This SPD is considered to meet the stated objectives of the NPPF. It seeks contributions for delivery of necessary infrastructure in a manner

that is equitable and fair to all the landowners/developers in the NEV, without undermining the viability and deliverability of development schemes.

Swindon Borough Local Plan 2026

- 2.8 The adopted Local Plan, sets out the level of housing, employment and other development needs up to 2026, where this should be located, and the infrastructure required enabling this development to take place. This includes identifying a number of strategic allocations, including the New Eastern Villages, to ensure needs are met and where required, planning obligations to secure the delivery of infrastructure requirements to ensure sustainable development is achieved.

- 2.9 The Local Plan must be read as a whole, but particular policies of relevance to this SPD are set out for ease of reference within this chapter and Appendices 1 to 4.

Policy NC3 - The New Eastern Villages including Rowborough and South Marston Village Expansion

- 2.10 Local Plan Policy NC3 details the development requirements at the New Eastern Villages including Rowborough and South Marston Village Expansion (**Appendix 2**). The policy will ensure sustainable, well designed places are created to the east of Swindon in the form of distinct villages with their own separate identities integrating with each other and the existing urban area.

Policy RA3 - South Marston

- 2.11 Alongside Policy NC3, is Policy RA3 which sets out the approach to delivering development at South Marston as part of the New Eastern Villages (**Appendix 3**). The policy will ensure the expansion of South Marston creates an integrated village with a distinct rural and separate identity from Swindon and other settlements.

Policy SD3 - Sustainable Development

- 2.12 Local Plan Policy SD3 (**Appendix 4**) details how the Council will take a positive approach to applying the presumption in favour of sustainable development in the Borough. The policy states at all the significant development areas, management strategies will be agreed to secure the long term maintenance of infrastructure prior to development and a tariff or model agreement will be developed to ensure timely delivery of infrastructure, maintenance and mitigation and fair and equitable contributions.
- 2.13 Under this policy, the Council is allowed to put forward a tariff or framework s106 agreement for Strategic Allocations such the NEV to ensure timely delivery of infrastructure, maintenance and mitigation and

fair and equitable contributions between phases. This draft SPD is prepared with that principle in mind. Landowners/developers are encouraged to come together and enter into framework agreement with the Council.

Policy IN1 – Infrastructure Provision

- 2.14 Local Plan Policy IN1 sets out the overarching policy for ensuring development makes a positive contribution to sustainable growth through the delivery of appropriate infrastructure in a timely manner (**Appendix 5**). It states all development, within the context of economic viability, will make provision to; meet the cost of new infrastructure made necessary by the development; mitigate the impact of development on existing infrastructure; provide for the on-going maintenance of infrastructure delivered as a result of development, where appropriate; contribute to the delivery of strategic infrastructure to address cumulative impacts; and contribute to initiatives to increase the effectiveness and efficiency of infrastructure.
- 2.15 There are other individual policies that require the delivery of specific items of infrastructure;
- Policy HA2: Affordable Housing. This policy requires all development of 15 homes or more or on sites larger than 0.5 hectares to deliver a target of 30% affordable homes on site or where demonstrated, a proportion can be delivered off site, subject to economic viability assessment;
 - Policy EN1: Green Infrastructure Network. This policy requires development to provide and design green infrastructure to integrate with existing corridors to maximise its connections and functions and ensure the sustainable maintenance and management of it.
 - Policy EN2: Community Forest. This policy requires development to ensure a net increase in tree cover, create or enhance habitats for biodiversity, and ensure access to local woodlands and opportunities for communities and businesses; and
 - Policy EN3: Open Space. This policy requires residential development to provide or contribute towards open space in line with the Local Plan open space standards. Residential development of 25 dwellings or more should provide open space on site.

Planning Obligations

- 2.16 The legislative basis for planning obligations is set out in Section 106 of the Town and Country Planning Act 1990 (as amended). As mentioned above, the Council has adopted a CIL charging schedule, which does not apply to the NEV. The Council became a CIL Charging Authority on

6th April 2015 when it published its first adopted CIL Charging Schedule. The impact of the latest adopted CIL Charging Schedule on the NEV is available by visiting the Council's website using the shortcut www.swindon.gov.uk/cil.

- 2.17 When dealing with mitigation requirements that arise from a proposed development, the Council would normally impose planning conditions where considered appropriate. In a number of cases, the Council will need to secure planning obligations by way of section 106 deed, taking into account the three statutory tests mentioned in paragraph 2.2.

Section 278 (Highways) Agreement

- 2.18 The Council may, where necessary, require developers to enter into a section 278 agreement to fully pay or make contributions towards the carrying out of works to the highway impacted by their development schemes. In some cases, a developer may be required to carry out the works in lieu of payment.

Framework S106 Agreement

- 2.19 The Council will seek to reach agreement with all parties that have a controlling interest in the land at the NEV through a Framework Section 106 Agreement. A Framework Section 106 Agreement is an important means of ensuring parity of contribution across the NEV and accords with the statutory tests for planning obligations. The Framework Section 106 Agreement will serve to:

- Capture all development parcels within the NEV to ensure a fair and equitable distribution of the necessary planning obligations and the effective delivery and maintenance of the required infrastructure
- Ensure that the triggers for infrastructure delivery are reasonable so as to not jeopardise the viability of development proposals within the NEV
- Provide an effective mechanism for securing the land required for infrastructure within the NEV development area - this will provide certainty that land will be safeguarded for a specific purpose and guarantee access across land at nil cost to facilitate the delivery of infrastructure that spans two or more different landownerships. This agreement is critical in assisting developers in ensuring that their schemes form part of a wider comprehensive strategic development.

Infrastructure Delivery Plan (IDP)

- 2.20 The Local Plan is supported by the Infrastructure Delivery Plan (IDP). The IDP identifies the necessary infrastructure to support Swindon's

growth, and serves as the 'backbone' to the Local Plan. In the absence of a fully comprehensive and evidence based IDP, the Plan would not have been found sound at examination.

- 2.21 The IDP is a Local Development Document (LDD) which allows a flexible regime of review providing that it is subject to public consultation. In instances where new or updated information becomes available from relevant government or Council service areas that update current use values or cost indicators, the Council will amend the IDP. In addition, to maintain the real value of payments due to the Council over time, contributions will be index linked to maintain equivalent purchasing power. Updated cost information will be posted on the Council's website where it is available.
- 2.22 The extract of the IDP that relates specifically to the delivery of the NEV, has been updated for public consultation alongside this SPD. It is likely that certain costs will evolve as new information becomes available. An overall 10% cost variance is considered an acceptable tolerance which may mean further consultation on a specific item of infrastructure is not required. However, this will be assessed on a scheme by scheme basis, and any cost changes beyond 10% will be subject to bespoke public consultation in the future.

Sustainability Appraisal and Strategic Environmental Assessment

- 2.23 This SPD does not require a sustainability appraisal and/or a Strategic Environmental Assessment, as these have already been produced for the Local Plan.

3. Securing Planning Obligations at the New Eastern Villages

- 3.1 The New Eastern Villages is a strategic allocation in the adopted Local Plan, and a comprehensive development area with interrelated villages that are dependent on the timely delivery of on and off-site infrastructure. The NEV requires a substantial package of critical infrastructure not only to mitigate the impact of the development and support the new community, but also to unlock land within it for development.
- 3.2 The development is progressing through a number of planning applications submitted by individual landowners and developers. The submission of numerous applications presents a challenge when seeking to secure the funding and land for the shared infrastructure that is required for the comprehensive development of the NEV.
- 3.3 The Council requires an holistic approach to the securing and provision of necessary shared infrastructure for the NEV development, and to ensure infrastructure is delivered in the right place at the right time.

- 3.4 The development shall be delivered in broad accordance with the updated Illustrative Masterplan can be found at **Figure 1** of this SPD (see section 4).
- 3.5 Landowners and developers are encouraged to agree an equalisation procedure which is necessary to ensure that the percentage of developable land value available to each landowner is consistent across the NEV. In order to achieve this, where landowners provide part of their land at no cost to the Council for items of strategic infrastructure such as school sites, they will receive the agreed value for the part of their land by means of allocation of equivalent land on other sites or by financial reimbursement from other landowners. If agreement is not reached between the landowners and an agreement cannot be achieved on the details of the equalisation, in order to ensure transparency and fairness, the Council will work with landowners and developers to fix and agree the location and size of relevant facilities and agree the precise equalisation procedure at developers cost.

Compulsory Purchase

- 3.6 Where necessary, and where it is satisfied that other reasonable avenues have been exhausted, the Council will use its compulsory acquisition powers to acquire land that is required for the timely delivery of necessary infrastructure, or to unlock development parcels.

External Funding

- 3.7 Where funding is to be provided by external bodies for the provision of infrastructure, the Council will enter into agreement with landowner/developers providing a mechanism to set off or pay back the correct proportion of the contribution paid towards the same infrastructure as appropriate.

4. **New Eastern Villages - Infrastructure Requirements**

- 4.1 The infrastructure and facilities required to enable and support the NEV are identified and underpinned by the Local Plan, and the latest published version of the Infrastructure Delivery Plan as relates to the NEV.
- 4.2 In order to understand the infrastructure requirements for the NEV, the following important questions need to be addressed:
- **Where** will the facilities and services be located at the NEV? What are the **recommended catchments** for each of the identified facilities / services?
 - What infrastructure is required **on-site and off-site**?
 - What is considered to be **strategic and local infrastructure item**?
 - **When** should each infrastructure item be delivered?
 - **Who** should contribute to the delivery of the identified infrastructure?

Where the infrastructure should be provided?

The New Eastern Villages Illustrative Masterplan

- 4.3 The NEV Illustrative Masterplan (the Masterplan) has been comprehensively updated, in partnership with a wide range of stakeholders. It serves to enhance the information provided in the Local Plan, and to facilitate a co-ordinated approach to delivery of the NEV. It encompasses the vision for NEV which is to create well-designed places where people will want to live, work and spend time.
- 4.4 The NEV will be a high quality, comprehensive and sustainable development, well integrated with east Swindon and well connected to Swindon Town Centre and supported by excellent infrastructure. Each village development should deliver a variety of character and design, including contemporary design that represents an exemplar in sustainable living. The Flood Risk zones and areas of important archaeology within the area identified for development in the Local Plan prevent development in certain areas and it is these wide corridors that provide the unique opportunity to provide strong green links through the new development which connect the communities together and provide a focus for residents.
- 4.5 The Masterplan provides for a comprehensive internal street network with connections to the wider principal highway network (A420 and A419). The scale of development will facilitate the provision of an express bus network system between the new development and

Swindon Town Centre. Existing footpath and cycleway routes will be supplemented by a comprehensive network of new routes.

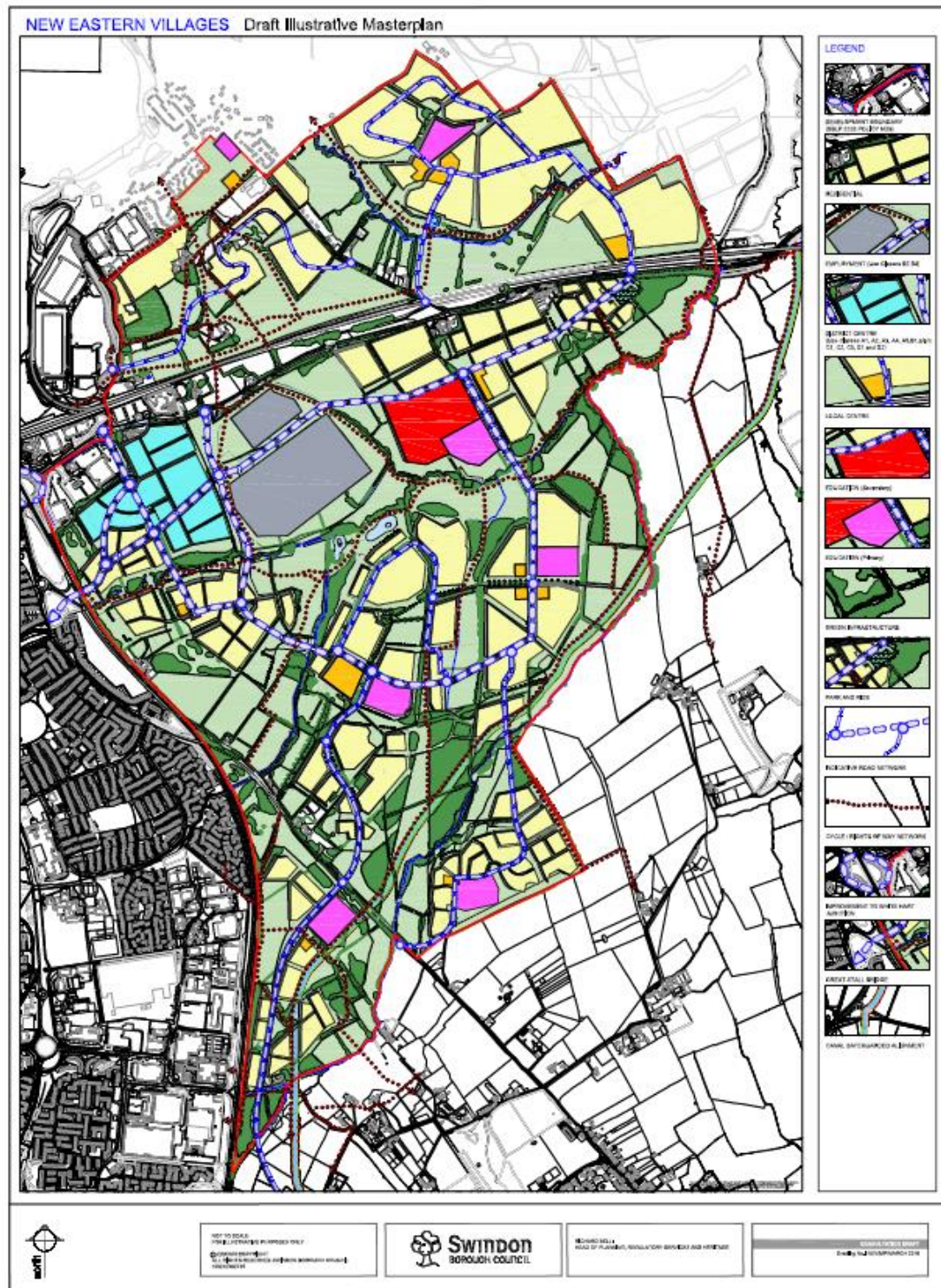
Approach to developing the Masterplan

- 4.6 There has already been extensive stakeholder consultation during the preparation and adoption of the Swindon Borough Local Plan. There has also been formal consultation with local communities and Parish Councils, and the publication of this SPD provides a further opportunity for stakeholder engagement.
- 4.7 Six key considerations have been taken into account in developing the draft Masterplan;
- Relevant policies of the Swindon Borough Local Plan 2026, including in particular Policy NC3: New Eastern Villages - including Rowborough and South Marston Village Expansion and Policy RA3: South Marston,
 - The New Eastern Villages Draft Supplementary Planning Document and South Marston Draft Supplementary Planning Documents, and accompanying consultation responses,
 - The New Eastern Villages Vision and Objectives,
 - Stakeholder consultation involving local community groups, parish councils, developers and other interested bodies,
 - The need to create a Masterplan which balances environmental issues, infrastructure requirement and development viability,
 - Adopting a pragmatic approach to preparation, including acknowledging and incorporating, where appropriate, work undertaken by NEV land promoters and community groups.

Status of the NEV Updated Masterplan

- 4.8 Consultation responses will be carefully considered and taken into account prior to the adoption of the Masterplan for Development Management purposes.
- 4.9 When adopted, individual planning applications for development of the NEV will be considered against the background of the Illustrated Masterplan and must be in broad accordance with the plan.

Figure 1: Draft Illustrative Masterplan (ref. NEV/MP/March 2016)



What should be provided?

Planning Obligations

- 4.10 In line with Local Plan policy, development proposals within the NEV will be supported where the necessary planning obligations are secured to:
- a) Enable the development of the NEV to take place by securing:
 - necessary, and relevant financial contributions towards shared infrastructure,
 - direct delivery of on and off-site infrastructure,
 - the land required for strategic infrastructure and,
 - unfettered access across third party land;
 - b) Ensure that development proposals are acceptable and deliver sustainable growth and;
 - c) Mitigate the impact of the development.

On and Off Site infrastructure

- 4.11 To ensure that the new communities at the NEV benefit from easy access to local services and facilities, it is imperative that the identified infrastructure items for each of the villages is delivered in an effective and timely way.
- 4.12 Onsite infrastructure will include both strategic and 'local' items i.e. specific infrastructure items identified for each village. A list of the infrastructure requirements, also referred to as a 'pro forma' has been prepared for each village. This suite of documents will help to identify the infrastructure items required at each village in a clear and succinct way.
- 4.13 It is likely that some on-site infrastructure delivery will be front-loaded e.g. the release of land for primary education and early years provision, whilst other infrastructure items will be delivered in a phased manner to ensure that provision takes place alongside each phase of residential occupations e.g. formal play facilities and open space creation.
- 4.14 A comprehensive list of the strategic and local infrastructure items can be found in the IDP. Where it is appropriate to do so, on-site infrastructure will be secured by mean of planning condition, and delivered by developers as works in kind.

When should the infrastructure be provided?

Phasing Plan

- 4.15 The Phasing Plan detailed in the Local Plan helps to identify the Council's preferred approach to the delivery of the housing and the related infrastructure to support the new communities at the NEV.
- 4.16 If planning applications are submitted in advance of the Phasing Plan, the onus will be on the developer to deliver the appropriate level of infrastructure to support the new community until such time the delivery of other development parcels / villages come forward.

Summary of infrastructure requirements

- 4.17 **Figure 2** below sets out some of the key strategic and local infrastructure requirements. It indicates whether items are a shared infrastructure need or development site-specific infrastructure requirement. The shared infrastructure includes the infrastructure that is critical to the sustainable delivery of the NEV as a whole that requires the safeguarding of land and / or funding from more than one application site.
- 4.18 Figure 2: Summary table indicating shared and site-specific infrastructure

Infrastructure Item	Shared	Site-specific
White Hart Junction Improvements	✓	
Gablecross Roundabout Improvements	✓	
Police Station Access Improvements	✓	
New Western Access to South	✓	
New Eastern Access to South	✓	
New Eastern Access to North		✓
Great Stall Bridge	✓	
Express Bus – Improvements to Existing Highway Network	✓	
West of A419 Highway Works	✓	
Southern Connector Road	✓	
Park and Ride	✓	
Internal Highway Network	✓	
Bus Subsidy	✓	
Travel Plan Measures	✓	✓
NEV Secondary School	✓	
Primary Schools	✓	✓
South Marston Primary School Expansion	✓	
District Centre Community Centre	✓	
Local Centre	✓	✓
Health Care Facilities	✓	
Sports Facilities	✓	✓

Strategic Green Infrastructure including water management	✓	
Public Open Space	✓	✓
Biodiversity Protection and Enhancement	✓	✓
Community Forest	✓	✓
District Heating Network	✓	

5. NEV IDP Review and Payment Management

- 5.1 Where new or updated information becomes available which relates to the delivery of infrastructure at the NEV, the Council will make amendments to the IDP and the level of contribution on this basis. In addition, to maintain the real value of payments due to the Council over time, contributions will be index linked to maintain equivalent.
- 5.2 All financial appraisals submitted will be carefully reviewed by the Council and in appropriate circumstances, be subject to independent review.
- 5.3 The Council has established a comprehensive system for monitoring the progress of legal agreements. This will ensure that the management and implementation of all agreements is undertaken in a consistent and transparent manner and is closely linked to service area objectives.
- 5.4 Compliance with the planning obligations contained within planning legal agreements remains the responsibility of the landowner, or their chosen development representative(s). The S106 Project Management Team provides proactive monitoring of agreements for compliance to assist in ensuring that obligations are met in a timely manner by all parties.

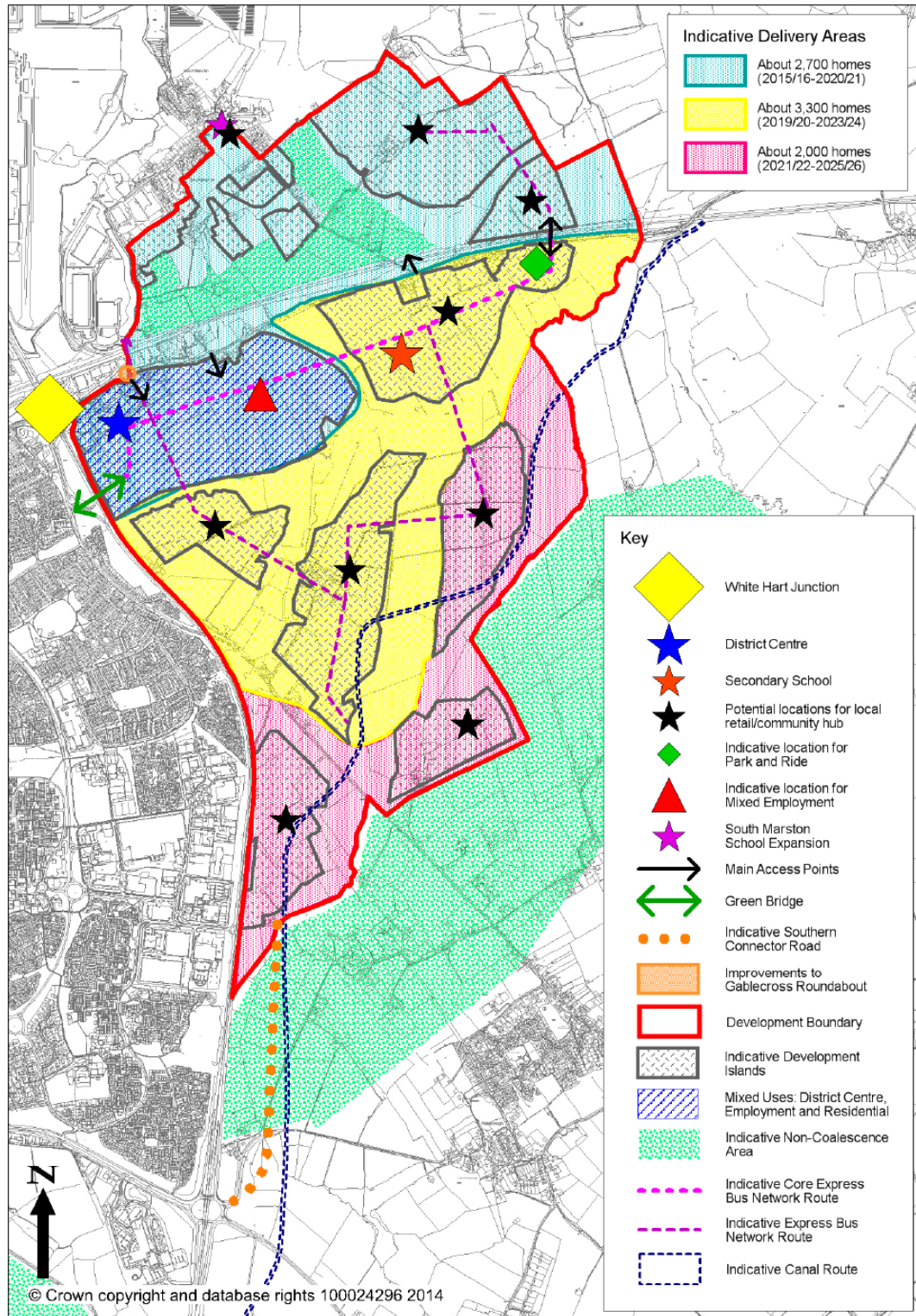
6. Next Steps

- 6.1 Following public consultation, the Council will consider all the comments made to this draft SPD. On this basis a review of the draft SPD and IDP will be made. A final version is expected to be presented to Planning Committee for adoption by July 2016.

APPENDICES

Appendix 1

Extract from the Local Plan - Figure 11: New Eastern Villages Inset Diagram (Indicative subject to detailed masterplan work)



Appendix 2

Extract from the Local Plan - Policy NC3: New Eastern Villages including Rowborough and South Marston Village Expansion

- a. Land to the East of the A419, as defined on the Policies Map, 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.
- b. The development shall provide:
 - A design led approach to housing density leading to an overall average density of 40 dwellings per hectare: comprising
 - About 6,000 dwellings at the New Eastern Villages (south of the A420),
 - About 1,500 dwellings at Rowborough (north of the A420), and
 - 500 dwellings at South Marston.
 - Affordable housing shall be provided at Rowborough and south of the A420 in accordance with Policy HA2. Separate proposals are made in Policy RA3 in relation to South Marston;
 - High quality public realm including outdoor civic space;
 - Sustainable transport links including:
 - walking and cycling network improvements that integrate with existing networks and provide good connectivity within the development and to the surrounding area;
 - an express bus network through the District Centre that connects the Eastern Villages to Swindon Town Centre as part of phase 1 of the development, which includes residential development north of the A420, the District Centre and the employment allocation;
 - additional public transport services to connect with Swindon and internally within the development;
 - an improved gateway junction at White Hart to manage additional demand and deliver high quality public realm;
 - improvements to the Oxford Road/Drakes Way and Covingham Road/Dorcan Way transport corridors;

- a green bridge across the A419 near Covingham Drive to provide for walking, cycling and public transport;
 - a new road link to Commonhead Roundabout;
 - a new road link under the Bristol to London railway line connecting the development north and south of Rowborough;
 - new and/or improved access to the A420 for proposed residential and employment uses;
 - a 1000 (3ha) space Park and Ride site; and
 - measures to minimise rat running through existing adjacent villages and east Swindon.
- an extensive green infrastructure network that maximises opportunities for habitat connectivity and enhanced biodiversity including extending the River Cole green infrastructure corridor and connecting with Nightingale Wood;
 - sports and leisure facilities, including playing pitches, a leisure centre and a 25m swimming pool,
 - 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 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:
 - 2.5 hectares within a B1a use-class to be located at and/or adjacent to the District Centre;
 - 7.5 hectares within B1b/c or B2 use-class; and
 - 30 hectares within B8 use-class.
 - about 12,000m² (gross) of retail floorspace including a high quality District Centre with a 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 serves, including the extension of South Marston.
 - education requirements comprising:
 - a minimum 8 forms of entry of secondary provision;

- a minimum of 8 forms of entry of primary provision with early learning facilities;
 - a site for a special school for children and young persons with profound, multiple and severe learning difficulties for ages 0-25;
 - measures to manage the demographic peak at primary and secondary schools;
- community 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, local centres and educational requirements;
 - a health care facility with GP, dentist and pharmacy at the District Centre;
 - safeguarded land for a fire station towards the southern part of the site; and
 - a sewage treatment works if required.
- c. the development will ensure:
- the landscape context and views to and from the North Wessex Downs AONB are respected, including potential off-site mitigation;
 - the risk of flooding from the development is minimised, both within the development and at existing neighbouring communities in accordance with Policy EN6;
 - biodiversity, including the River Cole Corridor and the River Cole Meadow County Wildlife Sites, is protected, integrated and enhanced; and
 - the historic environment, including the Scheduled Monument, Earls court Manor, Great Moorleaze Farm and other Listed Buildings are protected, acknowledged and enhanced.
- d. The route for the Wilts & Berks Canal as set out on the Policies Map will be safeguarded and protected from development.
- e. The character and identity of Wanborough, Bishopstone and Bourton will be protected by a principle of non-coalescence between the settlements. The land between the New Eastern Villages site boundary and the existing village shall remain part of the countryside. However, small scale development within this area, as defined on the

Policies Map, will be permitted where it retains or enhances the existing character of the countryside and:

- involves the re-use, conversion or extension of existing buildings at a scale appropriate to their location, in accordance with the criteria specified in Policy DE1; or
 - is an essential requirement directly related to the economic or social needs of the rural community.
- f. The character and identity of South Marston will be protected as set out in Policy RA3.

Appendix 3

Extract from the Local Plan - Policy RA3: South Marston

- Development at South Marston shall be in accordance with Policies SD1 and SD2 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.
- Development at South Marston shall:
 - ensure it respects the character of the existing village by:
 - Providing housing at an average density of 30 dwellings per hectare; and
 - Providing affordable housing in accordance with Policy HA2, but at a proportion of no more than 20%.
 - provide community, recreation facilities and retail provision of an appropriate scale, as part of a village centre:
 - provide green infrastructure in accordance with Policy EN1 proportionate to the scale of expansion;
 - 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;
 - protect historic landscape features, archaeological assets and existing green infrastructure;
 - deliver primary school places within the village to meet the needs of an expanded South Marston;
 - provide a new road connection between Thornhill Road and Old Vicarage lane, within the limits of the expanded village and designed so that it does not form a bypass to the south of South Marston;
 - 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;
 - 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 appropriate infrastructure contributions to mitigate their impact;

- provide mitigation measures to protect the village from flood risk;
 - realise opportunities to facilitate main drainage and utilities supply to existing properties that currently lack connections where possible.
- 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:
- involves the re-use, conversion or extension of existing buildings at a scale appropriate to their location, in accordance with the criteria specified in Policy DE1; or
 - is an essential requirement directly related to the economic or social needs of the rural community.

Appendix 4

Extract from Local Plan – Policy SD3: Managing Development

- a. When considering development proposal, the Council will take a positive approach to reflect the presumption in favour of sustainable development. This means:
 - it will always work proactively and jointly with applicants to find solutions which mean that proposals can be approved wherever possible, and to secure the development that improves the economic, social and environmental conditions, and promotes health and well-being, for those people living and working in Swindon Borough;
 - planning applications that are in accordance with the policies in this Local Plan (and the policies in the adopted neighbourhood plans) will be approved without delay, unless material conditions indicate otherwise;
 - where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Borough Council will grant planning permission unless material considerations indicate otherwise, taking into account whether:
 - any adverse impacts of granting planning permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or
 - specific policies in that Framework indicate that development should be restricted.
- b. At all significant development areas;
 - following outline planning permission being granted, detailed design submissions including reserved matters applications should be guided by an overarching design approach that is set out in design codes and/or framework plans or appropriate alternative mechanism;
 - management strategies will be agreed to secure the long term maintenance of infrastructure prior to development; and
 - the production of Diversity Impact Assessments and Health Impact Assessments will be encouraged.

- c. for the Swindon Central Area a masterplan will be produced to give further guidance to development proposals to realise the aims of this Plan and the Swindon Central Area Action Plan.
- d. for the Strategic Allocations a tariff or model legal agreement will be developed to ensure timely delivery of infrastructure, maintenance and mitigation and fair and equitable contributions between phases.

Appendix 5

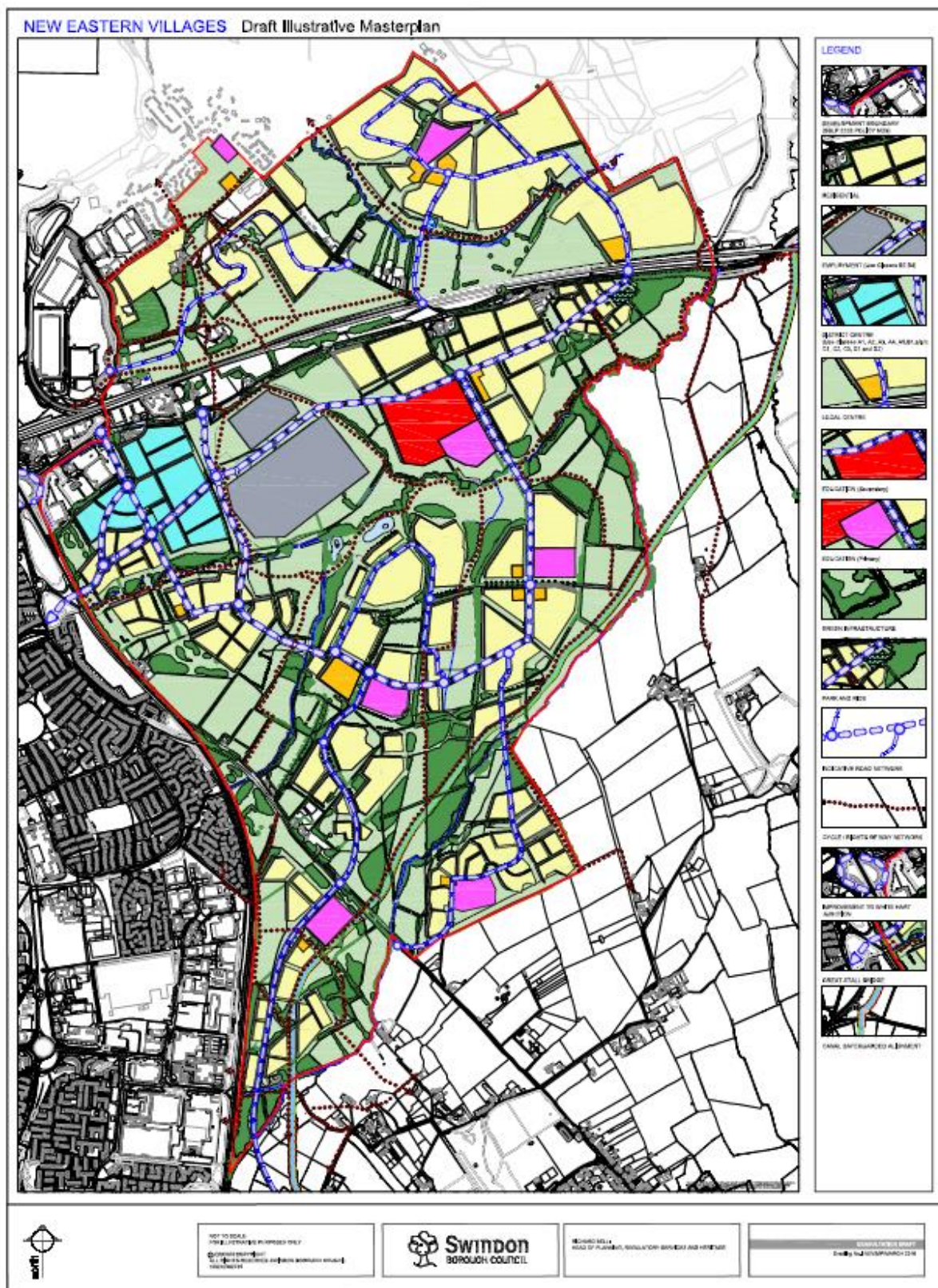
Extract from Local Plan – Policy IN1: Infrastructure Provision

a. In order to make a positive contribution to the sustainable growth in Swindon Borough, all development, including development adjacent to but outside the Swindon Borough boundary, shall where appropriate, and within the context of economic viability make provision to:

- meet the cost of new infrastructure made necessary by the development;
- mitigate the impact of development on existing infrastructure;
- provide for the on-going maintenance of infrastructure delivered as a result of development where appropriate;
- contribute to the delivery of strategic infrastructure to address the cumulative impacts of development; and,
- contribute to initiatives to increase the effectiveness and efficiency of infrastructure.

Appendix 2

New Eastern Villages – Draft Illustrative Masterplan (ref. NEV/MP/March 2016)



New Eastern Villages - Infrastructure Requirements

Project Title	Project Description	Primary Local Plan Policy Reference	Estimated Capital Cost	Contribution Type	Location	Cost Source	Funding Arrangements	Project Status	Dependency to Deliver New Eastern Villages
TRANSPORT & MOVEMENT									
White Hart Junction Improvements	Delivery of a high quality junction improvement to provide segregation of the local and strategic road networks and improve public realm	NC3: New Eastern Villages	27,732,000	Shared	Offsite	Swindon Eastern Villages Transport Study (JMP, 2011)	Developer/S106 and Local Growth Fund	Outline preliminary designs for improvements have been undertaken.	The development at the Eastern Villages and existing east Swindon community are dependent on this scheme. This scheme is critical to ensure there is capacity on the transport network to enable growth.
Great Stall Bridge (formerly known as Green Bridge)	New link across A419 to facilitate public transport, walking and cycling to integrate the new District Centre with the existing communities in East Swindon	NC3: New Eastern Villages	15,110,000	Shared	Onsite and Offsite	Swindon Eastern Villages Transport Study (JMP, 2011)	Developer/S106 /Local Growth Fund	Outline preliminary designs for scheme have been undertaken	The development at the Eastern Villages and existing east Swindon community are dependent on this scheme. This scheme is critical to ensure there is capacity on the transport network to enable growth.
A420 Highway Improvements	A420 junction improvements and new accesses including links to mitigate growth to the east of Swindon.	NC3: New Eastern Villages	4,081,000	Shared	Offsite	Swindon Eastern Villages Transport Study (JMP, 2011)	Developer/S106 and Local Growth Fund	Outline preliminary designs for improvements has been undertaken. Detailed designs for specific junctions have been submitted with outline planning applications. Applications currently under consideration.	The development at the Eastern Villages and existing east Swindon community are dependent on this scheme. This scheme is critical to ensure there is capacity on the transport network to enable housing and economic growth
West of A419 Highway Works	Junctions improvements to mitigate growth to the east of Swindon including works to Oxford Road, Coate, Piccadilly and Greenbridge Roundabouts	NC3: New Eastern Villages	8,000,000	Shared	Offsite	Mitigation West of A419 and Apportionment of EV Impact (CH2MHill, 2014)	Developer/S106 /Local Growth Fund	Necessary improvements have been identified and preliminary designs prepared	The development at the Eastern Villages and existing east Swindon community are dependent on this scheme. This scheme is critical to ensure there is capacity on the transport network to enable growth.

Project Title	Project Description	Primary Local Plan Policy Reference	Estimated Capital Cost	Contribution Type	Location	Cost Source	Funding Arrangements	Project Status	Dependency to Deliver New Eastern Villages
Southern Connector Road	Highway link to the strategic road network (A419) Commonhead roundabout from internal highway within the New Eastern Villages development	NC3: New Eastern Villages	16,118,000	Local and Shared	Onsite and Offsite	Eastern villages Southern Connector Road Feasibility Study (CH2MHill, 2014)	Developer/S106	Feasibility Study undertaken to confirm link can be delivered. Potential alignments will be subject to further detailed assessment.	The development at the Eastern Villages and existing east Swindon community are dependent on this scheme. This scheme is critical to ensure there is capacity on the transport network to enable growth.
Express Bus Network	Sustainable transport links that integrate with the existing urban area	NC3: New Eastern Villages and TR1: Sustainable Transport Networks	3,695,000	Shared	Onsite and Offsite	Swindon Rapid Transit Proposals - Eastern Villages (CH2Hill, 2014)	Developer/S106 and Local Growth Fund	Detailed options for routes and highway infrastructure including costings have been undertaken.	Development at the New Eastern Villages will benefit and it is crucial to achieve modal shift at the NEV. It will ease movement and encourage sustainable modes between Eastern Villages and the Central Area.
Park & Ride	1000 space, 3 ha. Park & Ride excl. land acquisition	NC3: New Eastern Villages	5,077,000	Shared	Onsite and Offsite	Technical Note on Triangle Site Park and Ride Site Concept Design (Halcrow, 2008)	Developer/S106	Not commenced	Development at New Eastern Villages would benefit from this.
J15 Improvements	M4 Junction 15 Capacity Improvement Works required for Commonhead and New Eastern Villages	NC2: Commonhead	8,700,000	Shared	Offsite	Swindon Transport Study (JMP, 2011)/	Developer	Preliminary design approved by Highways Agency. Planning condition	All development within the Borough, but more specifically the development at Commonhead. It is a critical

Project Title	Project Description	Primary Local Plan Policy Reference	Estimated Capital Cost	Contribution Type	Location	Cost Source	Funding Arrangements	Project Status	Dependency to Deliver New Eastern Villages
						Highways Agency approved Preliminary Design		of Commonhead consent.	scheme to ensure there is capacity to support housing and economic growth.
Public Transport	Sustainable transport links that integrate with the existing urban area	NC3: New Eastern Villages and TR1: Sustainable Transport Networks	6,000,000	Shared	Onsite and Offsite	Swindon Rapid Transit Proposals - Eastern Villages (CH2Hill, 2014)	Developer/S106 and Local Growth Fund	Detailed options for routes and highway infrastructure including costings have been undertaken.	Development at the New Eastern Villages will benefit and it is crucial to achieve modal shift at the NEV. It will ease movement and encourage sustainable modes between Eastern Villages and the Central Area.
Highway links between development islands	The construction of highways to secure links to all the New Eastern Villages	NC3: New Eastern Villages	4,725,000	Shared	Onsite and Offsite				
New link across the railway at footpath 5	The construction of a new shared pedestrian / cycleway link across the mainline railway at foot path 5	NC3: New Eastern Villages	1,500,000	Shared	Onsite and Offsite		Network Rail/S106	Detailed options for routes and highway infrastructure including costings have been undertaken.	Development at the New Eastern Villages will benefit and it is crucial to achieve modal shift at the NEV. It will ease movement and encourage sustainable modes throughout the New Eastern Villages
Framework Travel Plan		NC3: New Eastern Villages	2,147,000	Shared	Onsite and Offsite				Development at the New Eastern Villages will benefit and it is crucial to achieve modal shift at the NEV. It will ease movement and encourage sustainable modes between Eastern Villages and the Central Area.

Project Title	Project Description	Primary Local Plan Policy Reference	Estimated Capital Cost	Contribution Type	Location	Cost Source	Funding Arrangements	Project Status	Dependency to Deliver New Eastern Villages
EDUCATION									
New Eastern Villages New Learning Campus	Delivery of a new 8FE Secondary, School (East) and 16-18 education 2FE primary school and	CM1: Education and NC3: New Eastern Villages	25,684,000 6,500,000	Local and Shared	Onsite and Offsite	School Place Planning Study: Future Demand to 2026 (Cambridge Education, 2009)	S106	Not commenced	The development at Eastern Villages and the east of Swindon is dependent on this intervention. Without provision of additional capacity there will be insufficient places to meet the demand created.
Expansion of South Marston Primary School	Expansion of South Marston Primary (currently 0.5FE) to accommodate the impact of NEV development	CM1: Education and NC3: New Eastern Villages and RA3: South Marston	4,500,000	Local	Onsite	SM Primary School Feasibility (2012)	S106	Architectural design being progressed in partnership with stakeholders	The development at South Marston is dependent on this intervention. Without provision of additional capacity there will be insufficient places to meet the demand created.
New Eastern Villages Primary School (1)	New 2 FE Primary School to accommodate the need generated by the NEV	CM1: Education and NC3: New Eastern Villages	6,500,000	Local	Onsite	Recently completed Tadpole Primary School providing cost benchmark	S106	Not commenced	The development at Eastern Villages is dependent on this intervention. Without provision of additional capacity there will be insufficient places to meet the demand created.
New Eastern Villages Primary School (2)	New 2 FE Primary School to accommodate the need generated by the NEV	CM1: Education and NC3: New Eastern Villages	6,500,000	Local	Onsite	Recently completed Tadpole Primary School providing cost benchmark	S106	Not commenced	The development at Eastern Villages is dependent on this intervention. Without provision of additional capacity there will be insufficient places to meet the demand created.
New Eastern Villages Primary School (3)	New 2 FE Primary School to accommodate the need generated by the NEV	CM1: Education and NC3: New Eastern Villages	6,500,000	Local	Onsite	Recently completed Tadpole Primary School providing cost benchmark	S106	Not commenced	The development at Eastern Villages is dependent on this intervention. Without provision of additional capacity there will be insufficient places to meet the demand created.
New Eastern Villages Primary School (4)	New 2 FE Primary School to accommodate the need generated by the NEV	CM1: Education and NC3: New Eastern Villages	6,500,000	Local	Onsite	Recently completed Tadpole Primary School providing cost benchmark	S106	Not commenced	The development at Eastern Villages is dependent on this intervention. Without provision of additional capacity there will be insufficient places to meet the demand created.

Project Title	Project Description	Primary Local Plan Policy Reference	Estimated Capital Cost	Contribution Type	Location	Cost Source	Funding Arrangements	Project Status	Dependency to Deliver New Eastern Villages
New Eastern Villages Primary School (5)	New 2 FE Primary School to accommodate the need generated by the NEV	CM1: Education and NC3: New Eastern Villages	6,500,000	Local	Onsite	Recently completed Croft Primary School providing cost benchmark	S106	Not commenced	The development at Eastern Villages is dependent on this intervention. Without provision of additional capacity there will be insufficient places to meet the demand created.
Early Years Provision	Early Years Provision (0-2 years)	CM1: Education	1,583,000	Local and Shared	Onsite and Offsite	School Place Planning Study: Future Demand to 2026 (Cambridge Education, 2009)	SBC and S106	Number of projects to be delivered Boroughwide	Future development at the New Eastern Villages is dependent as without provision of additional capacity there will be insufficient places to meet the demand created.
Early Years Provision	Early Years Provision (2-4 years)	CM1: Education	5,275,000	Local and Shared	Onsite and Offsite	School Place Planning Study: Future Demand to 2026 (Cambridge Education, 2009)	SBC and S106	Number of projects to be delivered Boroughwide	Future development at the New Eastern Villages is dependent as without provision of additional capacity there will be insufficient places to meet the demand created.
Special Education Provision (Primary)	To support the delivery of SEN at the New Eastern Villages	CM1: Education	2,355,061	Shared	Offsite	School Place Planning Study: Future Demand to 2026 (Cambridge Education, 2009)	SBC Capital Programme/CIL	Feasibility, including Site Options Appraisal	Future development at the New Eastern Villages is dependent as without provision of additional capacity there will be insufficient places to meet the demand created.
Special Education Provision (Secondary)	To support the delivery of SEN at the New Eastern Villages	CM1: Education	2,022,000	Shared	Offsite	School Place Planning Study: Future Demand to 2026 (Cambridge Education,	SBC Capital Programme/CIL	Feasibility, including Site Options Appraisal	Future development at the New Eastern Villages is dependent as without provision of additional capacity there will be insufficient places to meet the demand created.

Project Title	Project Description	Primary Local Plan Policy Reference	Estimated Capital Cost	Contribution Type	Location	Cost Source	Funding Arrangements	Project Status	Dependency to Deliver New Eastern Villages
						2009)			
COMMUNITY AND LEISURE FACILITIES									
New Eastern Villages District Centre Community Centre	New Eastern Villages Community Building at District Centre (safeguarding of land)	NC3: New Eastern Villages	2,243,000	Shared	Onsite and Offsite	Pinetrees' Community Centre (£2,300,000) providing cost benchmark	S106	Not commenced	Existing and new communities in the east will benefit from this facility.
New Eastern Villages Health Facilities	Health care facility with 11 GP surgery, dentist and pharmacy provision in District Centre. Includes nominal land acquisition cost.	NC3: New Eastern Villages	4,037,000	Shared	Onsite and Offsite	CCG District Valuer utilising comparable scheme at Westbury	CCG	Not commenced	Essential to serve new community and provide access to primary health care at Eastern Villages
Libraries	Mobile Library and related services	NC3: New Eastern Villages	1,712,000	Shared	Onsite		S106	Not commenced	New communities in the east will benefit from this facility.
New Eastern Villages Community Hub	New Eastern Villages Local Centre Community Hub at Rowborough	NC3: New Eastern Villages	561,000	Local	Onsite	Feasibility for 'Tadpole and Redhouse' Community Centre providing cost benchmark	S106	Included within an outline application which is currently being considered	Existing and new communities in the east will benefit from this facility.
New Eastern Villages Community Hub	New Eastern Villages Local Centre Community Hub at South Marston	NC3 and RA3	561,000	Local	Onsite	Feasibility for 'Tadpole and Redhouse' Community Centre providing cost benchmark	S106	Included within an outline application which is currently being considered	Existing and new communities in the east will benefit from this facility.
New Eastern Villages Community Hub	New Eastern Villages Local Centre Community Hub at Lotmead	NC3: New Eastern Villages	561,000			Feasibility for 'Tadpole and Redhouse' Community	S106	Not commenced	Existing and new communities in the east will benefit from this facility.

