

Swindon Borough Council

Planning Committee

Tuesday, 14 June 2016

Council Chamber, Civic Offices

At 6.00 p.m.

Conservative Councillors

*Vera Tomlinson
Nick Martin
Alan Bishop
Kevin Parry
Cathy Martyn
Timothy Swinyard*

Labour Councillors

*John Ballman
Peter Watts
Steph Exell
Derique Montaut
James Robbins*

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. Appointment of Vice-Chair

2. Apologies for Absence

3. 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.

4. Minutes (Pages 1 - 4)

To receive the minutes of the meeting held on 12th April 2016

5. **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.
6. **Determination of Planning and Related Applications** (Pages 5 - 7)
7. **S/15/2017/RA Demolition of existing tented market and erection of a two storey building comprising 4no. Class A3 (Food and Drink) units, 1no. Class A1 (Shops) and associated works. Market Hall, Market Street, Swindon** (Pages 8 - 24)
8. **S/15/2030 Demolition/alteration of existing buildings and erection of 61no. sheltered apartments for the elderly including communal facilities, access, car parking and landscaping. Bus Depot, Eastcott Road, Old Town** (Pages 25 - 51)
9. **S/16/463 Erection of extensions and alterations to existing care home including new modular outbuilding Lanterns, Revell Close, Upper Stratton, Swindon** (Pages 52 - 63)
10. **S/OUT/15/2051 A Hybrid application for a mix of residential development to include - full details of the erection of 91no. dwellings and 74no. age-restricted retirement dwellings and associated works and an outline proposal for up to 313no. dwellings, public open space and play area (Means of Access not reserved Land at Marlborough Park, Pipers Way, Swindon** (Pages 64 - 90)
11. **S/OUT/16/0097 Outline application for the erection of Class B1(c) light industrial development (maximum 2,760 square metres gross external area), with associated access, parking and landscaping - All matters reserved Land at Catsbrain Farm, Highworth Road, Swindon** (Pages 91 - 107)
12. **S/LBC/16/0657/NIHO Replacement windows and doors. (Retention The Thatch, 8 Blandford Alley, Highworth** (Pages 108 - 119)
13. **S/16/0435/SASM Erection of a single storey rear extension, side extensions and alterations to roof (to provide additional accommodation). 39 Cheney Manor Road, Swindon** (Pages 120 - 128)
14. **Swindon Residential Design Guide Supplementary Planning Document (SPD)** (Pages 129 - 271)

Date of Despatch: 06 June 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, 12 APRIL 2016

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

Apologies for absence were received from Councillors Vera Tomlinson.

110. Declarations of Interest

Councillor Page made declarations of interest in respect of Agenda Items numbered 10, 11 and 12 and did not vote in respect of these items.

111. Minutes

Resolved – That the minutes of the meeting held on 8th March 2016 be confirmed and signed.

112. Public Question Time

There were no public questions

113. Determination of Planning and Related Applications

The Committee considered: -

- (a) Applications for permission to develop;
- (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;
- (f) The comments of Councillor Foley in respect of application numbered S/16/66
- (i) The comments of the following interested persons:-

<u>App No.</u>	<u>Name</u>	<u>Address/Organisation</u>
S/16/66	Simon Chambers	Agent
	Andy Warren	Agent
	Tony While	241 Marlborough Road
S/OUT/15/1338	Peter Lawson	Agent
	Chris Kennedy	Wroughton Parish Council
S/15/1919	Simon Chambers	Agent
	Stuart Boyd	Blunsdon Parish Council
S/15/1590	Alistair Macdonald	Agent
	Stuart Boyd	Blunsdon Parish Council
	Ross Dible	17/18 Turnpike Road

	Keith Lawrence	Resident
S/15/1839	Chris Roberts Stuart Leech	Agent Stratton Parish Council
S/15/1580	Simon Chambers Stuart Leech	Agent Stratton Parish Council
S/16/248	Stuart Leech	Stratton Parish Council

Resolved – (1) That permission to develop be granted in respect of application numbered S/16/66 subject to the conditions listed in the Committee report as amended below:

Amended Condition

9: Change permitted use hours of the studio/workshop to 08:00 to 19:00 hours Monday to Saturday (with the hours for Sundays and Bank Holidays to remain as set out in the report.

(2) That permission be granted in respect of applications numbered S/OUT/15/1338, S/15/1839, S/15/1580, S/16/248 and S/15/1919 subject to the conditions listed in the Committee reports.

(3) That, in respect of application numbered S/15//1950; (a) it was noted that a copy of a petition was circulated to Councillors by Mr Keith Lawrence, one of the speakers in respect of this application; and (b) permission be refused for the following reasons:

1 The proposal, by reason of its design and layout represents a scheme that is out of scale, harmony and character with the form and nature of the existing development in the area and fails to represent high quality design which is contrary to Policy DE1 and HA1 of the Adopted Swindon Borough Local Plan 2026 (2015), the Adopted Backland and Infill Development Supplementary Planning Document (2011) and the NPPF.

2 The proposal represents an over development of the site, comprising development in depth that will have an overbearing and adverse impact upon the residential amenity enjoyed by the occupants of adjacent dwellings contrary to Policy DE1 of the Swindon Borough Local Plan 2026 (2015), the Adopted Backland and Infill Development Supplementary Planning Document (2011) and the NPPF.

3 The proposal is located in the countryside, outside the settlement boundaries as defined on the Swindon Borough Local Plan 2026 (2015) Proposal Map. This is contrary to Policy SD2 of the Swindon Borough Local Plan 2026 (2015).

114. Proposed response to consultation on implementation of planning changes in the Housing and Planning Bill

The Head of Planning, Regulatory Services and Heritage submitted a report concerning (a) measures contained within the Housing Bill and accompanying Technical Consultation on Planning and (b) seeking the Committee's endorsement of a response to the Consultation.

Resolved – (1) That the proposed provisions of the Housing and Planning Bill as contained within the Technical Consultation on Planning be noted including:

- support for increasing housing supply through a ‘presumption in favour’ of brownfield land;
- support for delivery of housing on smaller sites;
- increasing the density of development around commuter hubs and in sustainable locations
- the potential for Local Planning Authorities to establish their own fee schedule, and
- the potential for applications to be processed and recommendations drafted by professional third party organisations on behalf of the Local Planning Authority

(2) That the report be endorsed as the Council’s response to the Consultation and authorise the Head of Planning, Regulatory Services and Heritage to submit this response to the Department for Communities and Local Government (DCLG) subject to paragraph 3.27 being changed from “noted with concern” to “do not support”

(3) That the Head of Planning, Regulatory Services and Heritage be authorised to investigate measures to increase housing delivery through greater collaboration with the development industry and local communities, including an enhanced pre-application advice, and a more proactive approach to unlocking brownfield sites.

115. Proposed Changes to the National Planning Policy Framework and Recommendations of the Local Plan Expert Group Report

The Head of Planning, Regulatory Services and Heritage submitted a report concerning potential changes to the Local Plan making process as set out in the Local Plans Expert Group Report, and seeking endorsement of a response to the Consultation.

Resolved – (1) That the recommendations contained in the Local Plans Expert Group Report be noted including:

- Proposals to stabilise national policy for 5 years (once reformed)
- Proposals to standardise the five year housing supply calculation process
- A requirement to allocate reserve housing sites to be developed in the event of a shortfall against the five year housing supply; and

(2) That the report be endorsed as the Council’s response to the consultations and the Head of Planning, Regulatory Services and Heritage be authorised to submit this response to the Department for Communities and Local Government.

116. Local Development Order Updates

The Head of Planning, Regulatory Services and Heritage submitted a report seeking the Committee’s approval (a) to consult on the inclusion of Whalebridge Multi-Storey Car Park in the Solar Arrays Local Development Order as a site for canopy mounted solar arrays and (b) for a time extension to the Victoria Road Local Development Order.

Resolved – (1) That the Head of Planning, Regulatory Services, and Heritage be authorised to publish for consultation the proposal to include the Whalebridge Multi-Storey Carpark in the Solar Arrays Local Development Order as a site for canopy mounted solar arrays;

(2) That in the event that no material objections are received, the Head of Planning, Regulatory Services and Heritage be authorised to proceed to amend the Solar

Arrays Local Development Order to include the Whalebridge Multi-Storey Carpark as site for canopy mounted solar arrays;

(3) That in the event that material objections are received, the Head of Planning, Regulatory Services, and Heritage submits a further report to this Committee with a recommendation as to whether the proposal should be pursued.

(4) That the Head of Planning, Regulatory Services, and Heritage be authorised to carry out any necessary statutory and other processes to bring into effect the extension of the duration of the Local Development Order for Victoria Road from May 2016 to March 2019;

(5) That the Head of Planning, Regulatory Services, and Heritage undertakes all action as necessary to publicise the proposed changes to the LDOs; and

(6) That the Head of Planning, Regulatory Services, and Heritage be authorised to make minor drafting changes to the content of the documents if required prior to publication.

**117. New Eastern Villages (NEV) Framework Travel Plan Draft
Supplementary Planning Document (SPD)**

The Head of Planning, Regulatory Services and Heritage submitted a report (a) concerning the preparation of the New Eastern Villages (NEV) Framework Travel Plan draft Supplementary Planning Document (SPD), and (b) seeking approval from this Committee for public consultation on the NEV framework Travel Plan draft SPD.

Resolved – (1) That a six week period of public consultation be agreed for the NEV Framework Travel Plan draft SPD as soon as reasonable practical, in accordance with the arrangements set out in paragraph 2.5. of the report.

(2) That the Head of Planning, Regulatory Services and Heritage, in consultation with the Director of Law and Democratic Services be authorised to make minor changes to the content of the document, if required, prior to carrying out the public consultation.

**118. Draft Sustainable Drainage Systems Vision for the New Eastern
Villages Supplementary Planning Document (SPD)**

The Head of Planning, Regulatory Services and Heritage submitted a report (a) concerning the preparation of the Sustainable Drainage Systems (SuDS) Vision for the New Eastern Villages Supplementary Planning Document (SPD), and (b) seeking approval from this Committee for public consultation on the draft SPD.