Project Title	Project Description	Primary Local Plan Policy Reference	Estimated Capital Cost	Contribution Type	Location	Cost Source	Funding Arrangements	Project Status	Dependency to Deliver New Eastern Villages
				Local	Onsite	Centre providing cost benchmark			
New Eastern Villages Community Hub	New Eastern Villages Local Centre Community Centre at Foxbridge	NC3: New Eastern Villages	561,000	Local	Onsite	Feasibility for 'Tadpole and Redhouse' Community Centre providing cost benchmark	S106	Not commenced	Existing and new communities in the east will benefit from this facility.
New Eastern Villages Community Hub	New Eastern Villages Local Centre Community Hub at Redlands	NC3: New Eastern Villages	561,000	Local	Onsite	Feasibility for 'Tadpole and Redhouse' Community Centre providing cost benchmark	S106	Not commenced	Existing and new communities in the east will benefit from this facility.
New Eastern Villages Sports Facility	Leisure centre, including swimming pool, to meet the local needs of residents in the NEV (Safeguarding of land)	NC3: New Eastern Villages	9,764,000	Local and Shared	Onsite and Offsite	Sport England Facilities Cost Calculator (March 2014)	Provided Commercially	Not commenced	Existing and new communities in particular in the north will benefit from this facility.
The Arts	Art projects to be confirmed	DE1: Good Design NC3: New Eastern Villages	1,924,000	Local/Shared	Onsite and Offsite	The detail of design schemes required	S106	Not commenced	

Project Title	Project Description	Primary Local Plan Policy Reference	Estimated Capital Cost	Contribution Type	Location	Cost Source	Funding Arrangements	Project Status	Dependency to Deliver New Eastern Villages
Central Area Public Realm	Public Realm schemes / projects to be confirmed	NC3: New Eastern Villages	24,185,000	Shared	Offsite	The detail of design schemes required	S106	Not commenced	Residents, visitors and development across the Borough will benefit from an improved environment but more specifically it will support regeneration and growth within the Town Centre
HEALTH & EMERGENCY SERVICES									
Ambulance (2 standby points)	The provision of 2 standby points	CM3: Integrating Facilities and Delivering Services NC3: New Eastern Villages	213,000	Shared	Onsite		S106		Essential to deal with increasing demand placed on the Ambulance Service by the New Eastern Villages and maintain acceptable response times.
Wiltshire Fire and Rescue	Contributions towards the Wiltshire Fire and Rescue service	CM3: Integrating Facilities and Delivering Services NC3: New Eastern Villages	1,561,000	Shared	Offsite		S106		Essential to deal with increasing demand placed on Fire Service by the New Eastern Villages and maintain acceptable response times.
Children's Social Care	Contributions towards the provision of Children's Social Care	CM3: Integrating Facilities and Delivering Services NC3: New Eastern Villages	TBC	Shared	Offsite		S106		
Adult Social Care	Contributions towards the provision of Adult's Social Care	CM3: Integrating Facilities and Delivering Services NC3: New	15,565,000	Shared	Offsite		S106		

Project Title	Project Description	Primary Local Plan Policy Reference	Estimated Capital Cost	Contribution Type	Location	Cost Source	Funding Arrangements	Project Status	Dependency to Deliver New Eastern Villages
		Eastern Villages							
ENERGY AND WASTE									
New Eastern Villages District Heating Network	District Heating Infrastructure at the New Eastern Villages.	NC3: New Eastern Villages and DE2: Sustainable Construction	TBC	Shared	Onsite and Offsite	District Energy Pre-Feasibility Study (2011)	Utility infrastructure provider/developer	Not commenced	Development at Eastern Villages would benefit from this.
Household Waste Recycling Centre	Household Waste Recycling Centre to support the New Eastern Villages	In accordance with Wiltshire and Swindon Waste Core Strategy in particular Policy WCS2: Future Waste Site Locations	606,000	Shared	Onsite and Offsite	Municipal Waste Management Strategy (p. 34)	Existing S106/SBC/CIL	Not commenced	Although this is critical to support growth throughout the Borough in the long term, current facilities can be utilised to cater for initial demand.
Additional waste vehicles	Household Waste Recycling services to support the New Eastern Villages		TBC	Shared	Offsite		S106	Not commenced	Although this is critical to support growth throughout the Borough in the long term, current facilities can be utilised to cater for initial demand.
Dwelling house waste provision (wheelie bins / rec. boxes)	Household Waste Recycling services to support the New Eastern Villages		1,139,000	Shared	Onsite and Offsite		S106	Not commenced	
Flat waste provision (wheelie bins / rec. boxes)	Household Waste Recycling services to support the New Eastern Villages	NC3: New Eastern Villages	TBC	Shared	Onsite and Offsite		S106	Not commenced	

Project Title	Project Description	Primary Local Plan Policy Reference	Estimated Capital Cost	Contribution Type	Location	Cost Source	Funding Arrangements	Project Status	Dependency to Deliver New Eastern Villages
Flat premium (per every 6 flats)		NC3: New Eastern Villages							
GREEN INFRASTRUCTURE									
General Recreational Open Space (Land Safeguarded)	Land safeguarded for the provision of General open space (incorporating Major and Local Open Space)	EN3: Open Space NC3: New Eastern Villages	n/a	Local and Shared	Onsite and Offsite	Adopted Local Plan standard to provide open space as part of new development		Not commenced	There is a requirement to provide an extensive green infrastructure network and public open space as part of the New Eastern Villages.
Nature Reserve		NC3: New Eastern Villages	10,906,000 Maintenance figure TBC	Local and Shared	Onsite and Offsite	Adopted Local Plan standard to provide open space as part of new development		Not commenced	There is a requirement to provide an extensive green infrastructure network and public open space as part of the New Eastern Villages.
Major Open Space (design, construction and maintenance)	To include a range of LEAPs provided to an adoptable standard across the New Eastern Villages. Committed sums required for the long term maintenance and management of the play areas. All play areas to be located at safe, easily accessible and well overlooked by new homes across the New Eastern Villages to benefit existing and new communities.	EN3: Open Space NC3: New Eastern Villages	34,429,000 Maintenance figure TBC	Local	Onsite	Adopted Local Plan standard to provide open space as part of new development		Not commenced	There is a requirement to provide an extensive green infrastructure network and public open space as part of the New Eastern Villages.

Project Title	Project Description	Primary Local Plan Policy Reference	Estimated Capital Cost	Contribution Type	Location	Cost Source	Funding Arrangements	Project Status	Dependency to Deliver New Eastern Villages
Local Open Space (design, construction and maintenance)	<p>To include a range of NEAPs (including MUGAs) provided to an adoptable standard across the New Eastern Villages.</p> <p>Committed sums required for the long term maintenance and management of the play areas.</p> <p>All play areas to be located at safe, easily accessible and well overlooked by new homes across the New Eastern Villages to benefit existing and new communities.</p>	<p>EN3: Open Space</p> <p>NC3: New Eastern Villages</p>	<p>3,320,800</p> <p>Maintenance figure TBC</p>	Local	Onsite	Adopted Local Plan standard to provide open space as part of new development		Not commenced	There is a requirement to provide an extensive green infrastructure network and public open space as part of the New Eastern Villages.
Sports 'Hub' Facilities	<p>To provide 3-5 sports 'hub' facilities to be provided.</p> <p>To include a minimum of 4 x Playing Pitches with a pavilion , changing facilities and an appropriate level of car parking provision</p>	<p>EN3: Open Space</p> <p>NC3: New Eastern Villages</p>	<p>11,505,200</p> <p>Maintenance figure TBC</p>	Local and Shared	Onsite and Offsite	Provision to be in accord with the Council's emerging Playing Pitch Strategy (2016)		Not commenced	There is a requirement to provide an extensive green infrastructure network and public open space as part of the New Eastern Villages.
Allotments	A range of allotment sites provided with appropriate plot sizes, easily accessible with associated infrastructure including (where required) car parking provision and water supply across the New Eastern Villages.	<p>EN3: Open Space</p> <p>NC3: New Eastern Villages</p>	<p>2,050,340</p> <p>Maintenance figure TBC</p>	Local	Onsite	Adopted Local Plan standard to provide open space as part of new development		Not commenced	There is a requirement to provide an extensive green infrastructure network and public open space as part of the New Eastern Villages.
Great Western Community Forest	Committed sums required for GWCF	NC3: New Eastern Villages	1,007,322	Local	Onsite			Not commenced	There is a requirement to provide an extensive green infrastructure network as part of the New Eastern Villages.
Archaeology		NC3: New Eastern Villages	1,924,000	Local	Onsite			Not commenced	There is a requirement to provide an extensive green infrastructure network as part of the New Eastern Villages.

Project Title	Project Description	Primary Local Plan Policy Reference	Estimated Capital Cost	Contribution Type	Location	Cost Source	Funding Arrangements	Project Status	Dependency to Deliver New Eastern Villages
COMMUNITY SAFETY									
Community Safety		NC3: New Eastern Villages	3,320,800	Local	Onsite			Not commenced	

Appendix 4 – Village Proformas and Infrastructure Requirements

South Marston Village (expansion)	
<p>The village of South Marston lies adjacent to the northern site boundary of the New Eastern Villages. Whilst development is proposed to increase the size of South Marston, it is important that this existing village retains its separate identity and does not coalesce with Swindon.</p> <p>Alongside this village infrastructure proforma, please refer to the revised illustrative Masterplan (ref. NEV/MP/March 2016) and the NEV update to the Infrastructure Delivery Plan (IDP).</p>	
MAP TO BE INSERTED.	Site area: tbc
	Main land uses: <ul style="list-style-type: none"> • 500 dwellings (Policy NC3) • Extension to the Primary School from 0.5FE to 1.5FE • Local centre/community hub
	Average Density: 30 dwellings per hectare (<i>Policy RA3</i>)
	Land required: Yes, to facilitate the delivery of the extension to South Marston Primary School (adjacent to the school) and to deliver the new village centre and associated facilities. In addition, compensatory land at 'Bell Gardens' to be provided to facilitate the delivery of playing pitch provision.
	Local Plan Policies SD2, HA2, RA3, NC3, EN1 WA6
	Anticipated delivery: Phase 1
Local Infrastructure Needs (Provided on-site) <i>(this list is not exhaustive)</i>	
<ul style="list-style-type: none"> • High quality design throughout the development (<i>Policy DE1</i>) • The preparation of Design Codes at Reserved Matters (<i>Policy SD3</i>) • To demonstrate passive solar benefits through the layout and design of the development (<i>Policy DE2</i>) • All major non-residential development to meet BREEAM standard (<i>Policy DE2</i>) • Secure by Design principles 	

<p>Residential</p> <ul style="list-style-type: none"> • Delivery of 20% Affordable Housing (<i>Policy RA3</i>) • Wheelchair accessible housing (<i>Policy HA3</i>) • Variety of densities, house types and sizes to meet local needs (<i>Policy HA1</i>)
<p>Education</p> <ul style="list-style-type: none"> • Extension of South Marston Primary School to 1.5FE
<p>Transport and Movement</p> <ul style="list-style-type: none"> • The construction of a new road connection between Thornhill Road and Old Vicarage Lane, within the limits of the expanded village (<i>Policy RA3</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 (<i>Policy RA3</i>) • Bridleway 5 - transfer of land required to secure road(s) across the Public Rights of Way and appropriate level of funding (S.237) (<i>Policy RA3</i>) • The provision of walking and cycle network improvements that integrate with existing networks and provide good connectivity within the development and to the surrounding area (including the provision of bridleways) and across the railway and A420)
<p>Community Facilities</p> <p>The provision of community, recreation facilities and retail provision of an appropriate scale, as part of a village centre. To include:</p> <ul style="list-style-type: none"> • The construction of a new village hall, fully serviced with essential infrastructure (including changing room facilities for the playing pitches, village shop/cafe and a community 'white' room) • The construction of new playing pitches at Bell Gardens
<p>Emergency Services</p> <ul style="list-style-type: none"> • Provision of fire hydrants and water supply for fire fighting
<p>Green Infrastructure, Leisure and Heritage</p> <ul style="list-style-type: none"> • The provision of <u>on-site</u> green infrastructure proportionate to the scale of the village's expansion. This includes an extension to the recreation ground to include the field to the south-west (known as Bell Gardens) of the current recreation ground with recreational facilities of an appropriate type and scale. <u>Open Space typologies set out in accord with Policy EN3:</u> General Recreation (Major and Local Open Space) - 1ha per 1000 population Outdoor Sports (1.2 of which will be playing pitch) - 1.6ha per 1000 population Children's Play Areas - 0.3ha per 1000 population Allotments - 0.3ha per 1000 population • To protect on-site historical landscape features, heritage and archaeological assets and existing green-infrastructure (<i>Policy RA3, part (b)</i>)

<ul style="list-style-type: none"> • To protect and retain the character and identity of the village • To protect and enhance biodiversity and provide net local biodiversity gain (Policy EN4)
Waste Management and Utility Services <ul style="list-style-type: none"> • On-site serviced infrastructure (electricity, ICT and telecommunications) • At cost utility service connections to existing properties, where required and where reasonably practicable. • On-site dwelling house waste provision (design solutions for the appropriate storage of wheelie bins and recycling bins)
Other considerations <ul style="list-style-type: none"> • On site flood mitigation works (<i>Policy RA3, SUDs Vision, Policy EN6</i>)
Strategic Infrastructure Needs (Shared) <i>(this list is not exhaustive)</i>
Transport and Movement <ul style="list-style-type: none"> • White Hart Junction Improvements • Southern Connector Road and Commonhead Roundabout link • Contributions towards Footbridge (FP5) over railway <p><u>NEV Mitigation Works West of A419:</u></p> <ul style="list-style-type: none"> • Oxford Road/Nythe Road • Greenbridge Roundabout • Coate Water Roundabout • Piccadilly Roundabout <p><u>A420 Highway Improvements</u></p> <ul style="list-style-type: none"> • Gablecross Roundabout Improvements • Old Vicarage Lane • Police Station Access Improvements <p><u>Sustainable Transport Solutions</u></p> <ul style="list-style-type: none"> • Contributions towards the Framework Travel Plan • Contributions towards Public Transport Services • Contributions towards Express Bus Network • Contributions towards Park and Ride Site
Education <ul style="list-style-type: none"> • Contributions towards Secondary School and Early Years • Contributions towards SEN
Community Facilities <ul style="list-style-type: none"> • Contributions towards the delivery of a 11 GP surgery at the District Centre • Contributions towards Adult and Children's Social Care • Contributions towards libraries • Contributions towards local health provision • Contributions towards community safety
Emergency Services

<ul style="list-style-type: none"> • Wiltshire Fire and Rescue Contributions
<p>Green Infrastructure, Leisure and Heritage</p> <ul style="list-style-type: none"> • To protect historical landscape features, heritage and archaeological assets and existing green-infrastructure (<i>Policy RA3, part (b)</i>) • To ensure non-coalescence of South Marston with Swindon and the New Eastern Villages (<i>Policy NC3, part c)</i>) • Contributions towards Great Western Community Forest (off site planting schemes) • Contributions towards strategic sports and leisure provision, including a leisure centre and swimming pool to be provided at the District Centre • Contributions towards heritage display and storage solutions • Contributions towards the management and maintenance of open space (Parish owned facilities) • Contributions towards Central Area Public Realm • Contributions towards public art
<p>Waste Management and Utility Services</p> <ul style="list-style-type: none"> • District Heating • Sewage treatment works • Waste management contributions (Household waste and recycling centre, additional waste vehicles)
<p>Other considerations</p> <ul style="list-style-type: none"> • The provision of flood mitigation works required off site (<i>Policy RA3, NEV Drainage Strategy – Policy EN6</i>) • The construction, management and maintenance of SUDs required off site
<p>Evidence Base</p>
<ul style="list-style-type: none"> • Submission Draft - South Marston Neighbourhood Plan (2015) • South Marston Primary School Feasibility (2012) • Swindon Borough Local Plan 2026 • Updated NEV Masterplan (March 2016) • Infrastructure Delivery Plan – NEV Update March 2016

Rowborough Village	
<p>The village of Rowborough will be located north of the A420, and to the east of the existing village of South Marston.</p> <p>Alongside this village infrastructure proforma, please refer to the revised illustrative Masterplan (ref. NEV/MP/March 2016) and the NEV update to the Infrastructure Delivery Plan (IDP).</p>	
MAP TO BE INSERTED.	Site area: tbc
	Main land uses: <ul style="list-style-type: none"> • about 1500 dwellings (Policy NC3) • 2FE Primary School (Policy NC3) • Local centre (NC3) • Sports Hub (NC3) • Open Space provision
	Average Density: 40 dwellings per hectare
	Land required: Yes, to facilitate the delivery: <ul style="list-style-type: none"> • 2FE Primary School • Local centre/community hub • The provision of a sports ‘hub’ facility • An extensive green infrastructure network connecting with Nightingale Woods
	Local Plan Policies SD1, SD2, SD3, DE1, DE2, HA1, HA2, TR1, TR2, IN1, IN2, IN3, IN4, EC3, CM1-CM4, EN3, EN6, EN10.
	Wiltshire Waste Core Strategy WA6
Anticipated delivery: Phase 1	
Local Infrastructure Needs (Provided on-site) (this list is not exhaustive)	
Design and Form of Development <ul style="list-style-type: none"> • High quality public realm including outdoor civic public space (NC3) • High quality design throughout the development (<i>Policy DE1</i>) • The preparation of Design Codes at Reserved Matters (<i>Policy SD3</i>) 	

<ul style="list-style-type: none"> • To demonstrate passive solar benefits through the layout and design of the development (<i>Policy DE2</i>) • All major non-residential development to meet BREEAM standard (<i>Policy DE2</i>) • Secure by Design principles • All housing parcels adjacent to Nightingale Wood should be “set back” from the woodland edge.
Residential <ul style="list-style-type: none"> • Variety of densities, house types and sizes to meet local needs and respect character of surrounding area (<i>Policy HA1</i>) • Delivery of 40% Affordable Housing (<i>Policy NC3</i>) • Wheelchair accessible housing (<i>Policy HA3</i>)
Education <ul style="list-style-type: none"> • 2FE Primary School with playing field and secured community access.
Transport and Movement <ul style="list-style-type: none"> • To construct a new road link under the Bristol to London railway line connecting the development to the A420 (<i>Policy NC3</i>) • To provide walking and cycle network improvements that integrate with existing networks and provide good connectivity within the development and to the surrounding area (including the provision of bridleways) (<i>Policy NC3</i>)
Community Facilities The provision of community, recreation facilities and retail provision of an appropriate scale. To include: <ul style="list-style-type: none"> • The construction of a fully serviced ‘sports hub’ providing 4 x grass playing pitches with ancillary services including changing room facilities, parking, clubhouse (<i>Policy NC3</i>) • Contributions/site towards the provision of a local shop (<i>policy NC3</i>) • Flexible, multi-purpose building for use by the community, public sector and for worship (<i>Policy NC3</i>)
Emergency Services <ul style="list-style-type: none"> • Provision of fire hydrants and water supply for fire fighting
Green Infrastructure, Leisure and Heritage <ul style="list-style-type: none"> • An extensive green infrastructure network that maximises opportunities for habitat connectivity and enhanced biodiversity connecting with Nightingale Wood • The provision of <u>on-site</u> green infrastructure proportionate to the scale of the new village <u>Open Space typologies set out in accord with Policy EN3:</u> General Recreation (Major and Local Open Space) - 1ha per 1000 population Outdoor Sports (1.2 of which will be playing pitch) - 1.6ha per 1000 population Children’s Play Areas - 0.3ha per 1000 population Allotments - 0.3ha per 1000 population • To protect on-site historical landscape features, heritage and archaeological

<p>assets and existing green-infrastructure (<i>NC3</i>)</p> <ul style="list-style-type: none"> • Maximise opportunities for habitat connectivity • Safeguard the alignment route for the Wilts & Berks Canal (<i>Policy NC3</i>) • To protect and enhance biodiversity and provide net local biodiversity gain (<i>Policy EN4</i>)
<p>Waste Management and Utility Services</p> <ul style="list-style-type: none"> • On-site serviced infrastructure (electricity, ICT and telecommunications) • On-site dwelling house waste provision (design solutions for the appropriate storage of wheelie bins and recycling bins)
<p>Other considerations</p> <ul style="list-style-type: none"> • On site flood mitigation works (<i>Policy NC3, Policy EN6</i>)
<p>Strategic Infrastructure Needs (Shared) <i>(this list is not exhaustive)</i></p>
<p>Transport and Movement</p> <ul style="list-style-type: none"> • White Hart Junction Improvements • Southern Connector Road and Commonhead Roundabout Link • Contributions towards the linkages between development islands • Contributions towards the Footbridge (FP5) over the railway <p><u>NEV Mitigation Works West of A419:</u></p> <ul style="list-style-type: none"> • Oxford Road/Nythe Road • Greenbridge Roundabout • Coate Water Roundabout • Piccadilly Roundabout <p><u>A420 Highway Improvements</u></p> <ul style="list-style-type: none"> • Gablecross Roundabout Improvements • Old Vicarage Lane • Police Station Access Improvements <p><u>Travel Plan</u></p> <ul style="list-style-type: none"> • Contributions towards the Framework Travel Plan • Contributions towards Public Transport Services • Contributions towards Rapid Transit • Contributions towards Park and Ride
<p>Education</p> <ul style="list-style-type: none"> • Contributions towards Secondary School and Early Years • Contributions towards SEN
<p>Community Facilities</p> <ul style="list-style-type: none"> • Contributions towards the delivery of a 11 GP surgery at the District Centre • Contributions towards Adult and Children's Social Care • Contributions towards libraries • Contributions towards local health provision • Contributions towards community safety

Emergency Services <ul style="list-style-type: none"> • Wiltshire Fire and Rescue Contributions
Green Infrastructure, Leisure and Heritage <ul style="list-style-type: none"> • To protect historical landscape features, heritage and archaeological assets and existing green-infrastructure • To ensure non-coalescence of Rowborough with South Marston village and the New Eastern Villages (<i>Policy NC3, part c</i>) • Contributions towards Great Western Community Forest (off site planting schemes) • Contributions towards strategic sports and leisure provision, including a leisure centre and swimming pool to be provided at the District Centre • Contributions towards heritage display and storage solutions • Contributions towards the management and maintenance of open space (Parish owned facilities) • Contributions towards Central Area Public Realm • Contributions towards Public Art
Waste Management and Utility Services <ul style="list-style-type: none"> • Waste management contributions (Household waste and recycling centre, additional waste vehicles)
Other considerations <ul style="list-style-type: none"> • District Heating • The provision of flood mitigation works required off site (<i>Policy EN6</i>) • The construction, management and maintenance of SUDs required off site
Evidence Base
<ul style="list-style-type: none"> • Swindon Borough Local Plan 2026 • Updated NEV Masterplan (March 2016) • Infrastructure Delivery Plan – NEV Update March 2016

Upper Lotmead Village	
<p>The village of Upper Lotmead is located to the south of Great Stall West</p> <p>Alongside this village infrastructure proforma, please refer to the revised illustrative Masterplan (ref. NEV/MP/March 2016) and the NEV update to the Infrastructure Delivery Plan (IDP).</p>	
MAP TO BE INSERTED.	Site area: tbc
	Main land uses: <ul style="list-style-type: none"> • approx. 850 dwellings (Policy NC3) • 2FE Primary School (Policy NC3) • Local centre (Policy NC3) • Open space provision
	Average Density: 40 dwellings per hectare
	Land required: Yes, to facilitate the delivery: <ul style="list-style-type: none"> • 2FE Primary School • Local centre • Open Space and allotments
	Local Plan Policies SD1, SD2, SD3, DE1, DE2, HA1, HA2, TR1, TR2, IN1, IN2, IN3, IN4, EC3, CM1-CM4, EN3, EN6, EN10.
	Wiltshire Waste Core Strategy WA6
Local Infrastructure Needs (Provided on-site) <i>(this list is not exhaustive)</i>	
Design and Form of Development <ul style="list-style-type: none"> • High quality public realm including outdoor civic public space (NC3) • High quality design throughout the development (<i>Policy DE1</i>) • The preparation of Design Codes at Reserved Matters (<i>Policy SD3</i>) • To demonstrate passive solar benefits through the layout and design of the development (<i>Policy DE2</i>) • All major non-residential development will be required to meet BREEAM standard (<i>Policy DE2</i>) • Secure by Design principles • The form of development here should be arranged to ensure space between properties allowing views through and out to the open countryside (Draft EV SPD, 2013) 	

Residential <ul style="list-style-type: none"> • Variety of densities, house types and sizes to meet local needs and that respect character of surrounding area (Policy HA1) • Delivery of 40% Affordable Housing (Policy NC3) • Wheelchair accessible housing (Policy HA3)
Education <ul style="list-style-type: none"> • 2FE Primary School with playing pitches and secured community access
Transport and Movement <ul style="list-style-type: none"> • To construct new roads and provide public transport services to ensure north-south and east-west vehicular links securing connectivity to the neighbouring new villages of Middle Lotmead (to the west), Great Stall East (to the north) and Redlands (to the south). • To provide a walking and cycle network that integrate with existing networks and provide good connectivity within the development and to the surrounding area (including the provision of bridleways)
Community Facilities <ul style="list-style-type: none"> • The provision of local centre uses / site
Emergency Services <ul style="list-style-type: none"> • Provision of fire hydrants and water supply for fire fighting
Green Infrastructure, Leisure and Heritage <p>The provision of <u>on-site</u> green infrastructure proportionate to the scale of the new village. Public open space should be provided in accordance with the typologies and standards as set out in Policy EN3 of the Local Plan.</p> <p><u>Open Space typologies:</u></p> <p>General Recreation (Major and Local Open Space) - 1ha per 1000 population</p> <p>Outdoor Sports (1.2 of which will be playing pitch) - 1.6ha per 1000 population</p> <p>Children's Play Areas - 0.3ha per 1000 population</p> <p>Allotments - 0.3ha per 1000 population</p> <ul style="list-style-type: none"> • To protect on-site historical landscape features, heritage and archaeological assets and existing green-infrastructure • To maximise opportunities for habitat connectivity • To protect and enhance biodiversity and provide net local biodiversity gain (Policy EN4) • Biodiversity, including the River Cole Corridor and River Cole Meadow County Wildlife Sites, is protected, integrated and enhanced (Policy NC3, part c))
Waste Management and Utility Services <ul style="list-style-type: none"> • On-site serviced infrastructure (electricity, ICT and telecommunications) • On-site dwelling house waste provision (design solutions for the appropriate storage of wheelie bins and recycling bins)

Other considerations <ul style="list-style-type: none"> On site flood mitigation works (Policy NC3, Policy EN6)
Strategic Infrastructure Needs (Shared) <i>(this list is not exhaustive)</i>
Transport and Movement <ul style="list-style-type: none"> White Hart Junction Improvements Southern Connector Road and Commonhead Roundabout link Contributions towards the bridging structure linkages between development islands Contributions towards the Footbridge (FP5) over railway <p><u>NEV Mitigation Works West of A419:</u></p> <ul style="list-style-type: none"> Oxford Road/Nythe Road Greenbridge Roundabout Coate Water Roundabout Piccadilly Roundabout <p><u>A420 Highway Improvements</u></p> <ul style="list-style-type: none"> Gablecross Roundabout Improvements Old Vicarage Lane Police Station Access Improvements <p><u>Travel Plan</u></p> <ul style="list-style-type: none"> Contributions towards the Framework Travel Plan Contributions towards Public Transport Services Contributions towards Rapid Transit Contributions towards Park and Ride
Education <ul style="list-style-type: none"> Contributions towards Secondary School and Post 16 Contributions towards Early Years Contributions towards SEN
Community Facilities <ul style="list-style-type: none"> Contributions towards the delivery of a 11 GP surgery at the District Centre Contributions towards Adult and Children's Social Care Contributions towards libraries Contributions towards local health provision Contributions towards community safety
Emergency Services <ul style="list-style-type: none"> Wiltshire Fire and Rescue Contributions
Green Infrastructure, Leisure and Heritage <ul style="list-style-type: none"> To protect historical landscape features, heritage and archaeological assets and existing green-infrastructure (<i>Policy RA3, part (b)</i>) Contributions towards Great Western Community Forest (on and off site planting schemes) Contributions towards strategic sports and leisure provision, including a

<p>leisure centre and swimming pool to be provided at the District Centre</p> <ul style="list-style-type: none"> • Contributions towards heritage display and storage solutions • Contributions towards the management and maintenance of open space (Parish owned facilities) • Contributions towards Central Area Public Realm • Contributions towards Public Art
<p>Waste Management and Utility Services</p> <ul style="list-style-type: none"> • District Heating • Sewage treatment works • Waste management contributions (Household waste and recycling centre, additional waste vehicles)
<p>Other considerations</p> <ul style="list-style-type: none"> • The provision of flood mitigation works required off site (<i>Policy RA3, NEV Drainage Strategy - Policy EN6</i>) • The construction, management and maintenance of SUDs required off site
<p>Evidence Base</p>
<ul style="list-style-type: none"> • Swindon Borough Local Plan 2026 • Updated NEV Master Plan (March 2016) • Infrastructure Delivery Plan – NEV Update March 2016

Lotmead Village	
<p>The village of Lotmead (formerly know was Earls court) is located south of Great Stall West and Great Stall East.</p> <p>Alongside this village infrastructure proforma, please refer to the revised illustrative Masterplan (ref. NEV/MP/March 2016) and the NEV update to the Infrastructure Delivery Plan (IDP).</p>	
MAP TO BE INSERTED.	Site area: tbc
	Main land uses: <ul style="list-style-type: none"> • approx. 1550 dwellings (Policy NC3) • 2FE Primary School (Policy NC3) • Local centre (Policy NC3) • Sports Hub (NC3) • Open space provision
	Average Density: 40 dwellings per hectare
	Land required: Yes, to facilitate the delivery: <ul style="list-style-type: none"> • 2FE Primary School • The provision of a sports hub facility • A local centre • Open Space and allotments
	Local Plan Policies SD1, SD2, SD3, DE1, DE2, HA1, HA2, TR1, TR2, IN1, IN2, IN3, IN4, EC3, CM1-CM4, EN3, EN6, EN10. Wiltshire Waste Core Strategy WA6
Anticipated delivery: Phase 2	
Local Infrastructure Needs (Provided on-site) <i>(this list is not exhaustive)</i>	
<ul style="list-style-type: none"> • High quality public realm including outdoor civic public space (NC3) • High quality design throughout the development (<i>Policy DE1</i>) • The preparation of Design Codes at Reserved Matters (<i>Policy SD3</i>) • To demonstrate passive solar benefits through the layout and design of the development (<i>Policy DE2</i>) • All major non-residential development to meet BREEAM standard (<i>Policy DE2</i>) • Secure by Design principles 	

Residential <ul style="list-style-type: none"> • Variety of densities, house types and sizes to meet local needs and that respect character of surrounding area (Policy HA1) • Delivery of 40% Affordable Housing (Policy NC3) • Wheelchair accessible housing (Policy HA3)
Education <ul style="list-style-type: none"> • 2FE Primary School with playing pitches and secured community access
Transport and Movement <ul style="list-style-type: none"> • To construct new roads and provide public transport services to ensure north-south and east-west vehicular links securing connectivity to the adjacent new villages of Great Stall East (to the north), East Lotmead (to the east) and Foxbridge (to the south) • To provide a walking and cycle network that integrate with existing networks and provide good connectivity within the development and to the surrounding area (including the provision of bridleways)
Community Facilities The provision of community, recreation facilities and retail provision of an appropriate scale. To include: <ul style="list-style-type: none"> • To construct a local centre that offers retail provision of a scale that meets the daily shopping needs of the village (Policy NC3, Part b)) • The construction of a fully serviced 'sports hub' providing 4 x grass playing pitches with ancillary services including changing room facilities, parking, clubhouse.
Emergency Services <ul style="list-style-type: none"> • Provision of fire hydrants and water supply for fire fighting
Green Infrastructure, Leisure and Heritage <ul style="list-style-type: none"> • The provision of <u>on-site</u> green infrastructure proportionate to the scale of the new village <u>Open Space typologies set out in accord with Policy EN3:</u> General Recreation (Major and Local Open Space) - 1ha per 1000 population Outdoor Sports (1.2 of which will be playing pitch) - 1.6ha per 1000 population Children's Play Areas - 0.3ha per 1000 population Allotments - 0.3ha per 1000 population • To protect, acknowledge and enhance on-site historical landscape features, heritage and archaeological assets and existing green-infrastructure (<i>Policy NC3, part (c)</i>). This includes the historic route of the Roman Road, the Scheduled Monument and associated Heritage Park. • Biodiversity, including the River Cole Corridor and River Cole Meadow County Wildlife Sites, is protected, integrated and enhanced (Policy NC3, part c)) • Maximise opportunities for habitat connectivity

<ul style="list-style-type: none"> To protect and enhance biodiversity and provide net local biodiversity gain (Policy EN4)
Waste Management and Utility Services <ul style="list-style-type: none"> On-site serviced infrastructure (electricity, ICT and telecommunications) On-site dwelling house waste provision (design solutions for the appropriate storage of wheelie bins and recycling bins)
Other considerations <ul style="list-style-type: none"> On site flood mitigation works (<i>Policy EN6</i>)
Strategic Infrastructure Needs (Shared) <i>(this list is not exhaustive)</i>
Transport and Movement <ul style="list-style-type: none"> White Hart Junction Improvements Southern Connector Road and Commonhead Roundabout link Contributions towards the bridging structure linkages between development islands Contributions towards the Footbridge (FP5) over the railway <p><u>NEV Mitigation Works West of A419:</u></p> <ul style="list-style-type: none"> Oxford Road/Nythe Road Greenbridge Roundabout Coate Water Roundabout Piccadilly Roundabout <p><u>A420 Highway Improvements</u></p> <ul style="list-style-type: none"> Gablecross Roundabout Improvements Old Vicarage Lane Police Station Access Improvements <p><u>Travel Plan</u></p> <ul style="list-style-type: none"> Contributions towards the Framework Travel Plan Contributions towards Public Transport Services Contributions towards Rapid Transit Contributions towards Park and Ride
Education <ul style="list-style-type: none"> Contributions towards Secondary School and Post 16 Contributions towards Early Years Contributions towards SEN
Community Facilities <ul style="list-style-type: none"> Contributions towards the delivery of a 11 GP surgery at the District Centre Contributions towards Adult and Children's Social Care Contributions towards libraries Contributions towards local health provision Contributions towards community safety
Emergency Services <ul style="list-style-type: none"> Wiltshire Fire and Rescue Contributions

<p>Green Infrastructure, Leisure and Heritage</p> <ul style="list-style-type: none"> • To protect historical landscape features, heritage and archaeological assets and existing green-infrastructure • Contributions towards Great Western Community Forest (off site planting schemes) • Contributions towards strategic sports and leisure provision, including a leisure centre and swimming pool to be provided at the District Centre • Contributions towards heritage display and storage solutions • Contributions towards the management and maintenance of open space (Parish owned facilities) • Contributions towards Central Area Public Realm • Contributions towards Public Art
<p>Waste Management and Utility Services</p> <ul style="list-style-type: none"> • District Heating • Sewage treatment works • Waste management contributions (Household waste and recycling centre, additional waste vehicles)
<p>Other considerations</p> <ul style="list-style-type: none"> • The provision of flood mitigation works required off site (<i>Policy EN6</i>) • The construction, management and maintenance of SUDs required off site
<p>Evidence Base</p>
<ul style="list-style-type: none"> • Swindon Borough Local Plan 2026 • Updated NEV Master Plan (March 2016) • Infrastructure Delivery Plan – NEV Update March 2016

Lower Lotmead Village	
<p>The village of Lower Lotmead is located to the east of Lotmead.</p> <p>Alongside this village infrastructure proforma, please refer to the revised illustrative Masterplan (ref. NEV/MP/March 2016) and the NEV update to the Infrastructure Delivery Plan (IDP).</p>	
MAP TO BE INSERTED	Site area: tbc
	Main land uses: <ul style="list-style-type: none"> • approx. 800/900 dwellings (Policy NC3) • 2FE Primary School • Local centre/community hub • Open space provision
	Average Density: 40 dwellings per hectare
	Land required: Yes, to facilitate the delivery: <ul style="list-style-type: none"> • 2FE Primary School • Open Space and allotments • Canal route
	Local Plan Policies SD1, SD2, SD3, DE1, DE2, HA1, HA2, TR1, TR2, IN1, IN2, IN3, IN4, EC3, CM1-CM4, EN3, EN6, EN10. Wiltshire Waste Core Strategy WA6
Local Infrastructure Needs (Provided on-site) <i>(this list is not exhaustive)</i>	
Design and Form of Development <ul style="list-style-type: none"> • High quality public realm including outdoor civic public space (NC3) • High quality design throughout the development (<i>Policy DE1</i>) • The preparation of Design Codes at Reserved Matters (<i>Policy SD3</i>) • To demonstrate passive solar benefits through the layout and design of the development (<i>Policy DE2</i>) • All major non-residential development will be required to meet BREEAM standard (<i>Policy DE2</i>) • Secure by Design principles 	

<ul style="list-style-type: none"> • Development on its eastern edge will need to be carefully designed and landscaped to ensure that there is a gentle and gradual transition between the village and open countryside to the east (Draft EV SPD, 2013) • The form of development here should be arranged to ensure space between properties allowing views through and out to the open countryside (Draft EV SPD, 2013)
Residential <ul style="list-style-type: none"> • Variety of densities, house types and sizes to meet local needs and that respect character of surrounding area (Policy HA1) • Delivery of 40% Affordable Housing (Policy NC3) • Wheelchair accessible housing (Policy HA3)
Education <ul style="list-style-type: none"> • 2FE Primary School with playing pitches and secured community access
Transport and Movement <ul style="list-style-type: none"> • To construct new roads and provide public transport services to ensure north-south and east-west vehicular links securing connectivity to the neighbouring new villages of Lotmead (to the west), Great Stall East (to the north) and Redlands (to the south). • To provide a walking and cycle network that integrates with existing networks and provide good connectivity within the development and to the surrounding area (including the provision of bridleways)
Community Facilities <ul style="list-style-type: none"> • The provision of local centre uses/community hub
Emergency Services <ul style="list-style-type: none"> • Provision of fire hydrants and water supply for fire fighting
Green Infrastructure, Leisure and Heritage <p>The provision of <u>on-site</u> green infrastructure proportionate to the scale of the new village. Land required in order to preserve Scheduled monuments and other nationally/regionally important undesignated archaeological sites and their settings in situ should not be accounted for as public open <i>space</i>.</p> <p><u>Open Space typologies:</u></p> <p>General Recreation (Major and Local Open Space) - 1ha per 1000 population</p> <p>Outdoor Sports (1.2 of which will be playing pitch) - 1.6ha per 1000 population</p> <p>Children's Play Areas - 0.3ha per 1000 population</p> <p>Allotments - 0.3ha per 1000 population</p> <ul style="list-style-type: none"> • To protect on-site historical landscape features, heritage and archaeological assets and existing green-infrastructure • To maximise opportunities for habitat connectivity • To protect and enhance biodiversity and provide net local biodiversity gain

<p><i>(Policy EN4)</i></p> <ul style="list-style-type: none"> • Biodiversity, including the River Cole Corridor and River Cole Meadow County Wildlife Sites, is protected, integrated and enhanced (Policy NC3, part c)) • The route for the Wilts & Berks Canal will be safeguarded and protected from development (<i>Policy NC3, part d)</i>). Ensure that associated development infrastructure does not prejudice the delivery of the canal (<i>Policy EN11, part a)</i>). • To ensure non-coalescence of Lower Lotmead village to protect the character and identity of Wanborough, (Bishopstone and Bourton villages) (<i>Policy NC3, part e)</i>), (<i>Draft EV SPD</i>)
<p>Waste Management and Utility Services</p> <ul style="list-style-type: none"> • On-site serviced infrastructure (electricity, ICT and telecommunications) • On-site dwelling house waste provision (design solutions for the appropriate storage of wheelie bins and recycling bins)
<p>Other considerations</p> <ul style="list-style-type: none"> • On site flood mitigation works (Policy NC3, Policy EN6)
<p>Strategic Infrastructure Needs (Shared) <i>(this list is not exhaustive)</i></p>
<p>Transport and Movement</p> <ul style="list-style-type: none"> • Southern Connector Road and Commonhead Roundabout Link • White Hart Junction Improvements • Contributions towards the bridging structure linkages between development islands • Contributions towards the Footbridge (FP5) over the railway <p><u>NEV Mitigation Works West of A419:</u></p> <ul style="list-style-type: none"> • Oxford Road/Nythe Road • Greenbridge Roundabout • Coate Water Roundabout • Piccadilly Roundabout <p><u>A420 Highway Improvements</u></p> <ul style="list-style-type: none"> • Gablecross Roundabout Improvements • Old Vicarage Lane • Police Station Access Improvements <p><u>Travel Plan</u></p> <ul style="list-style-type: none"> • Contributions towards the Framework Travel Plan • Contributions towards Public Transport Services • Contributions towards Rapid Transit • Contributions towards Park and Ride
<p>Education</p> <ul style="list-style-type: none"> • Contributions towards Secondary School and Post 16 • Contributions towards Early Years • Contributions towards SEN
<p>Community Facilities</p>

<ul style="list-style-type: none"> • Contributions towards the delivery of a 11 GP surgery at the District Centre • Contributions towards Adult and Children's Social Care • Contributions towards libraries • Contributions towards local health provision • Contributions towards community safety
Emergency Services <ul style="list-style-type: none"> • Wiltshire Fire and Rescue Contributions
Green Infrastructure, Leisure and Heritage <ul style="list-style-type: none"> • To protect historical landscape features, heritage and archaeological assets and existing green-infrastructure • Contributions towards Great Western Community Forest (on and off site planting schemes) • Contributions towards strategic sports and leisure provision, including a leisure centre and swimming pool to be provided at the District Centre • Contributions towards heritage display and storage solutions • Contributions towards the management and maintenance of open space (Parish owned facilities) • Contributions towards Central Area Public Realm • Contributions towards Public Art
Waste Management and Utility Services <ul style="list-style-type: none"> • District Heating • Sewage treatment works • Waste management contributions (Household waste and recycling centre, additional waste vehicles)
Other considerations <ul style="list-style-type: none"> • The provision of flood mitigation works required off site (<i>Policy EN6</i>) • The construction, management and maintenance of SUDs required off site
Evidence Base
<ul style="list-style-type: none"> • Swindon Borough Local Plan 2026 • Draft EV SPD (2013) • Updated NEV Master Plan (ref. NEV/MP/March 2016) • Infrastructure Delivery Plan – NEV Update March 2016

Redlands Village	
<p>The village of Redlands will be located on the airfield, north of Wanborough Road.</p> <p>Alongside this village infrastructure proforma, please refer to the revised illustrative Masterplan (ref. NEV/MP/March 2016) and the NEV update to the Infrastructure Delivery Plan (IDP).</p>	
MAP TO BE INSERTED.	Site area: tbc
	Main land uses: <ul style="list-style-type: none"> • approx. 300-400 dwellings • Land safeguarded for the future provision of a 2FE Primary School (Policy NC3) • Open space and allotment provision • A local convenience store/community hub
	Average Density: 40 dwellings per hectare
	Land required: Yes, to facilitate the delivery: <ul style="list-style-type: none"> • 2FE Primary School • Local centre/community hub • An extensive green infrastructure network connecting • Open Space and allotments
	Local Plan Policies SD1, SD2, SD3, DE1, DE2, HA1, HA2, TR1, TR2, IN1, IN2, IN3, IN4, EC3, CM1-CM4, EN3, EN6, EN10. Wiltshire Waste Core Strategy WA6
Anticipated delivery: Phase 3	
Local Infrastructure Needs (Provided on-site) (this list is not exhaustive)	
Design and Form of development <ul style="list-style-type: none"> • High quality public realm including outdoor civic public space (NC3) • High quality design throughout the development (<i>Policy DE1</i>) • The preparation of Design Codes at Reserved Matters (<i>Policy SD3</i>) • To demonstrate passive solar benefits through the layout and design of the 	

<p>development (<i>Policy DE2</i>)</p> <ul style="list-style-type: none"> • All major non-residential development to meet BREEAM standard (<i>Policy DE2</i>) • Secure by Design principles
<p>Residential</p> <ul style="list-style-type: none"> • Variety of densities, house types and sizes to meet local needs and that respect character of surrounding area (<i>Policy HA1</i>) • Delivery of 40% Affordable Housing (<i>Policy NC3</i>) • Wheelchair accessible housing (<i>Policy HA3</i>)
<p>Education</p> <ul style="list-style-type: none"> • Land safeguarded for the future provision of a 2FE Primary School with playing pitches and secured community access
<p>Transport and Movement</p> <ul style="list-style-type: none"> • To construct new roads and provide public transport services to connect with Swindon and internally within the development • To provide walking and cycle network improvements that integrate with existing networks and provide good connectivity within the development and to the surrounding area (including the provision of bridleways)
<p>Community Facilities</p> <p>The provision of community, recreation facilities and retail provision of an appropriate scale. To include:</p> <ul style="list-style-type: none"> • To construct a local convenience store/community hub
<p>Emergency Services</p> <ul style="list-style-type: none"> • Provision of fire hydrants and water supply for fire fighting
<p>Green Infrastructure, Leisure and Heritage</p> <ul style="list-style-type: none"> • The provision of <u>on-site</u> green infrastructure proportionate to the scale of the new village <p><u>Open Space typologies set out in accord with Policy EN3:</u></p> <p>General Recreation (Major and Local Open Space) - 1ha per 1000 population</p> <p>Outdoor Sports (1.2 of which will be playing pitch) - 1.6ha per 1000 population</p> <p>Children's Play Areas - 0.3ha per 1000 population</p> <p>Allotments - 0.3ha per 1000 population</p> <ul style="list-style-type: none"> • To protect on-site historical landscape features, heritage and archaeological assets and existing green-infrastructure • Maximise opportunities for habitat connectivity • To protect and enhance biodiversity and provide net local biodiversity gain (<i>Policy EN4</i>) • To ensure non-coalescence of Redlands village to protect the character and

identity of Wanborough, Bishopstone and Bourton villages (<i>Policy NC3, part e</i>)), (<i>Draft EV SPD</i>)
Waste Management and Utility Services <ul style="list-style-type: none"> On-site serviced infrastructure (electricity, ICT and telecommunications) On-site dwelling house waste provision (design solutions for the appropriate storage of wheelie bins and recycling bins)
Other considerations <ul style="list-style-type: none"> On site flood mitigation works (<i>Policy EN6</i>)
Strategic Infrastructure Needs (Shared) (<i>this list is not exhaustive</i>)
Transport and Movement <ul style="list-style-type: none"> White Hart Junction Improvements Southern Connector Road and Commonhead Roundabout Link Contributions towards the bridging structure linkages between development islands Contributions towards the Footbridge (FP5) over railway <p><u>NEV Mitigation Works West of A419:</u></p> <ul style="list-style-type: none"> Oxford Road/Nythe Road Greenbridge Roundabout Coate Water Roundabout Piccadilly Roundabout <p><u>A420 Highway Improvements</u></p> <ul style="list-style-type: none"> Gablecross Roundabout Improvements Old Vicarage Lane Police Station Access Improvements <p><u>Sustainable Transport Provisions</u></p> <ul style="list-style-type: none"> Contributions towards the Framework Travel Plan Contributions towards Public Transport Services Contributions towards Rapid Transit Contributions towards Park and Ride
Education <ul style="list-style-type: none"> Contributions towards Secondary School and Post 16 Contributions towards Early Years Contributions towards SEN
Community Facilities <ul style="list-style-type: none"> Contributions towards the delivery of a 11 GP surgery at the District Centre Contributions towards Adult and Children's Social Care Contributions towards libraries Contributions towards local health provision Contributions towards community safety
Emergency Services <ul style="list-style-type: none"> Wiltshire Fire and Rescue Contributions
Green Infrastructure, Leisure and Heritage <ul style="list-style-type: none"> To protect historical landscape features, heritage and archaeological assets and existing green-infrastructure

<ul style="list-style-type: none"> • To ensure non-coalescence of Redlands village to protect the character and identity of Wanborough village (<i>Policy NC3, part e</i>). <i>Land between the New Eastern Villages site boundary and the existing villages shall remain part of the countryside.</i> • Contributions towards Great Western Community Forest (on and off site planting schemes) • Contributions towards strategic sports and leisure provision, including a leisure centre and swimming pool to be provided at the District Centre • Contributions towards heritage display and storage solutions • Contributions towards the management and maintenance of open space (Parish owned facilities) • Contributions towards Central Area Public Realm • Contributions towards Public Art
Waste Management and Utility Services <ul style="list-style-type: none"> • District Heating • Sewage treatment works • Waste management contributions (Household waste and recycling centre, additional waste vehicles)
Other considerations <ul style="list-style-type: none"> • The provision of flood mitigation works required off site (<i>Policy EN6</i>) • The construction, management and maintenance of SUDs required off site
Evidence Base
<ul style="list-style-type: none"> • Swindon Borough Local Plan 2026 • Updated NEV Master Plan (March 2016) • Infrastructure Delivery Plan – NEV Update March 2016

Foxbridge Village	
<p>The village of Foxbridge will be located to the south of Wanborough Road.</p> <p>Alongside this village infrastructure proforma, please refer to the revised illustrative Masterplan (ref. NEV/MP/March 2016) and the NEV update to the Infrastructure Delivery Plan (IDP).</p>	
MAP TO BE INSERTED.	Site area: tbc
	Main land uses: <ul style="list-style-type: none"> • approx. 700 dwellings (Policy NC3) • Land safeguarded for a new fire station at the southern end of the village (Draft EV SPD) • Land safeguarded for the future provision of a 2FE Primary School (Policy NC3) • Local centre/community hub • Open space and sport hub provision
	Average Density: 40 dwellings per hectare
	Land required: Yes, to facilitate the delivery: <ul style="list-style-type: none"> • 2FE Primary School • Local centre/community hub • Southern Connector Road • Open Space and allotments
	Local Plan Policies SD1, SD2, SD3, DE1, DE2, HA1, HA2, TR1, TR2, IN1, IN2, IN3, IN4, EC3, CM1-CM4, EN3, EN6, EN10. Wiltshire Waste Core Strategy WA6
	Anticipated delivery: Phase 3
Local Infrastructure Needs (Provided on-site) (this list is not exhaustive)	
Design and Form of Development <ul style="list-style-type: none"> • High quality public realm including outdoor civic public space (NC3) • High quality design throughout the development (<i>Policy DE1</i>) • The preparation of Design Codes at Reserved Matters (<i>Policy SD3</i>) • To demonstrate passive solar benefits through the layout and design of the 	

<p>development (<i>Policy DE2</i>)</p> <ul style="list-style-type: none"> • All major non-residential development to meet BREEAM standard (<i>Policy DE2</i>) • Secure by Design principles • Due to the proximity of the A419, noise attenuation is likely to be required
<p>Residential</p> <ul style="list-style-type: none"> • Variety of densities, house types and sizes to meet local needs and that respect character of surrounding area (<i>Policy HA1</i>) • Delivery of 30% Affordable Housing (<i>Policy HA2</i>) • Wheelchair accessible housing (<i>Policy HA3</i>)
<p>Education</p> <ul style="list-style-type: none"> • Land safeguarded for the future provision of a 2FE Primary School with playing pitches and secured community access
<p>Transport and Movement</p> <ul style="list-style-type: none"> • To provide a road link to the Commonhead Roundabout (Southern Connector Road) • To construct new roads and provide public transport services to connect with Swindon and internally within the development • To provide walking and cycle network improvements that integrate with existing networks and provide good connectivity within the development and to the surrounding area (including the provision of bridle ways)
<p>Community Facilities</p> <p>The provision of community, recreation facilities and retail provision of an appropriate scale. To include:</p> <ul style="list-style-type: none"> • To construct a local centre that offers retail provision of a scale that meets the daily shopping needs of the village (Policy NC3, Part b))
<p>Emergency Services</p> <ul style="list-style-type: none"> • Provision of fire hydrants and water supply for fire fighting
<p>Green Infrastructure, Leisure and Heritage</p> <ul style="list-style-type: none"> • The provision of <u>on-site</u> green infrastructure proportionate to the scale of the new village <p><u>Open Space typologies set out in accord with Policy EN3:</u></p> <p>General Recreation (Major and Local Open Space) - 1ha per 1000 population</p> <p>Outdoor Sports (1.2 of which will be playing pitch) - 1.6ha per 1000 population</p> <p>Children's Play Areas - 0.3ha per 1000 population</p> <p>Allotments - 0.3ha per 1000 population</p> <ul style="list-style-type: none"> • To protect on-site historical landscape features, heritage and archaeological assets and existing green-infrastructure • Maximise opportunities for habitat connectivity • To protect and enhance biodiversity and provide net local biodiversity gain (Policy EN4)