Resolved – (1) That the draft SuDS Vision for the New Eastern Villages Supplementary Planning Document be endorsed for a six week public consultation as soon as reasonably practical, in accordance with the arrangements set out in paragraph 8.1 of the report;

(2) That the Head of Planning, Regulatory Services and Heritage, in consultation with the Director of Law and Democratic Services be authorised to update the draft SPD in accordance with recent national guidance and to make minor changes to the content of the document, if required, prior to carrying out the public consultation.

Determination of Planning and related Applications

Planning Committee

Date: 14th June 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: 14th June 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

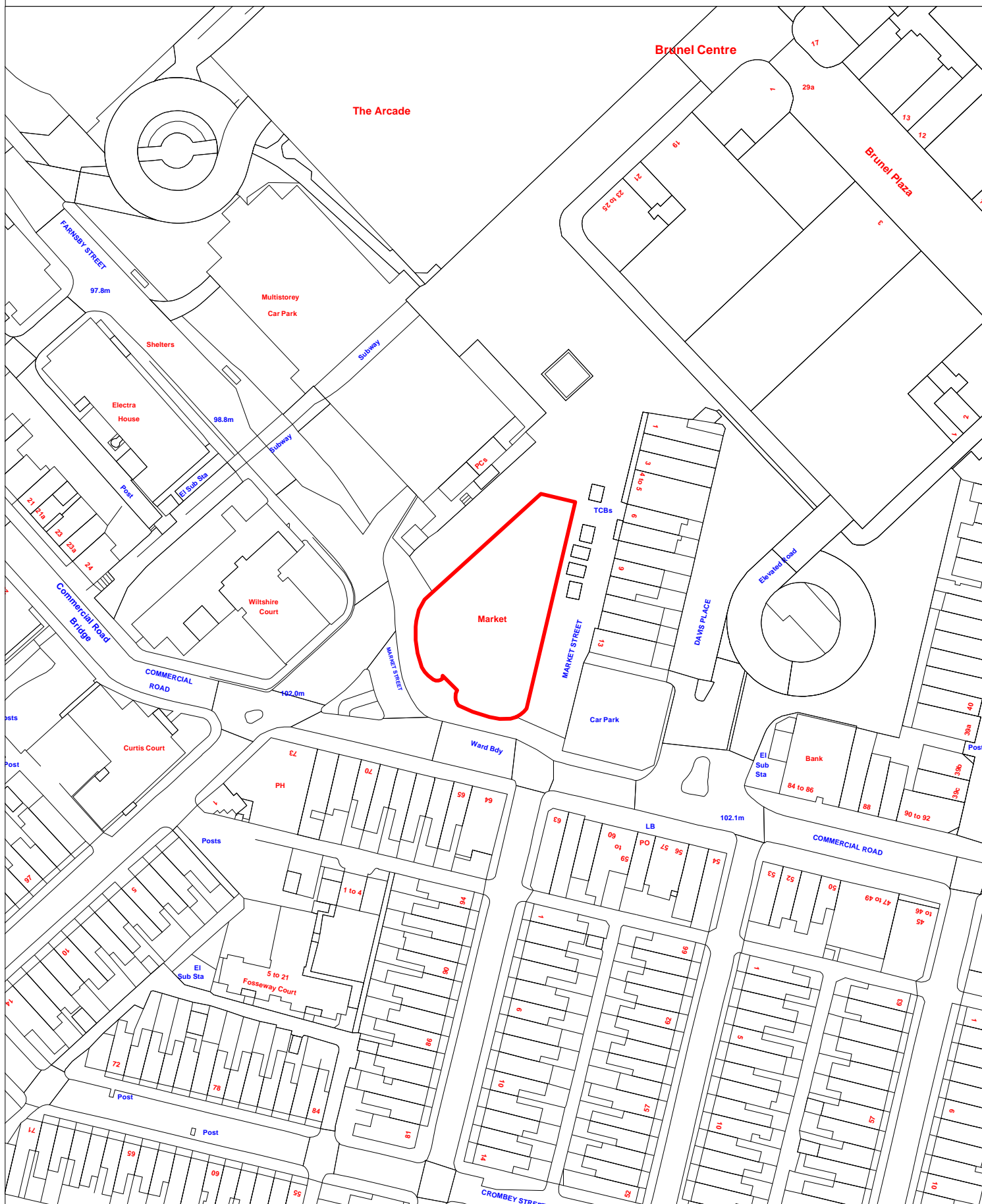
1. The approved Development Plan, consisting of
 - Swindon Borough Local Plan 2026, (2015), and the Swindon Borough Local Plan 2026 Policies Map (2015)
 - Wiltshire and Swindon Minerals Core Strategy, (2009)
 - Wiltshire and Swindon Minerals Development Control Policies DPD (2009)
 - Wiltshire and Swindon 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

S/15/2017

Demolition of existing tented market and erection of a two storey building comprising 5no. Class A3 (Restaurants and Cafes) units and associated works.

Market Hall Market Street Swindon SN1 1RZ

Agenda Item 7

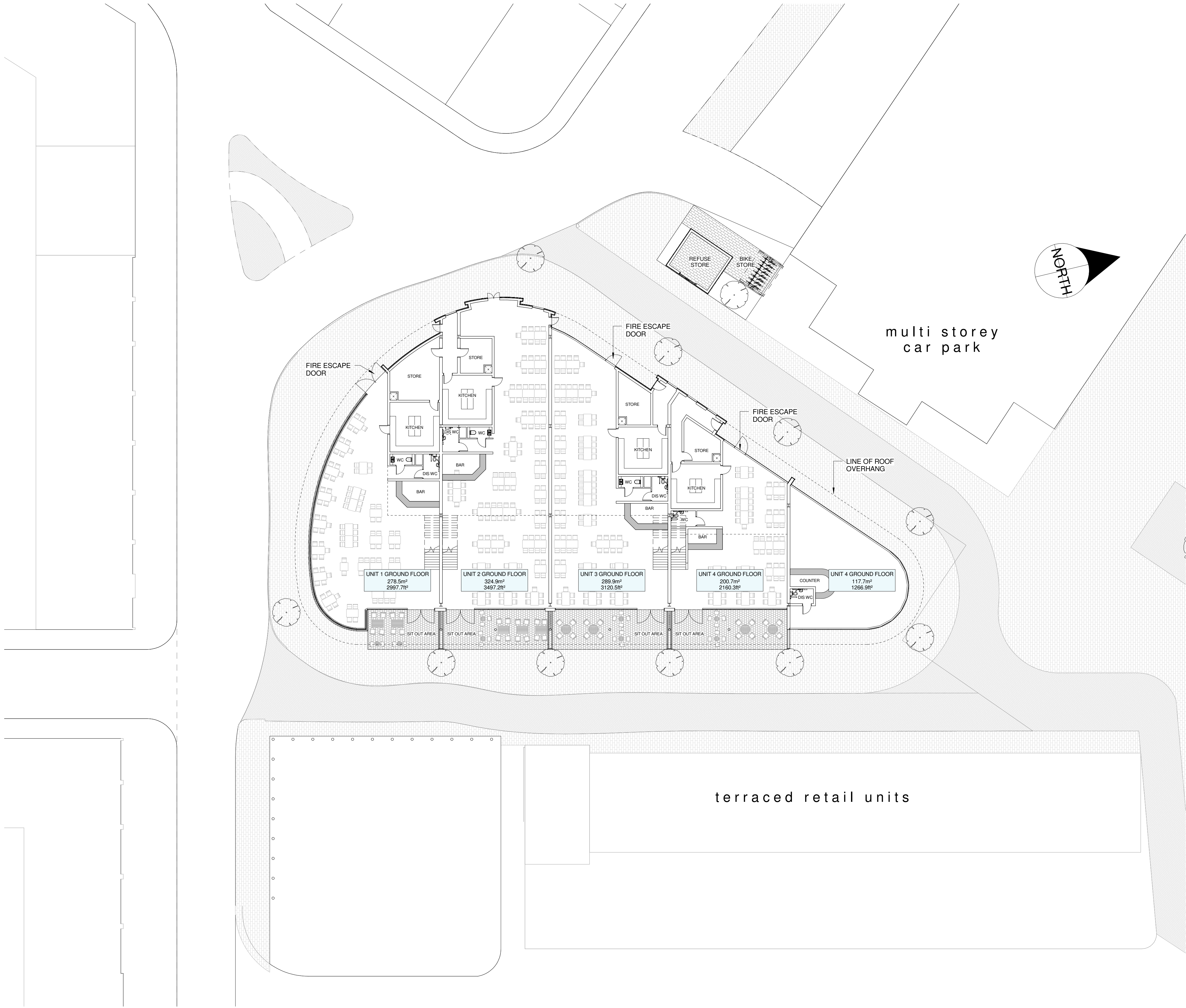


This Plan is for illustrative purposes only and is not intended to provide accurate representation of the development.
In all cases references should be made to the submitted plans.

Demolition of existing tented market and erection of a two storey building comprising 5no. Class A3 (Restaurants and Cafes) units and associated works.

[illegible]

Page 9



SITE PLAN & GROUND FLOOR PLAN
1 : 200

0m	Scale 1:50	4m
0m	Scale 1:100	8m
0m	Scale 1:200	16m
0m	Scale 1:500	40m
0m	Scale 1:1250	100m
0m	Scale 1:2500	200m

PLANNING ISSUE

19-01-2016 - NOT FOR CONSTRUCTION USE



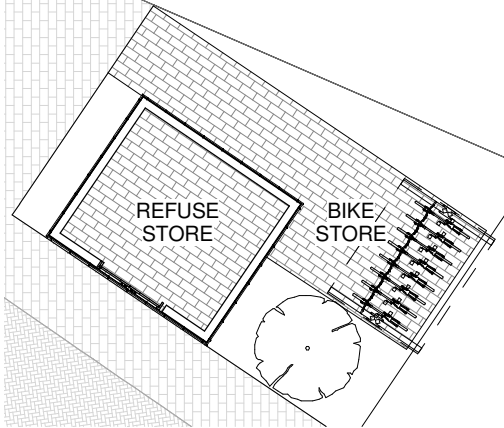
FIRST FLOOR PLAN
1 : 200



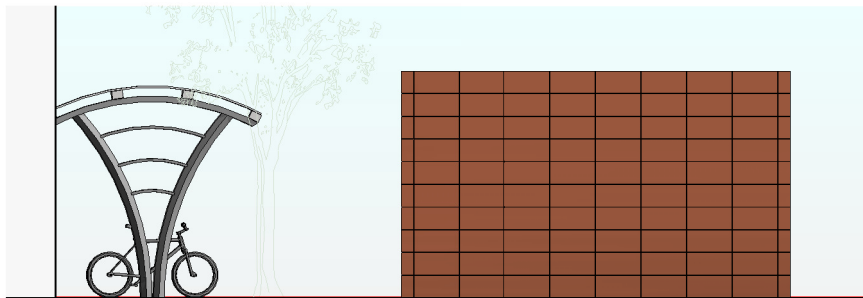
23 High Street,
Wroughton,
Swindon,
Wiltshire. SN4 9JX

Telephone 01793 845183
01793 845186
Facsimile 01793 845896
E-mail admin@nc-architects.com

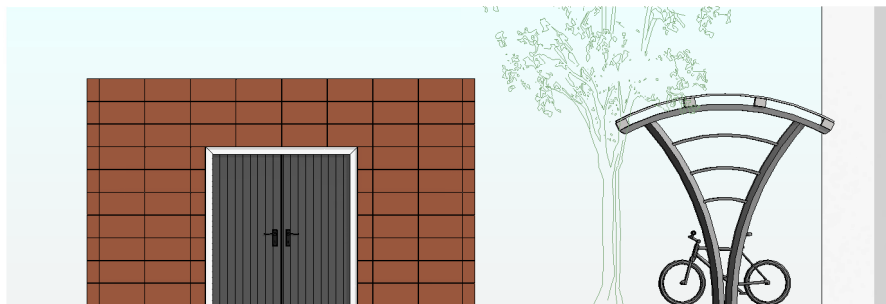
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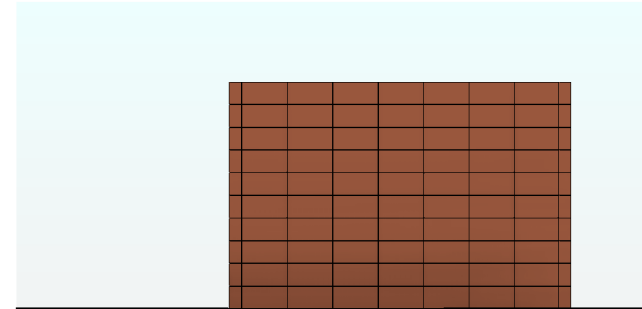
REFUSE & CYCLE STORE PLAN 1:100