<ul style="list-style-type: none"> • The historic environment, including the Scheduled Monument, Earls court Manor, Great Moorleaze Farm and other Listed Buildings are protected, acknowledged and enhanced (Policy NC3, part c)) • To ensure non-coalescence of Foxbridge village to protect the character and identity of Wanborough, (Bishopstone and Bourton) (<i>Policy NC3, part e</i>)) • The route for the Wilts & Berks Canal will be safeguarded and protected from development (<i>Policy NC3, part d</i>)). It is important to ensure that associated infrastructure of development does not prejudice the delivery of the canal (<i>Policy EN11, part a</i>)).
Waste Management and Utility Services <ul style="list-style-type: none"> • On-site serviced infrastructure (electricity, ICT and telecommunications) • On-site dwelling house waste provision (design solutions for the appropriate storage of wheelie bins and recycling bins)
Other considerations <ul style="list-style-type: none"> • On site flood mitigation works (<i>Policy EN6</i>)
Strategic Infrastructure Needs (Shared) <i>(this list is not exhaustive)</i>
Transport and Movement <ul style="list-style-type: none"> • Southern Connector Road and link to Commonhead roundabout • White Hart Junction Improvements • Commonhead Roundabout link • Contributions towards the bridging structure linkages between development islands • Contributions towards the Footbridge (FP5) over the railway <p><u>NEV Mitigation Works West of A419:</u></p> <ul style="list-style-type: none"> • Oxford Road/Nythe Road • Greenbridge Roundabout • Coate Water Roundabout • Piccadilly Roundabout <p><u>A420 Highway Improvements</u></p> <ul style="list-style-type: none"> • Gablecross Roundabout Improvements • Old Vicarage Lane • Police Station Access Improvements <p><u>Sustainable Transport Solutions</u></p> <ul style="list-style-type: none"> • Contributions towards the Framework Travel Plan • Contributions towards Public Transport Services • Contributions towards Rapid Transit • Contributions towards Park and Ride
Education <ul style="list-style-type: none"> • Contributions towards Secondary School and Post 16 • Contributions towards Early Years • Contributions towards SEN
Community Facilities <ul style="list-style-type: none"> • Contributions towards the delivery of a 11 GP surgery at the District Centre

<ul style="list-style-type: none"> • Contributions towards Adult and Children's Social Care • Contributions towards libraries • Contributions towards local health provision • Contributions towards community safety
Emergency Services <ul style="list-style-type: none"> • Wiltshire Fire and Rescue Contributions
Green Infrastructure, Leisure and Heritage <ul style="list-style-type: none"> • To protect historical landscape features, heritage and archaeological assets and existing green-infrastructure • To ensure non-coalescence of Foxbridge village to protect the character and identity of Wanborough village (<i>Policy NC3, part e</i>). <i>Land between the New Eastern Villages site boundary and the existing villages shall remain part of the countryside.</i> • Contributions towards Great Western Community Forest (on and off site planting schemes) • Contributions towards strategic sports and leisure provision, including a leisure centre and swimming pool to be provided at the District Centre • Contributions towards heritage display and storage solutions • Contributions towards the management and maintenance of open space (Parish owned facilities) • Contributions towards Central Area Public Realm • Contributions towards Public Art
Waste Management and Utility Services <ul style="list-style-type: none"> • District Heating • Sewage treatment works • Waste management contributions (Household waste and recycling centre, additional waste vehicles)
Other considerations <ul style="list-style-type: none"> • The provision of flood mitigation works required off site (<i>NEV Drainage Strategy - Policy EN6</i>) • The construction, management and maintenance of SUDs required off site
Evidence Base
<ul style="list-style-type: none"> • Swindon Borough Local Plan 2026 • Updated NEV Master Plan (March 2016) • Infrastructure Delivery Plan – NEV Update March 2016

Great Stall East	
<p>The village of Great Stall East will be located in the north-east section of the NEV and south of the A420.</p> <p>Alongside this village infrastructure proforma, please refer to the revised illustrative Masterplan (ref. NEV/MP/March 2016) and the NEV update to the Infrastructure Delivery Plan (IDP).</p>	
MAP TO BE INSERTED.	Site area: tbc
	Main land uses: <ul style="list-style-type: none"> • approx. 1100 dwellings (Policy NC3) • Land safeguarded for the delivery of a 8-10FE Secondary School and 2FE (Policy NC3) Primary School • Park and Ride site (Policy NC3) • Local Centre (NC3) • The provision of a sports hub facility (NC3) • Open space provision (NC3)
	Average Density: 40 dwellings per hectare
	Land required: Yes, to facilitate the delivery: <ul style="list-style-type: none"> • Land safeguarded for the provision of a 8-10FE Secondary School • Land safeguarded for the provision of a 2FE Primary School • Land safeguarded for Park & Ride site • Open Space provision
	Local Plan & Waste Local Plan Policies SD1, SD2, SD3, DE1, DE2, HA1, HA2, TR1, TR2, IN1, IN2, IN3, IN4, EC3, CM1-CM4, EN3, EN6, EN10. Wiltshire Waste Core Strategy WA6
	Anticipated delivery: Phase 2
Local Infrastructure Needs (Provided on-site) (this list is not exhaustive)	
Design and Form of Development <ul style="list-style-type: none"> • High quality public realm including outdoor civic public space (NC3) • High quality design throughout the development (Policy DE1) 	

<ul style="list-style-type: none"> • The preparation of Design Codes at Reserved Matters (<i>Policy SD3</i>) • To demonstrate passive solar benefits through the layout and design of the development (<i>Policy DE2</i>) • All major non-residential development will be required to meet BREEAM standard (<i>Policy DE2</i>) • Secure by Design principles • The villages of Great Stall and Great Stall East will be the most visible part of the development from the A420. Therefore it is essential that as a 'gateway' to Swindon and the New Eastern Villages that high quality design and use of high quality materials is achieved. (Draft EV SPD)
Residential <ul style="list-style-type: none"> • Variety of densities, house types and sizes to meet local needs and that respect character of surrounding area (<i>Policy HA1</i>) • Delivery of 40% Affordable Housing (<i>Policy NC3</i>) • Wheelchair accessible housing (<i>Policy HA3</i>)
Employment <ul style="list-style-type: none"> • There are employment opportunities across the site within the smaller scale mixed used local centre and within the school and early years centre
Education <ul style="list-style-type: none"> • 8-10FE Secondary School with playing pitches and secured community access • 2FE Primary School with early years facilities and playing pitches with secured community access
Transport and Movement <ul style="list-style-type: none"> • To construct new roads and provide public transport services to ensure north-south and east-west vehicular links securing connectivity to the proposed new villages of Rowborough (to the north), East Lotmead (to the south), Great Stall (to the east) and Redlands (to the south). • To provide a walking and cycle network that integrate with existing networks and provide good connectivity within the development and to the surrounding area (including the provision of bridleways) • Provision of a 1000 (3ha) space Park and Ride site • Core express bus route along the proposed east-west link
Community Facilities <ul style="list-style-type: none"> • To construct a local centre that offers provision of a scale that meets the day to day needs of the village (<i>Policy NC3, Part b</i>) • Sports facilities including the construction of a fully serviced 'sports hub' providing 4 x grass playing pitches with ancillary services including changing room facilities, parking, clubhouse (secured public access). •
Emergency Services <ul style="list-style-type: none"> • Provision of fire hydrants and water supply for fire fighting
Green Infrastructure, Leisure and Heritage <ul style="list-style-type: none"> • An extensive green infrastructure network that maximises opportunities for habitat connectivity and enhanced biodiversity including extending the River Cole green

<p>infrastructure corridor.</p> <ul style="list-style-type: none"> The provision of <i>on-site</i> green infrastructure proportionate to the scale of the new village. Public open space should be provided in accordance with the typologies and standards as set out in Policy EN3 of the Local Plan. <p><u>Open Space typologies:</u></p> <p>General Recreation (Major and Local Open Space) - 1ha per 1000 population</p> <p>Outdoor Sports (1.2 of which will be playing pitch) - 1.6ha per 1000 population</p> <p>Children's Play Areas - 0.3ha per 1000 population</p> <p>Allotments - 0.3ha per 1000 population</p> <ul style="list-style-type: none"> To protect on-site historical landscape features, heritage and archaeological assets and existing green-infrastructure To maximise opportunities for habitat connectivity To protect and enhance biodiversity and provide net local biodiversity gain (<i>Policy EN4</i>) To ensure non-coalescence of Great Stall East village to protect the character and identity of Wanborough, (Bishopstone and Bourton villages) (<i>Policy NC3, part e</i>)), (<i>Draft EV SPD</i>)
<p>Waste Management and Utility Services</p> <ul style="list-style-type: none"> On-site serviced infrastructure (electricity, ICT and telecommunications) On-site dwelling house waste provision (design solutions for the appropriate storage of wheelie bins and recycling bins)
<p>Other considerations</p> <ul style="list-style-type: none"> On site flood mitigation works (Policy NC3, Policy EN6)
<p>Strategic Infrastructure Needs (Shared) (this list is not exhaustive)</p>
<p>Transport and Movement</p> <ul style="list-style-type: none"> White Hart Junction Improvements Southern Connector Road and Commonhead Roundabout link Contributions towards the bridging structures linkages between development islands Contributions towards the Footbridge (FP5) over railway <p><u>NEV Mitigation Works West of A419:</u></p> <ul style="list-style-type: none"> Oxford Road/Nythe Road Greenbridge Roundabout Coate Water Roundabout Piccadilly Roundabout <p><u>A420 Highway Improvements</u></p> <ul style="list-style-type: none"> Gablecross Roundabout Improvements Old Vicarage Lane Police Station Access Improvements

Sustainable Transport Solutions <ul style="list-style-type: none"> • Contributions towards the Framework Travel Plan • Contributions towards Public Transport Services • Contributions towards Rapid Transit • Contributions towards Park and Ride
Education <ul style="list-style-type: none"> • Contributions towards Early Years • Contributions towards SEN
Community Facilities <ul style="list-style-type: none"> • Contributions towards the delivery of a 11 GP surgery at the District Centre • Contributions towards Adult and Children's Social Care • Contributions towards libraries • Contributions towards local health provision • Contributions towards community safety
Emergency Services <ul style="list-style-type: none"> • Wiltshire Fire and Rescue Contributions
Green Infrastructure, Leisure and Heritage <ul style="list-style-type: none"> • To protect historical landscape features, heritage and archaeological assets and existing green-infrastructure • To ensure non-coalescence of Great Stall East village to protect the character and identity of Bourton village (<i>Policy NC3, part e</i>). <i>Land between the New Eastern Villages site boundary and the existing villages shall remain part of the countryside.</i> • Contributions towards Great Western Community Forest (on and off site planting schemes) • Contributions towards strategic sports and leisure provision, including a leisure centre and swimming pool to be provided at the District Centre • Contributions towards heritage display and storage solutions • Contributions towards the management and maintenance of open space (Parish owned facilities) • Contributions towards Central Area Public Realm • Contributions towards Public Art
Waste Management and Utility Services <ul style="list-style-type: none"> • District Heating • Sewage treatment works • Waste management contributions (Household waste and recycling centre, additional waste vehicles)
Other considerations <ul style="list-style-type: none"> • The provision of flood mitigation works required off site (<i>Policy EN6</i>) • The construction, management and maintenance of SUDs required off site
Evidence Base <ul style="list-style-type: none"> • Swindon Borough Local Plan 2026 • Updated NEV Master Plan (March 2016) • Infrastructure Delivery Plan – NEV Update (March 2016)

Great Stall West	
<p>The village of Great Stall West (formerly Longleaze) will be located adjacent to the White Hart Junction, south and east of the A420 and A419 respectively.</p> <p>Alongside this village infrastructure proforma, please refer to the revised illustrative Masterplan (ref. NEV/MP/March 2016) and the NEV update to the Infrastructure Delivery Plan (IDP).</p>	
MAP TO BE INSERTED.	Site area: tbc
	Main land uses required: <ul style="list-style-type: none"> • approx. 900 dwellings (Policy NC3) • Employment land provision that complements the mixed use District Centre and safeguards its connection with the wider residential development at the New Eastern Villages (NC3, part b)) • The provision of a mixed use District Centre including sports and leisure facilities (NC3) • A health care facility comprising of a 11 GP surgery co-located with a dentist and pharmacy • Community facilities by the means of land safeguarded onsite and/or developer contributions (NC3, part b)) • Open space provision
	Average Density: 40 dwellings per hectare
	Land required: Yes, to facilitate the delivery: <ul style="list-style-type: none"> • District centre including healthcare provision and community facilities • Open Space provision
	Local Plan Policies SD1, SD2, SD3, DE1, DE2, HA1, HA2, TR1, TR2, IN1, IN2, IN3, IN4, EC3, CM1-CM4, EN3, EN6, EN10.
	Wiltshire Waste Core Strategy WA6
	Anticipated delivery: Phase 2
Local Infrastructure Needs (<i>Provided on-site</i>) (<i>this list is not exhaustive</i>)	
Design and Form of Development <ul style="list-style-type: none"> • High quality public realm including outdoor civic public space (NC3) • High quality design throughout the development (<i>Policy DE1</i>) • The preparation of Design Codes at Reserved Matters (<i>Policy SD3</i>) 	

- To demonstrate passive solar benefits through the layout and design of the development (*Policy DE2*)
- All major non-residential development will be required to meet BREEAM standard (*Policy DE2*)
- Secure by Design principles
- Both the villages of Great Stall East and Great Stall East will be the most visible part of the development from the A420. Therefore it is essential that as a 'gateway' to Swindon and the New Eastern Villages that high quality design and use of high quality materials is achieved. (Draft EV SPD)

District Centre - Specification

- The District Centre will provide a focus for the New Eastern Villages communities and neighbouring areas (Draft EV SPD)
- It will be of a suitable scale and exemplary design and quality to reinforce its role within the development (NC3, part b))
- It must be large enough and provide a wide enough range of activities to create a strong identity for east Swindon, which will anchor and provide a focus for new and existing communities (NC3 – sup text 5.64)
- It must not undermine the regeneration or role of Swindon Town Centre or provide a counter-weight to the Town Centre (NC3 – sup text 5.64)
- It should also provide civic public space to host outdoor events and activities, community facilities and high quality public realm, innovative and contemporary buildings to signal its role as the heart of east Swindon and gateway to the town. (NC3 – sup text 5.65)
- Retail schemes will be expected to be supported by a retail impact assessment which demonstrates that the development is of a scale and type that would not damage the vitality or viability of the Town Centre (NC3 – supporting text 5.64)

Residential

- Variety of densities, house types and sizes to meet local needs and respect character of surrounding area (*Policy HA1*)
- Delivery of 40% Affordable Housing (*Policy NC3*)
- Wheelchair accessible housing (*Policy HA3*)

Employment

- 2.5ha within B1a use-class to be located at and/or adjacent to the District Centre (Draft EV SPD)
- 7.5ha within B1b/c or B2 use-class (Draft EV SPD) (NC3, part b))
- Additional employment opportunities through the site (NC3)

Transport and Movement

- To construct new roads, incorporating provision for public transport to ensure north-south and east-west vehicular links securing connectivity to the neighbouring new villages.
- To provide a walking and cycle network that integrate with existing networks and provide good connectivity within the development and to the surrounding area (including the provision of bridleways)
- Core express bus route along the proposed east-west link

Community Facilities

- Site for leisure facilities, including a leisure centre and a 25m swimming pool
- Site for health care facility with GP, dentist and pharmacy facilities
- Other community facilities including where appropriate, flexible, multi-purpose buildings for use by the community, the public sector and for worship (NC3, part b))
- These services will serve the NEV as a whole

Emergency Services

- Provision of fire hydrants and water supply for fire fighting

<p>Green Infrastructure, Leisure and Heritage</p> <ul style="list-style-type: none"> The provision of <u>on-site</u> green infrastructure proportionate to the scale of the new village. Public open space should be provided in accordance with the typologies and standards as set out in Policy EN3 of the Local Plan. <p><u>Open Space typologies:</u></p> <p>General Recreation (Major and Local Open Space) - 1ha per 1000 population</p> <p>Outdoor Sports (1.2 of which will be playing pitch) - 1.6ha per 1000 population</p> <p>Children's Play Areas - 0.3ha per 1000 population</p> <p>Allotments - 0.3ha per 1000 population</p> <ul style="list-style-type: none"> To protect on-site historical landscape features, heritage and archaeological assets and existing green-infrastructure To maximise opportunities for habitat connectivity To protect and enhance biodiversity, to maximise opportunities for habitat connectivity and provide net local biodiversity gain (<i>Policy EN4</i>)
<p>Waste Management and Utility Services</p> <ul style="list-style-type: none"> On-site serviced infrastructure (electricity, ICT and telecommunications) On-site dwelling house waste provision (design solutions for the appropriate storage of wheelie bins and recycling bins)
<p>Other considerations</p> <ul style="list-style-type: none"> On site flood mitigation works (Policy NC3, SUDs Vision, Policy EN6)
<p>Strategic Infrastructure Needs (Shared) <i>(this list is not exhaustive)</i></p>
<p>Transport and Movement</p> <ul style="list-style-type: none"> White Hart Junction Improvements Southern Connector Road and Commonhead Roundabout link Contributions towards the bridges Contributions towards the Footbridge (FP5) over railway <p><u>NEV Mitigation Works West of A419:</u></p> <ul style="list-style-type: none"> Oxford Road/Nythe Road Greenbridge Roundabout Coate Water Roundabout Piccadilly Roundabout <p><u>A420 Highway Improvements</u></p> <ul style="list-style-type: none"> Gablecross Roundabout Improvements Old Vicarage Lane Police Station Access Improvements <p><u>Sustainable Transport Solutions</u></p> <ul style="list-style-type: none"> Contributions towards the Framework Travel Plan Contributions towards Public Transport Services Contributions towards Rapid Transit Contributions towards Park and Ride
<p>Education</p> <ul style="list-style-type: none"> Contributions towards Secondary School and Post 16

<ul style="list-style-type: none"> • Contributions towards Early Years • Contributions towards SEN
Community Facilities <ul style="list-style-type: none"> • Contributions towards the delivery of a 11 GP surgery at the District Centre • Contributions towards Adult and Children's Social Care • Contributions towards libraries • Contributions towards local health provision • Contributions towards community safety
Emergency Services <ul style="list-style-type: none"> • Wiltshire Fire and Rescue Contributions
Green Infrastructure, Leisure and Heritage <ul style="list-style-type: none"> • To protect historical landscape features, heritage and archaeological assets and existing green-infrastructure (<i>Policy RA3, part (b)</i>) • Contributions towards Great Western Community Forest (on and off site planting schemes) • Contributions towards strategic sports and leisure provision, including a leisure centre and swimming pool to be provided at the District Centre • Contributions towards heritage display and storage solutions • Contributions towards the management and maintenance of open space • Contributions towards Central Area Public Realm • Contributions towards Public Art
Waste Management and Utility Services <ul style="list-style-type: none"> • Waste management contributions (Household waste and recycling centre, additional waste vehicles)
Other considerations <ul style="list-style-type: none"> • District Heating • The provision of flood mitigation works required off site (<i>Policy EN6</i>) • The construction, management and maintenance of SUDs required off site
Evidence Base
<ul style="list-style-type: none"> • Swindon Borough Local Plan 2026 • Updated NEV Masterplan (March 2016) • Infrastructure Delivery Plan – NEV Update March 2016

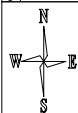
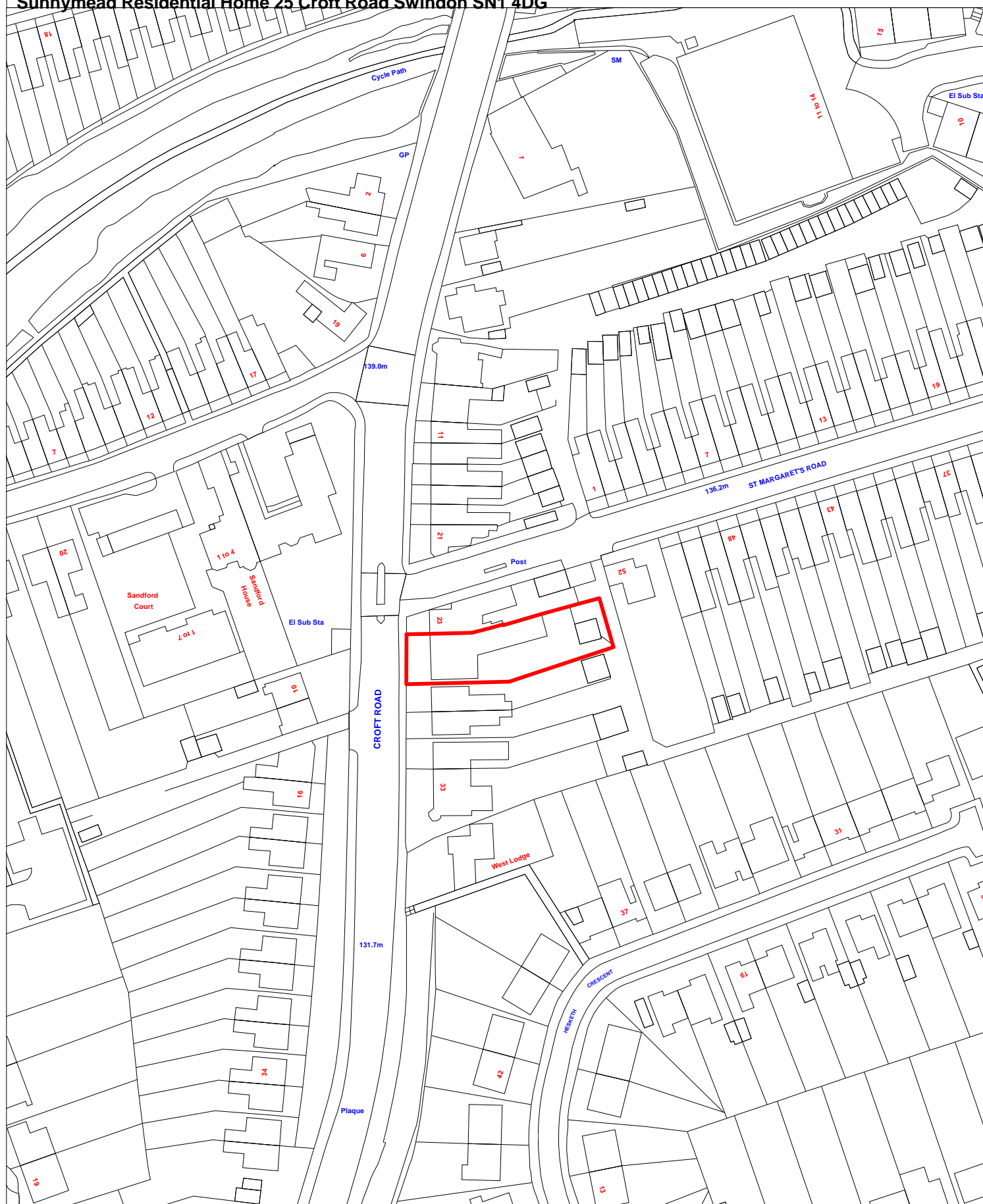
Land required in order to preserve Scheduled monuments and other nationally/regionally important undesignated archaeological sites and their settings in situ should not be accounted for as public open space

S/15/1885

Agenda Item 7

Change of use from a care home (Class C2) to 11no. flats (Class C3)
with communal lounge and shared laundry, plus single storey extension
and 1no. dormer window and 1no. enlarged dormer window to rear.

Sunnymead Residential Home 25 Croft Road Swindon SN1 4DG

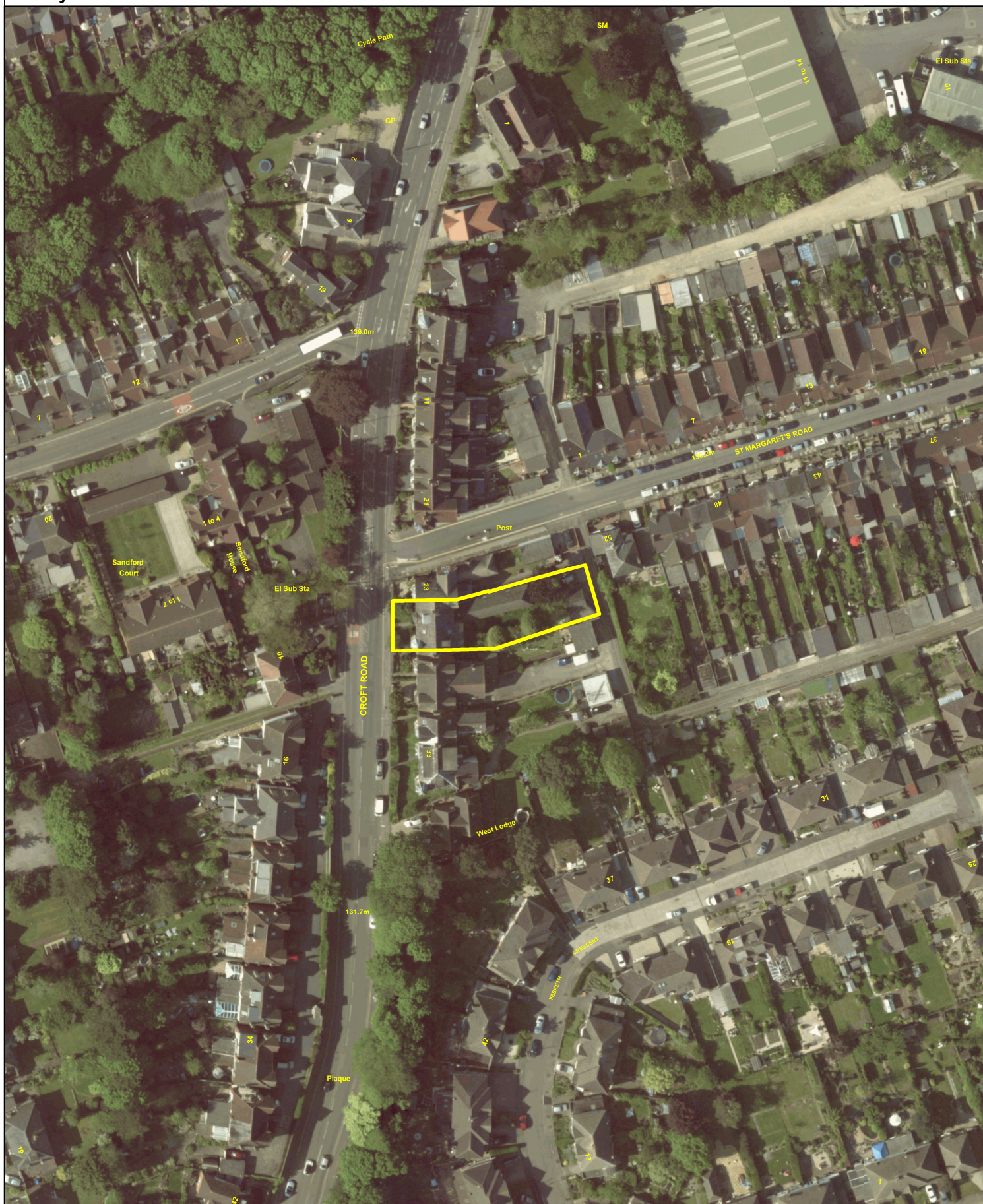


This Plan is for illustrative purposes only and is not intended to provide accurate representation of the development.
In all cases references should be made to the submitted plans.

S/15/1885

Change of use from a care home (Class C2) to 11no. flats (Class C3)
with communal lounge and shared laundry, plus single storey extension
and 1no. dormer window and 1no. enlarged dormer window to rear.

Sunnymead Residential Home 25 Croft Road Swindon SN1 4DG



This Plan is for illustrative purposes only and is not intended to provide accurate representation of the development.
In all cases references should be made to the submitted plans.

GENERAL NOTES

This scheme is subject to Town Planning and all other necessary consents. Dimensions, areas and levels where given are only approximate and subject to site survey. All dimensions are to be checked on site. All feasibility studies are subject to full site survey. This drawing is to be read in conjunction with all relevant consultants and/or specialists drawing/documents and any discrepancies or variations are to be notified to the architects in writing before the affected work commences. All queries relating to design of structural elements are to be referred to the structural engineering consultant for resolution. The workmanship and materials of all trades and building operations shall comply with the recommendations of British Standard (BS)8000 parts 1-16 inclusive and with Approved Document to support Regulation 7 1999 edition (incorporating 2000 amendments) of the Building Regulations 2010. All design and construction is to be in accordance with the Construction (Design and Management) Regulations 2007.

Rev	Date	Description	By
A	08.02.16	- CYCLE STORAGE RELOCATED - BIN STORE RE-PLANNED - DISABLED CAR PARKING SPACE OMITTED	SA

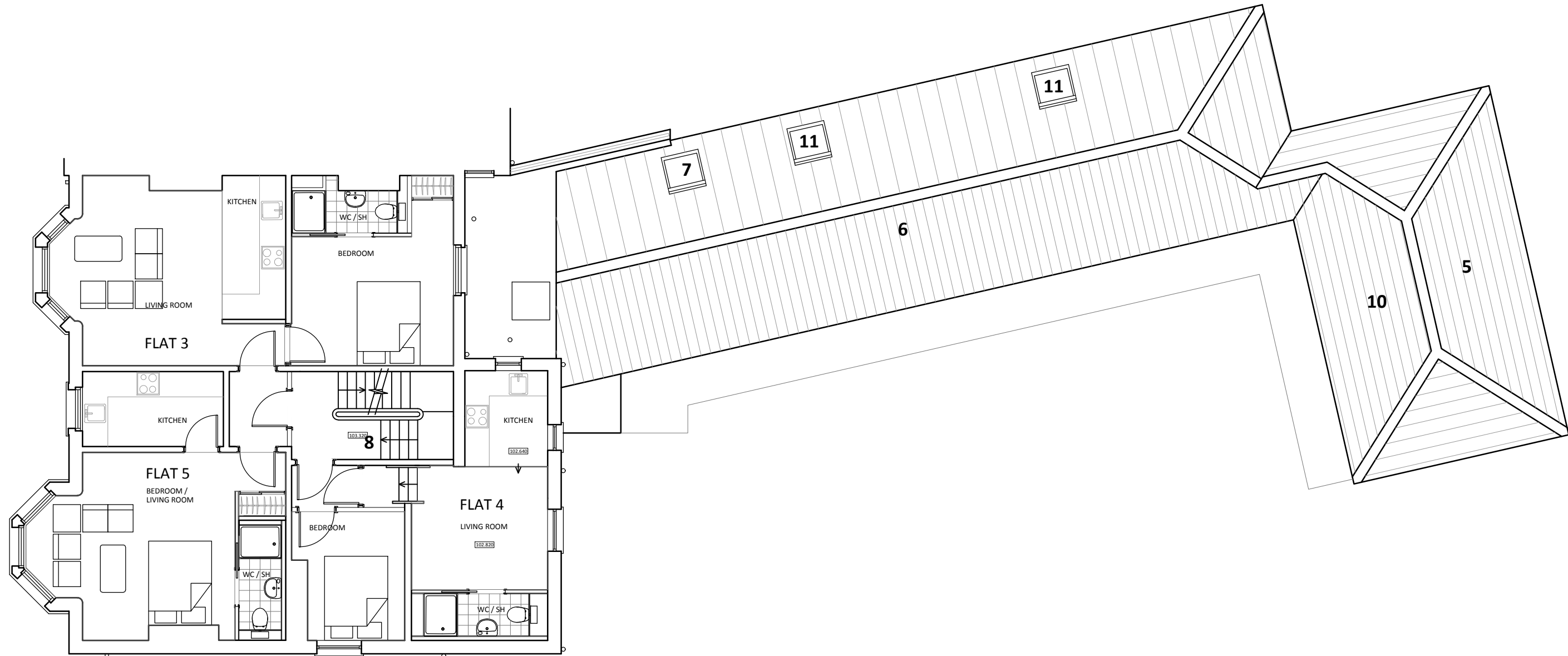


LEGEND

- 1 Tarmac to proposed parking
- 2 Proposed conc. slabs to footpath and walkway
- 3 Proposed Brick pavers to front paving
- 4 Proposed Raised vegetable bed
- 5 proposed single storey extension
- 6 Existing single storey extension
- 7 Proposed Velux roof light
- 8 Existing staircase retained
- 9 Existing trees retained
- 10 Proposed grey-brown concrete roof tiles to match existing single storey roof
- 11 Existing rooflights
- 12 All existing windows to be retained unless otherwise noted



PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

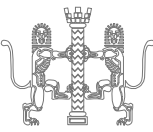
Louis de Soissons

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PLANNING

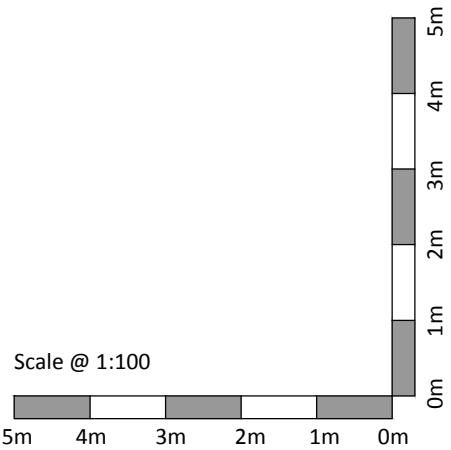


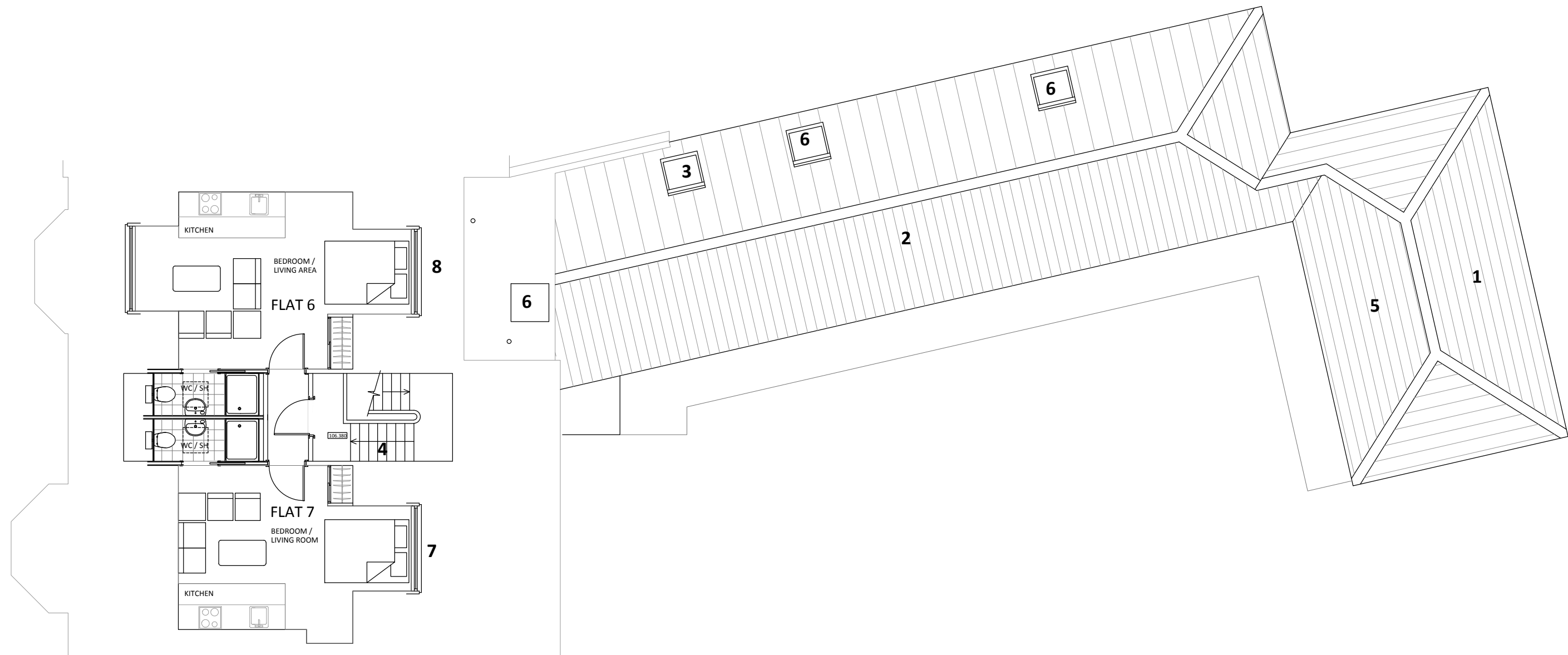
Client
Gurkha Homes Ltd.

Project
25 Croft Road
Swindon
Wiltshire
SN1 4DG

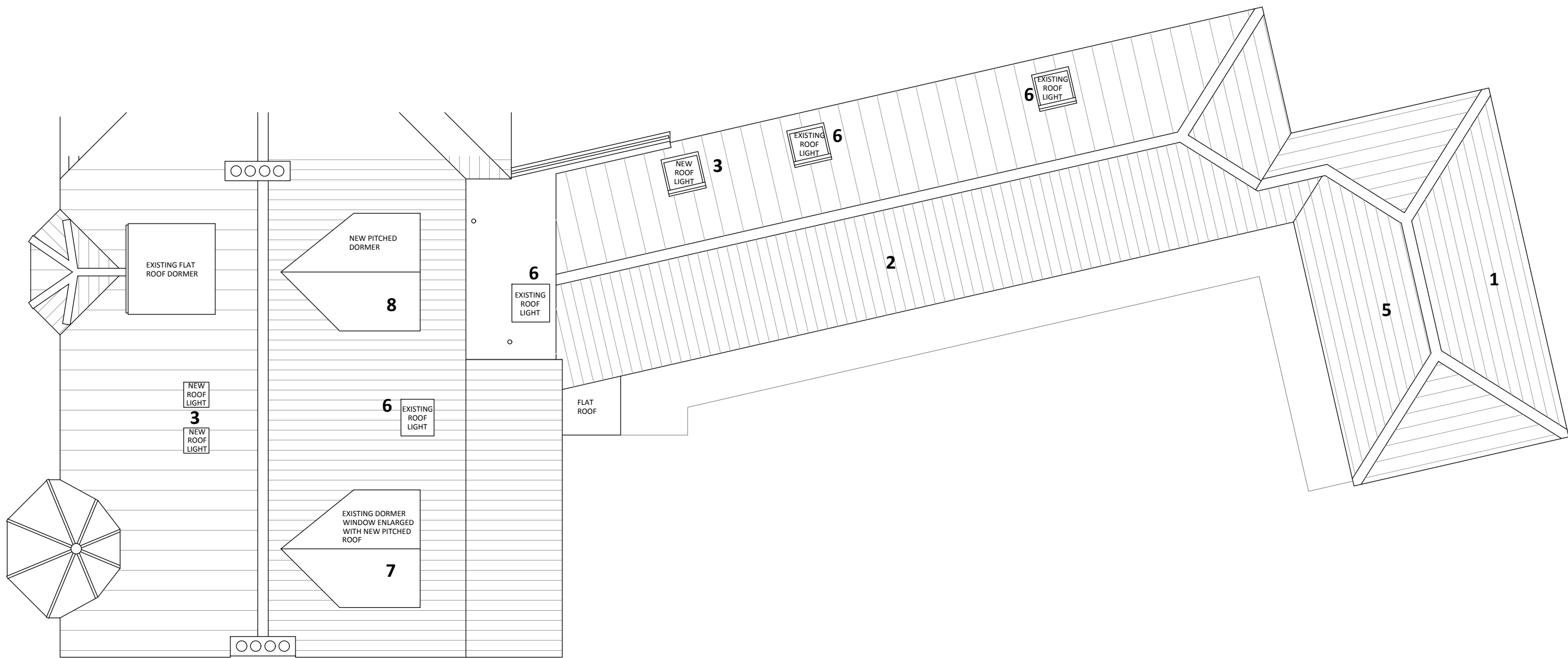
Drawing Title
Proposed Ground & First Floor Plan

Drawn	Date	Checked	Scale @ A1
SA	Oct. 2015	MRW	1:100
Job No	Drawing No	Revision	Note
2015-13	PL101	A	DO NOT SCALE





PROPOSED SECOND FLOOR PLAN



PROPOSED ROOF PLAN

GENERAL NOTES

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Rev	Date	Description	By
A	08.02.16	PITCHED ROOF ADDED TO NEW AND ENLARGED DORMER WINDOW	SA



LEGEND

- 1 proposed single storey extension
- 2 Existing single storey extension
- 3 Proposed Velux roof light
- 4 Existing staircase retained
- 5 Proposed grey-brown concrete roof tiles to match existing single storey roof
- 6 Existing rooflights
- 7 Existing dormer window enlarged with new pitched roof
- 8 Proposed dormer window with pitched roof and tiled cheeks to match existing
- 9 All existing windows to be retained unless otherwise noted

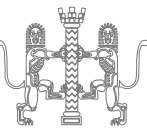
Louis de Soissons

ARCHITECTS

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PLANNING

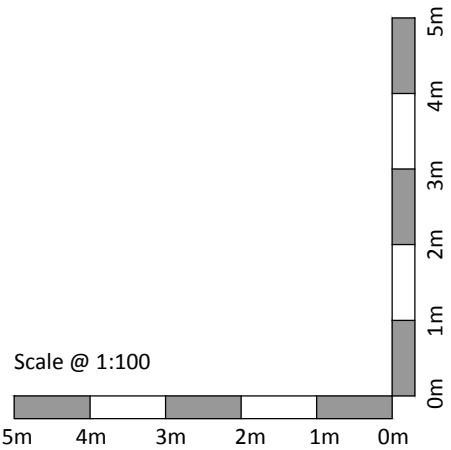


Client
Gurkha Homes Ltd.

Project
25 Croft Road
Swindon
Wiltshire
SN1 4DG

Drawing Title
Proposed Second Floor & Roof Plan

Drawn	Date	Checked	Scale @ A1
SA	August 2015	MRW	1:100
Job No	Drawing No	Revision	Note
2015-13	PL102	A	DO NOT SCALE



GENERAL NOTES

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Rev	Date	Description	By
A	08.02.16	PITCHED ROOF ADDED TO NEW AND ENLARGED DORMER WINDOW	SA



FRONT ELEVATION



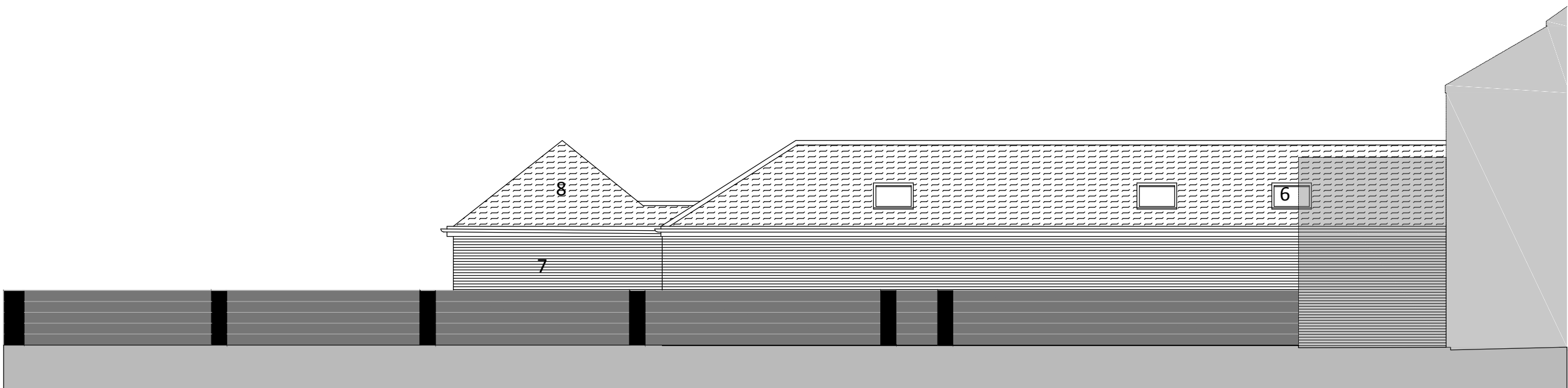
SIDE ELEVATION

LEGEND

- Proposed single storey extension
- Existing dormer window enlarged with new pitched roof
- Proposed dormer window with pitched roof and tiled cheeks to match existing
- Proposed timber framed walkway with polycarbonate roof
- Proposed white UPVC doors & windows
- Proposed Velux rooflights
- Proposed red-purple brickwork to match existing
- Proposed grey-brown concrete roof tiles to match existing single storey roof
- Proposed white fascia to match existing
- New white UPVC window to proposed single storey extension
- All existing windows to be retained unless otherwise noted



REAR ELEVATION



SIDE ELEVATION AS SEEN FROM NO.23

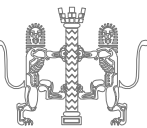
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PLANNING

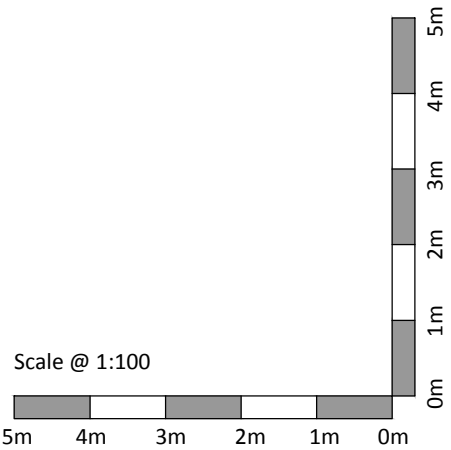


Client
Gurkha Homes Ltd.

Project
25 Croft Road
Swindon
Wiltshire
SN1 4DG

Drawing Title
Proposed Elevations

Drawn	Date	Checked	Scale @ A1
SA	Oct. 2015	MRW	1:100
Job No	Drawing No	Revision	Note
2015-13	PL103	A	DO NOT SCALE

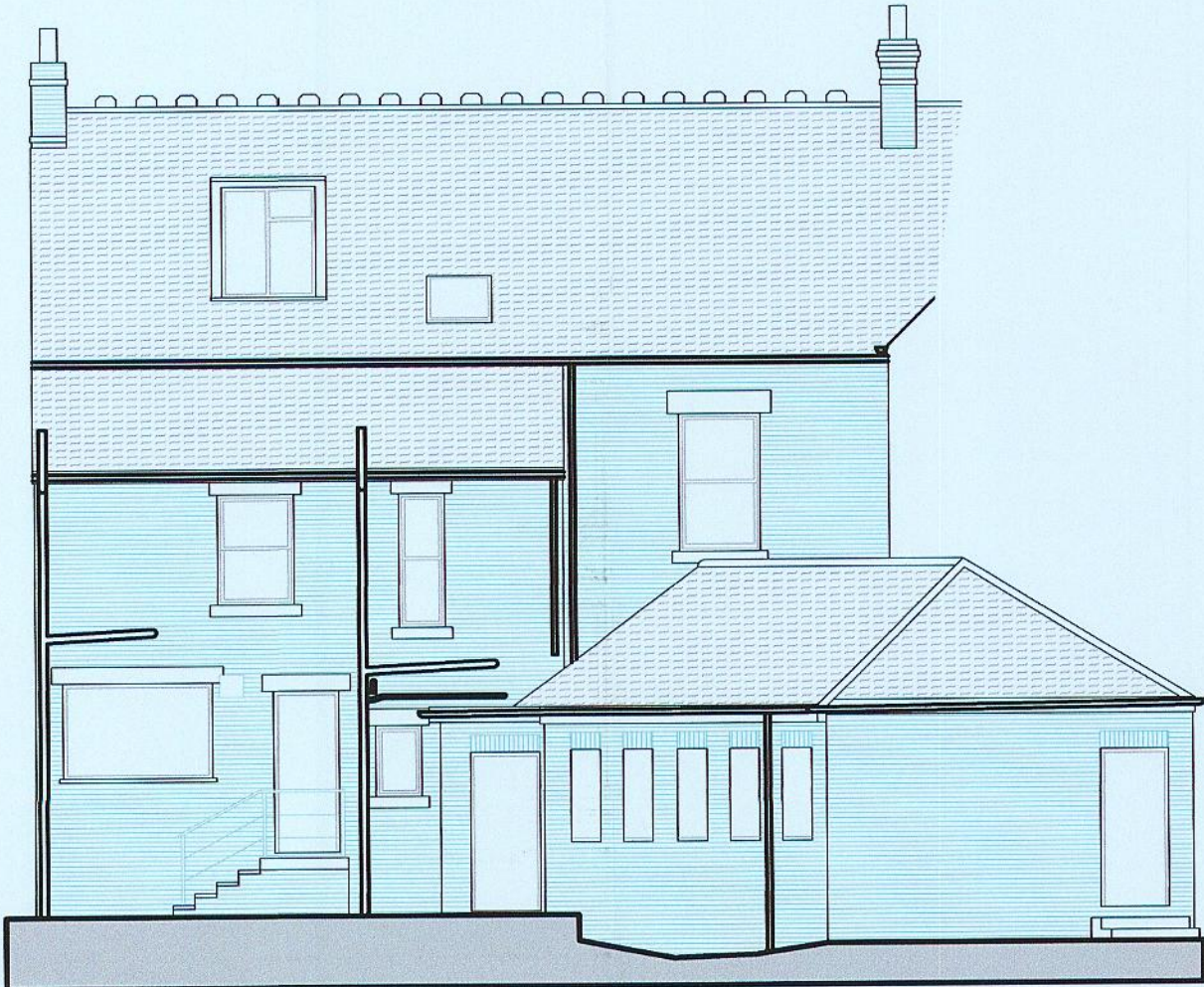




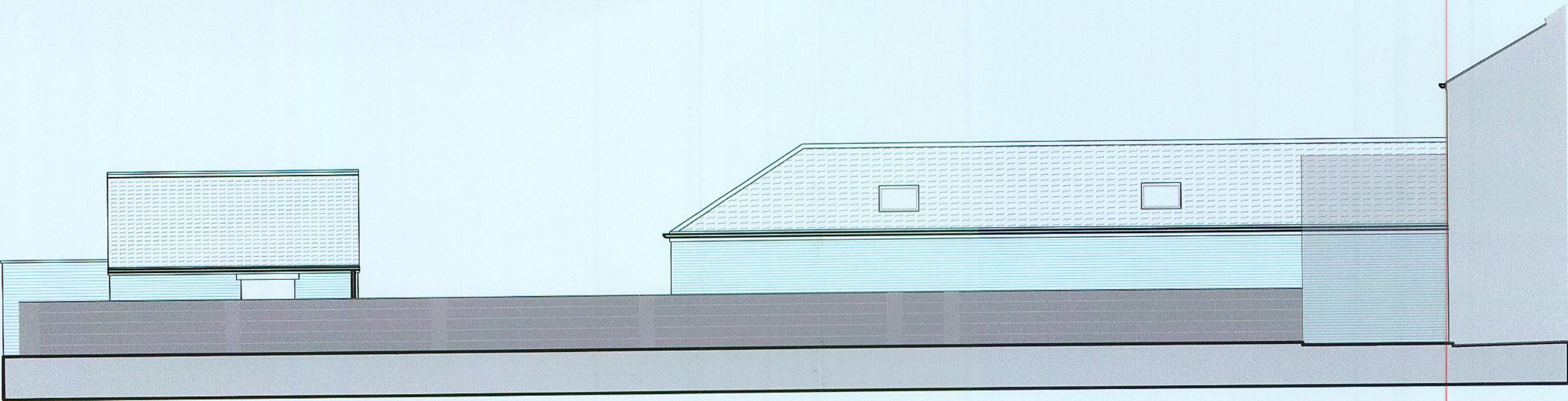
FRONT ELEVATION



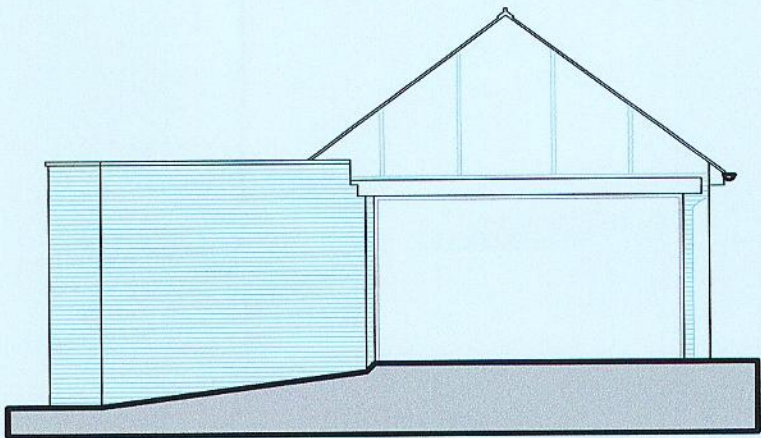
SIDE ELEVATION



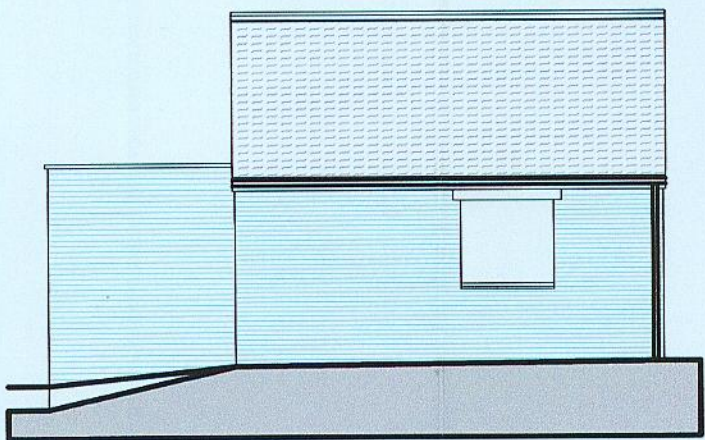
REAR ELEVATION



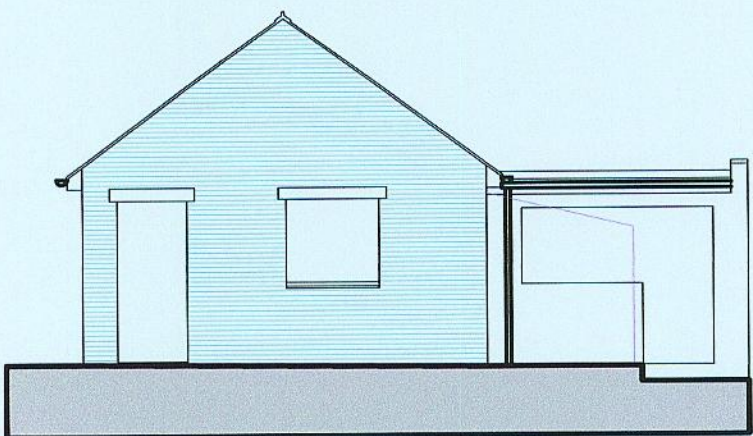
SIDE ELEVATION AS SEEN FROM NO.23



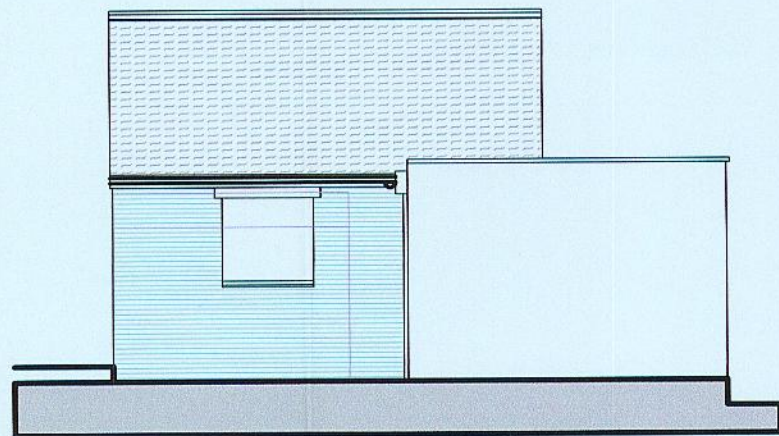
FRONT ELEVATION (GARAGE)



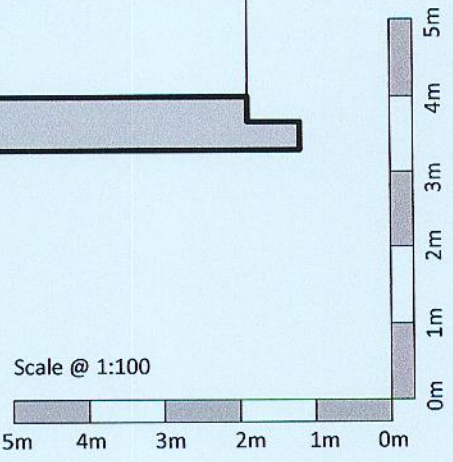
SIDE ELEVATION (GARAGE)



REAR ELEVATION (GARAGE)



SIDE ELEVATION (GARAGE)



GENERAL NOTES

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Rev	Date	Description	By
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Swindon Borough Council
Planning Department
27 NOV 2015
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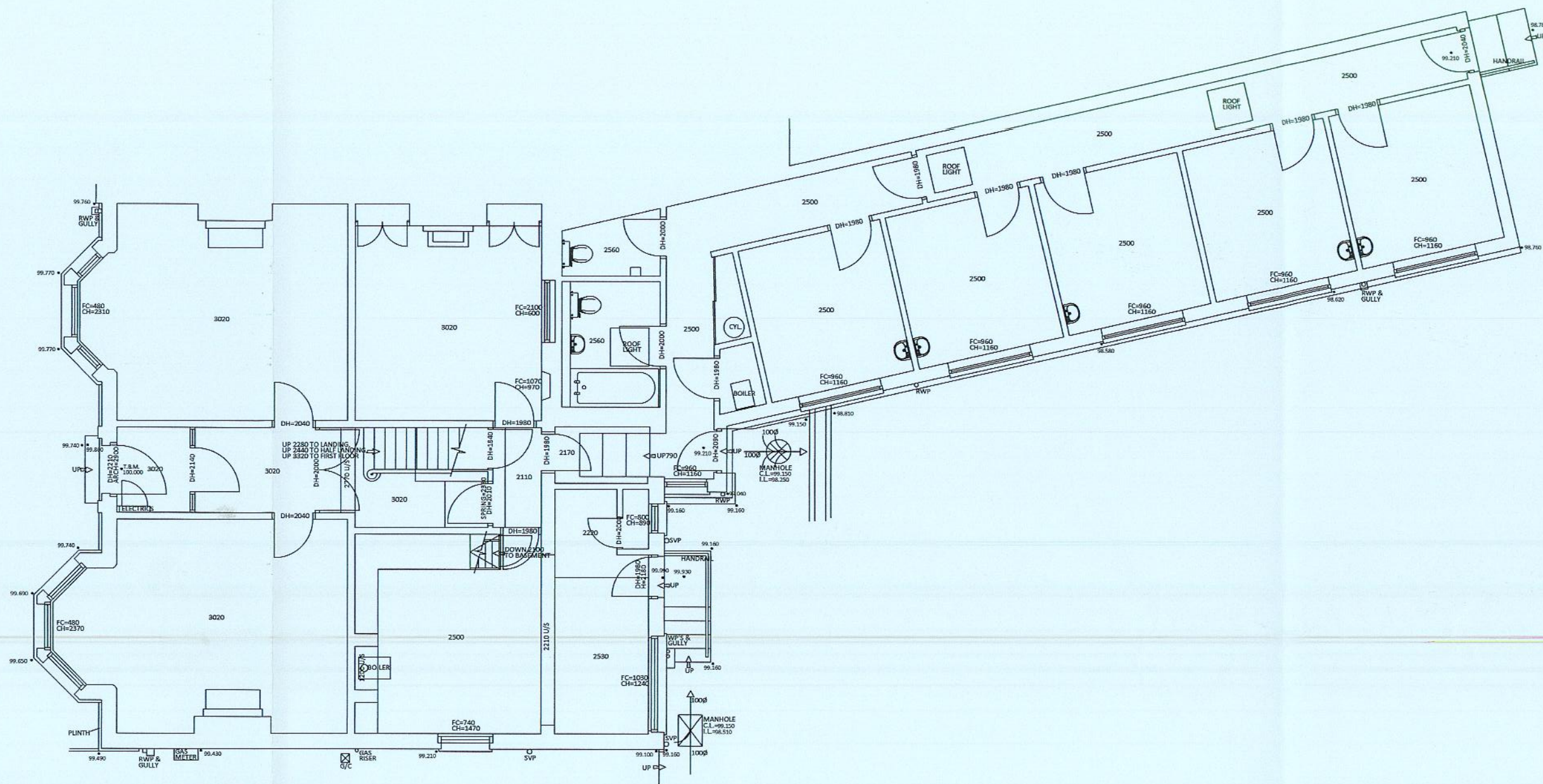
PLANNING

Client
Gurkha Homes Ltd.

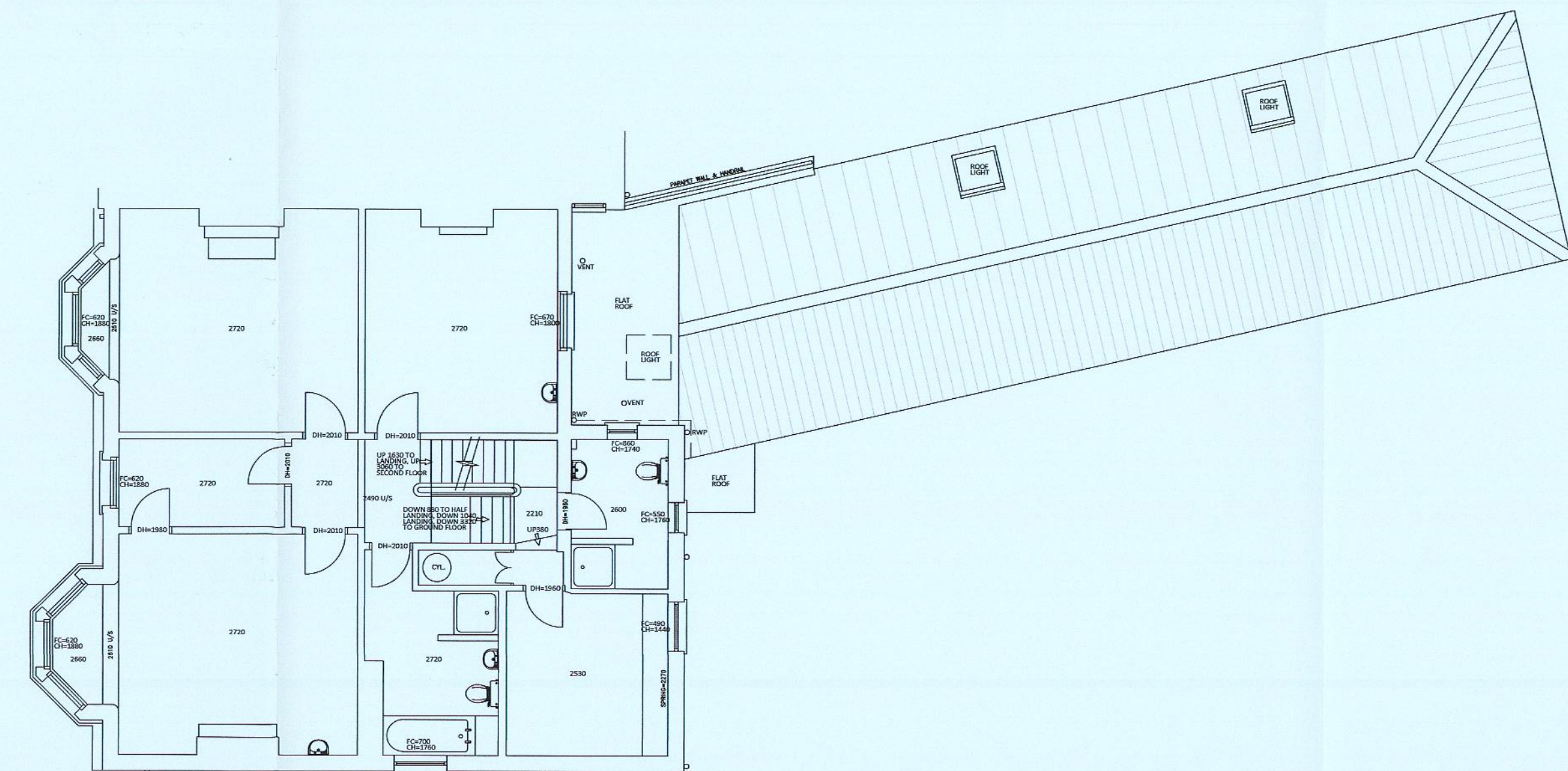
Project
25 Croft Road
Swindon
Wiltshire
SN1 4DG

Drawing Title
Existing Elevations

Drawn	Date	Checked	Scale @ A1
SA	August 2015	MRW	1:100
Job No	Drawing No	Revision	Note
2015-13	PL005		DO NOT SCALE



EXISTING GROUND FLOOR PLAN

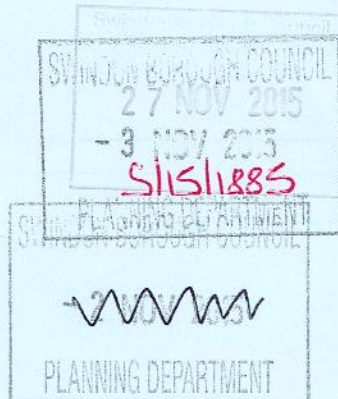


EXISTING FIRST FLOOR PLAN

GENERAL NOTES

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Rev	Date	Description	By
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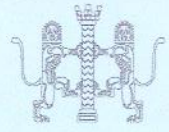


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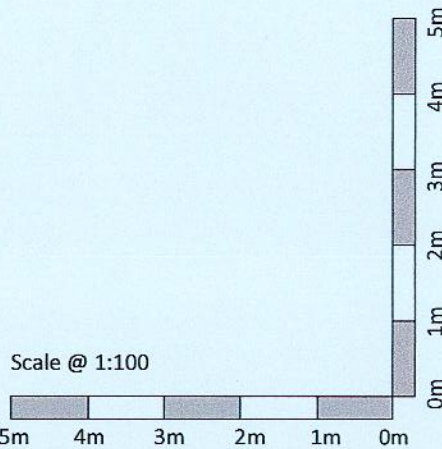


Client
Gurkha Homes Ltd.

Project
25 Croft Road
Swindon
Wiltshire
SN1 4DG

Drawing Title
Existing Ground Floor & First Floor Plan

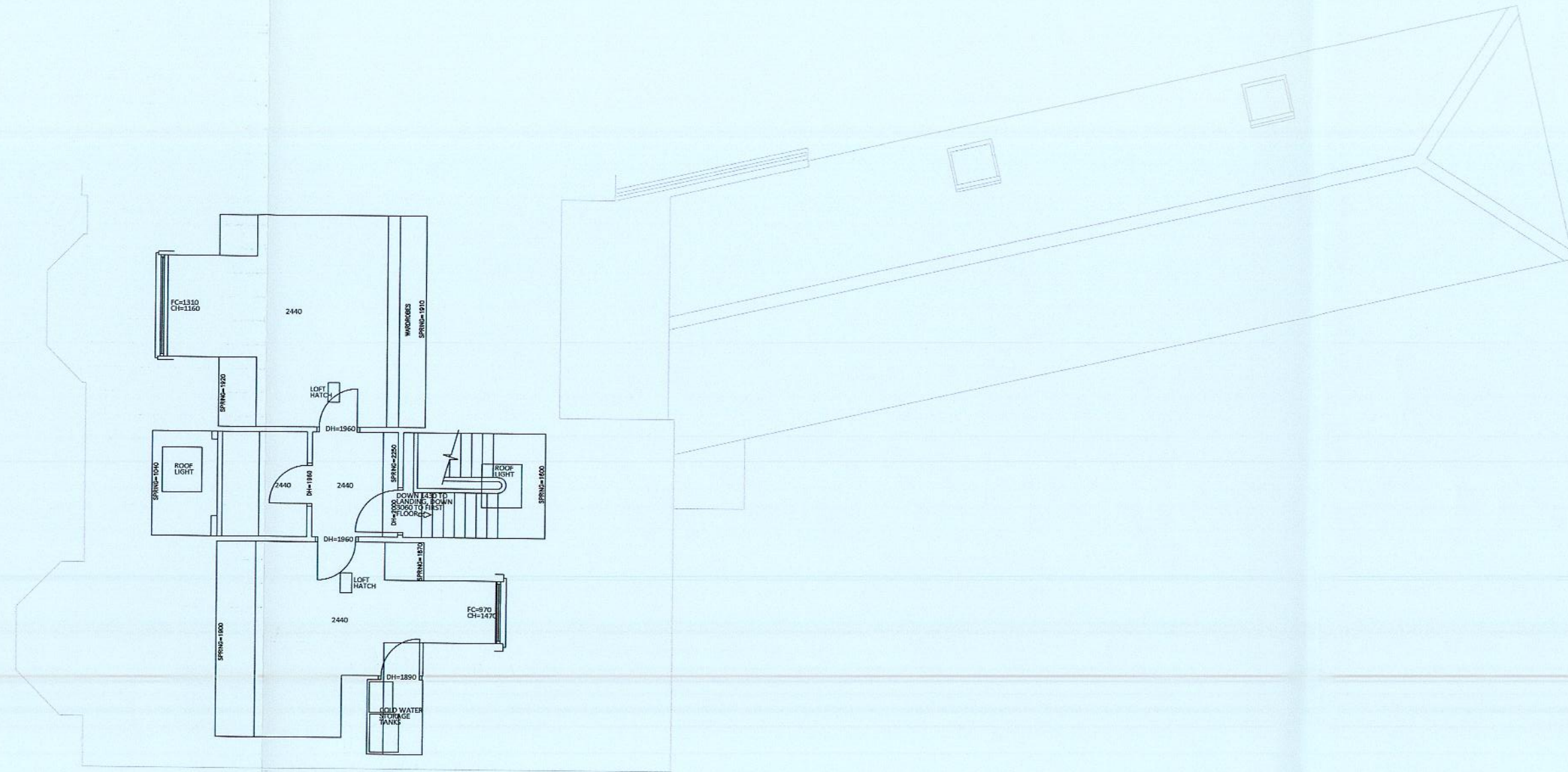
Drawn SA	Date Oct. 2015	Checked MRW	Scale @ A1 1:100
Job No 2015-13	Drawing No PL003	Revision Note	DO NOT SCALE



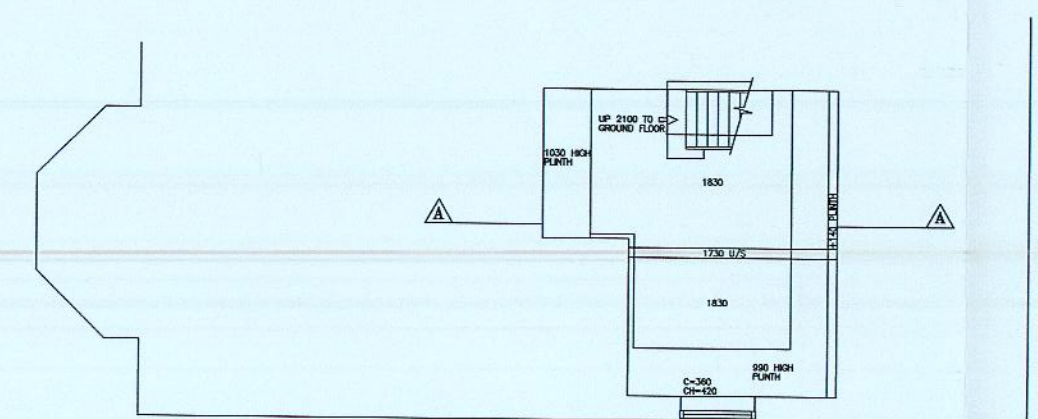
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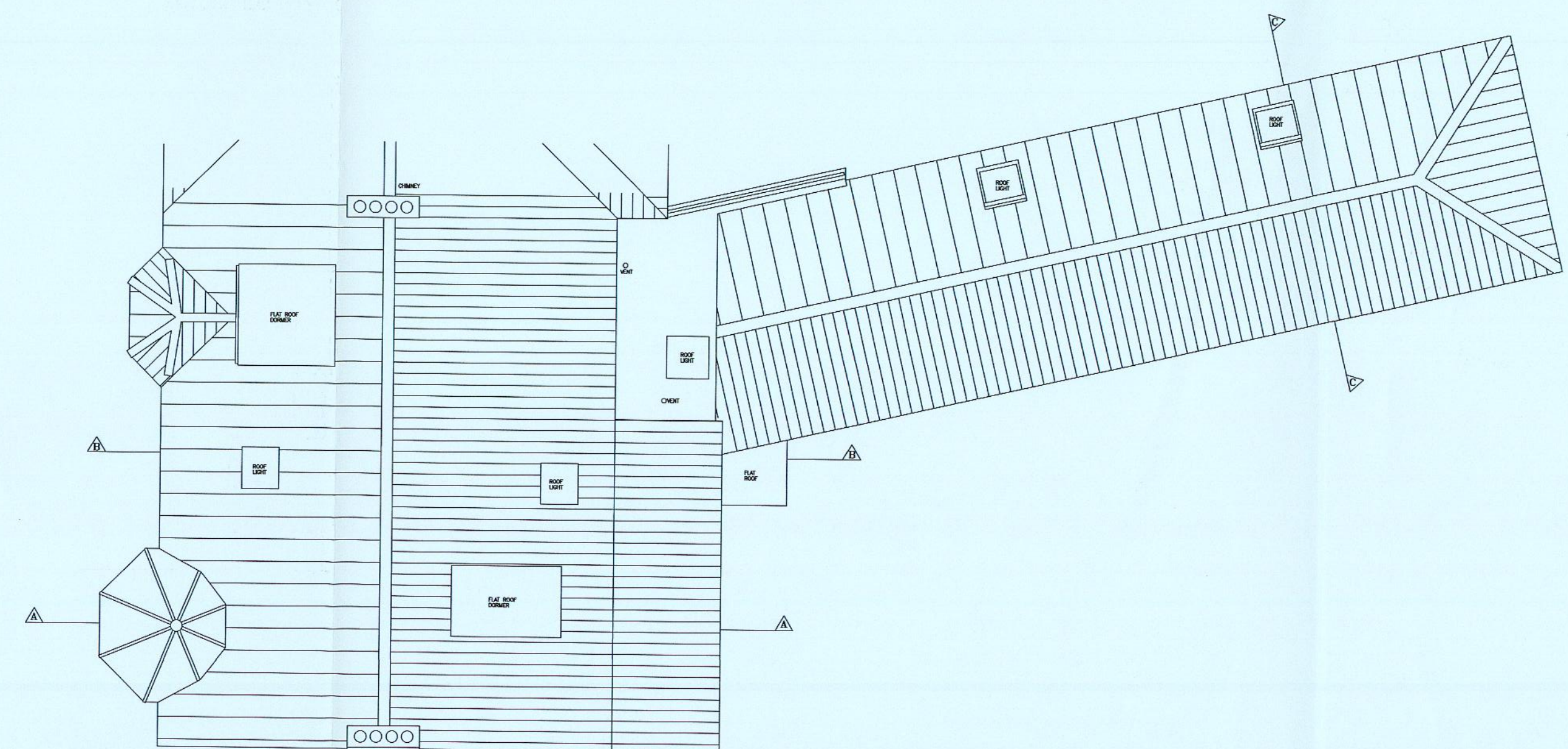
Rev	Date	Description	By
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EXISTING SECOND FLOOR PLAN



BASEMENT



ROOF PLAN



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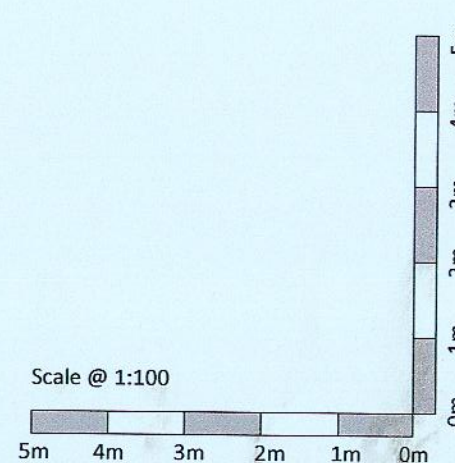
PLANNING

Client
Gurkha Homes Ltd.

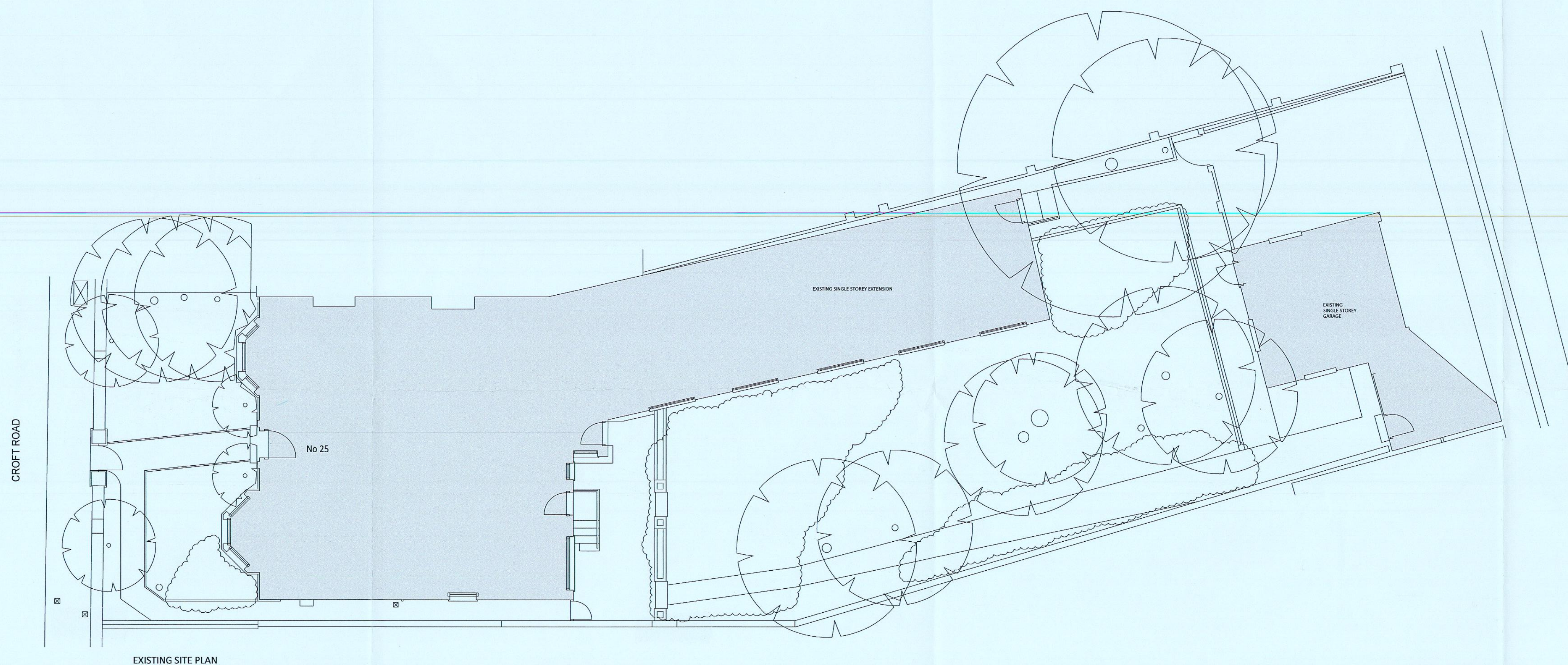
Project
25 Croft Road
Swindon
Wiltshire
SN1 4DG

Drawing Title
Existing Second Floor, Roof & Basement Plan

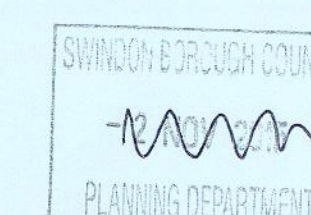
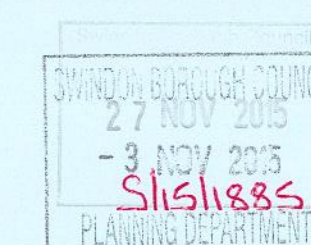
Drawn SA	Date Oct.t 2015	Checked MRW	Scale @ A1 1:100
Job No 2015-13	Drawing No PL004	Revision Note	DO NOT SCALE



Rev	Date	Description	By
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EXISTING SITE PLAN

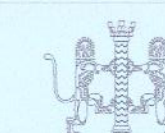


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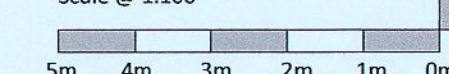
Client
Gurkha Homes Ltd.

Project
25 Croft Road
Swindon
Wiltshire
SN1 4DG

Drawing Title

Existing Site Plan

Scale @ 1:100



Drawn	Date	Checked	Scale @ A1
SA	Oct. 2015	MRW	1:100
Job No	Drawing No	Revision	Note
2015-13	PL002		DO NOT SCALE

GENERAL NOTES

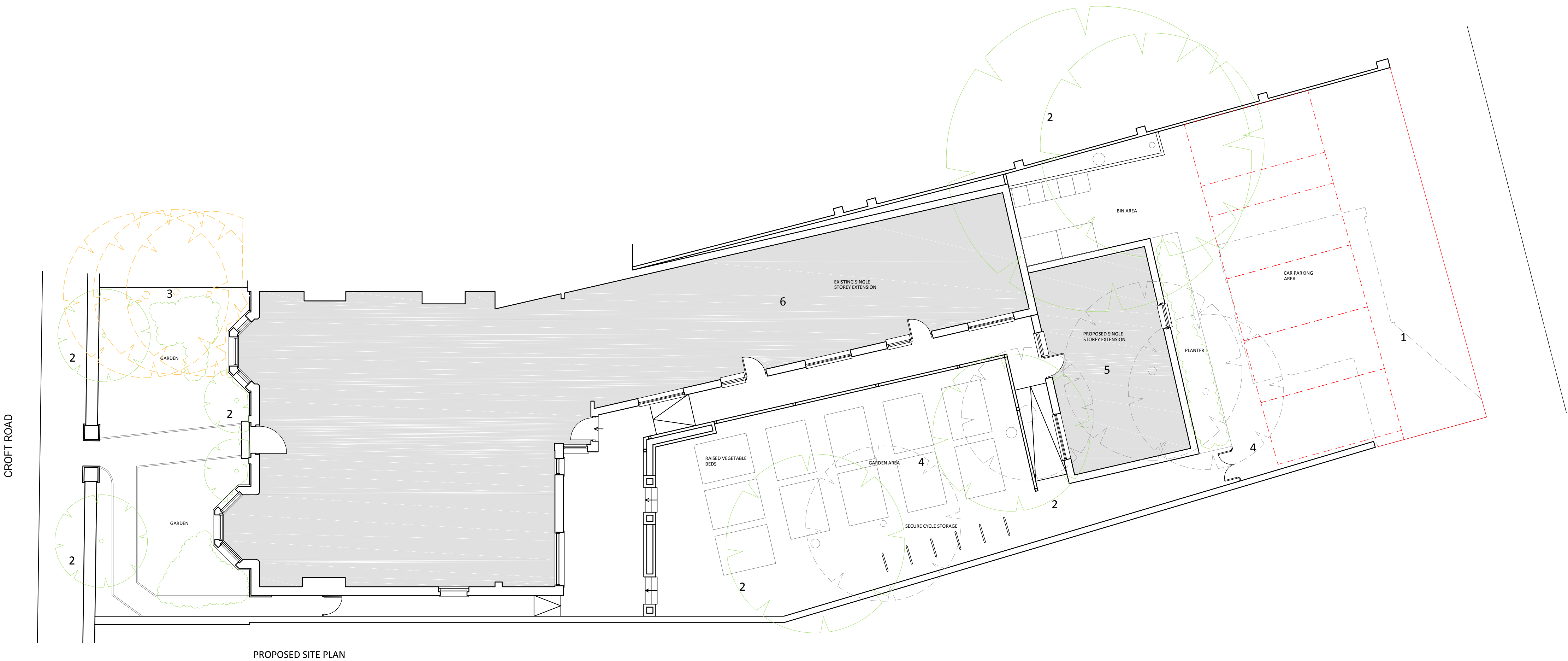
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Rev	Date	Description	By
A	08.02.16	- CYCLE STORAGE RELOCATED - BIN STORE RE-PLANNED - DISABLED CAR PARKING SPACE OMITTED	SA



LEGEND

- 1 Existing single storey garage to be demolished
- 2 Existing trees to be retained
- 3 Existing tall conifer trees to be removed
- 4 Existing trees to be removed
- 5 Proposed single storey extension
- 6 Existing single storey extension



PROPOSED SITE PLAN

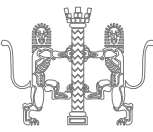
Louis de Soissons

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Hertfordshire Office | Shoot Lodge | Wandon Green | LU2 8PH

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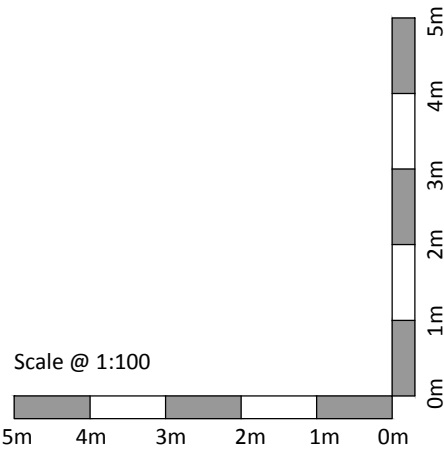


Client
Gurkha Homes Ltd.

Project
25 Croft Road
Swindon
Wiltshire
SN1 4DG

Drawing Title
Proposed Site Plan

Drawn	Date	Checked	Scale @ A1
SA	Oct. 2015	MRW	1:50
Job No	Drawing No	Revision	Note
2015-13	PL100	A	DO NOT SCALE





COMMITTEE REPORT

Item Number: 7

Ward: Old Town

Application Number: S/15/1885/HC

Parish: No Parish

Proposal: Change of use from a care home (Class C2) to 11no. flats (Class C3) with communal lounge and shared laundry, plus single storey extension and 1no. dormer window and 1no. enlarged dormer window to rear and the provision of 5 car parking spaces.

Site Location: Sunnymead Residential Home, 25 Croft Road, Swindon

Case Officer: Miss Heather Carlisle

Agent:

Mr Shahram Ameryoun
Louis De Soissons Architects
Shoot Lodge
Lawrence End Road
Wandon Green
LU2 8PH

Applicant

Mr Nigel Bailey

Gurkha Homes Limited
Sunnyside Farm
Reading Road
Padworth Common
Reading
RG7 4QN

Officers Report

Background:

1 This application is brought before planning committee due to the request of Ward Member Cllr Nadine Watts and due to the concerns of the neighbours immediately adjacent to the site regarding lack of car parking.

Summary of Recommendation:

2 That planning permission be GRANTED with Conditions

The Proposal:

3 The proposal seeks a change of use from an existing Use Class of C2 use for a care home into 11 individual one bedroom residential flats (Use Class C3) as defined in the Town and Country Planning Use Classes Order 1987 (as amended).

4 The main part of the building is to be converted to provide a large community area, two flats on the ground floor, 3 flats at first floor level and 2 within the second floor. The existing single storey extension to the rear to be converted into 3 flats and a single storey extension proposed to include one flat. The proposal to consist of a large communal lounge and shared laundry. The proposal will also create a small outdoor communal courtyard garden

area. The facility is for Gurkha veterans.

5 External alterations to include enlarging the exiting dormer window within the rear elevation and a new dormer within this elevation. An external walkway to be timber framed with a polycarbonate roofing creating a covered link between the main building and rear proposed extensions and existing extension. A secure cycle store and bin store to be provided. The existing garage to be demolished and hard standing create to create 5 car parking spaces. These spaces to be allocated as visitor spaces.

The Site and Surroundings:

6 The property is a semi-detached Victorian villa style house of brick elevations beneath a pitched tiled roof that has been vacant for some years and lastly used as a private nursing home. The property is a 3 storey vacant elderly person's home located at the north end of Croft Road. The property was originally a residential dwelling. It currently has 11 bedrooms, reception rooms, basement, kitchen and bathrooms. The property is located in a predominantly residential area and is located on the edge of Old Town. To either side of the site are terraced properties and to the east of the site are residential properties which front onto St Margarets Road. To the rear of the property is an alleyway linking St Margarets Road and the garages at the rear of the properties. The property currently has a store room, garage and off road parking for 2-3 vehicles.

7 Since the closure of the application site as an elderly persons home the building has been vacant (over 10 years). The property is not listed and not located within a Conservation Area.

Representations:

8 Comments from: 1 Ecklington, Eldene, 7 Howse Garden, Rodbourne, 169 Whitbourne Avenue, Park North, 7 St Margarets Road, 42 St Margarets Road, 52 St Margarets Road, 45 St Margarets Road, 27 Croft Road, 5 St Margarets Road

9 The concerns raised are summarised below:

Lack of car parking spaces, less HMO's in old Town, this is a HMO, lack of car parking in area, concerned about visitors, concerned if sell property on to non Gurkhas, keep as house, concern Gurkhas (potential residents) will not have cars, condition non-enforceable, add further pressure for car parking on St Margarets Road, over development of the site, unwelcome precedent in the area, waste, overlooking from the rear dormer window, rooms too small, loss of apple tree and extension would be close to maple and rowan tree

10 Pipers Area Residents Association (PaRa): Objection
Unsuitable over development, parking provision is inadequate, precedent for other properties being turned into a HMO or flats

11 The Transport Development Management Officer - Raises no highway objection and suggests conditions regarding parking. This element is discussed in more detail within the report.

12 Aboricultural Officer: No objection subject to conditions being added

Planning Considerations:

13 The key considerations relate to the proposal's compliance with local and national policy with regard to whether the principle of the change of use in this location is acceptable. The design, potential impact upon highway safety, parking provision and neighbouring amenity must also be taken into consideration.

Policy and Legislation:

14 The National Planning Policy Framework (NPPF) (2012) sets out the Government's planning policies for England and how these are expected to be applied. The relevant policies of the adopted Swindon Borough Local Plan 2026 are:

- *Policy SD1 - Sustainable Development Principles* seeks to enable the delivery of sustainable development and support sustainable communities within the Borough.
- *Policy SD2 - The Sustainable Development Strategy* sets out the development strategy for the Borough.
- *Policy DE1 - High Quality Design* seeks to ensure that the development is of a high quality design without harming the existing amenity levels of the surrounding land uses.
- *Policy TR1 – Sustainable Transport Networks* seeks to enable reliable and efficient transport network, promote safety, security and healthy lifestyles
- *Policy TR2 - Transport and Development* seeks to ensure that sustainable modes of transport are encouraged and that the access and parking provision for developments are acceptable.

15 In addition to the above the Adopted Supplementary Planning Document 'Inclusive Design Access for All' (2011) must be taken into consideration.

Principle:

16 Policy SD1 of the Local Plan states that a number of criteria should be met in order to enable the delivery of sustainable development and support sustainable communities in the Borough. Among these criteria development proposals should be of high quality design and promote healthy, safe and inclusive environments and be accessible by walking, cycling and/or public transport. Policy SD2 aims to focus development primarily within the urban area thereby promoting accessibility and sustainability.

17 The main considerations of the application are the impact on the local highway network and the impact on the amenity levels currently enjoyed in the area. The policies that relate to this application are DE1, TR2, Swindon Borough Local Plan 2026

18 The previous use of the building was for an elderly person's home and the proposed change of use requires limited changes to the external appearance of the main building and therefore limited impact on the built character or appearance of the area. The loss of the garage and addition of rear extension will be discussed below.

Design and Layout:

19 Policy DE1 of the Local Plan (High Quality Design) requires high standards of design for all types of development. These should respect existing built characteristics, acknowledged features of importance and existing site conditions. They should be accessible, connected, permeable, legible, inclusive, safe, secure, efficient and adaptable. They should also be appropriate in terms of siting, orientation, scale, massing, materials and details whilst protecting levels of amenity in terms of light, privacy, outlook, noise, disturbance, smell, pollution and space and deliver quality public realm.

20 This policy seeks to protect existing land uses and neighbouring properties from visual intrusions, privacy and noise disturbance and pollution.

21 Concerns are raised regarding the overdevelopment of the site. In terms of planning the proposed use will have a different impact than the previous use and as such it is considered that there will not be any significant additional impact on the amenities of adjoining residential properties nearby.

22 An argument of change in character of an area might have greater weight if the authorised use of the property was in normal residential use; however this is not the case as the premises had operated as a care home business for many years. The care home details show rooms for up to 11 residents and whilst they would not have cars, visitors, care, medical and support staff would be required to support that use and would be expected to lead to a significant number of comings and goings at all times of the day.

23 There will be no direct loss of privacy or overlooking from the proposed use. In terms of the concerns expressed by neighbours which relate to the new rear dormer window to the rear. Due to the location of the proposed new dormer window to the rear it is considered that there would be minimal impact on the amenity of the neighbouring properties. In regards of the location of the proposal there would be minimal impact on the availability of light due to the position of both of the new dormer window and enlarged dormers on the host dwelling. The new dormer window which is proposed would face into the rear garden of the host dwelling, due to the 3 stories height of the property it is considered that there would be minimal overlooking into the neighbouring properties. The proposal is considered acceptable in terms of its potential impact on the amenity of the neighbouring properties.

24 The dormers have been redesigned to be more in accord with the guidance set out in the Residential Extensions and Alterations SPD, which states that the siting of dormer windows should harmonise with their surroundings. Officers conclude that, the proposed dormer, enlarging of the existing dormer would appear subservient to the host property and would not harm the surrounding area.

25 The rear extension has been well designed. The current property is an attractive 3 storey and the extension would not appear out of character by being overly large or dominant and would not result in any unacceptable impact being caused upon area of host property. The proposed extension and refurbishment would be an improvement in the overall appearance of the building and therefore have not have any adverse impact on the streetscape or the property and as such accord with the local plan policy DE1 and the provision of the NPPF which encourages good design.

Landscaping and Trees:

26 A Rowan and Maple which is now subject to a tree preservation order will be retained as part of the development and consequently the car parking spaces will be retrofitted around this tree to ensure that the tree remains undisturbed and protected. The Arboricultural officer has no concerns subject to the development being carried out in accordance with appropriately worded conditions. Neighbours have made reference to the existing fruit trees which are located adjacent to the southern boundary, fruit trees are not protected and can be removed at any time.

27 The outdoor area is to have raised kitchen beds and be a communal space for the residents. It is considered that a condition seeking a detailed landscaping scheme and boundary treatments will be sufficient in this instance to ensure the scheme is characteristic to the setting.

Highways:

28 The proposed development has the potential to impact on the Local Highway Network. Therefore Policy TR2 (Transport and Development) is to be applied. The existing car parking space and garage available at the rear of the property will be demolished and car parking reconfigured to provide more car parking on the site (5 spaces). Officers acknowledge that the proposed scheme would be an under provision in car parking to serve 11 flats. However, The Highways Officer had some initial concerns as the principle of the development would, under standard circumstances, be *unacceptable* due to the site's location outside of Sector 1 (defined within the SBC Parking Standard] and the proposed lack of parking within the site. However, considering the prospective residents all being retired Ghurkhas and stated as not having driving licences, granted free bus passes, etc., Highway officers would be willing to accept the proposals with the application of a personal permission restriction.

29 As such with this restriction applied, the site could be considered as having minimal highway impact for this specifically proposed use and proposed users only. The addition of the personal planning permission means that any potential users and different users would require further consideration in future. For example if 11 'normal' flats were proposed the LPA will be able to consider the impact through a further application.

30 The scheme has been amended to provide 5 visitor parking spaces and to facilitate access arrangements from the public backway. The scheme provides adequate individual and refuse and cycle space provision.

31 Highway Officers have also recommended a planning condition be added to secure a formal Travel Plan can be written which can be subsequently approved and provided to future residents.

32 Highway officers have confirmed that Sector 1 as defined in the SBC Parking Standard runs along Newport Street and down a small part of Devizes Road / Croft Road to include properties on Springfield Road and Grovelands Avenue. St Margaret's Road and Croft Road are not included in this area. These boundaries are also reflective of the Resident Parking Zones in the area. Highway colleagues have applied standards which are within the SBC Parking Standard document and Officers are aware that the reason this application is acceptable is due to the specific nature of the intended occupants as 11no. 1-bedroom

flats would normally require a total of 13 spaces (11no. allocated bays + 2no. visitor bays) to be provided within the site.

Community Infrastructure Levy:

33 The Council's Community Infrastructure Levy (CIL) charging schedule came into force in April 2015 whereby development comprising 100 square metres or more of new build floor space incurs a mandatory charge towards meeting the total cost of infrastructure required to support development within the Borough. The proposed development constitutes Community Infrastructure Levy liable development at a rate of £55 per square metre.

Other Issues:

34 The objections received have been dealt within the body of the report including that of the access and principle. A concern has been raised that the proposal will result in the loss of housing (C3 use). This is not true as the lawful use is a care home. However, a change of use in this area is considered acceptable and in addition the property will continue to have a residential (C3 class) use.

35 A concern has been raised regarding the setting of a precedent; however any approval will not act as legal precedent as all applications are determined on its own merits. It has been suggested that the proposal is a HMO (House in Multiple Occupation). In planning terms this is not correct as the flats are in effect self-contained units.

National Planning Policy Framework:

36 It is considered that this application is consistent with the provisions of the National Planning Policy Framework which would be of benefit to the local economy. It will provide much needed housing and will bring an empty property into use. In addition it accords with the overall presumption in favour of sustainable development where it is in conformity with the development plan and where there are no adverse impacts which would significantly and demonstrably outweigh the benefits.

Concluding Comments:

37 In summary, subject to adequate controls to limit parking demand the proposal is considered to be of a suitable scale set in a sustainable location. In terms of its proximity to local services, facilities, public transport and open spaces. The concerns of local residents are understood but the addition of the personal planning permission means the highway concerns would be to a significant degree that would justify grounds for a refusal. It is considered the development would not pose any undue harm to residential amenity, would not have a detrimental impact on the immediate area and would not create any unacceptable impacts with regards to highway safety. As such this proposal is compliant with adopted Policies SD1 (Sustainable Development Principles), SD2 (Sustainable Development Strategy) DE1 (High Quality Design) and TR2 (Transport and Development) of the Swindon Borough Local Plan 2026 (2015).

Summary of Recommendation:

That planning permission be **GRANTED** with Conditions as set out below

Conditions

Time Limit:

The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with the requirements of Section 91 (1) of the Town & Country Planning Act 1990.

Drawing numbers:

This approval shall be in respect of the following drawings:

Dwg no: Proposed Second Floor and Roof Plan: PL102 Rev A

Dwg no: Proposed elevations: PL103 Rev A

Dwg no: Proposed Sections: PL104 Rev A

Dwg no: Existing Sections: PL006

Dwg no: Proposed Ground and First floor Plans PL101 Rev A

Dwg no: Proposed Site Plan: PL100 Rev A

Dwg no: Site Plan and Site Location Plan: PL001 Rev A

Dwg no: Existing Elevations PL005 27th November 2015

Dwg no: Existing Ground Floor and first floor Plan: PL003

Dwg no: Existing Second Floor, roof and Basement Plan: PL004

Dwg no: Existing Site Plan: PL002

Transport Plan Statement October 2015 received 27th November 2015

Design and Access Statement: received 27th November 2015

Received by the Local Planning Authority on the 8th February 2016

Reason: To define the scope of the development hereby permitted, in accordance with section 72 of the Town and Country Planning Act 1990.

Landscaping:

Prior to the commencement of works on site in connection with the development hereby permitted, a scheme of landscaping to include a planting schedule and time table of works, shall have first been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the positions, species and crown spread of all existing trees and hedgerows on the land, detailing those to be retained, together with measures for their protection during development. The approved scheme shall be implemented as per the approved timetable.