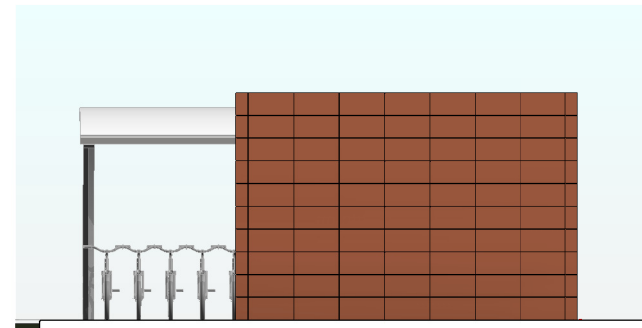
NORTH ELEVATION 1:100



SOUTH ELEVATION 1:100

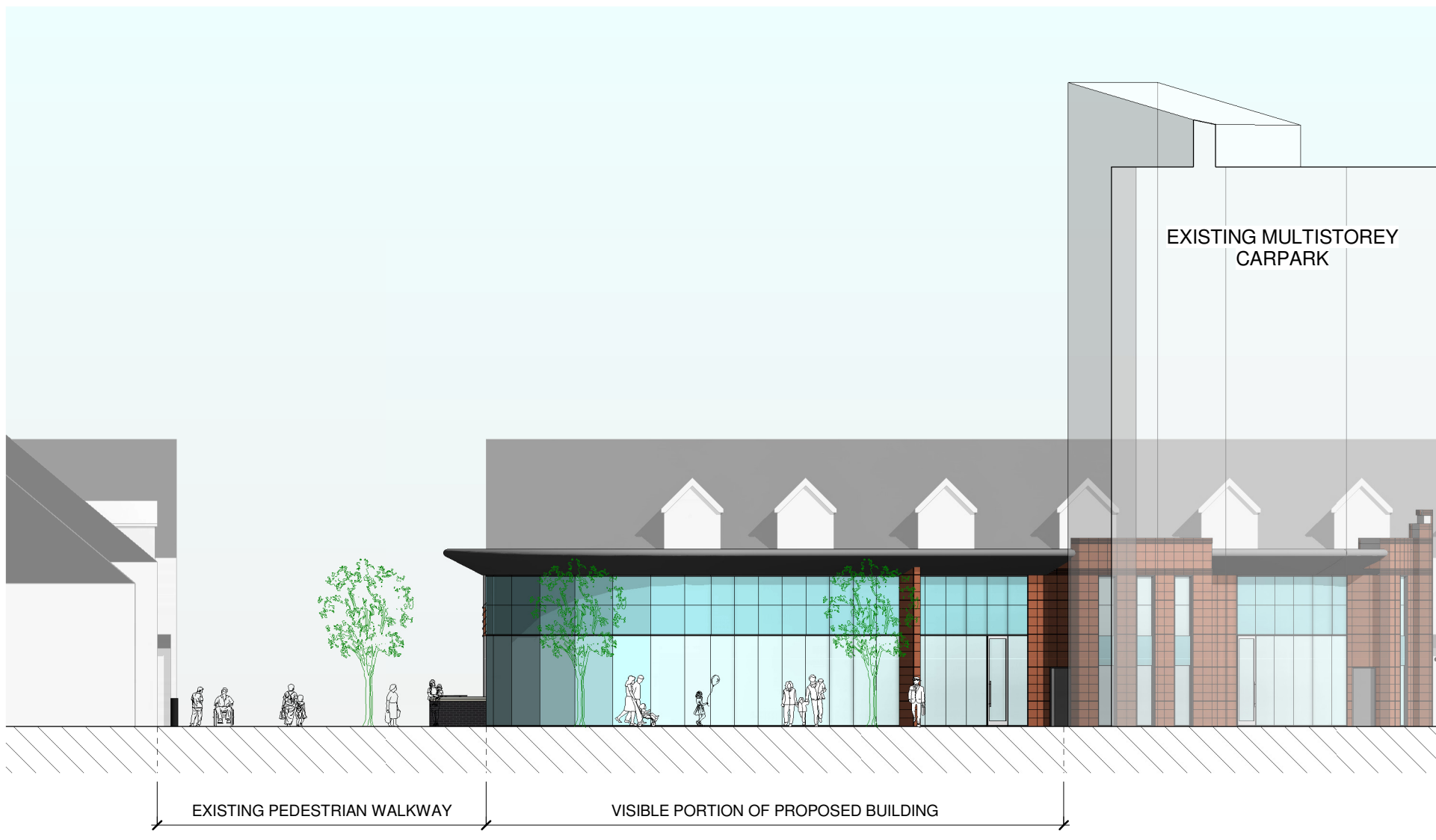


EAST ELEVATION 1:100

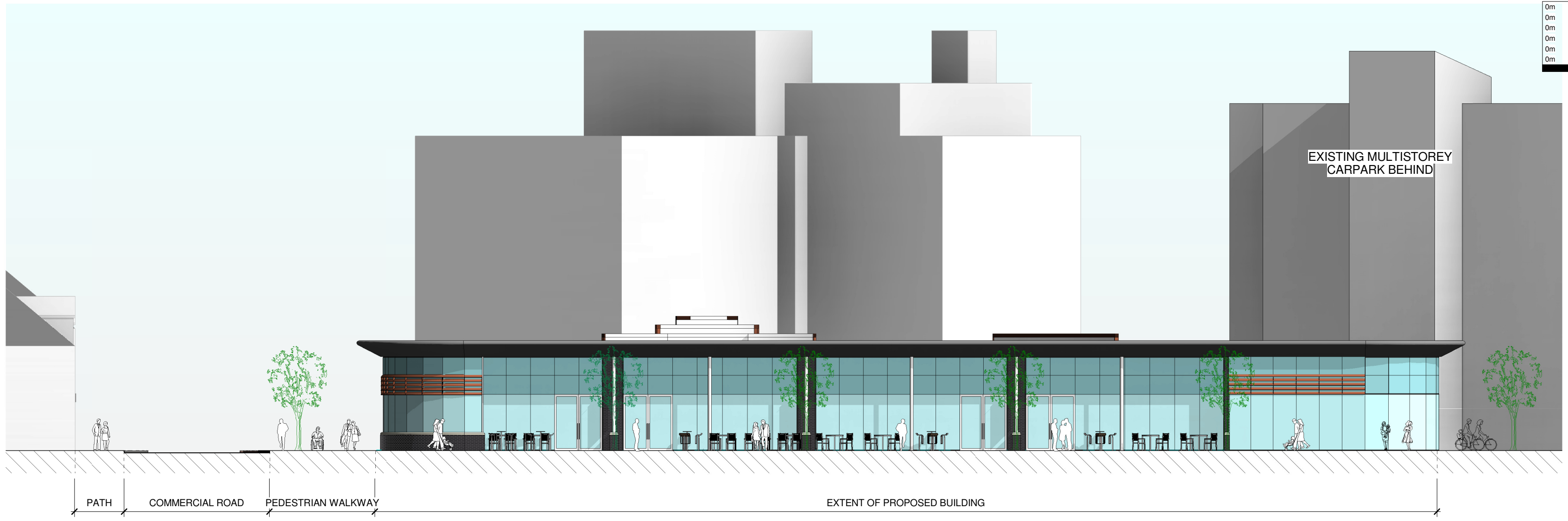


WEST ELEVATION 1:100

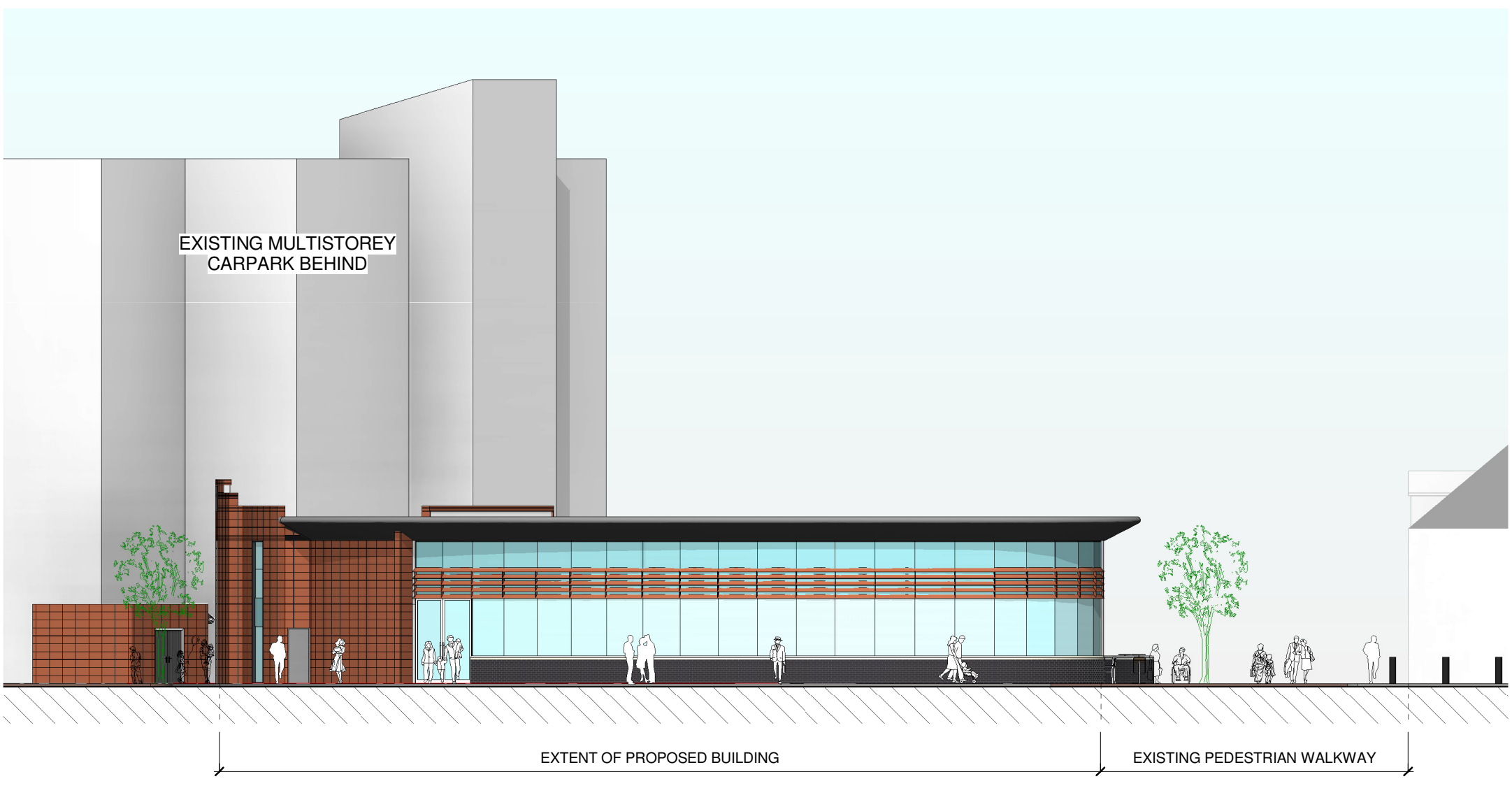
A 22-04-16 Drawing amended to meet urban design for
swindon borough council.