Hard Landscaping:

Prior to the commencement of works on site in connection with the development hereby permitted, details of the hard landscaping of the site including the surface treatment of any roadways or other parts of the site which will not be covered by buildings, shall have first been submitted to and approved in writing by the local planning authority in writing.

External Materials:

The development (of the buildings) shall be carried out using external facing materials as set out in the Design and Access Statement and drawings PL03 Rev A.

Reason: To ensure that the appearance of the development is satisfactory.

Boundary Treatments:

Prior to the occupation in connection with the development hereby permitted, a plan indicating the positions, design, materials and type of boundary treatment shall be submitted to and approved in writing by the Local Planning Authority. This boundary treatment shall be implemented before the building is occupied and shall be retained in the approved form for so long as the development hereby permitted remains on the site.

Car Parking Spaces:

The parking spaces and turning area shown on the approved plan shall be laid out in accordance with that plan and be made available for use prior to the first occupation of the development and shall thereafter be kept clear of obstruction and retained only for the parking and turning of motor vehicles in connection with the development hereby permitted. Reason: In the interests of amenity and highway safety.

Protective Fencing:

Works on site in connection with the development hereby permitted, relating to the protective fences to safeguard the Rowan and Maple trees which are to be retained shall be erected in accordance with the current BSI 5837 as detailed within a submitted arboricultural report and in situ until the development has been completed or the Local Planning Authority has confirmed, in writing, that the fencing can be removed.

Reason: To ensure that adequate protection is afforded to the trees and/or hedges on the site.

Travel Plan:

A Travel Plan shall be submitted to and approved by the Local Planning Authority prior to occupation of the development. The Travel Plan should give details of a timetable for implementation, and shall be implemented in accordance with the approved scheme.

Reason: In pursuit of sustainable transport objectives.

Tree protection:

No materials, plant, soil or spoil shall be stored underneath, and no burning of materials shall take place under the canopy of any tree or group of trees on the site shown for retention on the approved plans. Reason: To ensure that adequate protection is afforded to the trees on/adjacent to the site.

Reason: To ensure that adequate protection is afforded to the trees on/adjacent to the site.

Personal Permission:

The change of use for the development hereby approved shall only be occupied by Gurkha veterans and their spouse, if applicable, as set out in the application details, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of amenity and highway as the site is unsuitable for other uses or users except for the purpose hereby permitted than that hereby approved.

Informatives

CIL Liable Development:

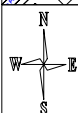
This development constitutes Community Infrastructure Levy 'CIL' liable development. CIL is a mandatory financial charge on development. For more information on CIL visit www.swindon.gov.uk/cil or telephone the SBC CIL Team on 01793 466289 or 466397 or email cil@swindon.gov.uk. To avoid additional financial penalties the requirements of the

impact of CIL must be managed before development is commenced and subsequently payment made in accordance with the requirements of the CIL Demand Notice issued.

End of Report

Erection of 70no. residential units - Reserved Matters from previous outline permission S/OUT/14/0568.

Land At Chelmsford Road Eastleaze Swindon



This Plan is for illustrative purposes only and is not intended to provide accurate representation of the development.
In all cases references should be made to the submitted plans.



This Plan is for illustrative purposes only and is not intended to provide accurate representation of the development.
In all cases references should be made to the submitted plans.

Type	Accom.	Sq. Ft.	No.	Total Sq.Ft.
Charfield	2	675	3	2025
Shaldon	3	817	10	8170
Sandford	3	961	5	4805
Sherbourne	3	961	5	4805
Shipton	3	1006	9	9054
Woodcote	4	1181	8	9448
Wilcott	4	1188	9	10692
TOTAL			49	48999

Type	Accom.	Sq. Ft.	No.	Total Sq.Ft.
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2.1.1	1	540	3	1620
2.1.1	1	607	3	1821
2R	2	834	8	6672
3R	3	942	6	5652
4R	4	1201	1	1201
TOTAL			21	16966

O/A TOTAL	70	65965
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Net Developable Area	4.20	Acres
Density	15706	sq.ft/acre

- Affordable rented units
- Shared ownership units

- Rev V - HA bin movements reviewed. Front access to plots 31 & 49 corrected. 26.02.16. SJK
- Rev X - Handing annotation of Plots 4, 6, 50 & 67 corrected. 18.02.16. SJK
- Rev W - In-line with Planning discussions; alterations to the plots boundaries of P53, 60, 61, 69 & 70. 27.01.16. SJK
- Rev V - Footway extension at Plot 57. Ramps to/from block paved road - section shown. 14.01.16. SJK
- Rev W - Plot 2/4 garden fence amendment, turning head at P10/61 extended 23.11.15. SJK
- Rev T - Garage position and easement adjustments as per client email of 16.11.15. SJK
- Rev S - Comprehensive revision in line with Planning Comments - 26-10-15 MAS
- Rev R - Scale bar added - 14-08-15 - SJK
- Rev Q - Minor alterations to better suit landscaping. - 27-07-15 - SJK
- Rev P - Minor alterations following a meeting 16/07; block paved entry road adjusted, rear garden accesses reviewed; P11-12 parking, P61 screen wall moved, P62-64 repositioned. - 17-07-15 - SJK
- Rev M - Layout worked-up for Planning - 14-07-15 SJK
- Rev L - View home (Plot 3) omitted - 05-06-15 SJK
- Rev K - Affordable plots and Sales area indicated - 29-05-15 - SJK
- Rev J - Plot 36 amended to 2R type. - 26-05-15 - SJK
- Rev I - 27.05.15
- House type Schedule file path updated.
- Rev H - 26.05.15
- Amended in accordance with Urban designer comments / sketch.
- Rev - G - Block paving & site access adjustments. -17-04-15 - SJK
- Rev - F - Affordable housing types indicated. -14-04-15 - SJK
- Rev - E - Site access amended to avoid alterations to existing turning head. Plots 69 & 70 adjusted to suit. -13-04-15 SJK
- Rev - D - Plot 70 position adjusted to sit within red line. Show area notes added. -07-04-15 - SJK
- Rev - C - Site layout adjusted to reflect client comments of 01-04-15. Schedule & NDA updated. Aesthetic detail added. -03-04-15 - SJK
- Rev - B - Site layout adjusted to reflect the comments of N.Deely (Met Workshop) -22-03-15 - ESH
- Rev - A - Two more units added - layout increased to 70 units - 03-03-15 - ESH

PROJECT	Westlea Campus Swindon Bellway Homes - Wales & West
TITLE	Planning Layout

DRG No. 2979-100

DATE: MAY 2015	DESIGNED BY: SJK
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SCALE: 1:500	DRAWN BY: SJK
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REVISION: Y	CHECKED BY:
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ddp@ddplimited.co.uk

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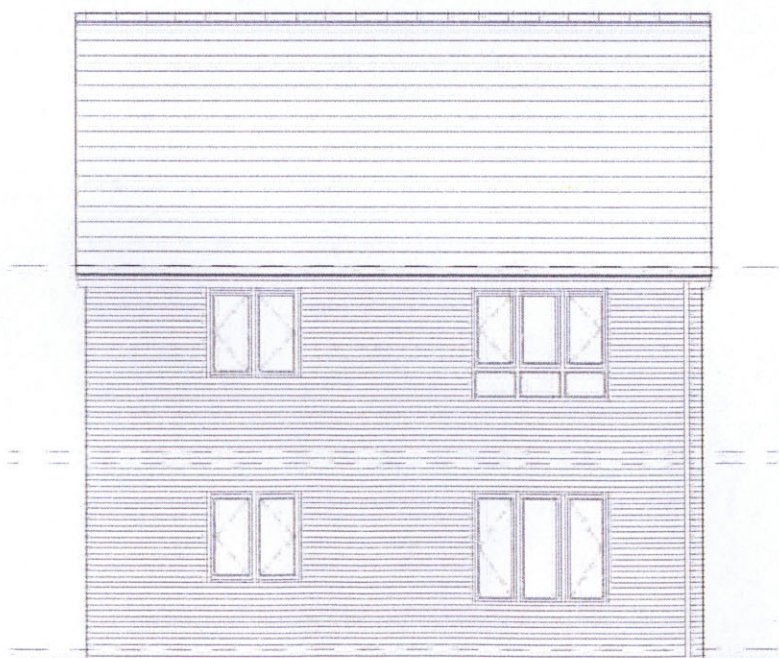




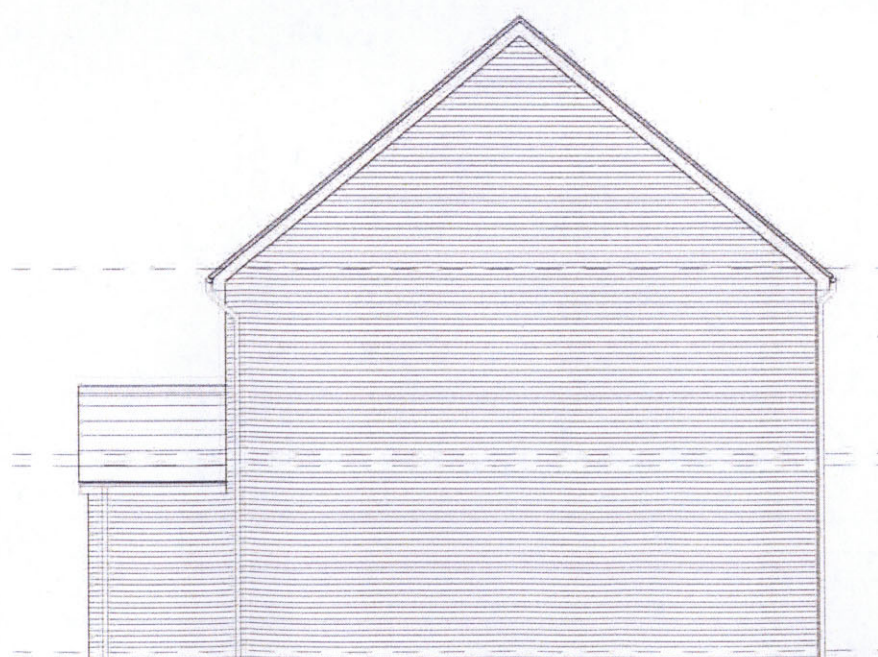
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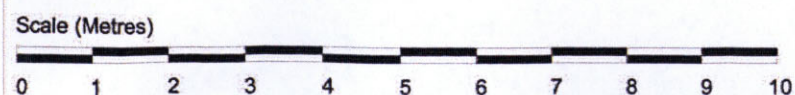
SIDE



REAR



SIDE



Swindon Borough Council
Planning Department
Swindon Borough Council
18 AUG 2015
17 AUG 2015
Sketch 1280

A	13.08.15	Scale bar added.
Rev	Date	Details

PROJECT
**Westlea Campus
Swindon
Bellway Homes - Wales & West**

TITLE
**2.1.1 House Type
Planning Drawings
Elevations (Det)**

DRG No. **2979-2.1.1-EL02**

A3

DATE: **JUL 15**

DESIGNED BY:

SCALE: **1:100**

DRAWN BY: **SJK**

REVISION: **A**

CHECKED BY:

FILE PATH:

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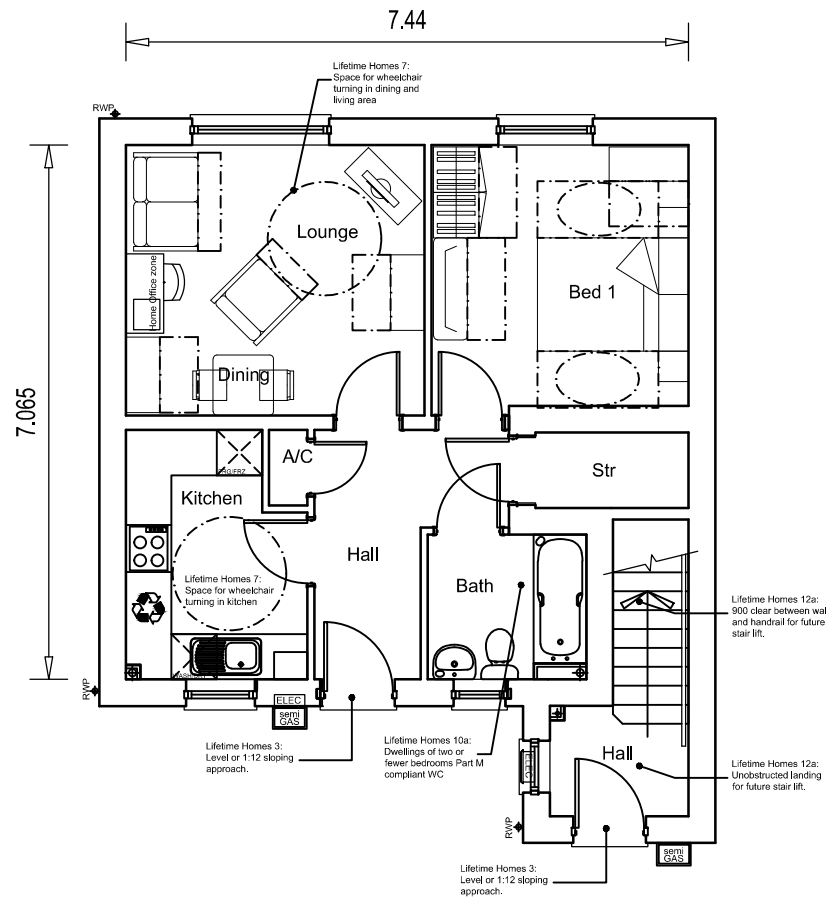
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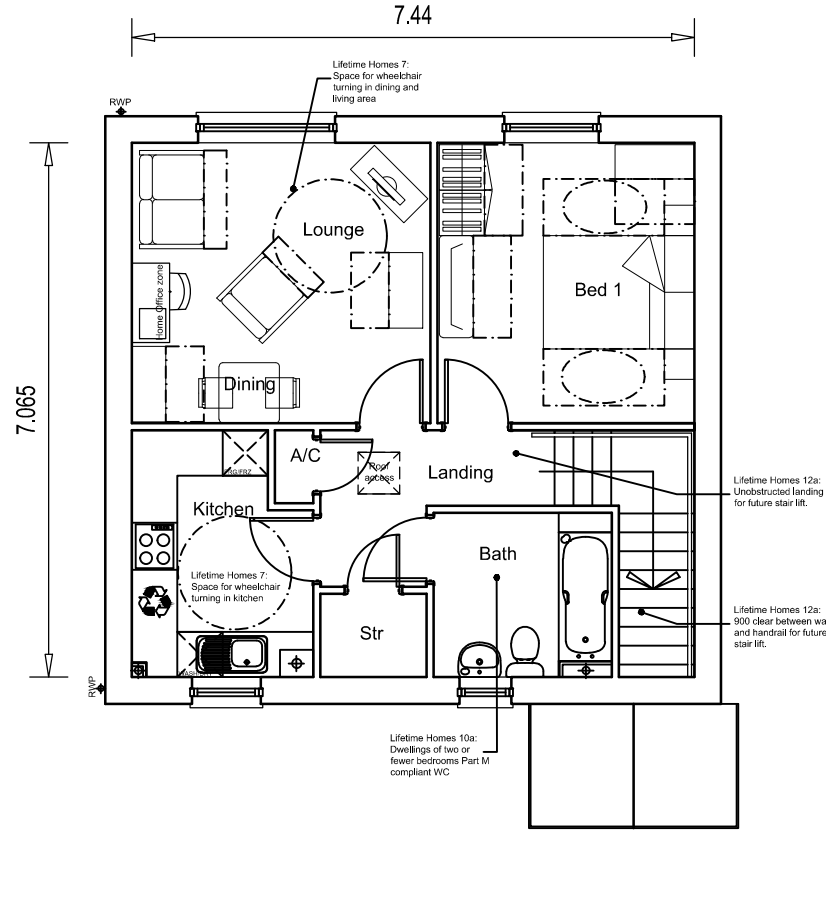
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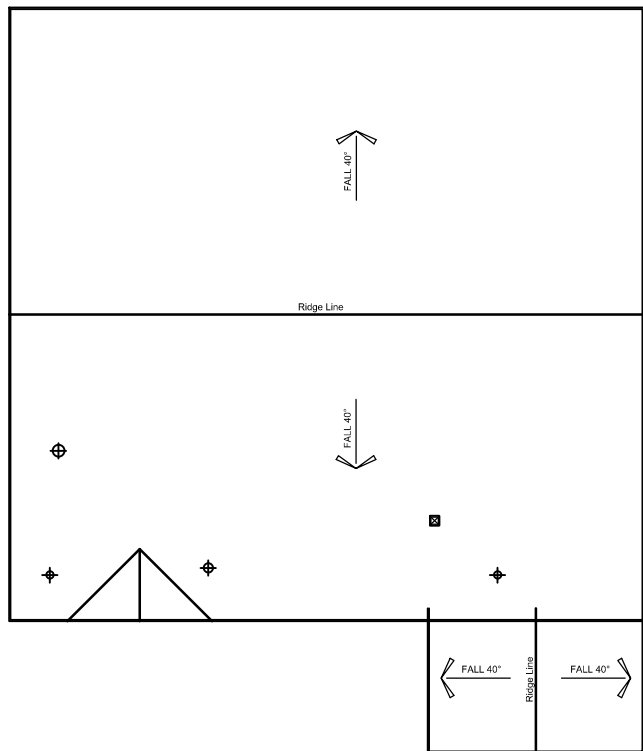
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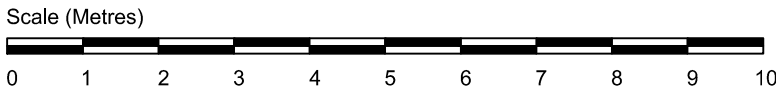
GROUND FLOOR



FIRST FLOOR



ROOF PLAN



B	14.10.15	Small gable added to roof.
A	13.08.15	Scale bar added.
Rev	Date	Details

PROJECT	
Westlea Campus Swindon Bellway Homes - Wales & West	
TITLE	
2.1.1 House Type Planning Drawings Floor & Roof Plans (Det)	
DRG No. 2979-2.1.1-FP02	A3
DATE: JUL 15	DESIGNED BY:
SCALE: 1:100	DRAWN BY: SJK
REVISION: B	CHECKED BY:
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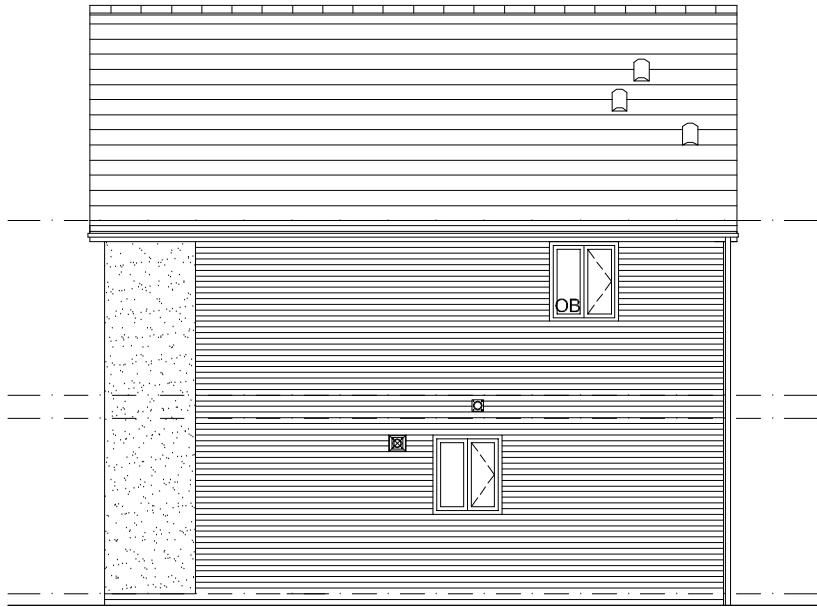
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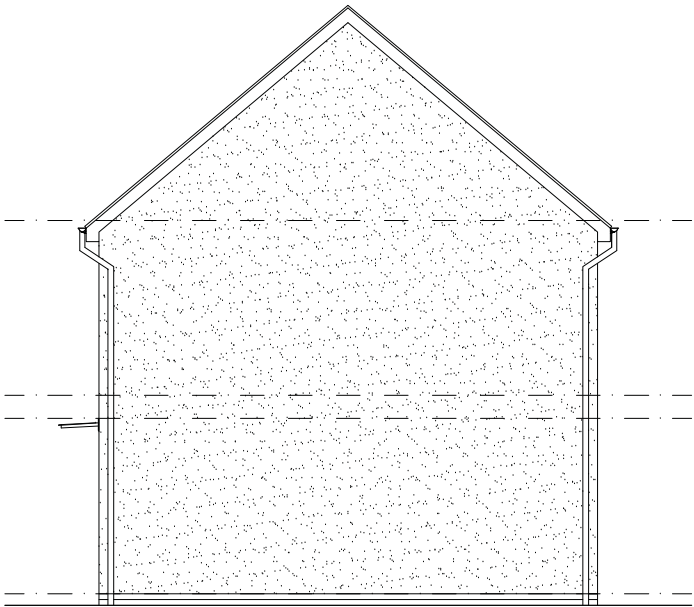
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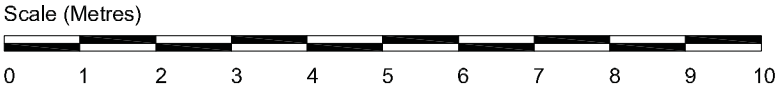
SIDE



REAR



SIDE



D	23.11.15	Rainwater guttering and down pipes changed to black
C	20.11.15	Materials amended
B	19.11.15	Glass canopy added
A	13.08.15	Scale bar added.
Rev	Date	Details

PROJECT
**Westlea Campus
Swindon**
Bellway Homes - Wales & West

TITLE
**Sandford House Type
Planning Drawings
Elevations (P70)**

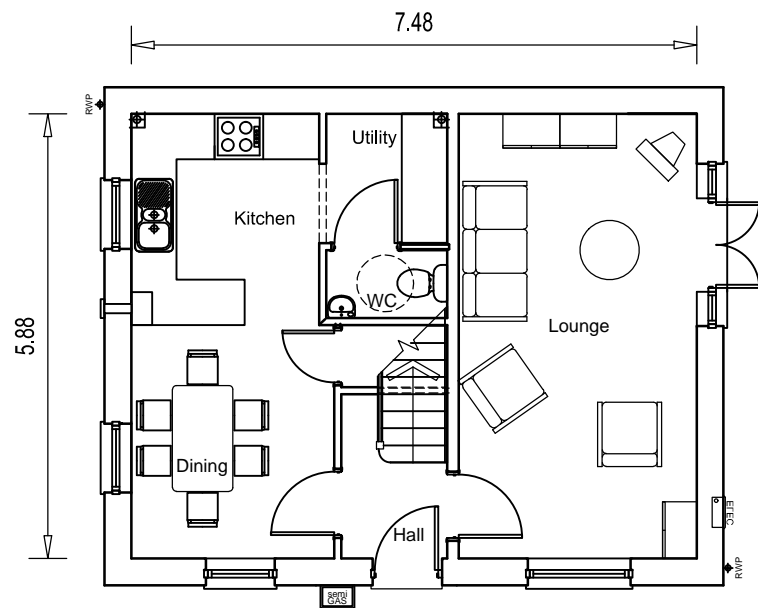
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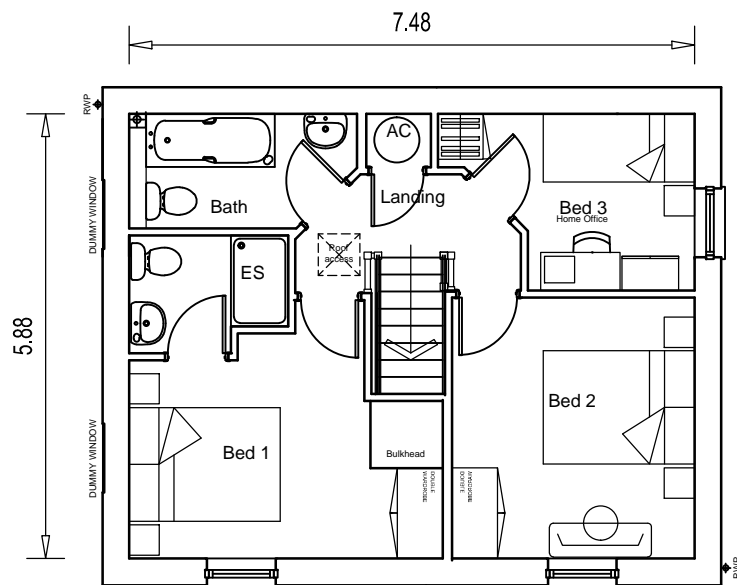
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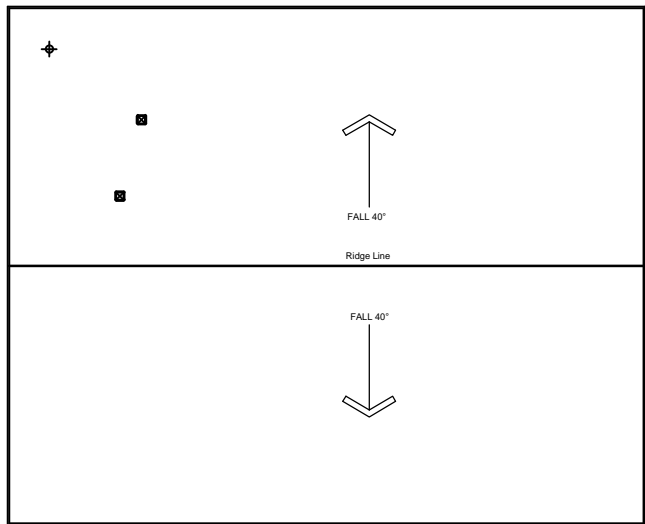
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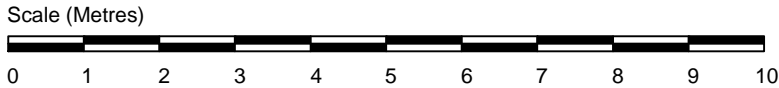
GROUND FLOOR



FIRST FLOOR



ROOF PLAN



B	19.11.15	Plot number update
A	13.08.15	Scale bar added.
Rev	Date	Details

PROJECT

Westlea Campus
Swindon

Bellway Homes - Wales & West

TITLE

Sandford House Type
Planning Drawings
Floor & Roof Plans (P31&62)

DRG No. 2979-SAND-FP01

A3

DATE: JUL 15

DESIGNED BY:

SCALE: 1:100

DRAWN BY: SJK

REVISION: B

CHECKED BY:

FILE PATH:

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COMMITTEE REPORT

Item Number: 8

Ward: Shaw

Application Number: S/RES/15/1280 **Parish:**

Proposal: Reserved matters application seeking approval of details for appearance, landscaping, layout and scale for the development of up to 70no. residential units - Reserved Matters from previous hybrid permission S/OUT/14/0568.

Site Location: Land at Chelmsford Road, Eastleaze, Swindon

Case Officer: Heather Carlisle

Agent:

Sarah Kay

Development Design

Partnership Ltd

Parkway House

Hambrook Lane, Stoke Gifford

Bristol

BS348QB

Applicant

Bellway Homes South West

The Hub

500 Park Avenue, Aztec West

Almondsbury

Bristol

BS32 4RZ

Officers Report

Background:

1 This application has been called to Planning Committee by Cllr Mary Martin and due to the concerns raised by Shaw Residents Association and local residents and the application is of wide interest to the public. Cllr Martin acknowledges improvements have been made but not fully addressed issues.

2 The application follows the grant of a hybrid planning permission on 18th February 2015 under application ref S/OUT/14/0568 for full permission for the erection of a foodstore (the Aldi Supermarket) and an outline permission for up to 70 dwellings. All matters in respect of the housing element were reserved apart from the means of access, which is approved. The principle of erecting up to 70 dwellings and the means of access from Chelmsford Road are established and not before Members for consideration.

Summary of Recommendation:

3 That reserved matters be APPROVED.

The Proposal:

4 Approval is sought for the outstanding reserved matters of: appearance, landscaping, layout and scale. The principle of the development as well as the means of access has already been established and approved through the grant of outline permission.

5 It is proposed to erect 70 no. dwellings comprising 49 units for private sale and 21 units for social rent. The mix of accommodation comprises the following:

Affordable units

6 x one bed houses

8 x two bed houses

6 x three bedroom houses

1 x four bed house

Open market housing

3 x two bedroom houses

29 x three bedroom houses

17 x four bedroom houses

6 The housing is predominantly two storeys in height with some 2 1/2 storey dwellings located through the site. There are 13 different house types proposed across the site to be constructed of a mix of brick and render with black roof tiles.

7 The main access to the site, approved at the outline stage, is off Chelmsford Road. There are 3 pedestrian links provided one to the east to join up to the footpath and cyclepath along Mead Way, one to the north to join up with Shaw Road and the Aldi Site and to the west via Chelmsford Road.

The Site and Surroundings:

8 The land associated with the former Westlea Campus comprises an area of approximately 2.44 hectares (ha) located adjacent Mead Way (B4534) which connects Swindon with Thamesdown Drive, one of the main routes into Swindon.

9 The site forms part of the vacant Westlea office Campus. The site was originally developed in 1987 and comprised of 3 main office buildings. The site had large areas of peripheral landscaping and car parking to serve the office buildings. The site is close to established residential development to the west and to the south. On the opposite side of the site at the junction of with Shaw Road and bounding the site with Mead Way is a petrol station. Mead Way has an established grass verge and a belt of trees. A pavement has recently been installed along a section of Mead Way close to the application site.

10 It is adjacent to a bus route and the primary frontage of the site would be along Mead Way. The site has a fall of about 8.5m across the site (1:26) towards Mead Way. The office buildings were demolished and following on from the Hybrid planning approval on the site a new retail supermarket (Aldi) has been built on the site opposite Spectrum

(Renault Building). The remaining part of the site is subject to this outline application for residential development.

11 The existing vehicular and pedestrian access to the site is along Chelmsford Road.

Representations: Original plans

12 Shaw Residents Association (SRA)

Concerns raised over lack of car parking spaces. The SRA does not support counting garages as car parking spaces. Inadequate parking arrangements. Overspill parking along Shaw Road will occur. Parking restrictions to be looked into along Shaw Road. Reduce the number of units on the site.

13 Environment Agency:

No objection

14 Thames Water:

No objection to the sewage infrastructure capacity and with regard to surface water drainage and advise to seek approval from Thames Water is proposed to discharge to a public sewer.

Representations: Revised Plans

15 Shaw Residents Association (SRA)

Ask application to be called into Planning Committee.

Pleased to see increase in car parking spaces.

Note the removal of trees; new proposal will retain 73 of the trees as opposed to 67 in the outline but still concerns raised. Parking dominates the quality of space. Too many houses to be crammed into too small a place.

16 Environment Agency

No objection

17 Thames Water:

Confirm no additional impact studies will be required and confirm sewer capacity for the surface water discharge.

18 Response to Representations:

With regard to the concerns raised by the local residents association, in terms of parking the scheme has been amended so the number of car parking spaces accords with the Councils adopted standards. With regard to the comments made by the SRA, the adopted parking standards include garages in the parking space provision and access to the site and the principle of siting the proposed number of dwellings on this site have already been approved at the outline application stage. Traffic generation for this number of houses has been agreed by the grant or permission.

Planning Considerations:

19 The principle of the development has already been agreed and the means of access granted permission at the outline stage. Therefore the principle is considered to accord with local plan policies and the NPPF.

20 The only considerations to be taken into account as part of this reserved matters submission are those relating to the reserved matters under consideration namely appearance, landscaping, layout and scale.

Appearance, Layout and Scale

21 The layout now proposed follows the indicative layout, proposed at the outline stage. The layout incorporates a number of houses facing onto Shaw Road to secure an active frontage and acting as dual-fronted corner plots, fronting onto the street and acting as a visual link to the footpath linking the site to the Shaw Road.

22 Footpath links have been provided along the eastern and western boundaries of the site. This layout is mindful of the constraints of the trees to the boundaries of the site. The council's arboricultural officer has confirmed the revised layout can be achieved without causing material harm to these trees. Tree protection measures have been supplied and agreed. The layout achieves appropriate side to back and back to back distances with the existing properties along Shaw Road. This ensures there will be no material harm in terms of loss of light or outlook, or unacceptable overlooking, from this development on these existing neighbours. Back to back distances within the development are generally also in accordance with the adopted residential design guide.

23 This development provides 21 affordable units in line with the mix agreed at outline stage by the council's housing team and embedded into the section 106 agreement. The applicant proposes to arrange the affordable units into 2 clusters. These are to be a cluster of units backing onto the retail site to the east of the site and a cluster of units located in the eastern corner of the site. It is considered these affordable units are well integrated into the development. The proposed split has been agreed by the council's housing team.

24 Details accompanying the application confirm that these affordable units will be built in the same materials and to a similar design as the equivalently sized market housing and in this regard will be "tenure blind". Amendments have been made to these units to take on comments from the Housing officer and Landscape Architect to remove steps where possible in rear gardens and relocate bin storage.

25 The scale of the proposed housing is considered to be appropriate. The houses are two storeys in scale, with the largest dwellings on the site being approximately 8.2 metres in height. Along the access road into the site the street scenes are articulated with the use detached houses and single storey garages to the side. As such, it is considered the bulk and massing of the housing will be acceptable. Slab levels have been provided and materials have been provided.

26 All of the houses have roofs at a traditional pitch, with the use of bay windows, porches, and gables all adding interest. A small palette of materials is used with other properties benefiting from render.

27 The latest proposed layout is a considerable improvement to the initially submitted version in design terms for the following reasons:

28 There is an overall change in layout structure and house type grouping arrangements which seek to distinguish different parts of the layout to create identity and a sense of distinctive character across the development. Larger detached dwellings are positioned in a strong rhythm along Shaw Road and also entrance into the site. Terraced dwellings line the eastern edge behind the retail store. Visitor parking spaces have been provided and organised to relate to each streetscene across the layout. The trees have been retained along Shaw Road and houses been repositioned and the pedestrian link to the supermarket has been relocated and designed to include landscaping and lots of natural surveillance.

29 In summary, this layout provides a simple urban structure with grouped house types along streets, creating distinctiveness across the development. The treatment of housing along Shaw Road includes a street large detached house types positively reflecting the existing houses and addressing the existing line of mature trees. The proposed house type range follows a traditional style of architecture. The majority of car parking across the site is provided for on-plot and the grouping of similar house types means that parking arrangements are more ordered in relation to the street which they serve.

30 Overall the appearance, layout and scale of the development is considered to be acceptable. It accords with the Councils adopted policies relating to separation distances between properties and space standards and general design guidance. The existing residential properties that neighbour the site will therefore suffer no unacceptable impact in terms of overlooking, visual dominance or loss of light. The development is therefore considered to comply with adopted local plan policies and the NPPF.

Landscaping:

31 At outline stage, the indicative layout suggested only a small number of the existing trees on the site would be retained. Further investigations in response to the tree protection condition attached to the outline consent and to accommodate the detailed layout have led more trees to be retained than was first thought to be the case.

32 The detailed planting plans for the site are considered to be acceptable. The revised proposals have addressed previous concerns raised by officers regarding the trees on the site and proposed boundary treatments. Overall, it is acknowledged that a number of trees are being removed along Chelmsford Road than was indicated at outline stage. However, the planting plan now proposed will adequately mitigate the loss of these trees. Further to the comments concerning the positioning of the existing Chelmsford Road trees, within private gardens (and the issues that went with the protection of these), it was agreed that those trees could be lost on the proviso that the garden boundaries were pulled back, and new high quality public realm planting would be introduced. There are a number of significant trees on the site for example at the entrance of the site which have been retained as part of the proposal. All of which are in good condition, have a long life expectancy and form an important street feature.

33 The proposed scheme has taken account of the importance of these trees and the Councils Arboricultural officer is satisfied with the plans in that adequate tree protection

has been indicated for the existing trees on the site. It should be noted that that whilst it is accepted that two cherry trees will be lost to provide the drainage easement on the Mead Street further planting has been proposed. A number of other smaller trees are also proposed for removal. These trees are not considered worthy of retention and the council's arboricultural officer has confirmed no objections to their removal.

34 A new planting scheme is proposed for the development, to replace those trees that need to be removed and to help assimilate the development into its surroundings. This planting scheme has been amended in response to input from the council's landscape team and arboricultural officer to ensure the trees proposed are appropriate for their location.

35 The council's arboricultural officer has confirmed that there will be no conflict between this detailed layout and the trees shown to be retained on the site. In terms of boundary treatments, it is important to note this element of the scheme is covered by a pre-commencement condition attached to the outline consent. However, to assist assessment of this reserved matters application boundary plan has been submitted and this is also considered to be acceptable.

Access and Highway Safety:

36 The means of access to the site, via the existing access from Chelmsford Road was assessed and secured at the outline stage. This access remains unchanged. The applicant has provided amended information to demonstrate the larger vehicles can turn within the site. Amended plans have been provided to demonstrate an acceptable amount of parking on the site. With regard to the internal road design, the proposed revised layout is acceptable in principle and the parking meets the Council's adopted standards. The amended plans also clarify the public footpath links, which, as discussed, are considered acceptable.

37 The Local Highways Authority are content with the layout and note that money was secured through S106 agreement as part of the outline consent for Highways and Transport improvement scheme(s) to be developed and taken forward (to address existing problems along the Mead Way corridor).

Drainage

38 The Environment Agency has reviewed the submitted engineering layout drawing and the micro-drainage calculations which indicate that there will be no flooding of the network and the site has the capacity to cater for the development. The LPA still need to approve the drainage strategy. Whilst this is not a reserved matter, there is a condition on the outline consent which will require this to be satisfied prior to the commencement of works on site, should Members be minded to approve. This will not prevent consideration of this reserved matters application.

Community Infrastructure Levy

39 CIL is not applicable as the permission was granted prior to the adoption of the Community Infrastructure Levy Charging Schedule on March 2015 which became effective from 6th April 2015.

Concluding Comments:

40 This reserved matters application proposes an appropriate layout, appearance, scale and landscaping solution to the site. The amended plans have overcome concerns about parking and manoeuvring within the site and the adopted parking standards are met. The proposed planting scheme and the necessary footpath links to the retail store and the rest of the development have been provided in an acceptable manner. The design and location of the dwellings is acceptable. The proposals are therefore compliant with the relevant policies in both the adopted Local Plan and the NPPF and the relevant supplementary planning guidance and thus the reserved matters are recommended for approval.

Recommendation:

41 That the reserved matters be APPROVED.

Informative

This approval shall be in respect of:

Bellway Homes: Westlea Campus, Swindon. Site Investigation Report

Revised layout Supporting Design Statement

Landscape Management Plan (revised)

Arboricultural report and Method Statement on Trees (31st January 2016)

Surface Water Strategy Report

Adoptable Drainage Details 3762-113

Site Location Plan 2979-203-01 Rev A

Planning layout Dwg no 2979-100 Rev Y

Preliminary Engineering layout Dwg 3762-110 Rev J

Boundary Treatment Plan Dwg 2979-BTP01 Rev C

Vehicle Swept Path Analysis Refuse Vehicle 3762-105 Rev F

Longitudinal Sections 3762-111 Rev G

Site Cross Sections Sheet 1 of 2 Dwg 3762-122-01 Rev B

Site Cross Sections Sheet 2 of 2 Dwg 3762-122-02 Rev A

Soft Landscape Proposals Plots 09-70 and associated open spaces WCS.LS.01 Rev F

Open Spaces Extents and Management Strategy WCS.LS.02 Rev D

Landscape Management Plan

Materials Plan 2979-MP01 rev C

Parking Arrangements 2979-PA01

Refuse Strategy Plan 2979-RSP – rev C

External Works layout Sheet 3762-210-1B 1 of 4

External Works layout Sheet 3762-210-2A 2 of 4

External Works layout Sheet 3762-210-3A 3 of 4

External Works layout Sheet 3762-210-4B 4 of 4

House type drawings:

2979-SHER-EL01

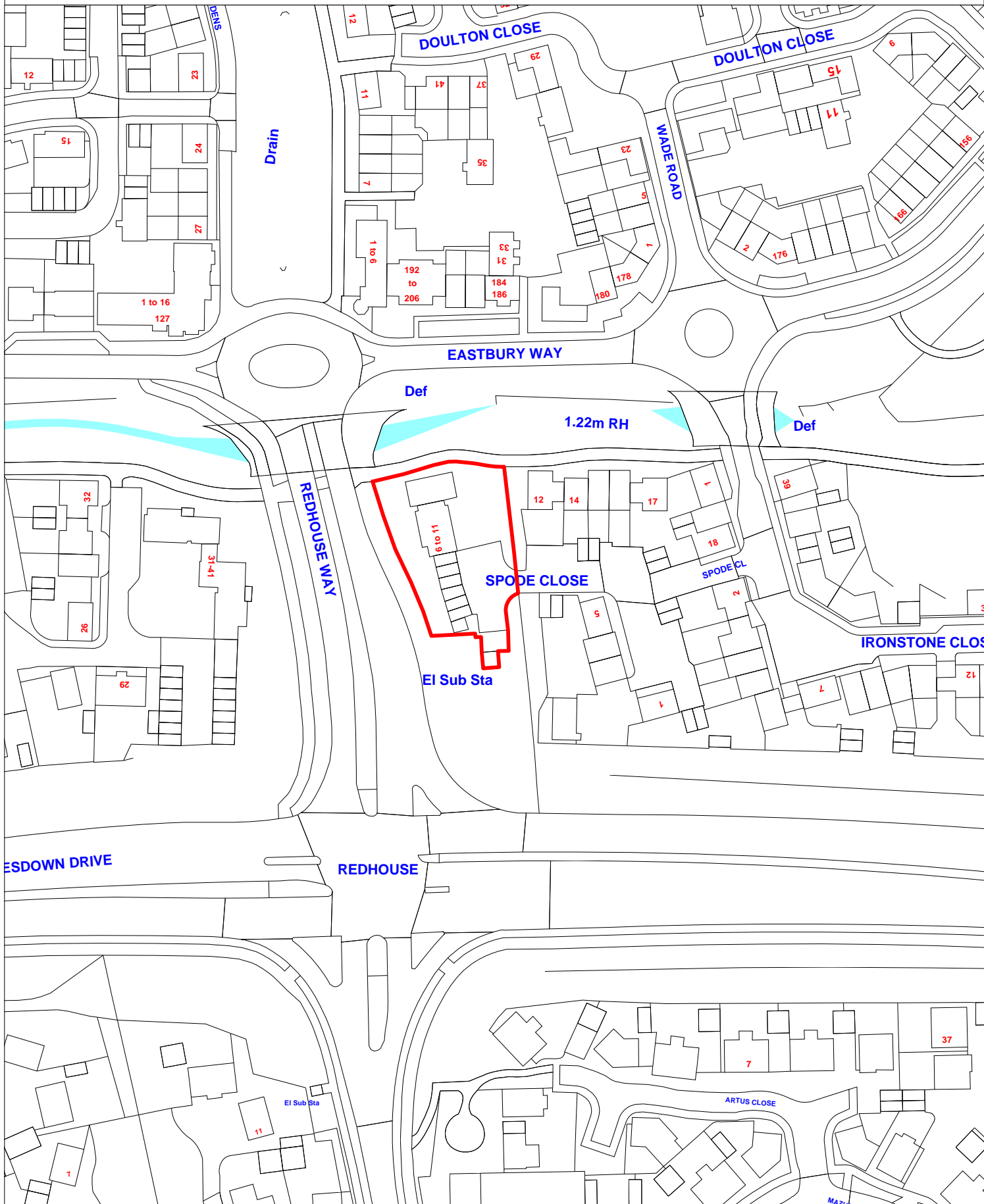
2979-SHAL-EL02

2979-SHAL-EL01
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2979-WOOD-EL01
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2979-2R-EL01
2979-SAND-FP03
2979-SAND-FP02
2979-SAND-FP01
2979-SAND-EL04
2979-SHER-EL03

Drawings dated, 18th August 2015 1st December 2015, 1st February 2016, 18th February 2016 and 26th February 2016.

Reason: To define the scope of the development hereby permitted, in accordance with section 72 of the Town and Country Planning Act 1990.

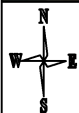
6-11 Spode Close Redhouse Swindon SN25 2EG



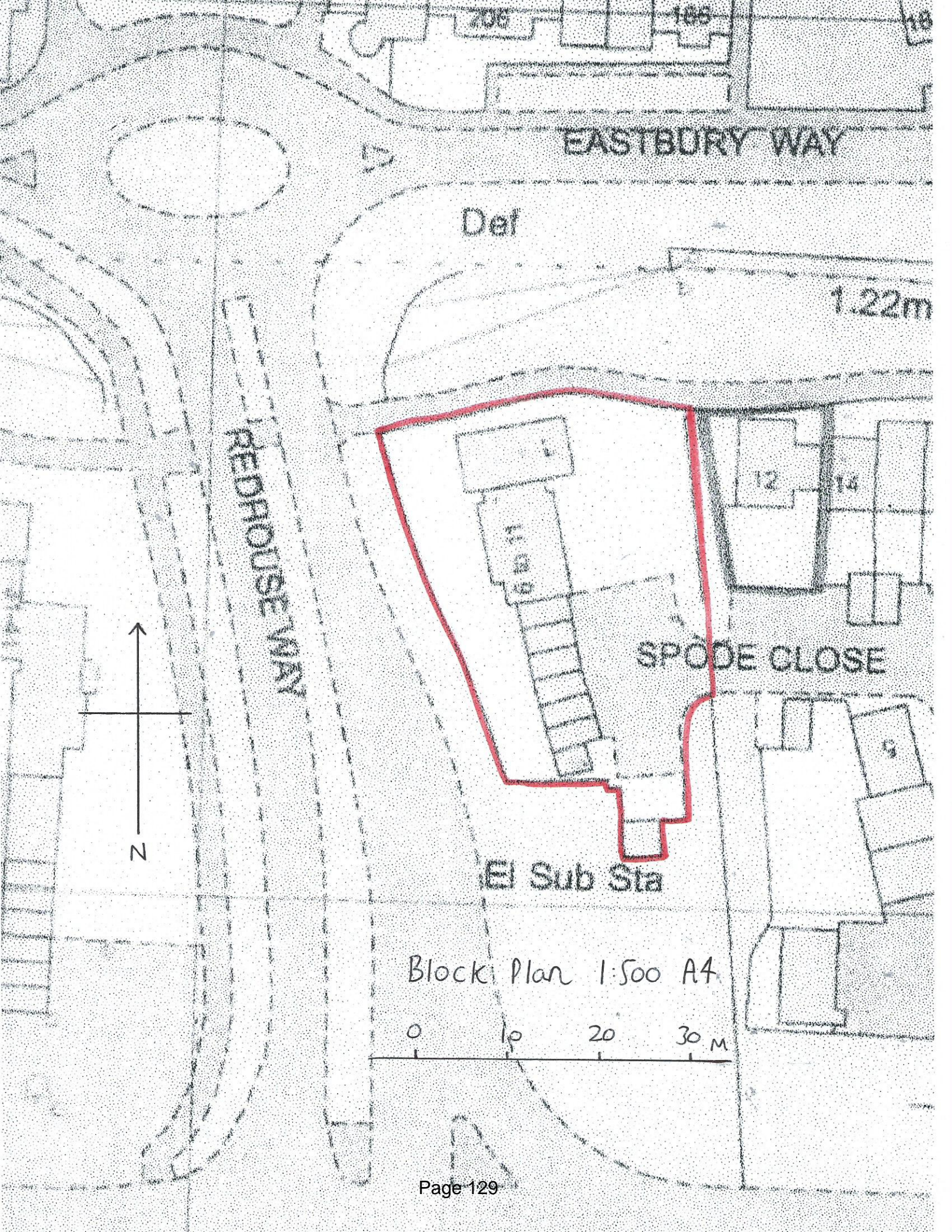
S/15/1942

Change of use from dwellings (Class C3) to residential institution (Class C2).

6-11 Spode Close Redhouse Swindon SN25 2EG



This Plan is for illustrative purposes only and is not intended to provide accurate representation of the development.
In all cases references should be made to the submitted plans.