NORTH ELEVATION
1 : 200



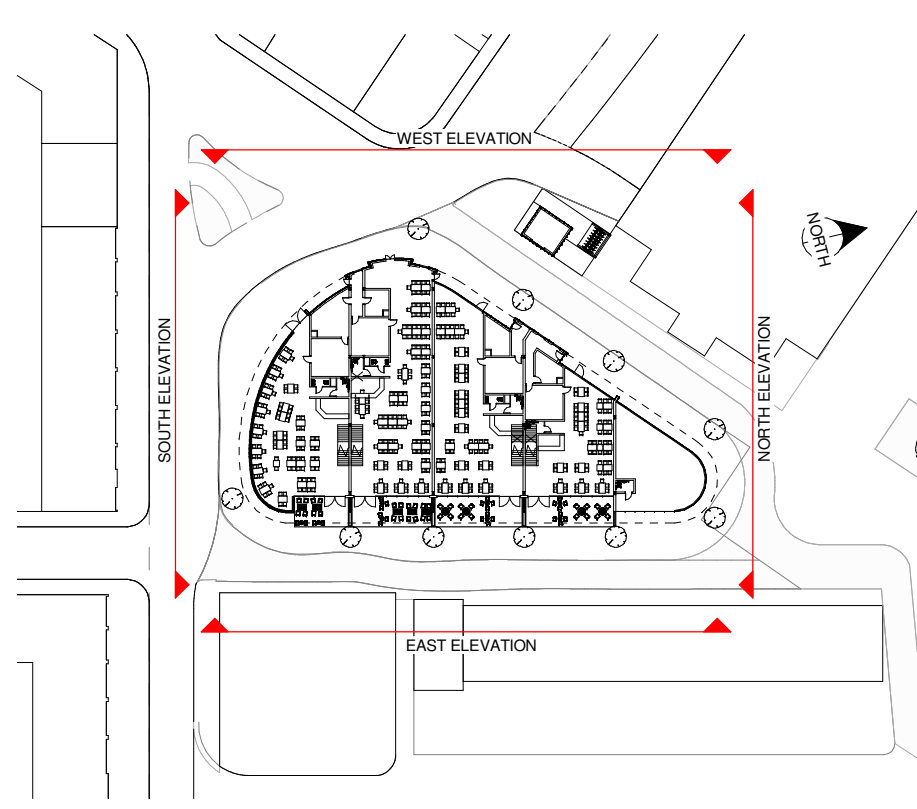
EAST ELEVATION
1 : 200



SOUTH ELEVATION
1 : 200



WEST ELEVATION
1 : 200

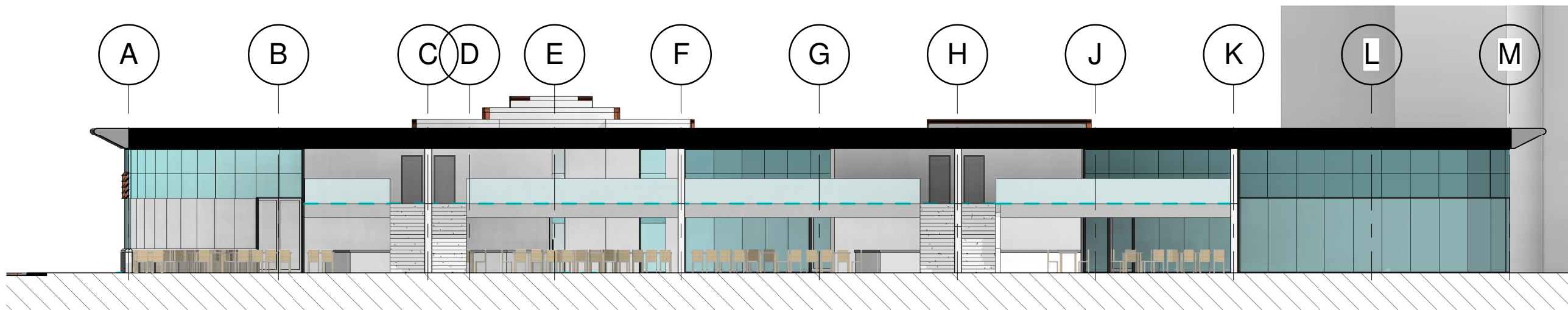
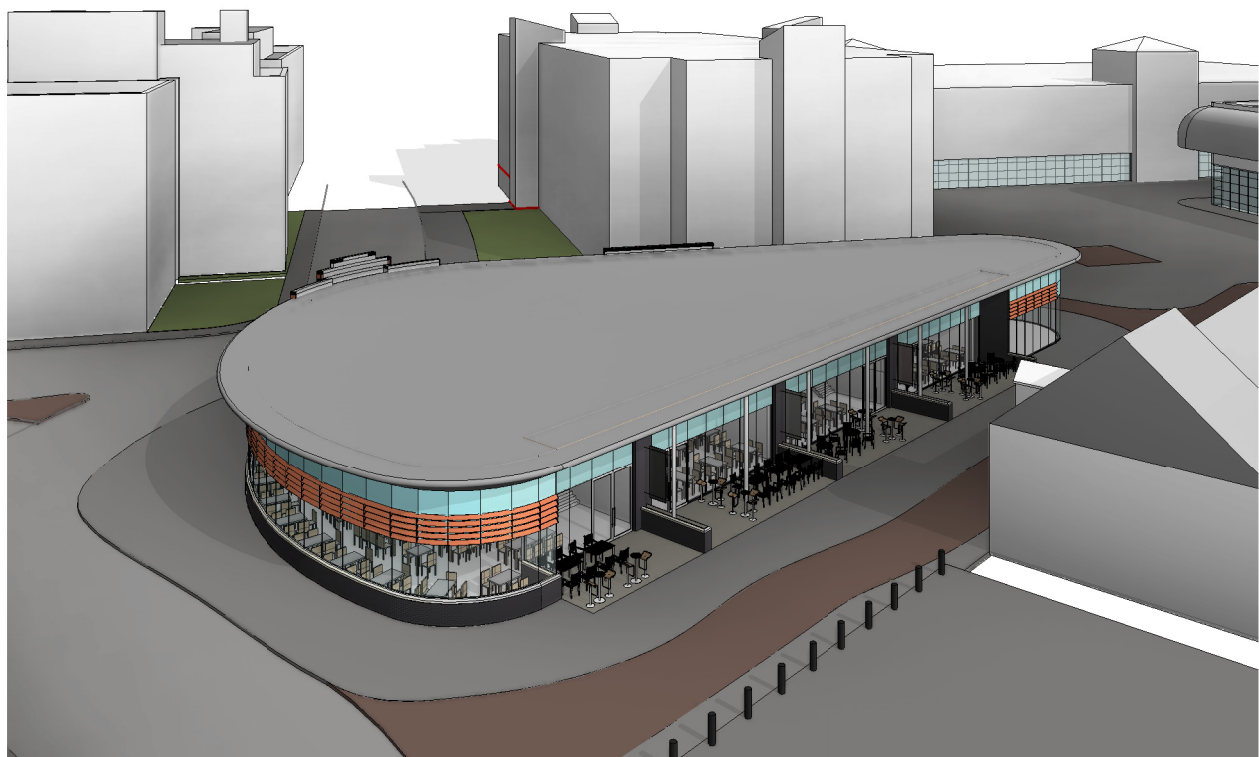
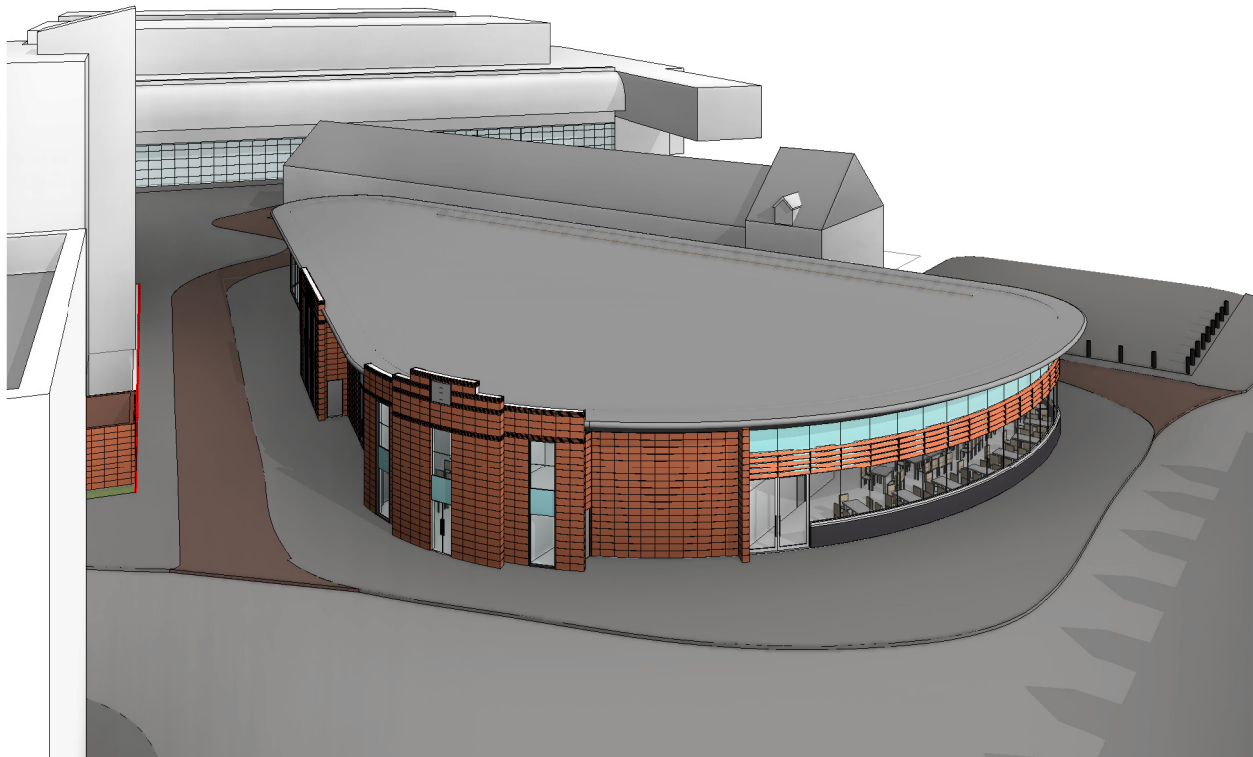




SOUTH VIEW (NTS)



NORTH VIEW (NTS)



SECTION
1 : 200

A 22-04-16 Drawing amended to meet urban design for swindon borough council.

23 High Street, Wroughton, Swindon, Wiltshire. SN4 9JX		Telephone 01793 845183 01793 845186 Facsimile 01793 845896 E-mail admin@nc-architects.com
0m	Scale 1:50	4m
0m	Scale 1:100	8m
0m	Scale 1:200	16m
0m	Scale 1:500	40m
0m	Scale 1:1250	100m
0m	Scale 1:2500	200m

PLANNING ISSUE

22-04-2016 - NOT FOR CONSTRUCTION USE



COMMITTEE REPORT

Item Number: 7

Ward: Central

Application Number: S/15/2017/RA

Parish: No Parish

Proposal: Demolition of existing tented market and erection of a two storey building comprising 4no. Class A3 (Food and Drink) units, 1no. Class A1 (Shops) and associated works.

Site Location: Market Hall, Market Street, Swindon

Case Officer: Miss Rachael Adams

Agent:

Mr Bill Pier
NC Architects
23 High Street
Wroughton
Swindon
Wiltshire
SN4 9JX

Applicant

CIP (Leonard Street) Limited
51 New Cavendish Street
London
W1G 9TG

Officers Report

This application is brought before the Committee for consideration at the request of Councillor Wright.

Background

(i) In 2008 the Planning Committee considered two similar applications for the demolition of the Market Hall and erection of a "pavilion" of 4 no. A3 (Restaurants & Cafes) and 1 no. A1 (Shops) units.

(ii) The first application S07/2743, considered at the 8th January 2008 Planning Committee, where Members deferred a decision in order to clarify the position regarding the loss of a market and to enable the objections contained in late representations circulated at the meeting to be addressed.

(iii) The application was then considered at the 12th February 2008 Planning Committee, where Members refused permission for the following reasons:

1. The site lies within the secondary retail frontage as defined in the Swindon Borough Local Plan 2011. The proposal fails to accord with the provisions of Policy CA11 of the Swindon Borough Local Plan 2011 as it would result in a concentration of Class A3 uses that would

be likely to detract from the vitality and viability of other Town Centre uses in the area.

2. The proposal is contrary to Policies DS6 and DS7 of the Swindon Borough Local Plan 2011 as it would result in a building that fails to achieve a high standard of urban design, is unsympathetic to the local context by reason of its appearance and would fail to improve the character of the Town Centre.

3. The applicant has failed to provide adequate contributions to meet the infrastructure needs arising from the development. As such the proposal is contrary to Policy DP2 of the Wiltshire Structure Plan 2016, Policy DS8 of the Swindon Borough Local Plan 2011 (2006) and Development Control Guidance Note 'Developer Contributions' (2006).

(iv) The second application S/08/0703, was considered at the 29th April 2008 Planning Committee, where Members deferred a decision in order to enable the applicant to improve the design and overcome highway concerns.

(v) The scheme was subsequently revised and presented back to Planning Committee on 8th July 2008 (with a recommendation to grant) where Members refused permission for the same reasons as before.

Summary of Recommendation:

1 That planning permission be GRANTED subject to conditions.

The Proposal:

2 This application seeks permission to demolish the existing Tented Market and replace it with a two storey building comprising 4no. Class A3 units (food and drink) and 1no. Class A1 unit (Shops). The application also includes a refuse and cycle store on the small area of land to the west of the tented market and external works to marry into the existing paving in Market Street and Wharf Green.

3 The proposed building adopts the form of a pavilion following the curve of the site and creates external seating areas outside the units on Market Street. The pavilion contains mezzanine floors for 4 of the units providing access to further seating areas. The pavilion provides glazed facades all around the building and combines the use of blue engineering bricks and terracotta tiles.

The Site and Surroundings:

4 The site consists of the existing Tented Market building, a covered market which comprises a variety of small A1 and A3 units and a small area to the west of the market building occupied by an enclosure used for storage. There are currently 22 businesses/stall holders trading from the market.

5 The site lies between a multi storey car park to the west (Brunel West car park), a row of traditional two storey shop units in Market Street to the east and across Commercial Road to

the south a variety of shops and commercial premises. To the north of the site, Wharf Green is located which is a large area of public realm.

Representations:

Neighbours:

6 In response to the original plans, a petition containing 1930 signatures has been received opposing the demolition of the Market and supporting small businesses.

7 Six letters of objection have been received from Emporium of Loveliness, Little Rock Shop, 5a Cheney Manor Road, 9 Nelson Street, 67-68 Commercial Road and 2 Willis Way, Purton. Their main points of concern are as follows:

- Object to being forced to relocate
- Loss of small businesses premises
- Loss of market
- Too many restaurants
- No plans for a replacement market
- Bland design and lack of active frontage
- No contributions towards public realm
- Impact on Market Street
- Covenant on the land stipulating a Market

8 A letter of objection has been received from Swindon Civic Voice. Their main points of concern are as follows:

- Inconsistent with local plan/master plans policies
- Loss of market and small businesses
- Lack of consultation
- No need for more restaurants
- Lack of high design

9 Following the submission of revised plans, a further petition containing 346 signatures has been received and another 5 letters of objection from 9 Nelson Street, Emporium of Loveliness, 2 Shelley Street, 126 Redcliffe Street and 2 Willis Way.

10 No new issues were raised by the objectors but the suggestion has been put forward that a market should be incorporated into the ground floor of a new building with restaurants above.

Ward Councillors:

11 Cllr Bob Wright objects on the basis that;

- It is not in-line with the Town Centre Masterplan. Its design and appearance does not reflect the Market Street properties which are converted terraced housing.
- It adds no mixed shopping experience value to the Town centre which is already swamped by similar applications or premises.

- Concerned about the loss of SME business to be replaced by corporate operations who take profits away from the Town at a time when we should be championing local business.
- Would like to see a new market before supporting an application which cuts off a traditional site helping start-up businesses. This is a traditional market site and would welcome an application that retains the market.

Consultees

12 A letter of support has been received from Forward Swindon as it is considered that the application is;

- consistent with the Town Centre Masterplan. Specifically it will fulfil the Site Principles A (encourage restaurant uses) and C (Redevelop Swindon Tented Market building).
- a strong, well designed scheme and the all-around glazed facades which provide for active frontages to all surrounding streets are welcomed. The height and mass of the building are wholly consistent with and complimentary to the surrounding buildings and public spaces.
- consistent with the vision for the town centre and has potential to improve the quality and diversity of the town's overall food offer. In addition these uses have potential to provide active and engaging activity around the Wharf Green open space for which it was originally designed.

Planning Considerations:

13 The main issues to consider in determining this application relate to the principle of the re-development of the site and its impact on the town centre, the design and appearance of the development and highway related considerations.

Principle

National Planning Policy Framework (NPPF) 2012

14 The National Planning Policy Framework (NPPF) 2012 contains guidance in respect of Town Centre schemes in Section 2 (Ensuring the vitality of town centres)

Paragraph 23. Planning policies should be positive, promote competitive town centre environments and set out policies for the management and growth of centres over the plan period. In drawing up Local Plans, local planning authorities should:

- *promote competitive town centres that provide customer choice and a diverse retail offer and which reflect the individuality of town centres*
- *retain and enhance existing markets and, where appropriate, re-introduce or create new ones, ensuring that markets remain attractive and competitive;*
- *where town centres are in decline, local planning authorities should plan positively for their future to encourage economic activity.*

15 The demolition of the tented market is contrary to the above paragraph in that this proposal does not retain or enhance the existing market, however your officers are not convinced that the existing market performs the role or function of a market as envisaged by the NPPF.

16 Despite the tented market performing quite a niche role in terms of the retail offer which includes specialised small scale retailers, it fails to deliver an appropriate, attractive retail environment that meets the expectations of the shopper. Consequently it has been identified in the Swindon Central Area Action Plan 2009 and the Swindon Town Centre Master Plan 2013 as an area for re-development.

Swindon Borough Local Plan (SBLP) 2026

17 The Swindon Borough Local Plan 2026 was adopted in March 2015 and sets out principles for development in the town centre.

18 Local Plan Policy SD1 sets out the sustainable principles for development in the Borough, whilst Policy SD2, by promoting urban concentration, supports key government objectives for sustainable development in the most accessible locations. The policy states the Swindon Central Area will be the main focus and first preference for the location of built civic, cultural, further education, office, retail, leisure and regional sports facilities.

19 Policy SC1 (Swindon's Central Area) provides further guidance on the role of Swindon Central Area, which will act as the focal point and first preference for retail led development.

20 Policy EC3 (The Role of the Centres and Main Town Centre Uses) states that to protect the shopping function of the Town Centre and other centres, as defined on the Policies Map: in Swindon Town Centre, Class A1 uses should occupy at least 75% of the primary frontage and 60% of the secondary frontage;

Central Area Action Plan (CAAP) 2009

21 The CAAP was adopted in 2009 and sets out the policies for the Town Centre and Old Town.

22 Within section 7 of the document, which deals with the Town centre, the Swindon Market Hall is identified on the proposals map as a development opportunity. It states;

A redevelopment opportunity exists at the Market Hall on Market Street, which currently fails to deliver a retail environment that meets the expectations of the shopper. Given the location of the Market Hall in the Secondary Frontage, small scale retail outlets, encompassing Class A1 (shops) uses and supplemented by Class A3 (restaurants and cafes) uses will be expected to form the basis of any development. Any redevelopment of the Market Hall will also be required to deliver public realm improvements in the vicinity to complement the improvements that have been secured at Wharf Green.

23 Policy CAAP13 (Development requirements for the Retail Core) states that within the retail core development must:

Ensure that within the secondary frontage class A1 (shops) uses occupy at least 60% of the relevant occupied ground floor street frontage

24 The tented market is located within the retail core of the town centre but it is neither defined as a primary or secondary frontage, albeit it lies adjacent to Market Street which is a secondary frontage. Market Street is currently home to predominantly Class A1 uses, in fact 62% of Market Street is occupied by retail frontage.

25 Your officers consider the loss of the market would not detract from the retail focus in this area of the town centre, but in fact the proposed restaurants and cafes would help deliver a better mix of uses than presently exists, allowing the area to remain vibrant throughout the day and into the evening.

26 The proposal therefore accords with the SBLP town centre policies, where the aim is not to prevent the loss of class A1 units, but rather to seek to ensure a mix of development that will not harm or detract from the vitality and viability of the Town Centre. It also accords with the CAAP which specifically designates the Market as a redevelopment opportunity.

Swindon Town Centre Master Plan (TC Master Plan) 2013

27 The TC Master Plan was adopted by Planning Committee, for development control purposes, on 9th April 2013.

28 Within section 6 of the document Study Area 1 Town Centre, which focuses on wharf green, one of the principles identified is to redevelop the Swindon tented market building. The document states;

Redevelop the market: *This proposal considers a more radical solution which includes the removal of the Swindon Tented Market to develop mixed-use buildings with active frontage along Commercial Road and along the enhanced public pedestrian route through the site.*

29 The illustrative plan in the document identifies the market site for “mixed uses including restaurants”.

30 The scheme proposes to demolish the tented market and build a new pavilion comprising a mix of restaurants and retail with glazed facades all around the building providing active frontage together with external seating areas. The proposal therefore accords with the TC Master Plan.

Design

31 In terms of design, a core principle of the NPPF is that planning should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings. Section 7 of the NPPF contains specific guidance on design.

32 Both the SBLP and the CAAP provide advice on design. Policy DE1 (High Quality Design) states that high standards of design are required for all types of development and Policy CAAP1 (High Quality and Innovative Design) requires high quality design for all development within Swindon’s Central Area and provides a specific criteria, in particular design should:

- Incorporate active frontages;

- Ensure entrances are emphasised and designed to complement the public realm onto which they front; respect and satisfy address order and unity, expression, integrity, siting, massing, scale, proportion, rhythm, materials and landscaping; and
- Embody the principles of inclusive design and access for all.

33 In terms of the loss of the tented market, whilst it is a definitive landmark in the town centre, it is very much a dated and poor quality structure. There is a lack of natural light into the building and the spaces and internal circulation is all inward-looking. The building is dated in its appearance and has a poor relationship between the internal uses and the public realm it relates too.

34 The loss of such a building from the town centre is an opportunity to replace it with good quality architecture that should set both a precedent and catalyst for high standards of design elsewhere in the town centre.

35 It is proposed to erect a modern pavilion comprising 4no A3 units for restaurant use and 1no A1 unit for use as a coffee shop. It is proposed that the A3 restaurants units will be accessed from Market Street side and will have external seating areas onto Market Street and the A1 unit will be accessed from Wharf Green end. The pavilion is a simple, contemporary design providing glazed facades, full building height in some cases, all around the building.

36 Following the original submission, discussions have taken place with the applicant and the Councils Urban Designer with reference to both design and materials, which have resulted in revised drawings being submitted.

37 The originally proposed metal cladding on the building has been replaced with terracotta tiles, which are a natural clay product creating a warmer appearance and this has been paired with blue semi engineering bricks which echo the materials of Swindon's historic links with the Great West Railway.

38 The original pavilion design has been amended by increasing the height of part of the western elevation, using a parapet feature to create a focal point at the end of Farnsby Street providing a landmark at this entrance to the town centre.

39 It is considered the mix of glazing and clay tiles are more suitable to the commercial quality required in this town centre location than was offered by the flat metal cladding in the original scheme.

40 In terms of the scale and mass, the double storey height pavilion is relatively modest when compared to many of the other buildings surrounding the site, in particular the adjacent Brunel West multi storey car park.

41 In terms of inclusive design, the building will comply with Part M of the building regulations for full disabled access to all areas on the ground floor. The additional seating areas on the mezzanine floors will be accessed via ambulant disabled staircases with no disabled lifts.

42 The proposed landscaping will be limited but will seek to provide partial enclosure of the external seating areas and the tree planting around the building will link into Wharf Green. The detailed design of the landscape proposals will be subject to a condition to ensure the resulting public realm will work harmoniously with the surrounding areas.

43 The tented market is in a very prominent, landmark position clearly viewed from all aspects. Your officers consider the building responds well to all views as the glazed facades and external seating areas provide active frontages and interaction with the public realm. Your officers consider the change in material from metal cladding to clay terracotta tiles is an improvement and is more appropriate to this town centre location but the slightly raised parapet feature introduced on the western elevation of the building facing Farnsby Street has improved the view from this point but could have been raised further.

44 Your officers consider the proposed development provides an attractive, modern replacement building for the market of a high quality design which accords with the advice and criteria contained in the design policies in the SBLP and CAAP1.

Highways

45 The site is located in the town centre with excellent access to all modes of transport, with a multi-storey car park located immediately to the west of the site. However, cycle parking in the vicinity is lacking and therefore the inclusion of a cycle store on the small area of land to the west of the site is to be welcomed.

46 The proposal seeks to replace the existing indoor market with a new building providing 4 restaurant units and a café unit. Pedestrian access to the building will be onto Market Street and Wharf Green. Vehicular access for deliveries only will be from the existing loading bays on Market Street and Commercial Road. There will be no onsite parking.