EASTBURY WAY

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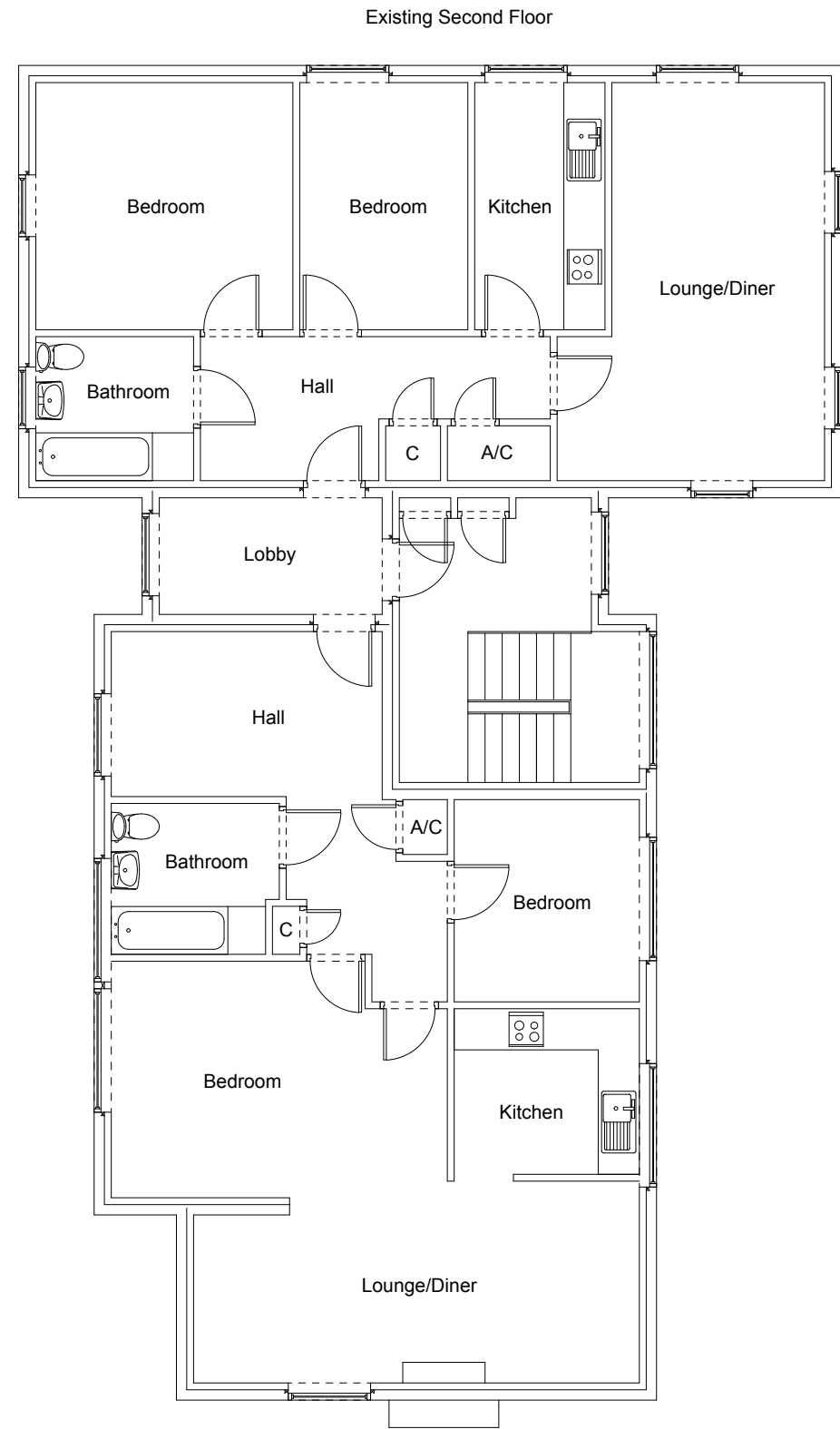
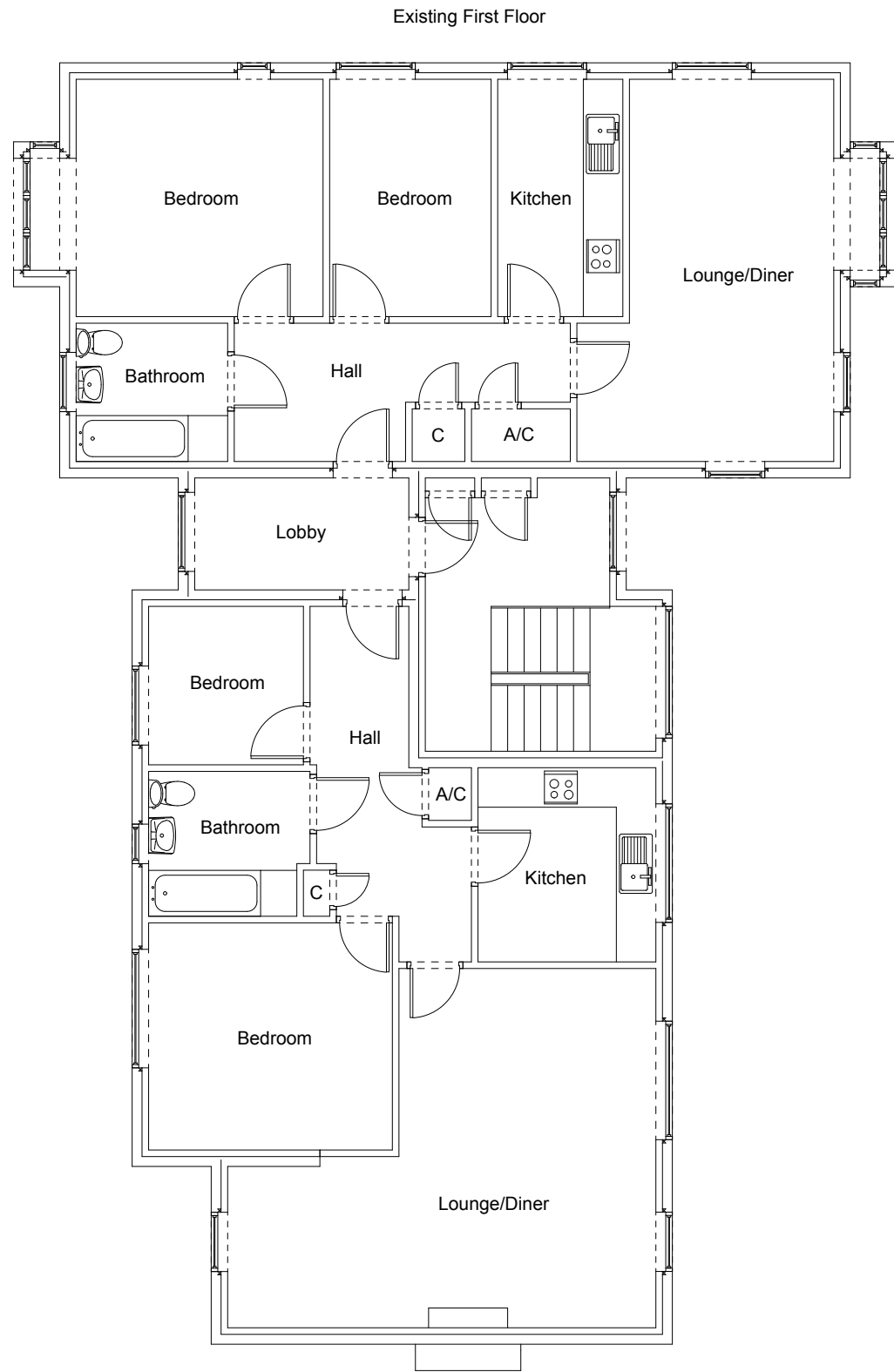
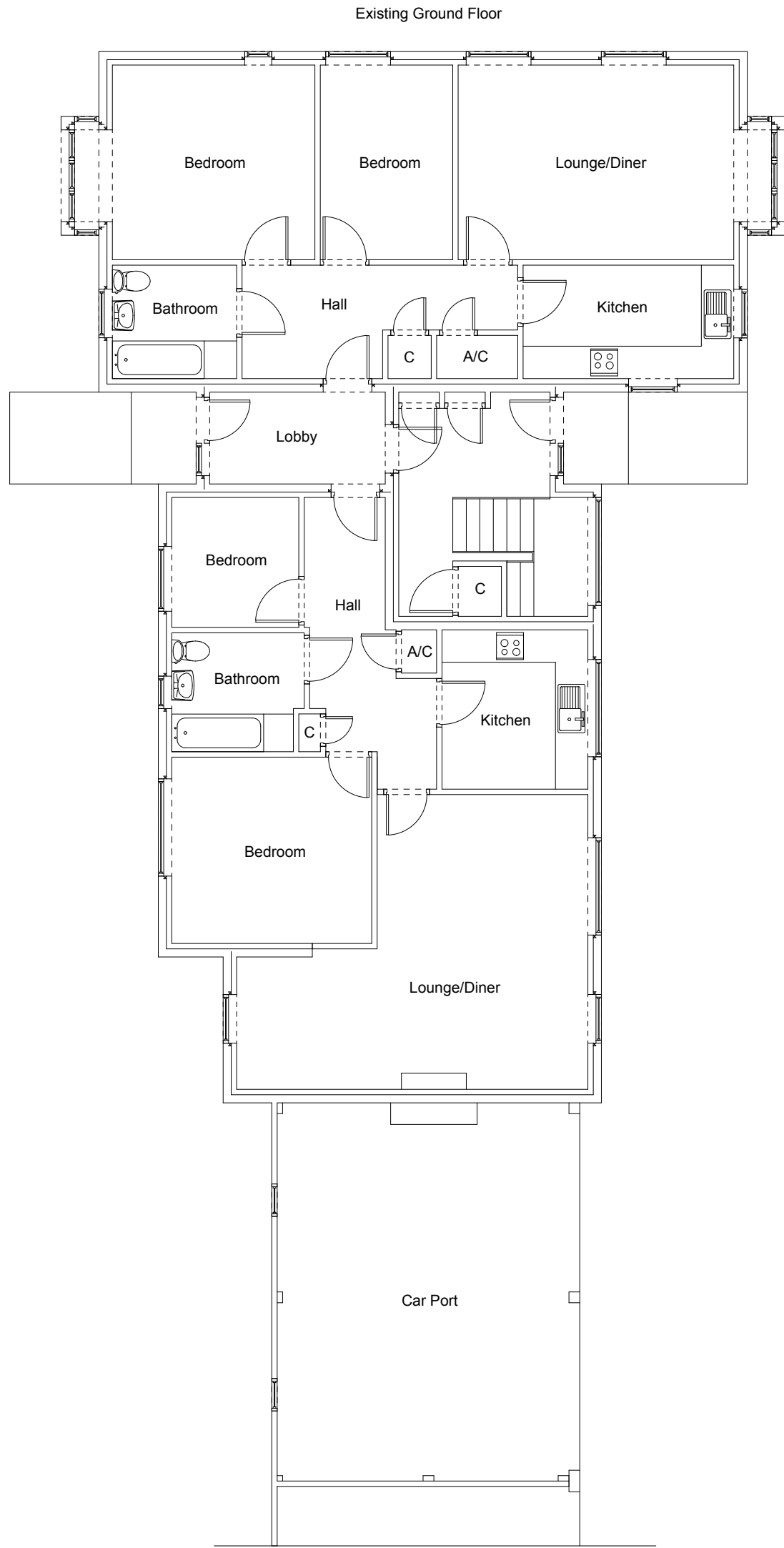
REDHOUSE WAY

SPODE CLOSE

El Sub Sta

Block Plan 1:500 A4

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Client
Mr A Dallison

Project
**6-11 Spode Close
Swindon
Wiltshire
SN25 2EG**

Drawing Title ☐
Existing Floor Plans

Drawing No.
15/1078/01 Rev A

Date
November 2015

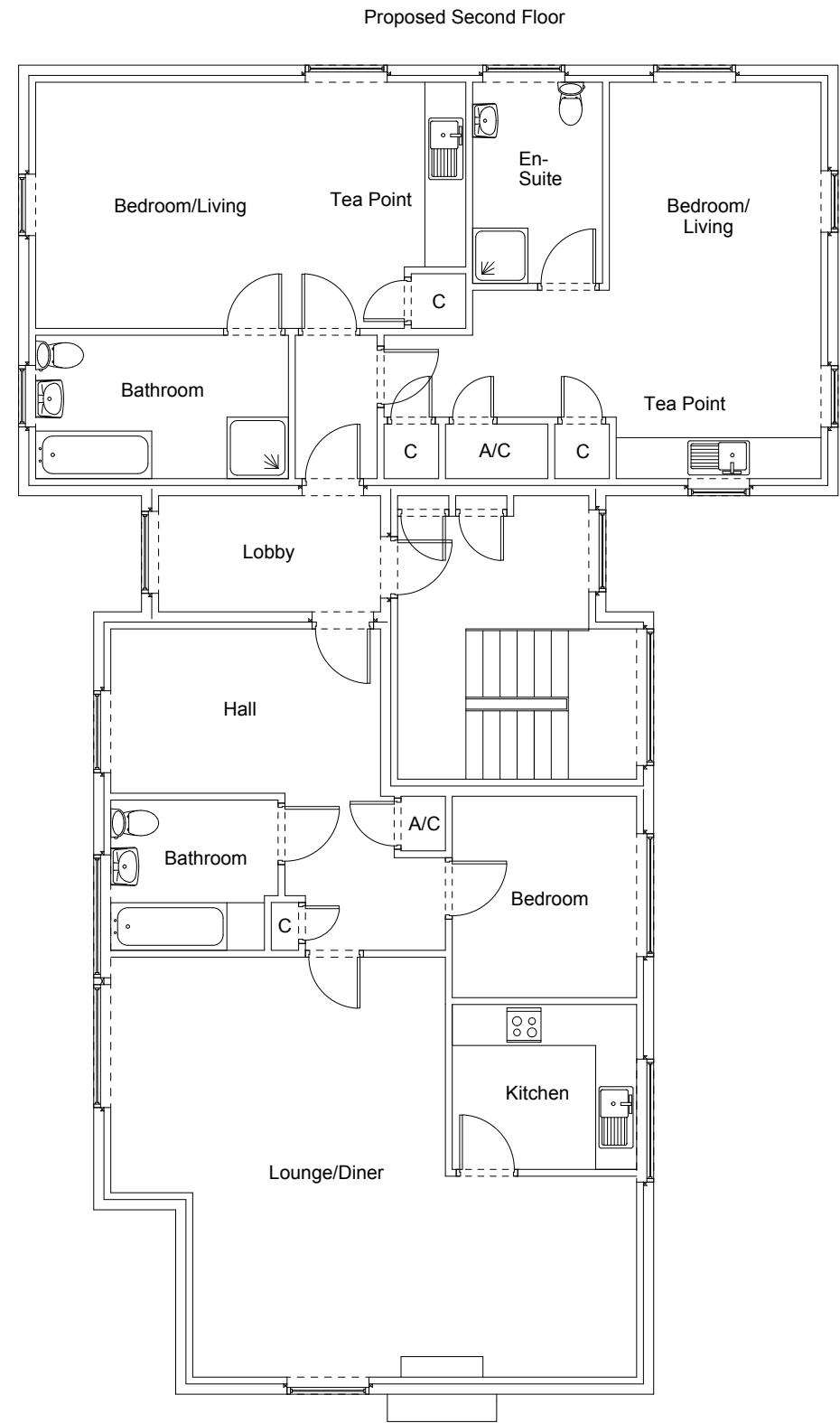
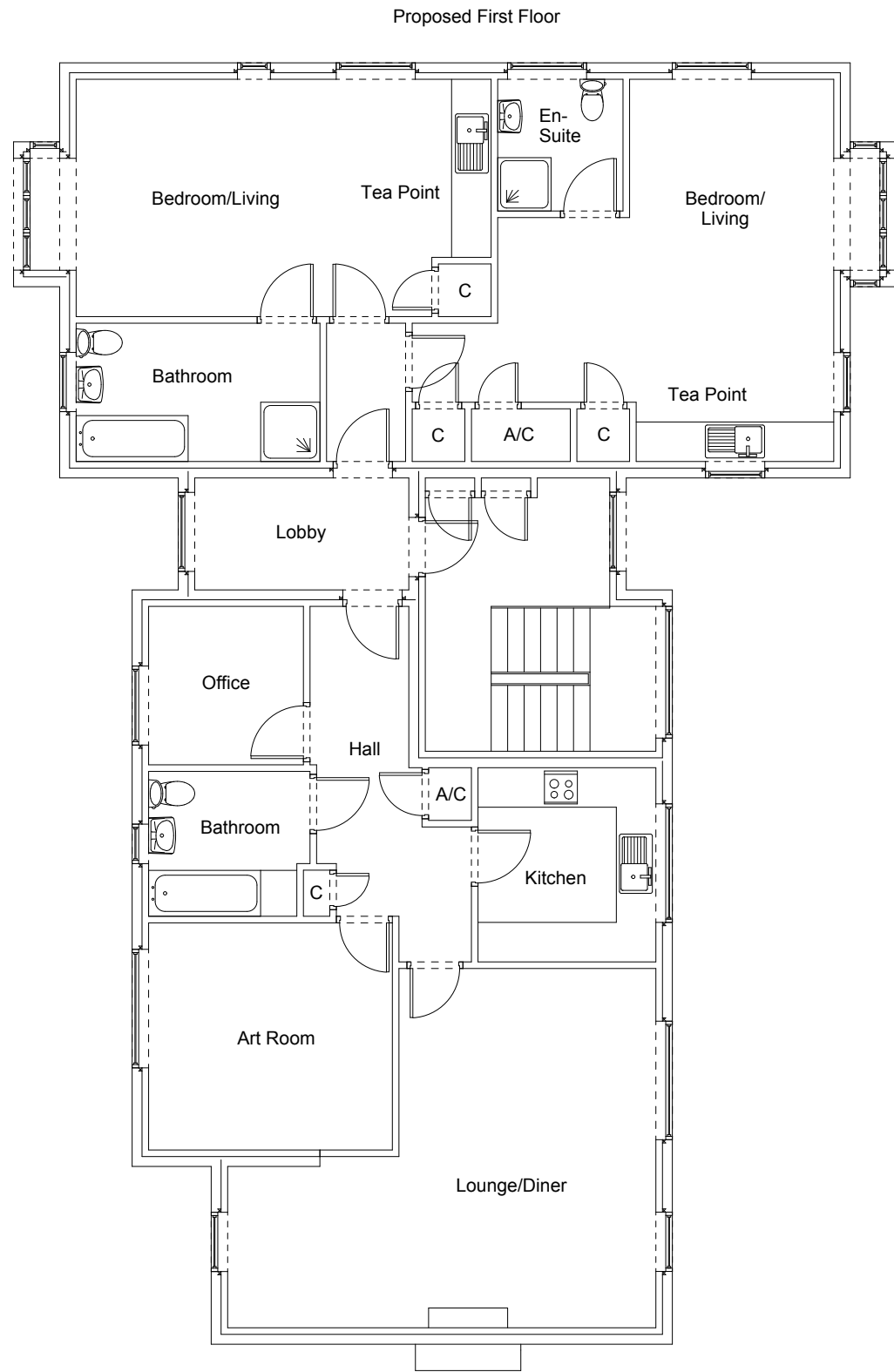
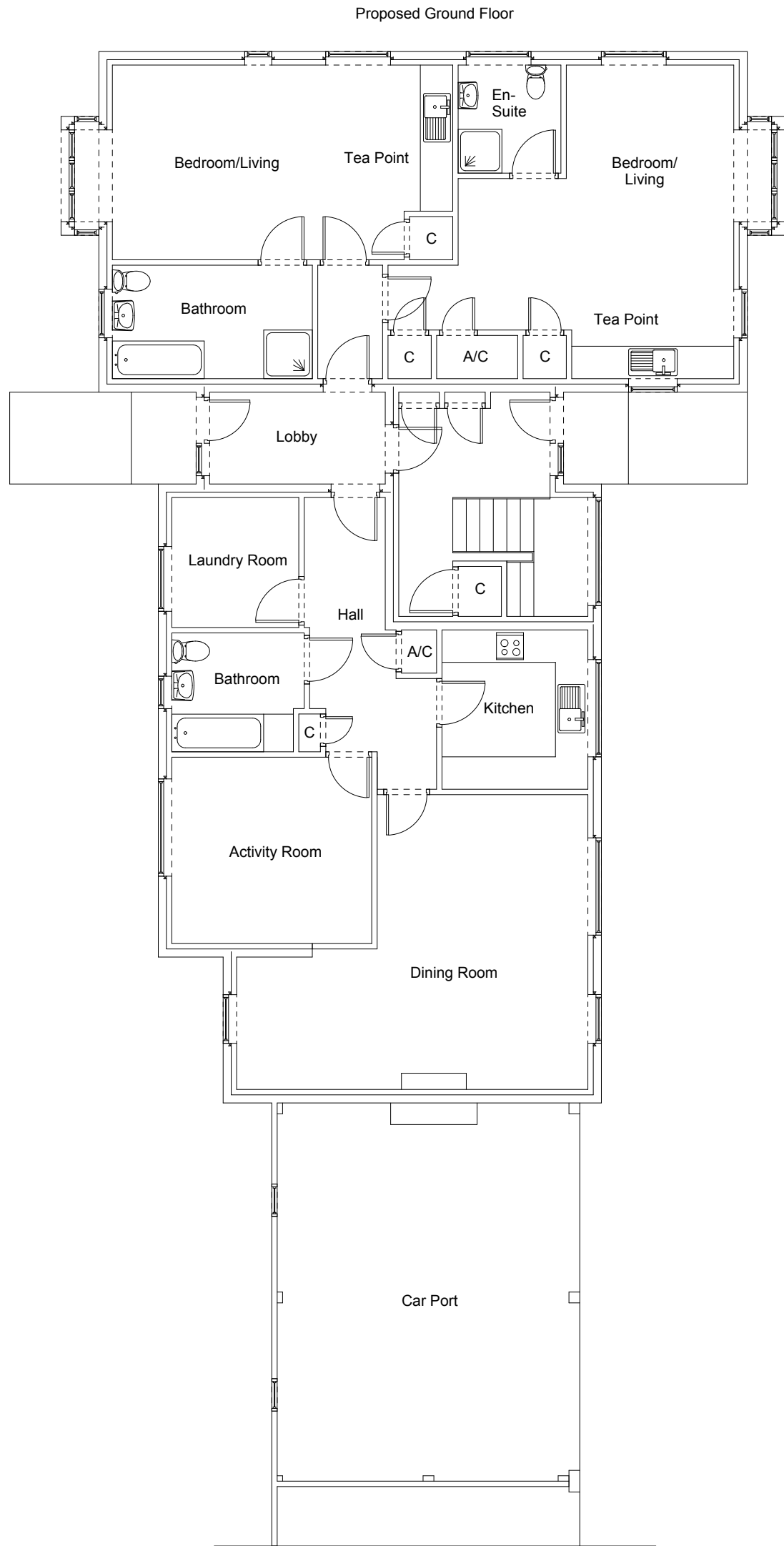
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Drawn by
MM

Checked by
RGN

27b High Street
Highworth
Swindon
SN6 7AG

01793 762368
07798 864291



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Client
Mr A Dallison

Project
6-11 Spode Close
Swindon
Wiltshire
SN25 2EG

Drawing Title
Proposed Floor Plans

Drawing No.
15/1078/02 Rev A

Date
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Scale
1:100 @ A2

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MM

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COMMITTEE REPORT

Item Number: 9

Application Number: S/15/1942/HECO

Ward: St Andrews

Parish:

Blunsdon St Andrew

Proposal: Change of use from dwellings (Class C3) to residential institution (Class C2).

Site Location: 6-11 Spode Close, Redhouse, Swindon

Case Officer: Miss Helen Cooper

Agent:

Mr Rod Navarrete
Home Plan Design Services
27B High Street
Highworth
Swindon
Wiltshire
SN6 7AG

Applicant

Packcare (No.2) Limited

C/o Home Plan Design Services

Officers Report

Background:

1 This application has been brought before planning committee at the request of Councillor Vera Tomlinson and Councillor Mary Friend following a number of concerns raised by neighbouring properties.

Summary of Recommendation:

2 That planning permission be **GRANTED** subject to conditions

The Proposal:

3 This application seeks full planning permission at numbers 6-11 Spode Close for the change of use from dwellings (Class C3) to residential institution (Class C2) as defined in the Town and Country Planning Use Classes Order 1987 (as amended). The building currently comprises 6 no. 2 bedroom flats and following proposed internal alterations the use would accommodate seven residents and eight carers in the day time. The proposed occupants would comprise adults, who would most likely be in their twenties upwards, who would have diagnoses which include learning disabilities, autistic spectrum conditions and associated mental health conditions. The supporting documents advise that the company would ensure that the occupants are suitable to live in a residential environment (meaning

both the home itself and the local area). The purpose of the accommodation is to bring users into a residential setting to help them develop skills to move towards independence.

4 Whilst one to one care would be provided throughout the day, at night time there would be one waking night member of staff and one sleep in member of staff who would remain in attendance to offer support if necessary. Members of staff would not be resident at the site; rather care staff would be on a rota to support residents overnight.

5 The supporting information advises that the service users would not have vehicles although outdoor trips, for instance to the local swimming pool, would be encouraged.

6 Internally a number of alterations are planned to allow for the proposed use. Three of the six two bedroom flats would be subdivided to create two separate apartments/living areas. The remaining three flats would be converted into communal living areas with kitchens, lounges, dining rooms, a laundry, art room, activity room and a bedroom for the sleep in member of staff. No external alterations to the building or parking area are proposed. The details indicate that a minimum of 14 parking spaces are available at the premises.

The Site and Surroundings:

7 The application site comprises a large detached building set at the end of Spode Close, a residential road in Redhouse. The building holds a prominent position on a corner plot adjacent to Redhouse Way and Eastbury Way. The building currently accommodates 6 no. 2 bedroom flats and it has 6 no. attached garages and a private parking court to the side of the building which is accessed from Spode Close. The building has a small private outdoor amenity area adjacent to the car parking court which leads to one of the building's two entrances. The second entrance to the building is accessible along the west elevation which faces Redhouse Way. A grass verge and vegetation are set adjacent to the western boundary of the site. A public footpath runs adjacent to the northern boundary of the site providing pedestrian access into the wider residential area. The site is set in an accessible location near to local facilities and the north Swindon district centre.

Representations:

8 Following the receipt of additional information, re-consultation with neighbours took place.

9 Neighbours: Eight letters of objection have been received from 1, 2, 3, 4, 5, 18 Spode Close, 1, 6 Ironstone Close

The concerns raised are summarised below:

- Are these premises going to be used for long or short term stays? What types of learning difficulties will be addressed at this facility? Will there be 24 hour care and management on site?
- How are they going to deal with the parking of staff/visitors
- The use C2 'Residential Institutions' could potentially be for any number of uses, some of which could be potentially anti-social. If granted the use could be moved away from the more endearing disabled client to others less welcome users in a quiet residential location.
- The loss of 6 x 2 bedroom flats will mean loss of accommodation for at least 12 people but more likely 18 residents.

- Contrary to the Local Plan by reducing the number of homes, with a demand of around 22,000 it seems wrong to have the loss of flats that are perfectly modern and serviceable
- Contrary to the Adopted Local Plan due to loss of housing. The housing removed is all two bedroom properties, which section 4.109 of the plan identifies as those most needed
- The government places importance on home ownership at the lower end of the housing market. When such efforts are being made to ensure new homes suitable for first time buyers are being built, the removal of housing properties such as these six flats that are within financial reach of first time buyers is clearly not in line with government intent.
- The change of a modern block of flats to form a suitable space for specialist care is hardly a sustainable use of the existing premises, a purpose built development would be more desirable
- The change of use would add significantly to traffic movements in Spode Close, staff change over hours will also cause traffic
- Spode Close is a quiet cul-de-sac which is child friendly
- Concern raised with regards to highway safety and proximity to Redhouse Primary School using this walking route
- The estate in its current form provides a mix of residential housing.
- Shared areas and activity rooms are not normal residential accommodation and such activities could potentially generate noise which is not in keeping with a quiet residential area set in a cul-de-sac and will completely change the character of the immediate vicinity
- Severity of autism unclear
- Is it appropriate to have the placement right next to a residential area
- Will be informed if years down the line the residency is changed into something else
- This is a quiet residential area housing many families so any disturbances involving alcohol, drugs, crime, absconding of dangerous/vulnerable residents or visiting police would have a considerable detrimental effect upon the welfare of existing residents
- Any increase in noise during unsociable hours would harm amenity
- Concerns over house prices being affected
- Can residents wonder in and out when it suits unsupervised and can friends if any turn up at any time throughout the day or night
- What is currently described as sufficient for the proposed development may subsequently require additional development both in terms of buildings, parking and hard landscaping with consequent impact on trees and open land
- Concern that Packcare (no. 2) limited is not recognised by Companies house
- Concern over timing of consultation period over Christmas

10 Blunsdon Parish Council: The Parish Council is unaware of any planning reasons to object, however, is concerned that the proposed use will generate considerable traffic due to staff, other professionals and visitors; should such a facility have staff on duty overnight?

11 Highways: No objection subject to conditions. Use Comparison – although from the maximum regular occupation of 15no. people described in the proposed use statement, the everyday operation of the flats as a whole would not necessarily reflect an increase in vehicular traffic. There are 14no. available parking bays within the private courtyard, which is considered to be more than adequate for the use and is not expected to give rise to any

vehicle over-spill from the site into the surrounding highway network. As the access road is a standard residential road, an occasional vehicle parked in the highway is not considered unusual or excessive. The applicant advises that the residents will not hold driving licences or own cars. It is not anticipated that commercial refuse collection would be necessary [as opposed to public refuse collection services], and there is no specialist refuse or other service requirements beyond the attending carers already described. This being the case, the proposed traffic movements anticipated for this specific proposed use are not materially different from “normal” C3 residential uses.

12 Children and Adult Commissioning SBC: The application for Spode Close causes some concern. Both social care and health would argue that we do not require such a service so any beds would be purchased by external authorities and health trusts creating an increased pressure on other Swindon services, such as safeguarding, monitoring, GP, health liaison etc.

Planning Considerations:

13 The key considerations relate to the proposal’s compliance with local and national policy with regard to whether the principle of a change of use in this location is acceptable. The design, potential impact upon highway safety and neighbouring amenity must also be taken into consideration.

Policy and Legislation

14 The National Planning Policy Framework (NPPF) (2012) sets out the Government's planning policies for England and how these are expected to be applied. The relevant policies of the adopted Swindon Borough Local Plan 2026 are:

- *Policy SD1 - Sustainable Development Principles* seeks to enable the delivery of sustainable development and support sustainable communities within the Borough.
- *Policy SD2 - The Sustainable Development Strategy* sets out the development strategy for the Borough.
- *Policy SD3 - Managing Development* advises that a positive approach will be taken towards development proposals which are in favour of sustainable development.
- *Policy DE1 - High Quality Design* seeks to ensure that the development is of a high quality design without harming the existing amenity levels of the surrounding land uses.
- *Policy CM2 – Active, Healthy and Safe Lifestyles* seeks to enable active lifestyles, for instance, by increasing opportunities to walk and cycle, promoting sporting participation and to improve the cultural offer in Swindon Borough
- *Policy CM3 – Integrating Facilities and Delivering Services* seeks to increase local and integrated service delivery and to meet the long-term health, social care and emergency service needs in the Borough
- *Policy TR1 – Sustainable Transport Networks* seeks to enable reliable and efficient transport network, promote safety, security and healthy lifestyles
- *Policy TR2 - Transport and Development* seeks to ensure that sustainable modes of transport are encouraged and that the access and parking provision for developments are acceptable.

In addition to the above the Supplementary Planning Document ‘Inclusive Design Access

for All' (2011) must be taken into consideration.

Principle

15 Policy SD1 of the Local Plan states that a number of criteria should be met in order to enable the delivery of sustainable development and support sustainable communities in the Borough. Among these criteria development proposals should be of high quality design and promote healthy, safe and inclusive environments and be accessible by walking, cycling and/or public transport. Policy SD2 aims to focus development primarily within the urban area thereby promoting accessibility and sustainability. Policy SD3 seeks to take a positive approach towards proposals and to secure development that improves economic, social and environmental conditions, and promotes health and well-being.

16 Number 6 to 11 Spode Close is set within a residential area in the urban area of Swindon as defined by the Swindon Borough Local Plan 2026 (2015) Proposals Map. It is considered to be well located near to public footpaths, public transport networks, local facilities and the north Swindon district centre. It is therefore considered that the proposal complies with policies SD1, SD2, SD3, TR1 and TR2 of the Local Plan as the development is considered to be set within an accessible and sustainable location which will enable the use of sustainable modes of transport. Policy CM2 a) advises that healthy lifestyles will be promoted by increasing access to green spaces to promote health and mental wellbeing. The proposal is considered to accord with this policy as it is set in close proximity to a nearby park and promotes the well-being and health of service users by enabling walking and the use of nearby green open areas.

17 Policy CM3 b) advises that to meet the long-term health, social care and emergency service needs in the Borough and the wider population, enhanced and new social care and local healthcare facilities will be enabled. The proposal is considered to comply with Policy CM3b) by providing a facility to care for and to support people with learning disabilities develop independent living skills.

18 Section 8 of the NPPF 'Promoting healthy communities' advises in paragraph 69 that the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. The NPPF goes on to say that planning policies and decisions should aim to promote opportunities for meetings between members of the community who might not otherwise come into contact with one another, including through mixed use developments. Paragraph 69 states that this can be achieved through safe and accessible environments and developments which contain clear and legible pedestrian routes and high quality public space, which encourage the active and continual use of public areas. As outlined above by virtue of the sites sustainable and accessible location it is considered that the proposal could potentially contribute to the process of inclusion by enabling meetings between members of the community who might not normally interact in accordance with paragraph 69 of the NPPF, Policy SD1 of the Local Plan and the SPD 'Inclusive Design Access for All' (2011).

19 The change of use of dwellings (C3) to a residential institution (C2) of this nature, would contribute to the long term health and social needs of the borough and it is considered well located and accessible by sustainable modes of transport. The use will also contribute to the employment of at least 8 no. full time adults. The proposed change of use is therefore considered to comply with policies SD1, SD2, SD3, TR1, TR2, CM2, CM3 of the Swindon

Borough Local Plan 2026 (2015), the SPD 'Inclusive Design Access for All' and the provisions of the NPPF. Officers would also like to draw members attention to the Public Sector Equality Duty (Equality Act 2010) and the Vision for Swindon. Priority 4, 27 of the Vision seeks to 'ensure that more people and their carers are supported to live as independently as possible to reduce the length of time people need to spend in residential care'. Officers consider the proposal to accord with the Vision as it supports people to move towards independence.

Design

20 Whilst no external alterations are proposed it is noted that the proposed internal alterations represent high quality design by creating shared communal areas within the building and good sized flats which comprise individual living areas and bathrooms. There is also an outdoor private amenity space available for residents. The SPD 'Inclusive Design Access for All' states that inclusive design provides for flexibility of use. It is considered that the building can easily be adapted for the change of use and it will provide a high standard of accommodation which meets the principles of inclusive design in accordance with the SPD and Policy DE1.

Highways

21 A key consideration relates to the potential traffic and parking which may be generated by the proposed use when compared to the existing residential use at the site. It is also noted that a number of comments received from neighbouring properties express concern about the potential volume of traffic and highway safety. No. 6-11 Spode Close has six garages and a private parking court which can accommodate 8 no. car parking spaces (total 14). Highways have advised that the current level of parking is appropriate to the existing residential use. The accompanying information advises that service users will not have access to cars and the agent has advised that the residents would not be in a position to qualify for a driving licence due to their learning disabilities. Whilst families and social/health workers do on occasion visit the site generally the site will just be occupied by the residents and care staff. The 14 parking spaces are more than adequate for the stated staffing levels and any visitors. In paragraph 9 earlier in this report, an objector expects the current flats to accommodate 18 residents – a reasonable assumption. This is less than the intended occupancy level proposed in this development and therefore no discernible intensification should be apparent.

22 Concern has also been raised with regards to staff changeover hours and the impact that this might have upon the highway. The applicant has advised that the changeover times will be between 7.30am and 8am, another change would be at 2 pm, which is before the end of the school day. In the evening it is generally between 8pm and 10pm and they would not want arrivals or departures after this time. The applicant has advised that the number of movements would not be great, for instance six people would leave and two would arrive, and not all necessarily with their own cars. The applicant has advised that refuse collection would be in line with its current use and residents are likely to generate a similar volume or possibly less waste than the existing flats.

23 Taking into consideration the comments from highways and from the information supplied, it is considered that the parking spaces available should sufficiently accommodate any vehicles connected with the proposed change of use.

24 The use class C2 'residential institutions' is relatively broad comprising residential care homes, hospitals, nursing homes, boarding schools, residential colleges and training centres. It is recognised that these uses may generate different levels of occupancy, staff and vehicle movements. Highways have recommended restricted permission in order to enable further assessment if the provider were to change. A condition has been recommended to ensure that the use is for a residential care home and excludes the use of the site as a hospital, nursing home, boarding school, residential college and training centre.

Amenity

25 The potential impact upon neighbouring amenity is a key consideration in respect of Policy DE1 c) which seeks to protect amenity in terms of light, privacy, outlook, noise, disturbance, smell, pollution and space. A number of concerns have been received raising concern over possible noise and disturbance which could be generated by the proposal with regard to the activity rooms, vehicle movements and residents. The building is self-contained and it is set approximately 18 metres away from the nearest property, number 12 Spode Close. The grounds attached to the application property are separated from no.12 by dense screen planting. It is not expected that the proposed use would generate a level of noise above the existing residential use. The residents or service users have one to one care in the day time and whilst there may be small group activities it is not anticipated that these would create a level of noise which could be considered harmful. This would be managed in any event. It is anticipated that the service users will stay for 2-3 years before stepping down to supported living style accommodation and the applicant has advised that this is very much a home and not a short stay environment.

26 Comments have also raised concern over residents absconding and the use of alcohol and drugs. The supporting information advises that absconding is more usually associated with acute mental health or forensic services rather than services for those with learning disabilities and associated conditions moving into residential care of this nature. However, the applicant has advised that an access control system would be in place and that the service users would not generally be able to access the grounds unsupervised. The site would not be a rehabilitation unit or a hostel and alcohol or drug use would not be accepted or anticipated.

27 On balance it is not considered that the proposal would alter the level of amenity currently enjoyed by neighbouring properties thereby complying with Policy DE1 c) of the Local Plan.

Other Issues

28 Concern has been raised that the proposal will result in the loss of housing (C3 use). However, a change of use in this area is considered acceptable and in addition the property will continue to have a residential (C class) use where people in need of support are cared for. The applicant advises that experience indicates that visitors to the residents are occasional and are not expected at unsocial hours. Adequate parking provision exists to ensure that adjoin roads will not be adversely affected.

29 The applicant has responded to the comment made by Children and Adult Commissioning at the Council. They have advised that the Council forms only one part of

the wider Wiltshire and Swindon commissioning landscape, which includes the Wiltshire CCG, Swindon CCG, Wiltshire Local Authority, Avon and Wiltshire NHS mental Health Partnership Trust, Great Western Hospital, the Wiltshire Councils, and Swindon Borough Local Authority. They have advised that conversations with these bodies are regular and have indicated clearly that there are individuals placed inappropriately or requiring care, and that has driven their decision to invest in Swindon. They feel the property and its location is ideal for the needs of the service users and for recruitment of suitable staff. Whilst the commissioner in question may not believe that there is demand from their own direct perspective, the applicant has advised that Wiltshire as a whole does have demand. It also has service users placed in services that do not always meet their needs, or out of county, and for whom a Wiltshire (Swindon) based service would be ideal. The applicant has further advised that all of the services of this nature that they have opened have rapidly become fully (or over) subscribed once commissioners see what they are able to offer.

Concluding Comments:

30 The proposal is considered to be set in a sustainable location in terms of its proximity to local services, facilities, public transport and open spaces. The building is set within its own grounds and has sufficient on-site parking. It is not considered that the proposed use would generate a level of traffic or noise over and above that of the existing residential use. In addition the proposed internal layout of the building is considered to represent high quality design which will allow residents to develop independent living skills whilst being cared for. The proposal also provides the opportunity to promote and encourage an inclusive community. It is therefore considered that this proposal is compliant with all relevant policies of the Adopted Swindon Borough Local Plan 2026 (2015) and as such warrants approval.

Recommendation

That planning permission be **GRANTED** with Conditions

Conditions

Time Limit

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with the requirements of Section 91 (1) of the Town & Country Planning Act 1990.

Drawing Numbers

2 This approval shall be in respect of the site plan, existing and proposed floor plans drawing number 15/1078/01 Rev A and 15/1078/02 Rev A received by the Local Planning Authority on the 20th November 2015 and the supporting email received by the Local Planning Authority on the 10th December and the Revised Planning Statement received by the Local Planning Authority on the 15th December 2015.

Reason: To define the scope of the development hereby permitted, in accordance with section 72 of the Town and Country Planning Act 1990.

Parking

3 A minimum of 14no. parking spaces (including garages) shall be made available within the site for use in connection with the development hereby permitted and shall be kept clear of obstruction, and shall not thereafter be used for any other purpose.

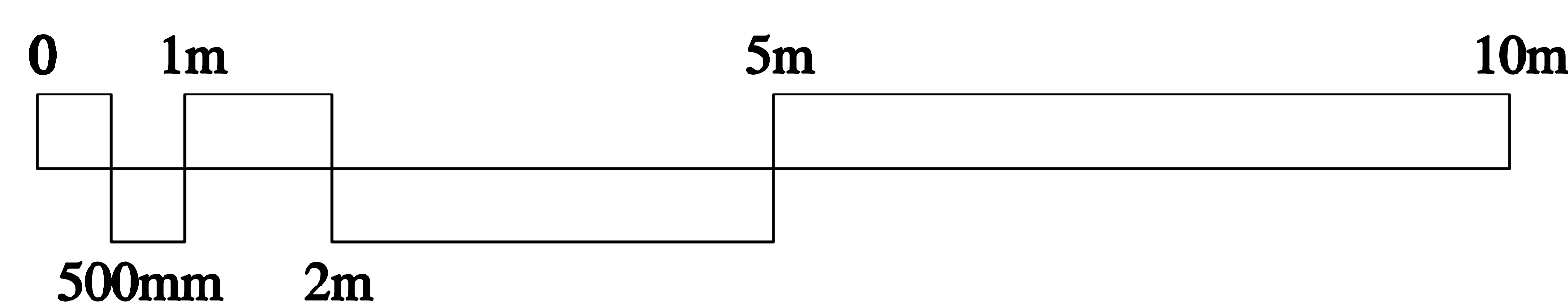
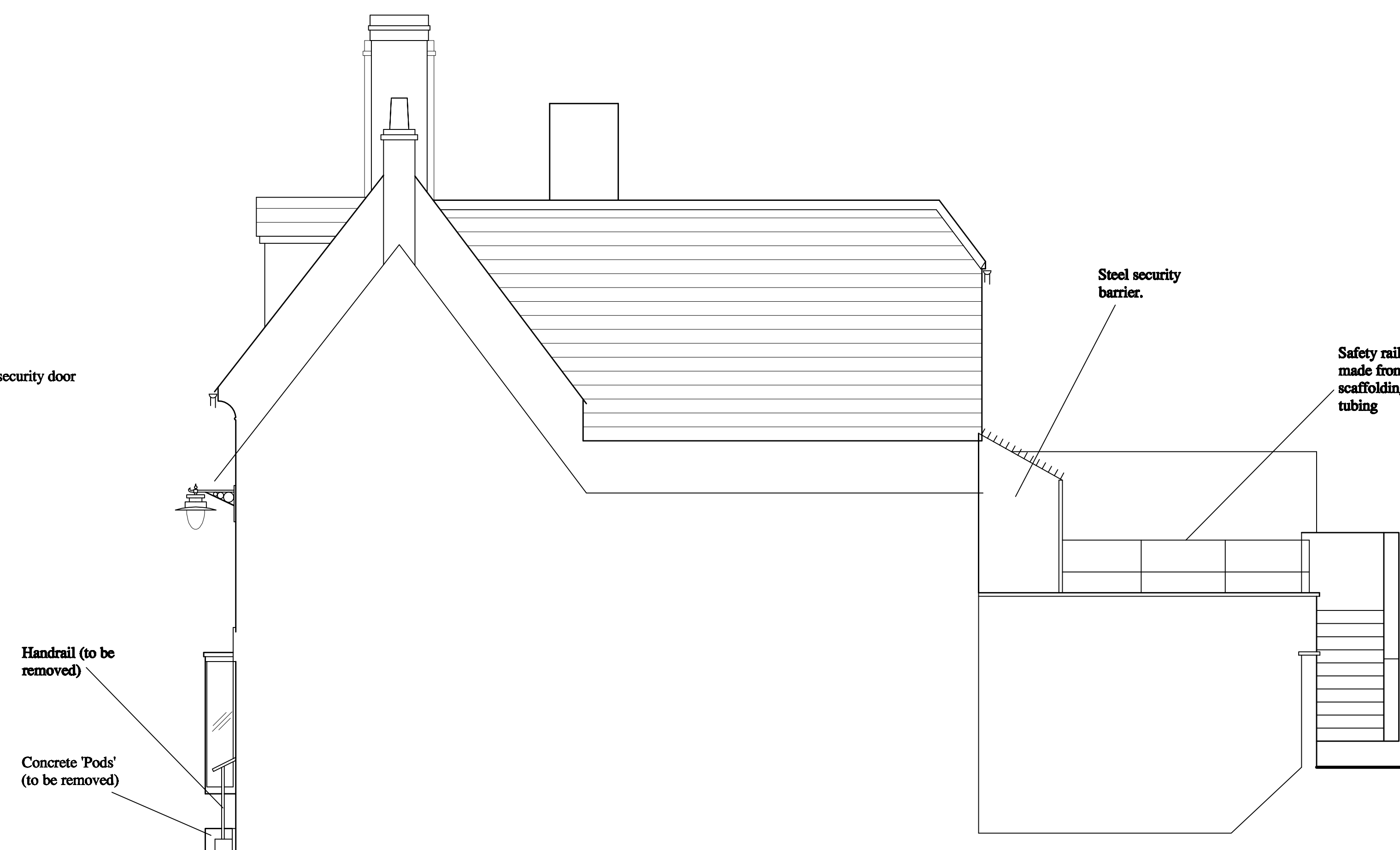
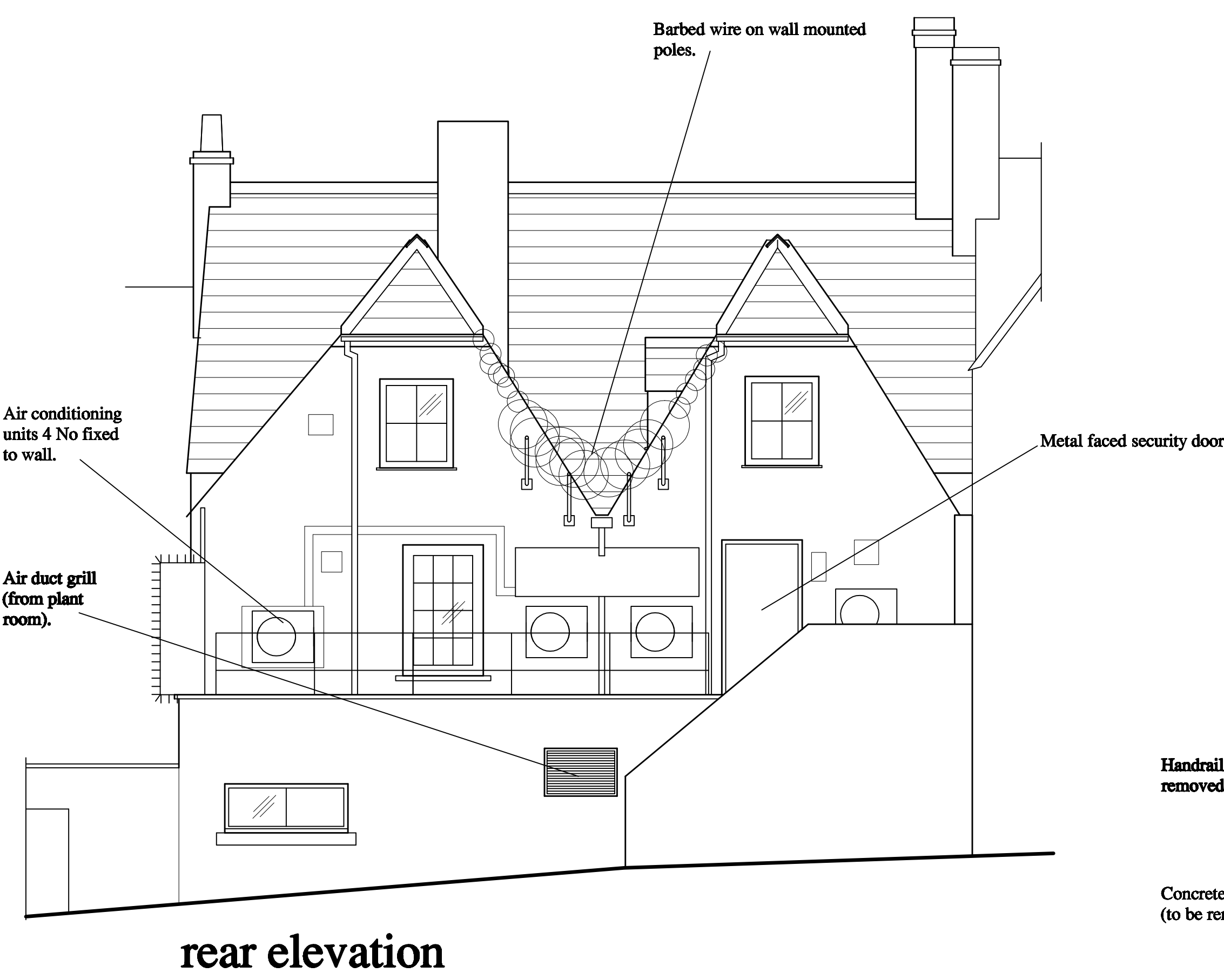
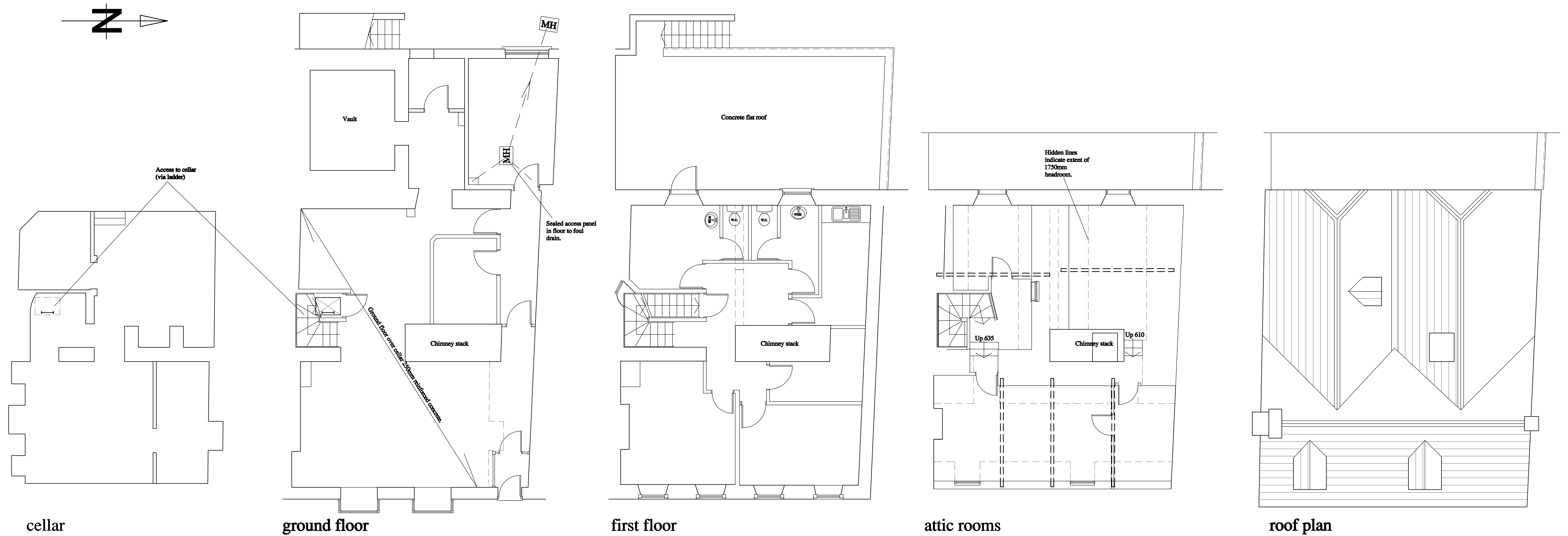
Reason: In the interests of amenity and highway safety

Use

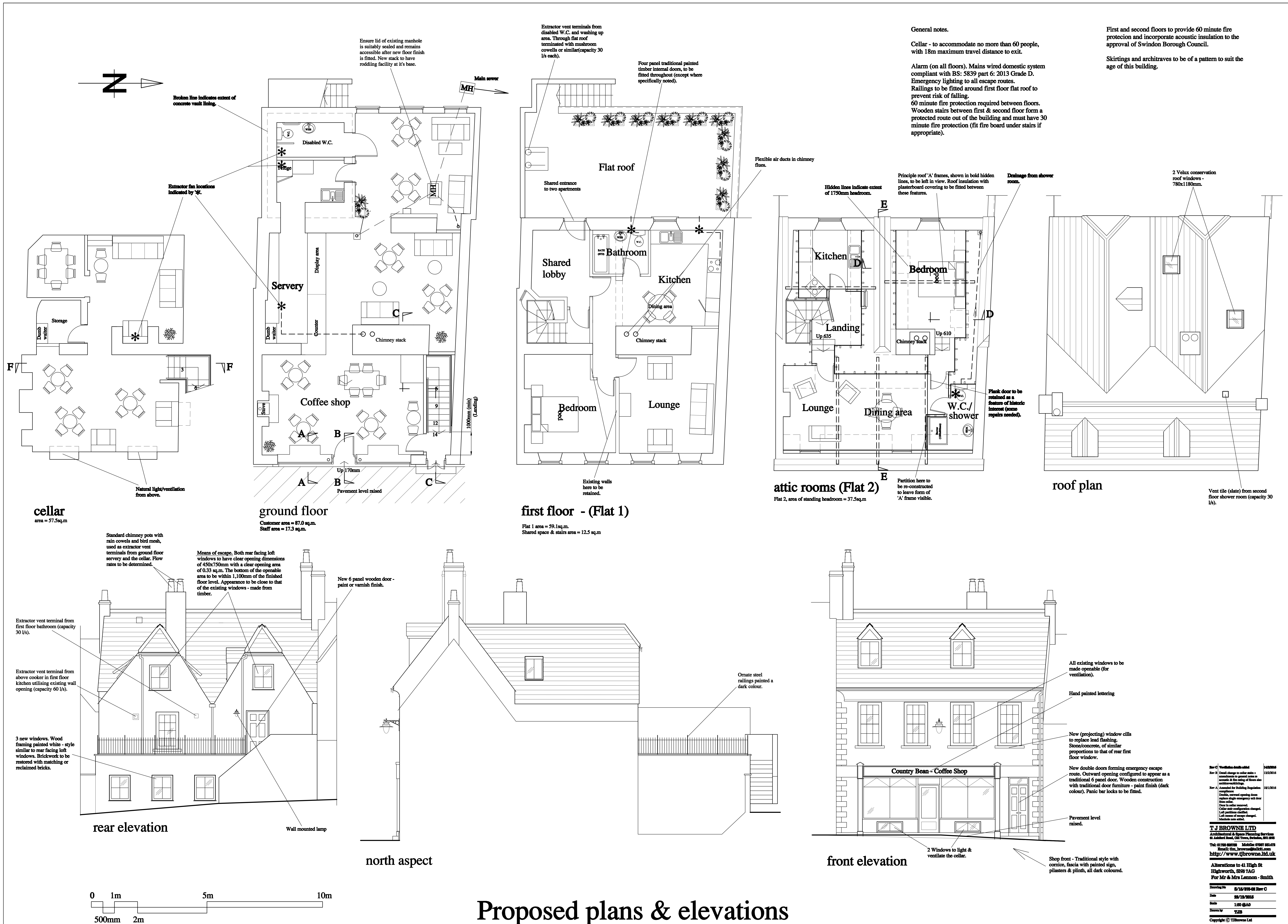
4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 or the Town and Country Planning (Use Classes) Order 1987 (as amended) the use of this premises shall be limited to that of a residential home for persons requiring and in need of care as described in the application submission only and for no other use falling within class C2 of the above mentioned Use Classes Order, 1987 (i.e. the property shall not be used a hospital, or nursing home or as a school college or training centre) or for any other use without the prior express consent from the Local Planning Authority through the submission of a planning application.

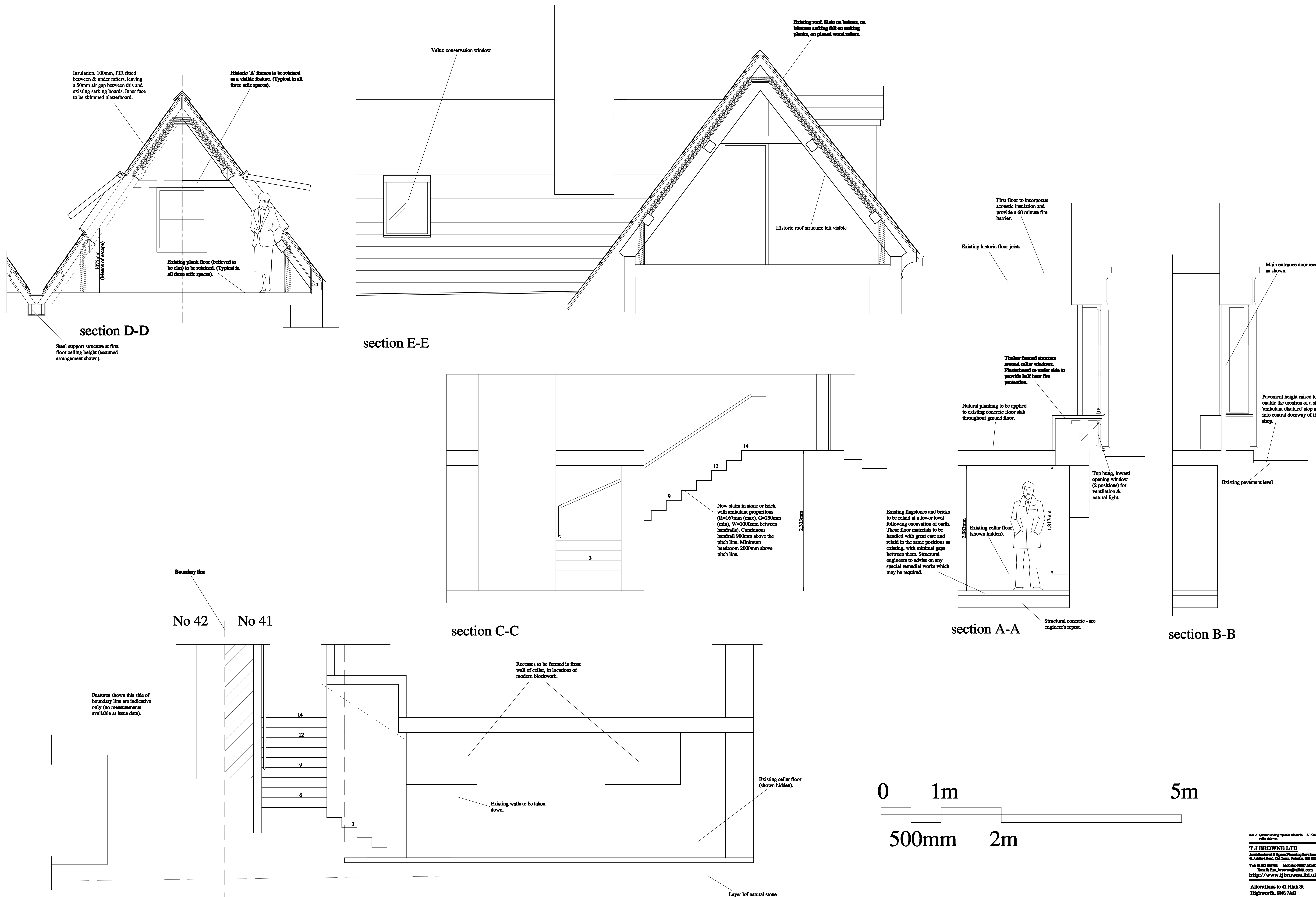
Reason: No justification has been put forward for other uses within Class C2 of the Town and Country Planning (Use Classes) Order 1987 (as amended) at the site which will require further consideration.

End of Report



Existing plans & elevations



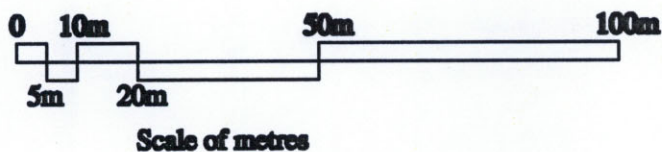


sections from 'Proposed plans & elevations'



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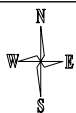
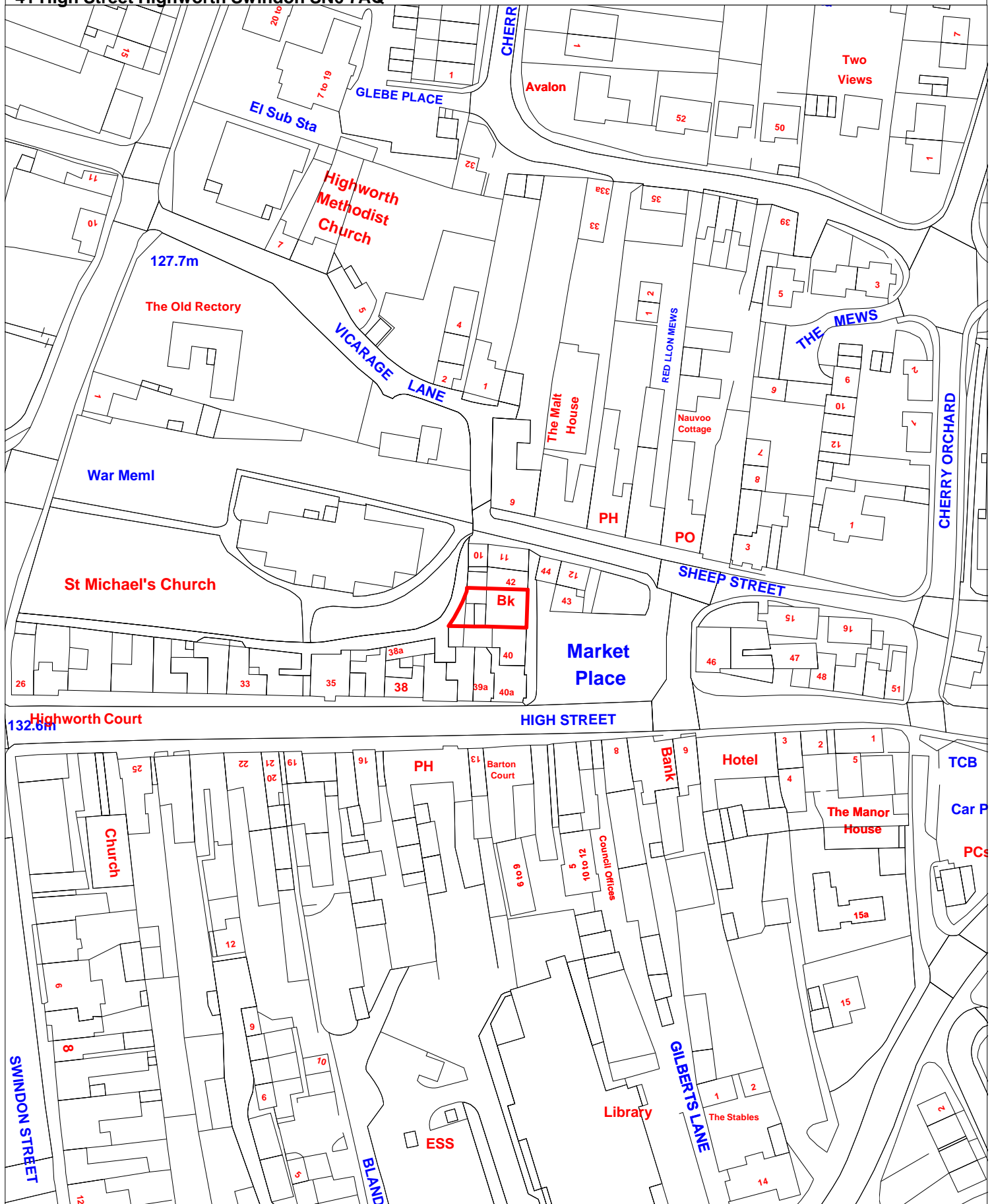
Swindon Borough Council
Planning Department

23 DEC 2015

**41 High Street, Highworth
Wiltshire, SN6 7AQ.
Doc ref: S/15/375-LP**

Change of use of ground floor and cellar to coffee shop and
change of use of first and second floors to residential.

41 High Street Swindon Swindon SN6 7AQ



This Plan is for illustrative purposes only and is not intended to provide accurate representation of the development.
In all cases references should be made to the submitted plans.

Change of use of ground floor and cellar to coffee shop and
change of use of first and second floors to residential.

41 High Street Highworth Swindon SN6 7AQ



This Plan is for illustrative purposes only and is not intended to provide accurate representation of the development.
In all cases references should be made to the submitted plans.



COMMITTEE REPORT

Item Number: 10

Ward: Blunsdon And Highworth

Application Number: S/15/2105/JROD

Parish: Highworth

Proposal: Change of use of ground floor and cellar to coffee shop and change of use of first and second floors to residential. Alterations to pavement.

Site Location: 41 High Street, Highworth, Swindon

Case Officer: Miss Jane Rodens

Agent:

Tim Browne
T.J. Browne Limited
61 Ashford Road
Old Town
Swindon
Wiltshire
SN1 3NS

Applicant

Mr & Mrs Brian Lennon-Smith

Bourton Grange
Bourton
Highworth
Wiltshire
SN6 8HZ

Officers Report

1. Background

- 1.1. This planning application has been called in to Planning Committee by Cllr Alan Bishop as he does not agree with the recommendation of refusal on heritage grounds.
- 1.2. In addition to this application for planning permission there is an application for Listed Building Consent on this agenda.
- 1.3. A pre-application proposal had been submitted by the applicant solely for the change of use of the ground floor to a coffee shop with no physical works. It was concluded that this would be acceptable in policy terms subject to the works to be carried out to the listed building.
- 1.4. The application under consideration includes works not previously proposed and it is the impact of some of those aspects that are not supported, hence the recommendation

2. Summary of Recommendation

- 2.1. That planning permission be REFUSED.

3. The Proposal

- 3.1. This application seeks planning permission for the change of use of the ground floors and cellar to coffee shop (A3) and change of use of first and second floors to residential (C3). There are also proposed alterations which are listed below.

Cellar

- 3.2. The use is to be changed into a coffee shop (A3).
- 3.3. The Alterations to the listed building are:
Excavation of the cellar; in total the floor of the cellar is proposed to be removed and excavated by 560mm. Once excavated, 200mm of concrete is to be laid and then flagstones placed on top. This would result in the height of the room increasing by 0.28m.
- 3.4. Proposed staircase; within the north wall of the cellar there is proposed to be a new stair case leading up to the ground floor. This requires the removal/demolition of the wall in the northern part of the cellar and the ceiling/floor to enable access to the ground floor. Behind the wall the structure is unknown and whilst it appears to be mass walling between number 41 and number 42 adjacent (to the north). The nature and historic value of the affected wall is unknown.
- 3.5. A dividing wall is to be removed in the north east part of the cellar. A 'dumb waiter' is also proposed to the southern side of the cellar and lead up to a new storage area on the ground floor.
- 3.6. Within the ceiling area of the cellar, above the external level of the footpath (High Street) there are proposed to be two windows which will appear below the proposed new shop front (see Ground Floor).

Ground Floor

- 3.7. The use is to be changed into a coffee shop (A3).
- 3.8. The Alterations to the listed building are:
Externally a new shop front is proposed to the main High Street frontage (east facing). To enable access directly into the ground floor a new doorway is proposed centrally to the proposed new shop front.
- 3.9. Internally the existing stairs from ground to first floor in the south of the property are proposed to be removed. The proposed dumb waiter would exit in the area of the existing stairs behind the proposed counter/display area.
- 3.10. The proposed new cellar stairs (see above) would be accessed near to the existing front door of the property (eastern end of the front elevation).
- 3.11. In the south-west corner of the building are the remains of a bank vault (20th Century). This is proposed to accommodate a WC and kitchen. To enable access part of the wall is proposed to be removed. Additional walls commensurate with the later extension are proposed to be removed.

First Floor

- 3.12. The use is to be changed into Residential (C3) to accommodate 1 flat. The flat is to consist of lounge, bedroom, kitchen/dining room, bathroom and a shared lobby. Both of the flats are to be accessed by the stairs to the rear of the property onto the flat roof of the modern extension.
- 3.13. The Alterations to the listed building are:
Two walls are proposed to be removed to increase the size of the lounge. Walls are going to be re-arranged in the west of the building, to create the bathroom and increase the size of the kitchen.

Second Floor

- 3.14. The use is to be changed into Residential (C3) to accommodate 1 flat. The flat is to consist of lounge, bedroom, kitchen/dining room, bathroom and a shared lobby. Both of the flats are to be accessed by the stairs to the rear of the property onto the flat roof of the modern extension.
- 3.15. The Alterations to the listed building are:
There is to be a wall relocated in the north of the property to create a WC and shower room.

External changes

- 3.16. Proposed new shop front; this is proposed to consist of a central door and panels of glass either side. To the base of the windows (stall riser) there are windows to the cellar. The public footpath (the High Street) to the front of the property it is necessary to raise by 600mm to allow flush access into the coffee shop. (NB Highway officers have advised that they will require the footpath to be altered to a greater extent than that proposed by the applicant in order to maintain an appropriate gradient for the public highway, in the interest of pedestrian safety)
- 3.17. The Alterations to the listed building are:
All existing windows are to be made operable for ventilation and the window cills are proposed be replaced to the sash windows on the first floor of the east facing elevation. Two new Velux windows are proposed in the roof slope to the bedroom on the second floor.
- 3.18. On the existing flat roof to the rear (west) there are to be new railings painted a dark colour.
- 3.19. All existing air conditioning units are to be removed from the rear of the property. There are proposed to be three new windows in the rear elevation to the ground floor.
- 3.20. New extraction equipment is proposed to be located in the property including rear walls vents, roof vents and chimney vents/flue.

4. The Site and Surroundings

- 4.1. The application site comprises of a mid-terraced property which is a grade II listed building located within the Highworth Conservation Area. These are defined in the NPPF as Designated Heritage Assets

- 4.2. Adjacent are 42 High Street and 40 High which are both listed. To the east is the Market Place which contains a car park and the market on certain days. St Michael's Church is located to the west of the proposal site this is a grade I listed building. Currently the property is vacant; its previous use was as a bank (A2).
- 4.3. There have been alterations to the listed building for it to conform to the needs of the previous use (Bank). These include a single storey rear extension, additional walls to create new rooms and reinforcing the floor and ceiling's. To the rear of the property there is vault. On the rear external wall there are air conditioning units, the primary elevation includes a modern shop front.

5. Representations

- 5.1. Neighbours: No comments received
- 5.2. Parish Council: No objection
- 5.3. Highways: Objection
- Adequate provision cannot be made on the site for the parking of vehicles in an acceptable manner, which would be likely to encourage the inappropriate parking of vehicles on the public highway, with consequent additional interruption to the free flow of traffic and prejudice the safety of road users.
 - Any development on this site without adequate provision of secure cycle parking would discourage a sustainable highway network within the Town Centre/Borough and encourage parking on the public highway, contrary to Swindon Borough Council's Parking Standards Policy.
- 5.4. Conservation: Objection due to the significant harm to the property
- 5.5. Policy: No objection subject to the Conservation Officer Comments
- 5.6. Archaeology: Considers that a condition for a watching brief on the excavation of the cellar would be appropriate.

6. Planning Considerations **National Policy**

National Planning Policy Framework (NPPF)

- 6.1. The NPPF states that:
132. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional.
133. Where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary

to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- the nature of the heritage asset prevents all reasonable uses of the site; and
- no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and
- the harm or loss is outweighed by the benefit of bringing the site back into use.

134. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.

- 6.2. Both the listed building and the conservation area are defined as a Designated Heritage Asset (Annex 2, National Planning Policy Framework)

The Planning Practice Guidance (PPG)

- 6.3. The PPG offers guidance on optimum viable use:

If there is only one viable use, that use is the optimum viable use. If there is a range of alternative viable uses, the optimum use is the one likely to cause the least harm to the significance of the asset, not just through necessary initial changes, but also as a result of subsequent wear and tear and likely future changes.

The optimum viable use may not necessarily be the most profitable one. It might be the original use, but that may no longer be economically viable or even the most compatible with the long-term conservation of the asset. However, if from a conservation point of view there is no real difference between viable uses, then the choice of use is a decision for the owner.

Harmful development may sometimes be justified in the interests of realising the optimum viable use of an asset, notwithstanding the loss of significance caused provided the harm is minimised.

- 6.4. The PPG also provides guidance upon “How to assess if there is substantial harm?” it states that:

What matters in assessing if a proposal causes substantial harm is the impact on the significance of the heritage asset. As the National Planning Policy Framework makes clear, significance derives not only from a heritage asset’s physical presence, but also from its setting.

Whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the policy in the National Planning Policy Framework. In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset’s significance rather than the scale of the development that is to

be assessed. The harm may arise from works to the asset or from development within its setting.

While the impact of total destruction is obvious, partial destruction is likely to have a considerable impact but, depending on the circumstances, it may still be less than substantial harm or conceivably not harmful at all, for example, when removing later inappropriate additions to historic buildings which harm their significance. Similarly, works that are moderate or minor in scale are likely to cause less than substantial harm or no harm at all. However, even minor works have the potential to cause substantial harm.

Planning (Listed Buildings and Conservation Areas) Act 1990

- 6.5. Sections 16 (2) and 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the decision maker to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.
- 6.6. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that special attention is paid to desirability of preserving or enhancing the character or appearance of a Conservation Area.

Swindon Borough Local Plan 2026 (2015) (SBLP)

- 6.7. The SBLP adopted on the 26th April 2015 is the development plan that is to be used. The policies that apply to this application is: DE1, TR2, EN10, EC3 and RA1.
- 6.8. Policy DE1 (High Quality Design) of the Swindon Borough Local Plan 2026 states that high standards of design are required for all types of development. Proposals for development shall respond to should address the objectives of sustainable development through high quality design and place-making principles in respect of, context and character, layout, form and function of the development, amenity and quality of the public realm.
- 6.9. Policy TR2 (Transport and Development) of the Swindon Borough Local Plan 2026 states that parking provision, including secure cycle and motorcycle parking, should be provided in accordance with the Council's adopted parking standards.
- 6.10. Policy EN10 (Historic Environment & Heritage Assets) of the Swindon Borough Local Plan 2026 states within section a) that Swindon Borough's historic environment shall be sustained and enhanced. This includes all heritage assets including historic buildings, conservation areas, historic parks and gardens, landscape and archaeology.
- 6.11. Policy EC3 (The Role of the Centres and Main Town Centre Uses) of the Swindon Borough Local Plan 2026 is to be applied to the application. The predominant uses of the Primary Rural Centres are to be A1.
- 6.12. Policy RA1 (Highworth) of the Swindon Borough Local Plan 2026 ensures that there should be a sustainable market town economy. The town centre should be a lively, thriving and attractive focus for the town.

Neighbouring amenity

- 6.13. Due to the location of the property and the nature of the proposal it is considered that there would be minimal impact on the amenity of the neighbouring properties in regards of Light and overlooking. Therefore in this respect the proposal is in conformity with Policy DE1 of the Swindon Borough Local Plan 2026.

Principle of the change of use

- 6.14. In principle it is considered that the change of use of the property is acceptable from A2 (Financial services) to A3 (Coffee Shop) and C3 Residential Units. Whilst there is a loss of the Bank, there are other financial services available in Highworth, and the proposed coffee shop will compliment and add to the vitality of the Highworth town centre. As the use of the bank is not A1 it is considered that there would be an impact on the rest of the town centre as there is no loss of retail. The flats are not on the ground floor, there would be no impact on the Town Centre. This is as Policy EC3 is only concerned with the uses of the ground floor. As this change of use is to use a currently vacant building it is deemed that it will increase the vitality of the Town Centre. Therefore there is no conflict with Policy EC3 and RA1 of the Swindon Borough Local Plan. The proposal accords with the NPPF

HighwaysCafe

- 6.15. Considers that more information would need to be provided to understand the impact of deliveries on the market days and the other uses in the area. This is of particular concern on Market Days [or other events] when the area to the front of this site is otherwise occupied by market stalls and deliveries would be difficult without potential risk to pedestrians.
- 6.16. The application states that the footway is proposed to be raised. Firstly, it should be noted that it is not incumbent on the LHA [or SBC] to facilitate such action, and so this element could be refused as well. However, it is felt that a solution can be accepted should the applicant agree to reconstruction of the full footway width for at least 15m either side of the site access point in question. This is required to ensure that the footway has no trip hazards or other safety concerns, and so that there are no licencing issues for private structures in the public highway, etc. This can be covered by a design submission condition, or a commitment from the applicant via S106 to sign a S278 Highway Agreement to carry out these works following a Technical Approval process for such reconstruction works.

Flats

- 6.17. There are to be two one bed flats within the property. The SBC Parking Standards require that there is one parking space per bedroom in the flat. Therefore there is going to be a requirement of two spaces to be provided on site. As the site has no allocated parking of any kind, it has relied upon the shared parking for the retail centre of Highworth, which is not appropriate for residential dwellings that require allocated on-site parking to be provided.
- 6.18. As the car parks in the vicinity of the proposal site are public car parks intended for short stays and commercial visits, it is not considered acceptable to permanently remove available bays by allocating any of them to residential use. From the potential resident's point of view, we require that permanent parking facilities are provided at a

convenient distance for their private use, but the arrangement described by the applicants would appear to lead to the residents constantly having to move parking locations, which is not considered sustainable. Permitting this application with those proposals for parking essentially encourages the residents to park as close to the site as possible, which is likely to be within restricted parking areas and liable to standard parking enforcement, and could therefore be viewed as entrapment. The use of the flats by staff does not remove the need to make these flats self-sufficient, as their primary use is that of a private residence. It is also possible that the removal of permanently available commercial parking could compromise the ability of the commercial area to attract visitors

- 6.19. It has been suggested that cycle storage facilities would be located on the first floor in the shared lobby. However, this is up a set of stairs, which would be a challenge to any able-bodied user, but any disabled, elderly, or child cyclist will likely find this impossible, leading to cycling falling into disuse, contrary to SBC policies. As a consequence, no acceptable cycle storage facility has been proposed, and is highlighted as an additional design concern.
- 6.20. Therefore there is a Highways objection to the application as there is no parking being provided for the flats. The proposal is not in conformity with Policy TR2 of the SBLP.

Alterations to the listed building

- 6.21. It is considered that the proposed alterations to the listed building would lead to harm to a designed heritage asset – the listed building. This harm results from aspects of the proposed alterations, namely the excavation of the cellar and the removal of the existing staircase. In addition the full extent of the necessary works to create the new staircase is not fully understood including the removal of walling within the cellar. In more detail the areas of harm are:

Cellar

- 6.22. Page 23 in the submitted Heritage Statement (HS) refers to the proposed alterations to the cellar. In the HS the applicant accepts and is on record that there is going to be harm caused. It states:
“The significance of the heritage asset will be harmed because of some of the alteration proposed in the cellar. The historic levels in the cellar will be lowered and this will also result in disturbing historic fabric, for example historic floor surfaces.”
 (p23)
- 6.23. The HS also describes the removal of part of stone wall to enable the insertion of a proposed stair (ground to first) on the northern side. Page 23 of the HS states that:
“The northern wall of the cellar will also be impacted by proposals to install the new staircase which turns also impacts on the historic plan form of the property”
- 6.24. Page 24 of the HS states
“The relatively low floor to ceiling height in the historic cellar still reflect the importance historic hierarchy of floor to ceiling heights found in the property”.
- 6.25. The submitted structural report shows the potential for significant works to the cellar and the effect the proposed stairs will have. For example page 3 of the structural

report highlights the proposed access through the cellar wall to form the proposed stairwell noting *“this is problematic as the neighbour’s wall contains a fireplace/oven and is in poor condition”*.

6.26. In addition there is a lack of information of the full implications structurally and historically relating to the removal of fabric to enable the staircase. There is no detailed information of what alterations are necessary and how this is would be achieve.

6.27. It is considered that these alterations would cause **harm** to the listed building.

Ground Floor

6.28. The HS (page 23) highlights that the works to the ground floor including the proposed new stair case (ground to cellar), removal the existing staircase and the insertion of the dumb waiter will cause **harm** to the significance of the heritage asset but less than substantial harm.

6.29. The HS (page 12) states that the existing staircase is in its original location. The Conservation Officer comments that these existing stairs appear entirely consistent in terms of location and design with the skirting to the stairs appearing consistent and significant to the period. The staircase positively contributes to the historic planform of the property.

6.30. The submitted Structural Report highlights that if the existing stairs are to be removed there is a need to be additional supporting and retaining works required, including to the party wall. There is no detailed information of how this is would be achieved and what works are going to take place. It is considered that these alterations would cause **harm** to the listed building.

First Floor

6.31. The alterations to the first floor are not considered to cause harm however, additional information is required to understand noise and fire attenuation measures.

6.32. The walls that are proposed to be removed are modern and the walls that are to be added to the property described in the heritage statement:
“They will be modern stud partitions which are reversible thereby minimising harm to plan form and historic fabric” (p25)

Second Floor (Attic)

6.33. The alterations to the second floor are not considered to cause harm however, additional information is required to understand noise and fire attenuation measures.

External Alterations

6.34. The proposed new shop front to east elevation is considered acceptable subject to further details. It is recommended that this and proposed signage to the shop front can be achieved via a suitably worded condition.

6.35. Regarding the proposed new cills to the windows at first floor (east elevation) more information is necessary pre-decision. To the rear (west) ground floor new windows

are proposed, this is acceptable in principle subject to a via a suitably worded condition

Summary of the alterations to the listed building

- 6.36. In regards of the proposed alterations it is considered that there would be harm to the listed building by the proposed excavation of the cellar, insertion of new staircase (cellar to ground floor) and removal of the existing staircase between the ground and first floor.
- 6.37. There are other alterations to the listed building that are considered not to harm the listed building. These include the new shop front, removal of some of the modern features of the building, which take away from the historic fabric of the property.
- 6.38. The NPPF paragraph 132 and the PPG highlights that “great weight” to the conservation of heritage assets and that significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting and clear and convincing justification for any harm or loss is required.
- 6.39. In the case of the harm being less than substantial, NPPF paragraph 134 requires this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use. There is no evidence which cites this as the only viable option and the option that causes the least harm to this property.
- 6.40. The submitted HS states that “The harm caused by the works needs to be balanced with other aspects of the scheme which enhance the appearance of the property and its significance.”
- 6.41. There is no justification other than the above statement that the proposed works are going to outweigh the harm to the listed building. The optimal viable use of the property has also not been established. The only uses that have been put forward is the coffee shop and residential uses.
- 6.42. In conclusion this application cannot be supported in regards of the alterations of the listed building. Therefore the proposal is not in conformity with Policy EN10 of the SBLP, the NPPF, and the duty the local planning authority has by virtue of the requirements in the Planning (Listed Buildings and Conservation Areas) Act 1990

7. Concluding Comments

- 7.1. There is going to be harm to the property and the historic fabric of the listed building. This is due to the alterations that are proposed in the Listed Building. There is a lack of information of the works that are going to be carried out and the impact that this is going to have on the listed building. The proposal is therefore not in conformity with the Planning (Listed Buildings and Conservation Areas) Act 1990, NPPF and Policy EN10 (Historic Environment & Heritage Assets) of the Swindon Borough Local Plan 2026.
- 7.2. There are not enough car parking spaces and inadequate cycle storage to meet the requirements of Policy TR2 of the Swindon Borough Local Plan 2026 (2015).

- 7.3. Your officers have undertaken negotiations with the applicant and their advisors to try to overcome the concerns set out above as the principle of the proposal is considered to be acceptable, but this has not been possible. The applicant has not agreed to carry out further exploratory works to enable the extent of the works, to be fully understood. Without that neither officers or the members of the planning committee are unable assess the full impact of the works and therefore the extent of harm to the significance of Heritage Asset is unknown.
- 7.4. If that information was available your officers would be able to review the development to fully determine the harm and balance this against bringing back into use of an empty building and the appropriateness of requiring parking at this location.
- 7.5. The proposed complete removal of an existing staircase has triggered the need to formally consult Historic England. The response is awaited and will be reported at the meeting
- 8. Recommendation**
- 8.1. That planning permission be REFUSED

Reasons

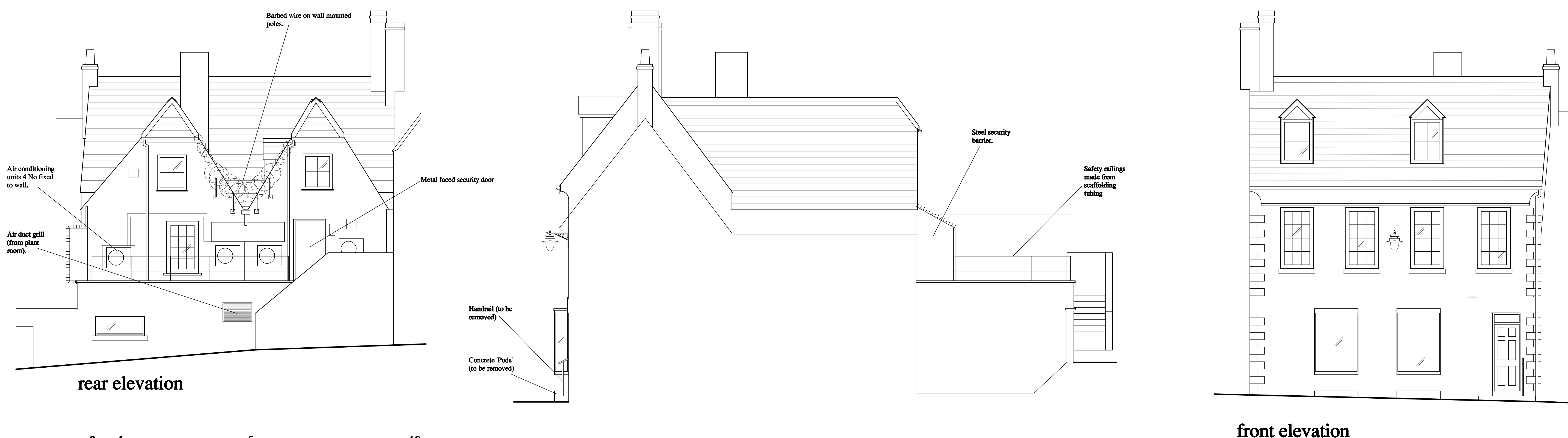
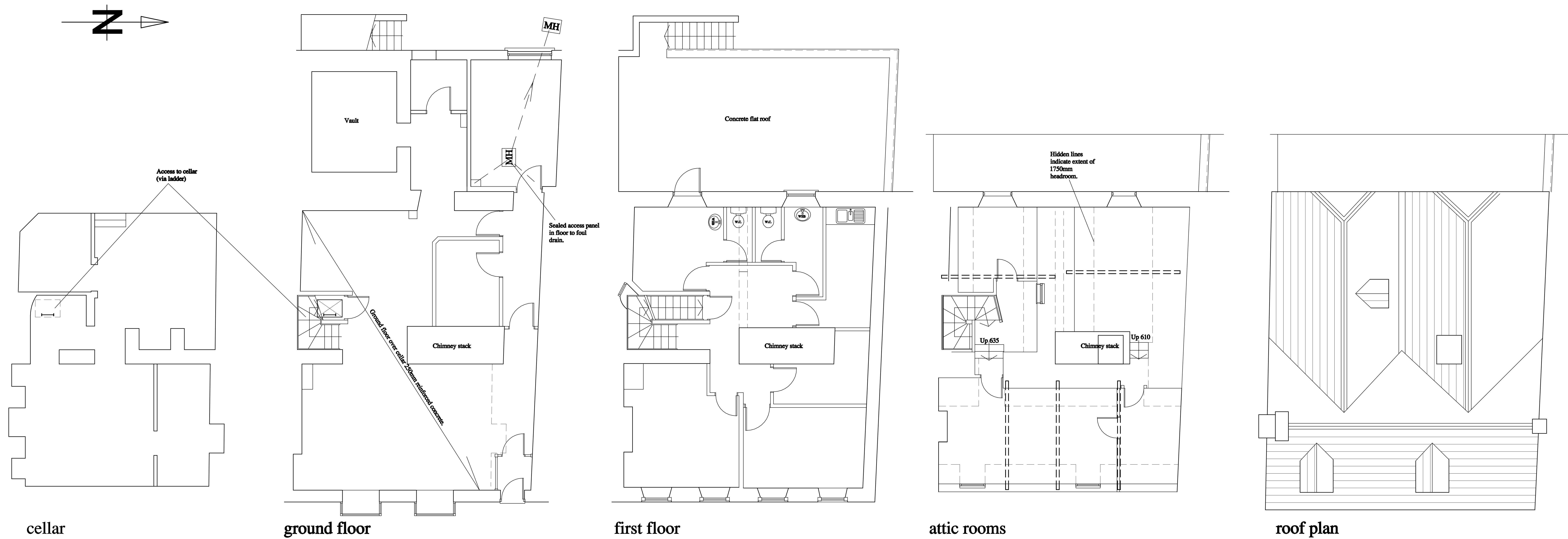
1. Adequate provision cannot be made on the site for the parking of vehicles in an acceptable manner, which would be likely to encourage the inappropriate parking of vehicles on the public highway, with consequent additional interruption to the free flow of traffic and prejudice the safety of road users contrary to Swindon Borough Council's Adopted Technical guidance on Parking Standards 2007 and Policy TR2 of the Swindon Borough Local Plan 2026..
2. Any development on this site without adequate provision of secure cycle parking would encourage vehicular usage and consequential parking on the public highway, contrary to Swindon Borough Council's Adopted Technical guidance on Parking Standards 2007 and Policy TR2 of the Swindon Borough Local Plan 2026.
3. The works that are proposed to be carried out to the listed building will cause harm to the historic fabric of the listed building. The proposed works are contrary to the NPPF, the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy EN10 (Historic Environment & Heritage Assets) of the Swindon Borough Local Plan 2026.

End of Report

This is a detailed street map of Highworth, Wiltshire. The map shows a network of streets including Gleebe Place, Vicarage Lane, High Street, Sheep Street, and Gilberts Lane. A red rectangle highlights a specific plot labeled 'Bk' located between Vicarage Lane and High Street. The map includes labels for various landmarks such as Highworth Methodist Church, St Michael's Church, The Old Rectory, The Malt House, and The Manor House. Streets shown include Gleebe Place, Vicarage Lane, High Street, Sheep Street, and Gilberts Lane. A scale bar at the bottom indicates a distance of 132.6m.



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Existing plans & elevations

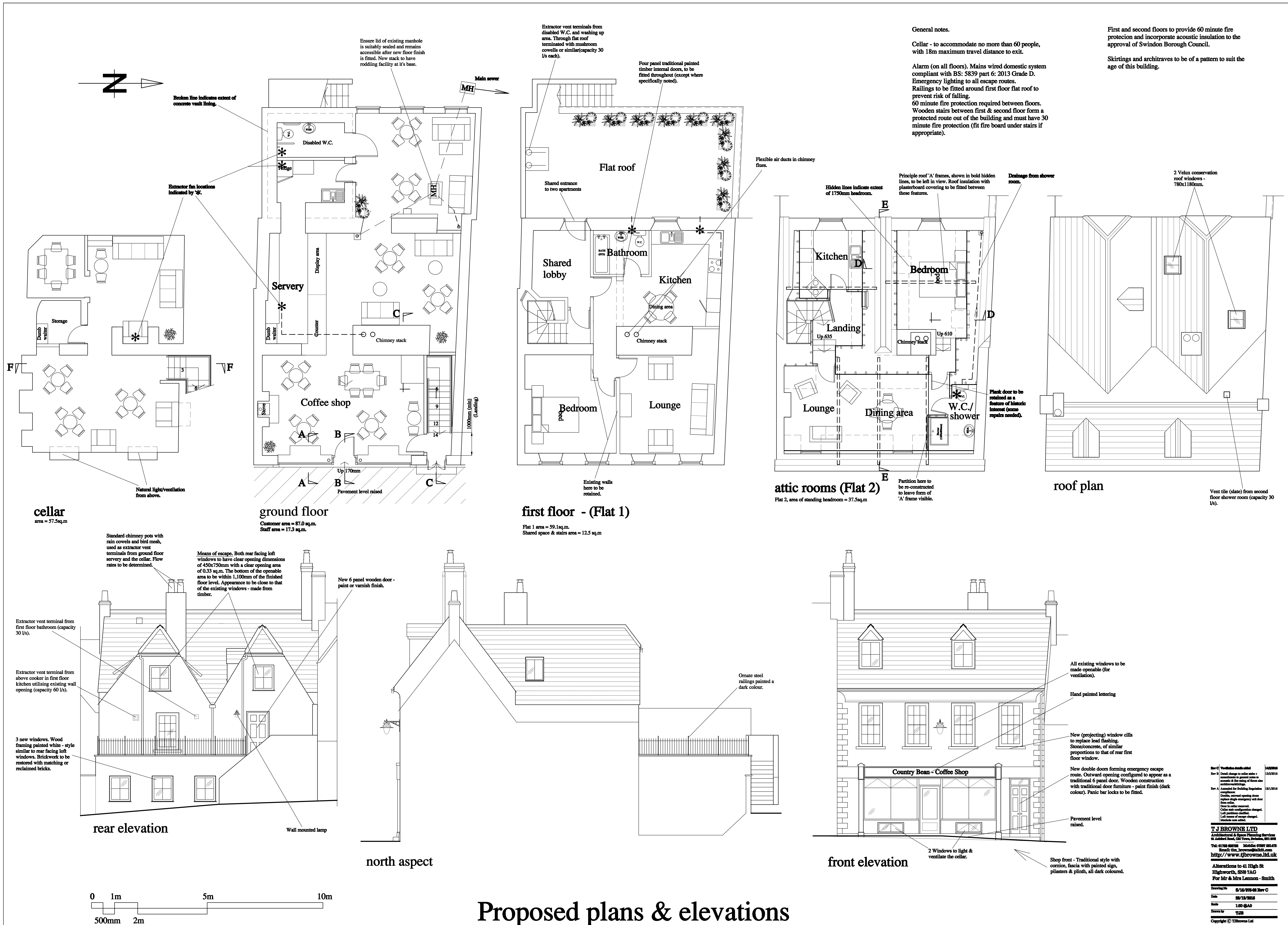
Rev A) Correction to show door to be
met on roof plan.

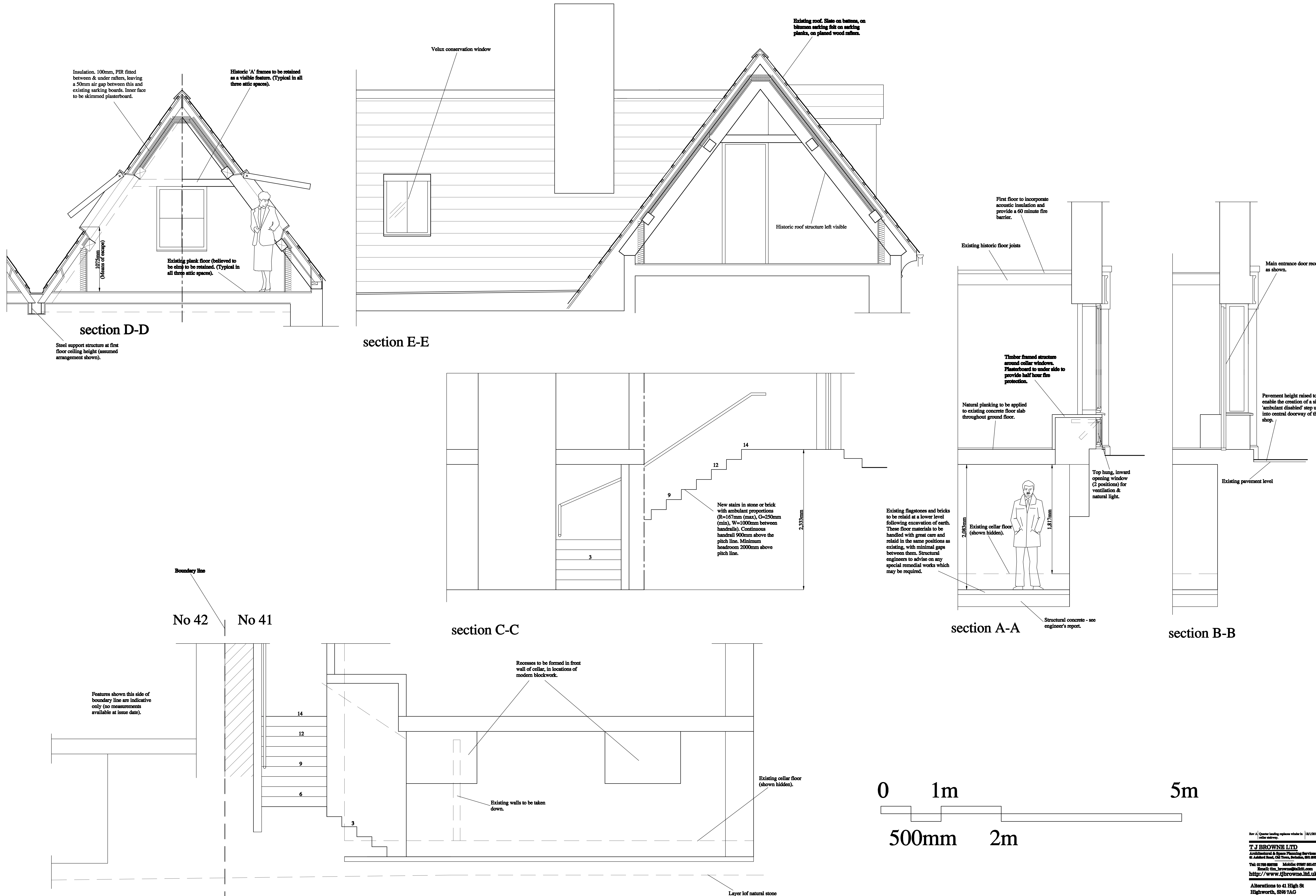
T J BROWNE LTD
Architectural & Design Planning Services
41 Ladbroke Road, Old Town, Chelsea, SW10 0PH
Tel: 01793 882000 Mobile: 07907 883478
Email: tjb_browne@btinternet.com
<http://www.tjbrowne.ltd.uk>

Alterations to 41 High St
Highworth, SN8 7AG
For Mr & Mrs Lemon - Smith

Drawing No: 5/15/2015-41 Rev A

Date: 20/10/2015
Scale: 1:50 @A0
Drawn by: TJB
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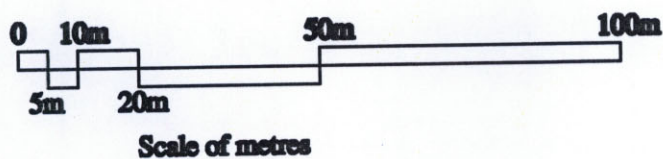




sections from 'Proposed plans & elevations'



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location plan-scale 1:1250 @ A4

Swindon Borough Council
 23 DEC 2015
 S/LB/15/2106

**41 High Street, Highworth
 Wiltshire, SN6 7AQ.
 Doc ref: S/15/375-LP**



COMMITTEE REPORT

Item Number: 11
Application Number:
 S/LBC/15/2106/JROD

Ward: Blunsdon And Highworth
Parish: Highworth

Proposal: Works to facilitate the change of use of ground floor and cellar to coffee shop and change of use of first and second floors to residential.

Site Location: 41 High Street, Highworth, Swindon

Case Officer: Miss Jane Rodens

Agent:

Tim Browne
 T.J. Browne Limited
 61 Ashford Road
 Old Town
 Swindon
 Wiltshire
 SN1 3NS

Applicant

Mr & Mrs Brian Lennon-Smith

 Bourton Grange
 Bourton
 Highworth
 Wiltshire
 SN6 8HZ

Officers Report

1. Background

- 1.1. This application has been called in to Planning Committee by Cllr Alan Bishop as he does not agree with the recommendation of refusal on heritage grounds.
- 1.2. In addition to this proposal, there is an application for planning permission is also on this agenda
- 1.3. A pre-application proposal had been submitted by the applicant solely for the change of use of the ground floor to a coffee shop. It was concluded that this would be acceptable in policy terms subject to the works to be carried out to the listed building
- 1.4. The application under consideration includes works not proposed at the pre application stage and some of those works are not supported hence the recommendation.

2. Summary of Recommendation

- 2.1. That Listed Building Consent be REFUSED

3. The Proposal

- 3.1. This application seeks Listed Building Consent (LBC) for the works to facilitate the change of use of the ground floors and cellar to coffee shop (A3) and change of use

of first and second floors to residential (C3). The alterations to the Listed Building are listed below.