47 The proposal is considered ancillary to the existing town centre facilities and is likely to support the evening life of the town centre as per the aims of the Council.

48 The Local Highway Authority recommends that no highway objection be raised subject to a condition to secure the provision of cycle parking facilities should planning permission be granted.

Planning Obligations

49 The proposed development has broadly the same footprint as the existing market i.e. there is no increase in floor space and in any case, the proposal falls within Retail Zone 1 so is chargeable at £0 per sq/m.

Concluding Comments:

50 The application will deliver a mix of uses, which will allow the area to remain vibrant throughout the day and into the evening, creating an interesting and competitive town centre.

51 The application will deliver an attractive building of contemporary architecture which can

be viewed from a variety of vistas and responds well to Market Street and Wharf Green.

52 The application accords with the relevant policies in the Swindon Borough Local Plan 2026, Central Area Action Plan 2009 and the Town Centre Master Plan 2013.

53 The application provides a positive contribution to the regeneration of the Town Centre and therefore it is recommended that permission be granted.

Recommendation:

54 That planning permission be GRANTED subject to 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.

Approved Drawings

2 This approval shall be in respect of survey drawing, services layout and drainage & underground ducts received by the Local Planning Authority on 7th December 2015, revised drawing numbers 1506-100, 1506-101 rev B, 1506-102 rev B, 1506-103 rev B, 1506-104 rev A, 1506-105 rev A and views 1, 2 and 3 received by the Local Planning Authority on 28th April 2016 and revised Design and Access Statement received by the Local Planning Authority on 12th May 2016.

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

Materials

3 Prior to the commencement of works on site in connection with the development hereby permitted, details of all external facing materials (including glazing type and openings) shall have first been submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall be carried out in accordance with these approved details.

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

Hard and Soft Landscaping

4 Prior to the commencement of works on site in connection with the development hereby permitted, a scheme of hard and soft 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 approved scheme shall be implemented as per the approved timetable. Any tree or shrub planted in accordance with the scheme which is removed, dies or becomes diseased within a period of five years from first being planted, shall be replaced by one of a similar size and the same species.

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

Cycle Parking

5 Prior to occupation of any of the units, secure and sheltered cycle parking facilities shall be provided in accordance with drawings numbers 1506-101 rev B and 1506-105 rev A and be maintained thereafter.

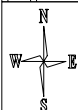
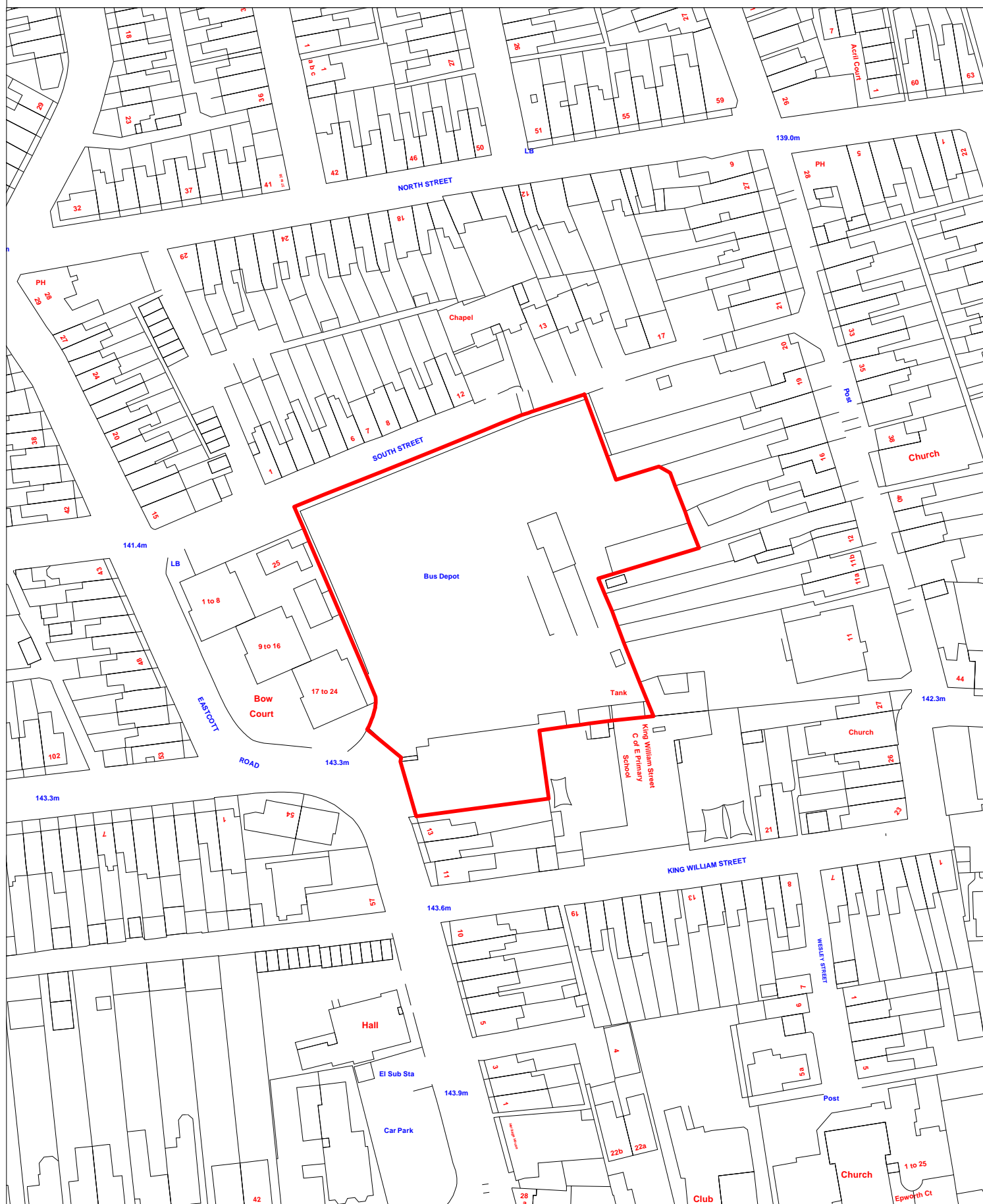
Reason: To promote sustainable travel.

S/15/2030

Demolition/alteration of existing buildings and erection of 61 no. sheltered apartments for the elderly including communal facilities, access, car parking and landscaping.

Agenda Item 8

Bus Depot Eastcott Road Old Town Swindon SN1 3LS



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/15/2030

Demolition/alteration of existing buildings and erection of 61 no. sheltered apartments for the elderly including communal facilities, access, car parking and landscaping.

Bus Depot Eastcott Road Old Town Swindon SN1 3LS



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.

Examples of landscaping features



Lollipop trees to emphasise entrance



Hedges to frame views and provide a border to flowerbeds and paths



Sitting areas



Copse of birch trees



Raised beds and shrubs to overcome level changes

Page 27



Raised planters



Fruit trees and wild meadow

REVISIONS		
Rev.	Scale	Date
A	Scale altered	11/12/15 KR

43 - 1 BED APARTMENTS
18 - 2 BED APARTMENTS
61 - TOTAL (32% 2 beds)

- 1 BED APARTMENTS
- 2 BED APARTMENTS
- COMMUNAL AREAS

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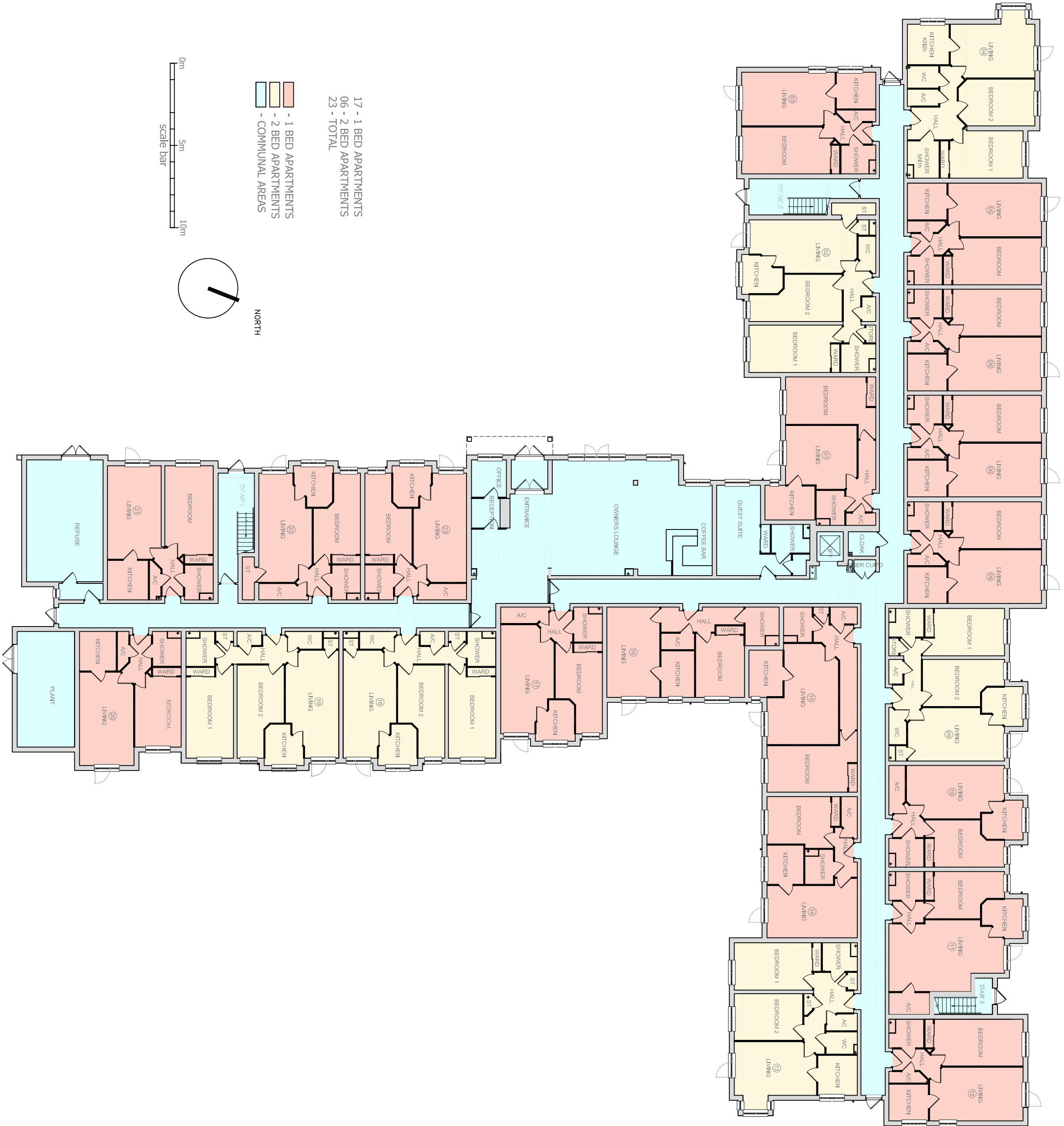
Client