Cellar

- 3.2. The use is to be changed into a coffee shop (A3).
- 3.3. The Alterations to the listed building are:
Excavation of the cellar; in total the floor of the cellar is proposed to be removed and excavated by 560mm. Once excavated, 200mm of concrete is to be laid then flagstones placed on top. This would result in height of the room being increased by 0.28m.
- 3.4. Proposed staircase; within the north wall of the cellar there is proposed to be a new stair case leading up to the ground floor. This requires the removal/demolition of the wall in the northern part of the cellar and the ceiling/floor to enable access the ground floor. Behind the wall the structure is unknown and appears to be mass walling some between number 41 and number 42 adjacent (to the north). The nature and historic value of the affected wall is unknown.
- 3.5. A dividing wall is to be removed in the north east part of the cellar. A 'dumb waiter' is also proposed to the southern side of the cellar and lead up to a new storage area on the ground floor.
- 3.6. Within the ceiling area of the cellar, above the external level of the footpath (High Street) there are proposed to be two windows which will appear below the proposed new shop front (see Ground Floor).

Ground Floor

- 3.7. The use is to be changed into a coffee shop (A3).
- 3.8. The Alterations to the listed building are:
Externally a new shop front is proposed to the main High Street frontage (east facing). To enable access directly into the ground floor a new doorway is proposed centrally to the proposed new shop front.
- 3.9. Internally the existing stairs from ground to first floor in the south of the property are proposed to be removed. The proposed dumb waiter would exit in the area of the existing stairs behind the proposed counter/display area.
- 3.10. The proposed new cellar stairs (see above) would be accessed near to the existing front door of the property (eastern end of the front elevation).
- 3.11. In the south-west corner of the building are the remains of a bank vault (20th Century). This is proposed to accommodate a WC and kitchen. To enable access part of the wall is proposed to be removed. Additional walls commensurate with the later extension are proposed to be removed.

First Floor

- 3.12. The use is to be changed into Residential (C3) to accommodate 1 flat. The flat is to consist of lounge, bedroom, kitchen/dining room, bathroom and a shared lobby. Both

of the flats are to be accessed by the stairs to the rear of the property onto the flat roof of the modern extension.

- 3.13. The Alterations to the listed building are:
Two walls are proposed to be removed to increase the size of the lounge. Walls are going to be re-arranged in the west of the building, to create the bathroom and increase the size of the kitchen.

Second Floor

- 3.14. The use is to be changed into Residential (C3) to accommodate 1 flat. The flat is to consist of lounge, bedroom, kitchen/dining room, bathroom and a shared lobby. Both of the flats are to be accessed by the stairs to the rear of the property onto the flat roof of the modern extension.
- 3.15. The Alterations to the listed building are:
There is to be a wall relocated in the north of the property to create a WC and shower room.

External changes

- 3.16. Proposed new shop front; this is proposed to consist of a central door and panels of glass either side. To the base of the windows (stall riser) there are windows to the cellar. The public footpath (the High Street) to the front of the property it is necessary to raise by 600mm to allow flush access into the new entrance to the coffee shop.
- 3.17. The Alterations to the listed building are:
All existing windows are to be made operable for ventilation and the window cills are proposed be replaced to the sash windows on the first floor of the east facing elevation. Two new Velux windows are proposed in the roof slope to the bedroom on the second floor.
- 3.18. On the existing flat roof to the rear (west) there are to be new railings painted a dark colour.
- 3.19. All existing air conditioning units are to be removed from the rear of the property. There are proposed to be three new windows in the rear elevation to the ground floor.
- 3.20. New extraction equipment is proposed to be located in the property including rear walls vents, roof vents and chimney vents/flue.

4. The Site and Surroundings

- 4.1. The application site comprises of a mid-terraced property which is a grade II listed building located within the Highworth Conservation Area. These are defined in the NPPF as Designated Heritage Assets.
- 4.2. Adjacent is 42 High Street and 40 High Street is to the south, which are both listed. To the east is the Market Place which contains a car park and the market on certain days. St Michael's Church is located to the west of the proposal site this is a grade I listed building. Currently the property is vacant; its previous use was as a bank (A2).

- 4.3. There have been alterations to the listed building for it to conform to the needs of the previous use (Bank). These include a single storey rear extension, additional walls to create new rooms and reinforcing the floor and ceiling's. To the rear of the property there is vault. On the rear external wall there are air conditioning units, the primary elevation includes a modern shop front.

5. Representations

- 5.1. Neighbours: No comments received
- 5.2. Parish Council: No objection
- 5.3. Conservation: Objection due to the significant harm to the property
- 5.4. Policy: No objection subject to the Conservation Officer Comments
- 5.5. Archaeology: Considers that a condition for a watching brief on the excavation of the cellar would be appropriate.

6. Planning Considerations

National Policy

National Planning Policy Framework (NPPF)

- 6.1. The NPPF states that:
132. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation. The more important the asset, the greater the weight should be. Significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting. As heritage assets are irreplaceable, any harm or loss should require clear and convincing justification. Substantial harm to or loss of a grade II listed building, park or garden should be exceptional.
133. Where a proposed development will lead to substantial harm to or total loss of significance of a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:
- the nature of the heritage asset prevents all reasonable uses of the site; and
 - no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
 - conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible; and
 - the harm or loss is outweighed by the benefit of bringing the site back into use.
134. Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.
- 6.2. Both the listed building and the conservation area are defined as Designated Heritage Asset (Annex 2, National Planning Policy Framework)

The Planning Practice Guidance (PPG)

6.3. The PPG offers guidance on the optimum viable use:

If there is only one viable use, that use is the optimum viable use. If there is a range of alternative viable uses, the optimum use is the one likely to cause the least harm to the significance of the asset, not just through necessary initial changes, but also as a result of subsequent wear and tear and likely future changes.

The optimum viable use may not necessarily be the most profitable one. It might be the original use, but that may no longer be economically viable or even the most compatible with the long-term conservation of the asset. However, if from a conservation point of view there is no real difference between viable uses, then the choice of use is a decision for the owner.

Harmful development may sometimes be justified in the interests of realising the optimum viable use of an asset, notwithstanding the loss of significance caused provided the harm is minimised.

6.4. The PPG also provides guidance upon "How to assess if there is substantial harm?" it states that:

What matters in assessing if a proposal causes substantial harm is the impact on the significance of the heritage asset. As the National Planning Policy Framework makes clear, significance derives not only from a heritage asset's physical presence, but also from its setting.

Whether a proposal causes substantial harm will be a judgment for the decision taker, having regard to the circumstances of the case and the policy in the National Planning Policy Framework. In general terms, substantial harm is a high test, so it may not arise in many cases. For example, in determining whether works to a listed building constitute substantial harm, an important consideration would be whether the adverse impact seriously affects a key element of its special architectural or historic interest. It is the degree of harm to the asset's significance rather than the scale of the development that is to be assessed. The harm may arise from works to the asset or from development within its setting.

While the impact of total destruction is obvious, partial destruction is likely to have a considerable impact but, depending on the circumstances, it may still be less than substantial harm or conceivably not harmful at all, for example, when removing later inappropriate additions to historic buildings which harm their significance. Similarly, works that are moderate or minor in scale are likely to cause less than substantial harm or no harm at all. However, even minor works have the potential to cause substantial harm.

Planning (Listed Buildings and Conservation Areas) Act 1990

6.5. Sections 16 (2) and 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the decision maker to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

- 6.6. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that special attention is paid to desirability of preserving or enhancing the character or appearance of a Conservation Area.

Swindon Borough Local Plan 2026 (2015) (SBLP)

- 6.7. The SBLP adopted on the 26th April 2015 is the development plan that is to be used. The policies that apply to this application is: DE1 and EN10.
- 6.8. Policy DE1 (High Quality Design) of the Swindon Borough Local Plan 2026 states that high standards of design are required for all types of development. Proposals for development shall respond to should address the objectives of sustainable development through high quality design and place-making principles in respect of, context and character, layout, form and function of the development, amenity and quality of the public realm.
- 6.9. Policy EN10 (Historic Environment & Heritage Assets) of the Swindon Borough Local Plan 2026 states within section a) that Swindon Borough's historic environment shall be sustained and enhanced. This includes all heritage assets including historic buildings, conservation areas, historic parks and gardens, landscape and archaeology.

Alterations to the listed building

- 6.10. It is considered that the proposed alterations to the listed building would lead to harm to a designed heritage asset – the listed building. This harm results from aspects of the proposed alterations, namely the excavation of the cellar and the removal of the existing staircase. In addition the full extent of the necessary works is not fully understood including the removal of walling within the cellar. In more detail the areas of harm are:

Cellar

- 6.11. Page 23 in the submitted Heritage Statement (HS) refers to the proposed alterations to the cellar. In the HS the applicant accepts that there is going to be harm caused. It states:
"The significance of the heritage asset will be harmed because of some of the alteration proposed in the cellar. The historic levels in the cellar will be lowered and this will also result in disturbing historic fabric, for example historic floor surfaces."
 (p23)
- 6.12. The HS also describes the removal of part of stone wall to enable the insertion of a proposed stair (ground to first) on the northern side. Page 23 of the HS states that:
"The northern wall of the cellar will also be impacted by proposals to install the new staircase which turns also impacts on the historic plan form of the property"
- 6.13. Page 24 of the HS states
"The relatively low floor to ceiling height in the historic cellar still reflect the importance historic hierarchy of floor to ceiling heights found in the property".
- 6.14. The submitted structural report shows the potential for significant works to the cellar and the effect the proposed stairs will have. For example page 3 of the structural report highlights the proposed access through the cellar wall to form the proposed

stairwell noting *“this is problematic as the neighbour’s wall contains a fireplace/oven and is in poor condition”*.

- 6.15. In addition there is a lack of information of the full implications structurally and historically relating to the removal of fabric to enable the staircase. There is no detailed information of what alterations are necessary and how this is would be achieve.
- 6.16. It is considered that these alterations would cause **harm** to the listed building.

Ground Floor

- 6.17. The HS (page 23) highlights that the works to the ground floor including the proposed new stair case (ground to cellar), removal the existing staircase and the insertion of the dumb waiter will cause **harm** to the significance of the heritage asset but not less than substantial harm.
- 6.18. The HS (page 12) states that the existing staircase is in its original location. The Conservation Officer comments that these existing stairs appear entirely consistent in terms of location and design with the skirting to the stairs appearing consistent and significant to the period. The staircase positively contributes to the historic planform of the property.
- 6.19. The submitted Structural Report highlights that if the existing stairs are to be removed there is a need to be additional supporting and retaining works required, including to the party wall. There is no detailed information of how this is would be achieved and what works are going to take place. It is considered that these alterations would cause **harm** to the listed building.

First Floor

- 6.20. The alterations to the first floor are not considered to cause harm however, additional information is required to understand noise and fire attenuation measures.
- 6.21. The walls that are proposed to be removed are modern and the walls that are to be added to the property described in the heritage statement:
“They will be modern stud partitions which are reversible thereby minimising harm to plan form and historic fabric” (p25)

Second Floor (Attic)

- 6.22. The alterations to the second floor are not considered to cause harm however, additional information is required to understand noise and fire attenuation measures.

External Alterations

- 6.23. The proposed new shop front to east elevation is considered acceptable subject to further details. It is recommended that this and proposed signage to the shop front can be achieved via a suitably worded condition.
- 6.24. Regarding the proposed new cills to the windows at first floor (east elevation) more information is necessary pre-decision. To the rear (west) ground floor new windows are proposed, this is acceptable in principle subject to a via a suitably worded condition

Summary of the alterations to the listed building

- 6.25. In regards of the proposed alterations it is considered that there would be harm to the listed building by the proposed excavation of the cellar, insertion of new staircase (cellar to ground floor) and removal of the existing staircase between the ground and first floor.
- 6.26. There are other alterations to the listed building that are considered not to harm the listed building. These include the new shop front, removal of some of the modern features of the building, which take away from the historic fabric of the property.
- 6.27. The NPPF paragraph 132 and the PPG highlights that “great weight” to the conservation of heritage assets and that significance can be harmed or lost through alteration or destruction of the heritage asset or development within its setting and clear and convincing justification for any harm or loss is required.
- 6.28. In the case of the harm being less than substantial, NPPF paragraph 134 requires this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use. There is no evidence which cites this as the only viable option and the option that causes the least harm to this property.
- 6.29. The submitted HS states that “The harm caused by the works needs to be balanced with other aspects of the scheme which enhance the appearance of the property and its significance.”
- 6.30. There is no justification other than the above statement that the proposed works are going to outweigh the harm to the listed building. The optimal viable use of the property has also not been established. The only uses that have been put forward is the coffee shop and residential uses.
- 6.31. In conclusion this application cannot be supported in regards of the alterations of the listed building. Therefore the proposal is not in conformity with Policy EN10 of the SBLP, the NPPF, and the duty the local planning authority has by virtue of the requirement of the Planning (Listed Buildings and Conservation Areas) Act 1990

7. Concluding Comments

- 7.1. There is going to be harm to the property and the historic fabric of the listed building. This is due to the alterations that are proposed in the Listed Building. There is a lack of information of the works that are going to be carried out and the impact that this is going to have on the listed building. The proposal is therefore not in conformity with the Planning (Listed Buildings and Conservation Areas) Act 1990, NPPF and Policy EN10 (Historic Environment & Heritage Assets) of the Swindon Borough Local Plan 2026.
- 7.2. Your officers have undertaken negotiations with the applicant and their advisors to try to overcome the concerns set out above as the principle of the proposal is considered to be acceptable, but this has not been possible. The applicant has not agreed to carry out further exploratory works to enable the extent of the works, to be fully understood. Without that neither officers or the members of the planning

committee are unable assess the full impact of the works and therefore the extent of harm to the significance of Heritage Asset is unknown.

- 7.3. If that information was available your officers would be able to review the development to fully determine the harm and balance this against bringing back into use of an empty building and the appropriateness of requiring parking at this location.
- 7.4. The proposed complete removal of an existing staircase has triggered the need to formally consult Historic England. The response is awaited and will be reported at the meeting

8. Recommendation

- 8.1. That the Listed Building Consent be REFUSED

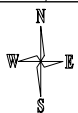
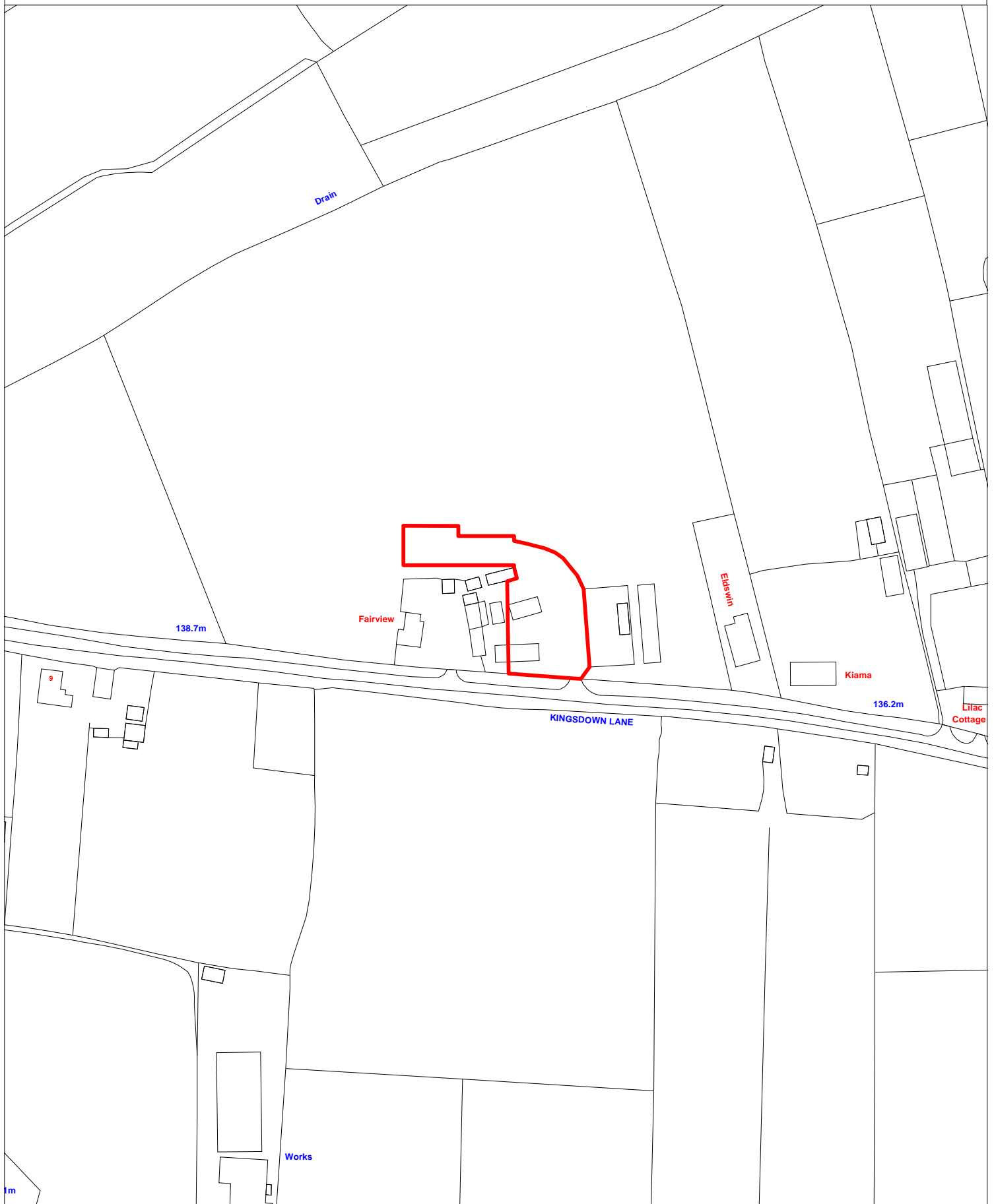
Reasons

- 1. The works that are proposed to be carried out to the listed building will cause harm to the historic fabric of the listed building. The proposed works are contrary to the NPPF, the Planning (Listed Buildings and Conservation Areas) Act 1990 and Policy EN10 (Historic Environment & Heritage Assets) of the Swindon Borough Local Plan 2026.

End of Report

Change of use to canine care centre and demolition of existing buildings
and construction of portal framed building (30 x 12 x 4m).

Fairview Kingsdown Lane Blunsdon Swindon SN25 5DL



This Plan is for illustrative purposes only and is not intended to provide accurate representation of the development.
In all cases references should be made to the submitted plans.

S/15/1447

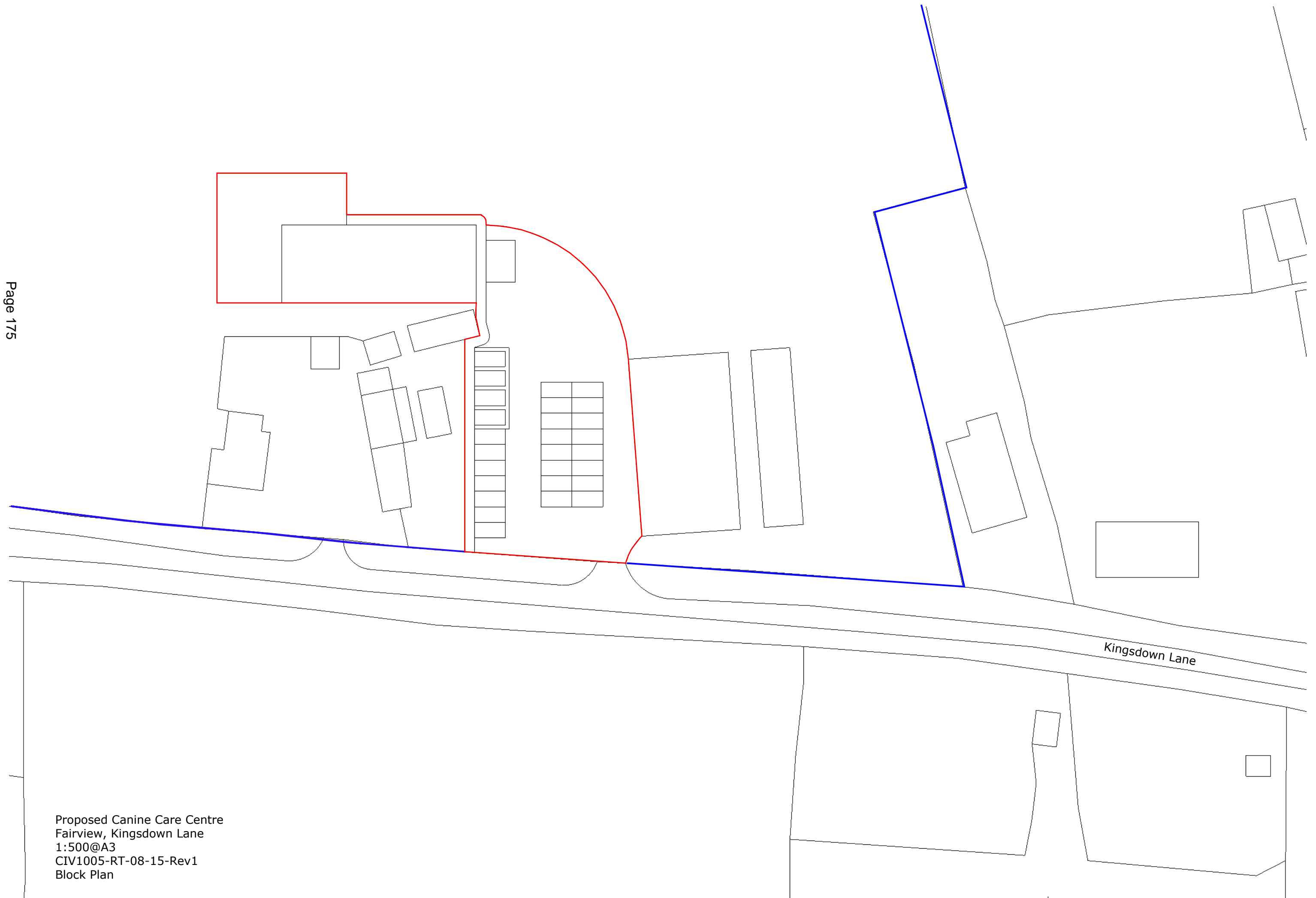
Change of use to canine care centre and demolition of existing buildings
and construction of portal framed building (30 x 12 x 4m).

Fairview Kingsdown Lane Blunsdon Swindon SN25 5DL

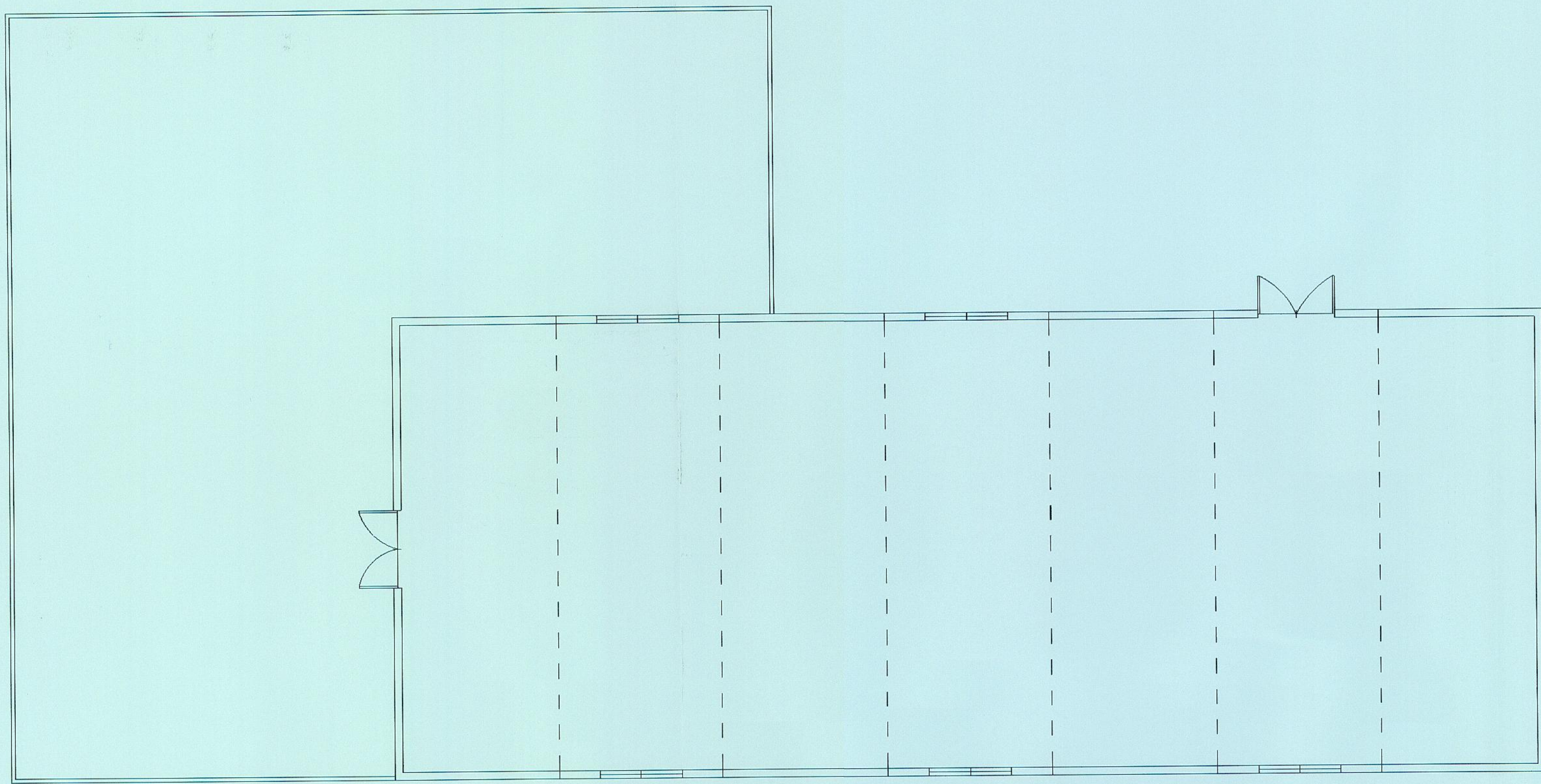


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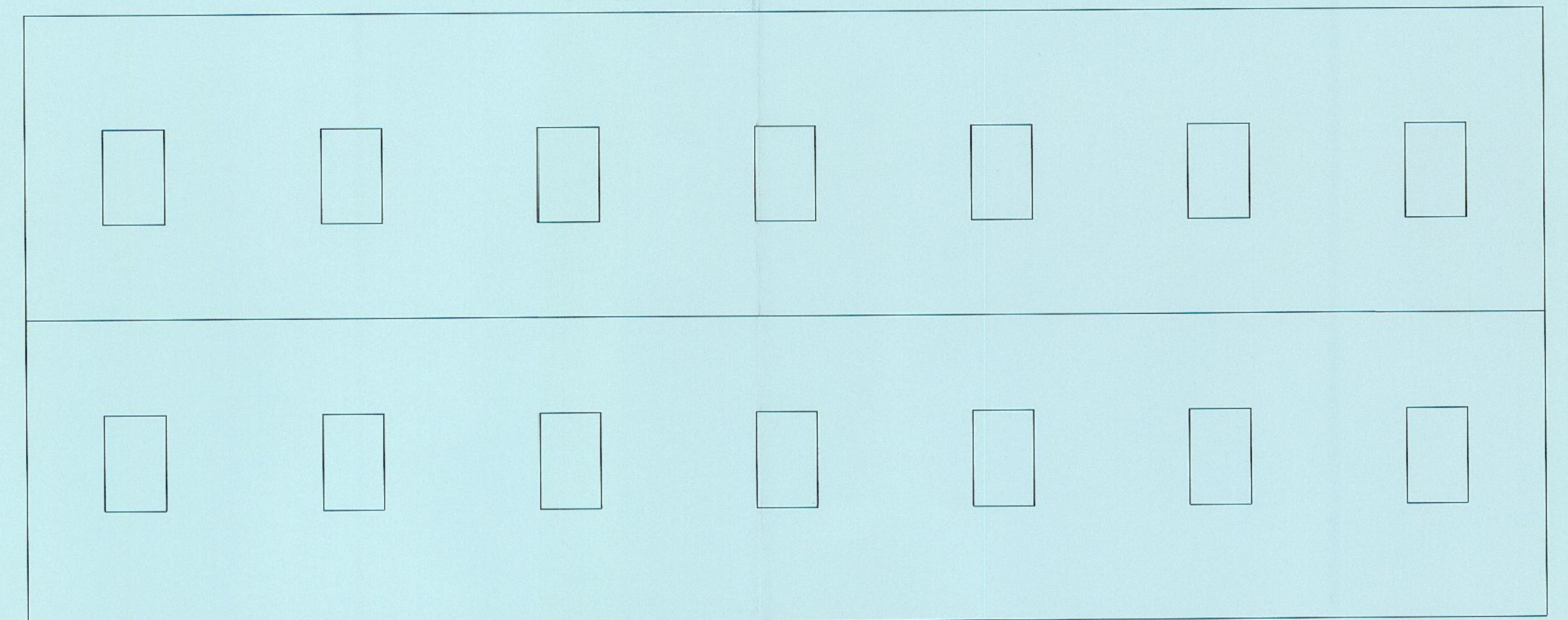
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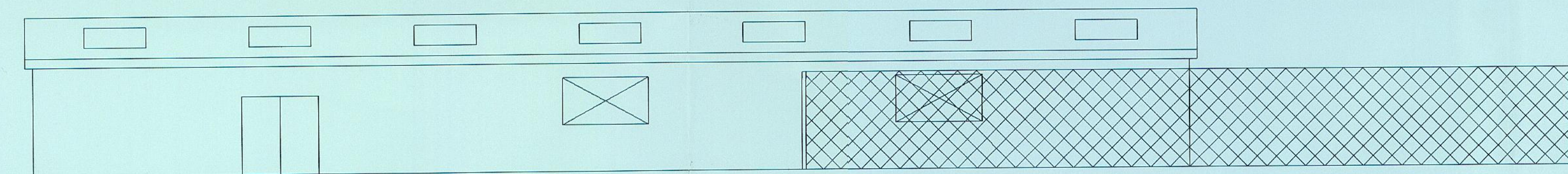
Proposed Canine Care Centre
Fairview, Kingsdown Lane
1:500@A3
CIV1005-RT-08-15-Rev1
Block Plan



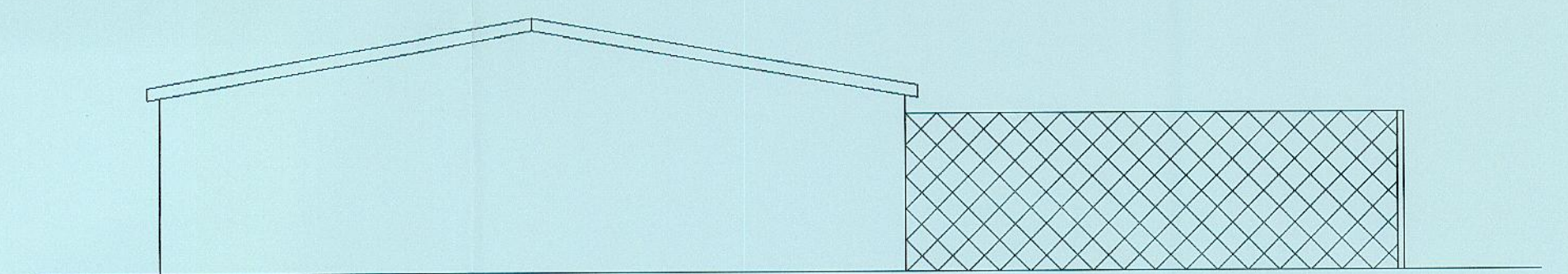
Floor Plan



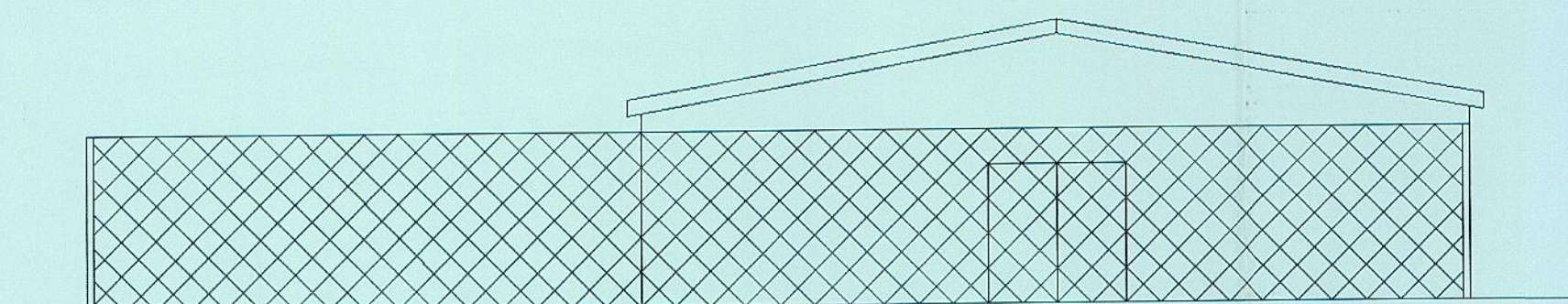
Roof Plan



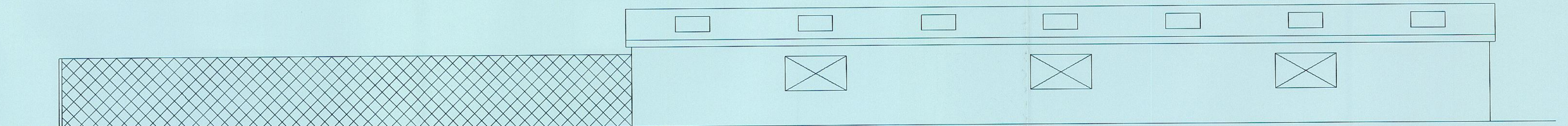
Northern Elevation



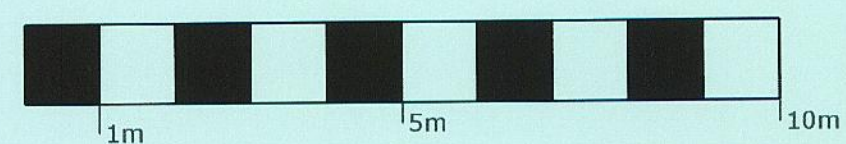
Eastern Elevation



Western Elevation



Southern Elevation



Swindon Borough Council
Planning Department
- 4 SEP 2015
SL1511447

Proposed Canine Care Centre
Fairview, Kingsdown Lane
1:100@A1
CIV1005-RT-08-15
Plan & Elevations

COMMITTEE REPORT

Item Number: 12

Ward: Blunsdon And Highworth

Application Number: S/15/1447/RM

Parish: Blunsdon St Andrew

Proposal: Change of use to canine care centre and demolition of existing buildings and construction of portal framed building (30 x 12 x 4m).

Site Location: Fairview, Kingsdown Lane, Blunsdon

Agent:

Miss Rachel Thornley

Applicant

Mr Marc McDermott

Civitas Planning Ltd

Fairview

Riverside House

Kingsdown Lane

River Lane

Blunsdon

Saltney

Swindon

Chester

Swindon

Flintshire / Sir Y Fflint

SN25 5DL

CH4 8RQ

That planning permission be **GRANTED**

1 Background:

1.1 This application is brought before committee at the request of Councillor Penny.

2 The Proposal:

2.1 The proposal is for the proposed demolition of existing buildings and the construction of a portal frame building, to establish a canine care facility. Including upgrading the existing vehicular access to the site.

2.2 The proposed shed would be a typical form of agricultural portal-framed design 30 x 12 m, measuring 4m to the ridge and 3m to the eaves. It is proposed that there

will be external runs, for dogs, to the west and northern elevations. The building is considered to be sufficiently large enough for a day care centre for up to 40 dogs to be cared for on site.

2.3 The applicant advises that dogs will be cared for in the day only, between the hours of 07.30 and 18.30. It is not proposed or intended that dogs will be boarded overnight. Some dogs will be delivered and collected by the owners and some will be collected / delivered by the applicants as part of their business. This is expected to reduce the overall trips to the site. In addition the service will only operate Monday to Friday and not at weekends or bank holidays

3 The Site and Surroundings:

3.1 Fairview lies to the northern side of Kingsdown Land Blunsdon, to the north of Swindon and is part way along Kingsdown Lane, a narrow lane with limited passing places. The holding consists of a dwellinghouse, outbuildings, areas of hardstanding and approximately 3ha of land. The application site adjoins the Kingsdown urban extension as identified in the local plan 2026.

3.2 The application site consists of the proposed building, external run area and associated parking and access arrangements. The site lies north of the dwellinghouse and has two vehicular accesses, one for the access to the application site.

4 History:

T/91/0322 - GRANTED - 15/07/91 - established use certificate in respect of land for the siting of a caravan.

S/00/2638 - REFUSED - 03/10/03 - use of land for the stationing of a caravan.

S/15/0345 - REFUSED - 28/04/15 - temporary change of use for 5 years from agriculture for the siting of 22 no. storage containers, to provide commercially, lettable space for storage purposes.

5 Representations:

Neighbours:

5.1 Ringtones, 1 Kingsdown Lane; 4 Kingsdown Lane; Eldswyn Kingsdown Lane: Object to the proposal as the Lane is already busy with existing users, including traffic and pedestrians. Character of Kingsdown Lane - flat agricultural land with some small holding businesses and this proposal would have a detrimental impact on the character of the area. The proposal would have an adverse impact by the introduction of noise and disturbance. The dogs barking and cars delivering and collecting the dogs would have an adverse impact on the area. The proposal is contrary to policies in the local plan.

5.2 Fairview was built by George Booker and referenced to as the old stone buildings - a Crofter's Cottage. The supporting documents suggest that an agricultural use is no longer viable yet adjacent land produces crops.

5.3 Wiltshire Fire and Rescue: Consideration needs to be given to ensure access to the site for the purpose of fire fighting is adequate for the size and nature of the development. Once constructed and put into use, commercial premises will be subject to the Regulatory Reform (Fire Safety) Order 2005. The nature of the proposal gives reason for this Authority to strongly advise the consideration of an appropriate sprinkler.

5.4 Blunsdon St Andrew Parish Council:

The Parish is opposed to this application as it would generate additional vehicle movements, particularly at peak times, on a very narrow lane already subjected to unsuitable levels of traffic and the junction. It is considered that potential noise levels could be a nuisance to the residential area. The building would not be in keeping with the street scene or open rural aspect of this location which is identified as a Character Area. It would be contrary to Local Plan 2026 policy EN5.

5.6 Environmental Protection (Noise pollution)

The submitted acoustic report states that there will be a maximum of 40 dogs at the centre and this has been clarified. The proposal is an unknown, in that is unclear how noisy the site might be, different combination of dogs will react differently and the management of the site will be different with different staff and there will be dogs outside the building, in the run, which could be noisy. There are residential properties close to the site which could be adversely impacted by the outside noise levels and the level of noise cannot easily be mitigated outside the building, although it could be more easily within the building. However, following the additional information supplied by the applicant, it is now considered that careful management can restrict the impact of the dogs in the outside exercise area. This can be conditioned by limiting the time the dogs can be outside and the number of dogs outside at any one time.

5.11 Environmental Protection Officer (Animals) :

No objections subject to conditions. Do not think that it would be reasonable to stipulate specific times for the exercise area, the use of an indoor exercise would have significant implications for animal health and welfare. Had regard to the supporting document, based on the information supplied and the subsequent inspection and be likely to grant a 12 month licence under the Boarding Establishment Act 1963 as long as all relevant conditions were met.

5.13 Transport Development Management:

Transport Statement (TS): Agree that this will not have a significant impact on Kingsdown Lane - Disagree that there are likely to be linked trips to the site.

5.14 Parking and turning - the TS does not examine the parking quantum for the site, stating that off-street and turning head provision will be provided to meet the requirements of the LPA. Included is the provision of 12 no. parking bays and 1 no disabled bay provision. The turning facilities are unclear, and need to be appropriate for a 10.6m long refuse vehicle entering the site.

5.15 Concern regarding the numbers of parking bays on the site, there are insufficient as no accessibility discount applies to the site due to the lack of sustainable links to transport options. Drainage - no indication of site surface water drainage has been provided; however a pre commencement condition can be applied to ensure that the development does not discharge water on to the public highway. Internal footpath - although the internal footpath is suitable, it needs to be suitable for pedestrian purposes.

5.16 Additional information: Although it is arguable whether the justification put forward by the applicant in respect of the traffic generated by the site, is acceptable, given the location, nature and business model we are prepared to accept these proposals subject to a personal permission.

6 Planning Considerations:

6.1 The Swindon Borough Local Plan was adopted by Swindon Borough Council on the 26th March 2015. The Local Plan is now part of the Development Plan for Swindon.

6.2 The proposal is for the construction of a portal framed building to house a canine care facility. The application site is outside the Swindon Urban Area as identified on the Swindon Local Plan Map and therefore falls within the countryside and will be assessed according to local and national policies, which relate to development in the countryside and will be assessed according to local and national policies which relate to development in the countryside. The site is also adjacent to land allocated as Kingsdown as identified on the Policies map and detailed in policy NC5.

6.3 Swindon Local Plan policy SD2 (The sustainable development strategy) sets out the overall development strategy for the Borough, the policy seeks to promote sustainable development in sustainable locations (within settlement boundaries) whilst protecting the best of the countryside.

6.4 As detailed above, the proposed site is located outside the Swindon Urban Area. Local Plan policy SD2 states: development proposals in rural and countryside locations outside the rural settlement boundaries will be permitted where:

- local needs have been identified and allocated through a Neighbourhood Plan or Neighbourhood development Order: and/or

- it supports the expansion of tourist and visitor facilities in appropriate locations where identified needs are met by existing facilities in rural service centre; or
- it is in accordance with other policies in this Plan permitting specific development in the countryside.

6.5 Paragraph 28 of the NPPF supports economic growth in rural area, by taking a positive approach to sustainable development, including the promotion of the development and diversification of agriculture and other land-based rural businesses. It also states that sustainable growth and expansion of business and enterprise in rural area will be supported, both through the conversion of existing buildings and well-designed new buildings. In addition, the NPPF, looks for high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

6.6 The NPPF objective is reflected in policy EC1 (economic growth through existing business and inward investment). The policy seeks to promote inward investment and the growth and retention of existing business.

6.7 The supporting information advises that the business will employ three full-time staff, therefore it is considered to generate some employment opportunities. The application form states that the land is no longer suitable for traditional farming activities, however nothing has been supplied to support this assertion.

6.8 The proposed use as a canine care centre is not a typical rural business, to provide such a facility within an urban environment could be difficult given the possible impacts on residential amenity, thus the rural location can be considered appropriate for the proposed use.

6.9 The NPPF section 7, relates to the importance of achieving high quality design, in particular paragraph 58 which sets out a number of criteria that development should comply with; including function well and add to the overall quality of the area; respond to local character and reflect the identity of local surroundings and materials and be visually attractive. This criteria is reflected in policy DE1 - high quality design.

6.10 Of particular importance to this proposal is amenity, in particular with regards to noise from dogs barking within and outside the facility and the potential to significantly impact nearby development. Policy EN7 (pollution), applies with regard to noise and states that development that is likely to lead to noise that may adversely affect existing development shall only be permitted where it can be controlled to a point where there is no significant loss of amenity to existing land uses or habitats.

Impact upon amenity

6.11 The issue has been carefully considered by officers and the justification in the acoustic assessment and further clarification of measures by the application has been assessed. Given the business model and the controls of the numbers of dogs permitted to be outside at any one time and a personalise permission plus the weekday and daytime use only, it is, on balance concluded that the impact upon residential amenity from disturbance amenity will not be so harmful so as to justify a refusal on those grounds.,

6.12 The design of the building takes its cues from typical agricultural buildings and will not be out of place by reason of design, appearance size or location.

Highways

6.13 The proposed development will need to accord policies TR1 (sustainable Transport networks) and TR2 (transport and development) with regards to parking provision and access to the site. The site is within a rural location and not easily accessible with regards to public transport. It is stated within the Transport Assessment (TA), that whilst the site is not easily accessible by public transport, car journeys to and from the facility will be reduced by encouraging sustainable forms of transport such as transportation of dogs via a single vehicle pick-up and drop-off service. The application will increase the vehicle movements onsite and on Kingsdown Lane; a narrow lane with high hedgerows and limited vehicle movements. The accompanying transport assessment concludes that the vehicle movements are considered to be minimal and that the development will have no adverse impact on the existing highway network.

6.14 Whilst, there is no guarantee that the customers will have their dogs collected by the canine company and this could vary from day to day. Additionally, the management of the centre could change and this will result in different ways of running the centre. The highway engineer suggests a personal permission to overcome some of these issues, however, due to the amount of investment required it is not considered an appropriate condition. However, due to the of amount parking being proposed following negotiations the highway engineer no longer maintains an objection.

6.15 It is proposed that the business will run a collection and drop off service for the dogs and the applicant will collect some dogs from customers in the morning, returning them at the end of the afternoon. It is purported that the means of transport (vehicle) can accommodate up to 8 dogs at any one time. However, this is a service that can be offered to customers and one which may not be taken up and will vary from day to day with different customers. Those that do not use this service will be dropping off and collecting their dogs on a daily basis.

6.16 The proposal would more easily be accommodated within the countryside, as there is more space for the size of building proposed, parking and outdoor dog exercise area. However, in the countryside the background noise levels are lower

and barking dogs would be more noticeable. The management of the facility can control things to a certain extent but there will still be a number of elements which will change as the dogs change during the day. In addition, the proposed Kingsdown Development Area policy NC5, is proposed around the site which once constructed is likely to have residential properties within the vicinity of the application site. However, following a meeting with the applicant additional information has been supplied which addresses the outdoor exercise area, restricting access to it, limiting the time dogs are outdoor and the numbers outside at any one time, officers feel that these concerns can be addressed by condition.

6.17 The applicants have advised that they would operate between 7:30 and 6:30 Monday to Friday. Permission is sought to accommodate day care for 40 dogs on site, with a handler ratio of 10 dogs to 1 handler, although they suggest starting off with 30 dogs so will only be looking for 3 members of staff. The building that is proposed is one that you would normally expect to find within the country side as it has the appearance of an agricultural building and is acceptable in the location as proposed.

Comments from the applicant

6.18 The Applicant agrees to accept a condition restricting the number of dogs in the external run to a maximum of 10 at any one time. The Applicant also agrees to construct the building in accord with the proposed and recommended acoustic attenuation measures.

6.19 Officers suggested a condition suggesting a temporary permission to allow the operation to be monitored, while the applicant understands the sentiment of effectively a trial period, it is not a financially sustainable option for the applicant. It is anticipated that it will cost in the region of £60-70k to establish the business on site and this is a very significant financial outlay without the guarantee of a permanent planning permission being in place and too significant an investment risk. This would also be contrary to advice in the PPG regarding the use of conditions.

6.20 The applicant has also recently had some discussion with the Parish Council who had indicated that they had some outstanding questions regarding the proposal. The applicants have clarified that the proposed development is not a kennels, the dogs will not be boarding, and no dogs will be on site overnight. The dogs will be professionally cared for and their daily routines are formulated for each individual dog's needs. The dogs are never left unsupervised. The building will be divided internally to provide bays which will be utilised when dogs are individually segregated for rest and feeding - no communal feeding will ever take place due to safety. It is also at the operator's discretion to accept/ban dogs from being provided the care service as appropriate.

6.21 The Applicant would be content to accept conditions controlling the operation and any associated noise emittance and additional details have been supplied which reiterate these points.

Concluding Comments:

6.22 The proposal is located outside the settlement boundary and therefore would normally give rise to policy objection on this basis. However, the NPPF and the thrust of the local plan supports growth of businesses in rural areas and should also seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings. The proposed development will not generate significant employment opportunities and to provide such a facility within an urban environment would be difficult given the potential impacts on amenity to the occupiers of adjacent occupiers. The building is proposed to be of an agricultural design which would be suitable for the area, the use of canine day care likely to give rise to amenity issues for occupiers but this can be conditioned.

That planning permission be **GRANTED**

Conditions/Reasons

1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To comply with the requirements of Section 91 (1) of the Town & Country Planning Act 1990.

Personal Permission

2 The use of the site shall be limited to the use of a canine day care centre and be for the benefit of Marc McDermott and Emma Hutchins only and the use shall cease if they are no longer operating the business from the site. .

Reason: To safeguard the amenities of the area.

Limit to the permission

3 No dogs shall be cared for at the premises, outside the following hours:- 07:30 and 18:30 Monday - Friday, and not at all on Saturdays, Sundays or Bank Holidays.

Reason: To safeguard the amenities of the area.

4 No more than 40 dogs shall be accommodated on the site at any one time, no dogs shall be left unattended in the outside exercise area and there shall be no more than 10 dogs in the exercise area at any one time.

Reason: In the interests of amenity.

5 The proposed development shall be constructed in accord with the specifications outlined in the report (noise impact assessment report reference IMP4556 - Version 3 dated June 2015). Specifically:

a The main building should be constructed from a thermally insulated panel consisting of 2 layers of 0.6mm steel with expanded semi-rigid type foam insulation in between. The panels should extend to cover the walls and roof and there should be no gaps or openings within the eastern or southern facades.

b The internal ceiling should be lined with a Class A absorption panel that covers at least 50% of the ceiling.

c Any doors or ventilation openings will need to be on the north or west facades and not facing the residential properties.

d The external exercise area should be located on the northern or western side of the building.

e As a minimum the external exercise area should be screened on the southern and eastern boundaries by a 1.8m high solid timber fence.

Reason: In the interest of amenity.

6 The proposed turning and parking areas identified on the submitted plans shall be provided in the locations identified, prior to the commencement of the use hereby authorised, and thereafter retained for the parking of vehicles in connection with the development

Reason: In the interest of highway safety.

Plan Numbers

7 This approval is in respect of the following plan numbers - Fairview _access_01 rev B; denotes demolition; CIV1005-RT-08-15; supporting planning statement; Appendix C; Appendix D; Appendix E; Appendix F; Appendix G received 4th September 2015 and CIV1005-RT-08-15 REV1 and CIV1005-RT-08-15-REV1 received 11 November 2015. Email from Rachel B Thornley dated the 2nd February 2016.