Churchill
Retirement Living

Project Title
Retirement Housing
Eastcott Road
SWINDON

Drawing Title
SITE PLAN
PLANNING

Scale	1:200	©	A1	Date	NOV 2015
Drawn	KR			Checked	
Drawing No.	10080SD - PA02			Rev.	A



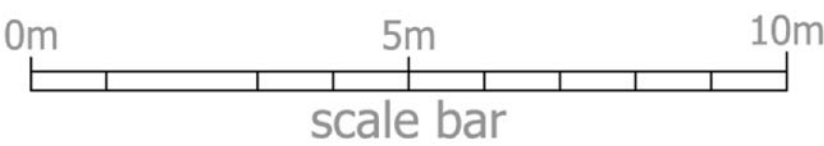
GROUND FLOOR



South Street Contextual Elevation Scale 1:200



South Street Elevation Scale 1:100



Key

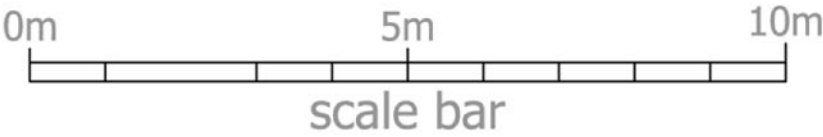
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- Marley tiles
- Smooth stone details
- Red brick
- Stone
- White painted brick
- Gray brick
- Render- pastel colours



Eastcott Road Elevation Scale 1:200



Eastcott Road Elevation Scale 1:100

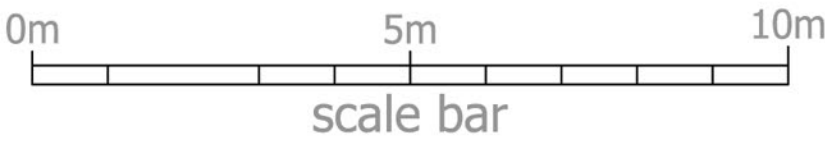


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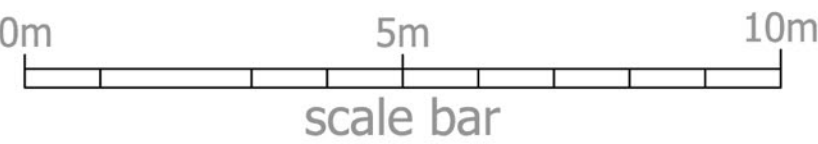
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- Stone
- White painted brick
- Gray brick
- Render- pastel colours



East Elevation Scale 1:100

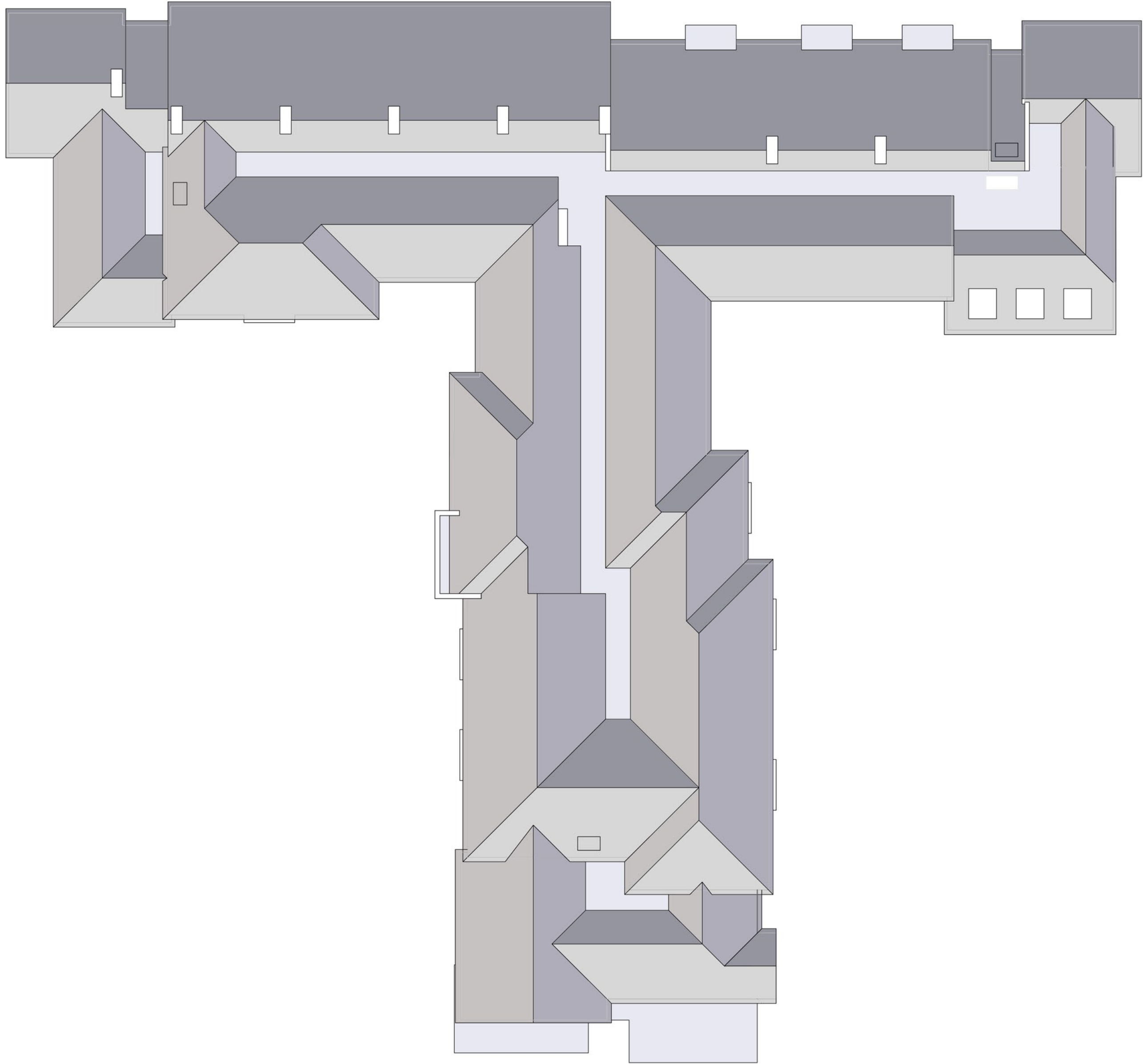


South Elevation Scale 1:100



Key

- Marley Slate
- Marley tiles
- Smooth stone details
- Red brick
- Stone
- White painted brick
- Gray brick
- Render- pastel colours



ROOF PLAN

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Client

Churchill
Retirement Living 

Project Title
Retirement Housing
Eastcott Road
SWINDON

Drawing Title
ROOF PLAN
PLANNING

Scale: 1:200 @ A1 Date: NOV 2015
Drawn: KR Checked: Rev.:
Drawing No. 10080SD - PA06



COMMITTEE REPORT

Item Number: 8

Ward: Eastcott

Application Number: S/15/2030

Parish: No Parish

Proposal: Demolition/alteration of existing buildings and erection of 61no. sheltered apartments for the elderly including communal facilities, access, car parking and landscaping.

Site Location: Bus Depot, Eastcott Road, Old Town

Case Officer: Catherine Blow

Agent:

Mr Simon Mitchell
Planning Issues
Millstream House
Parkside
Ringwood
Hampshire
BH24 3SG

Applicant

Churchill Retirement Living

Millstream House
Parkside
Ringwood
Hampshire
BH24 3SG

Officers Report

Background:

1 This application has been brought before planning committee at the request of Councillor Dixon and Councillor Pajak.

Summary of Recommendation:

2 That planning permission be **REFUSED**

The Proposal:

3 This application seeks full planning permission for the demolition of existing buildings and erection of 61 no. sheltered apartments for the elderly including facilities, access, car parking and landscaping at the Bus Depot, Eastcott Road, Old Town.

4 The application proposes 43 no. 1 bedroom apartments and 18 no. 2 bedroom apartments. The proposal also includes communal gardens, and owners lounge. The residential units would be restricted to people aged 60 years and over, and a lodge manager to reside at the site providing on site assistance to residents. The lodge manager would be the only permanent member of staff although other staff would be employed for cleaning

communal areas, gardening and maintenance when required.

5 The proposed development is 'T' shaped and would be two and three storeys in height. A two storey elevation is proposed along South Street, with approximately a 15 metre separation distance to the existing terraced houses set along this road opposite the site. The proposal is located approximately 5.8 metres away from the southern boundary shared with King William Street School. 32 no. car parking spaces and a buggy store for mobility scooters are proposed and these would be set adjacent to the proposed vehicular access off Eastcott Road. Communal gardens are proposed with walkways and raised planters. Pedestrian access is proposed from the development into South Street, via steps.

6 The proposal will demolish 'building 2' (located close to the eastern boundary) and the majority of 'building 1', (set adjacent to the site entrance). The historic southern wall of this building will be retained as a single storey boundary wall. It is proposed to retain the other boundary walls at the site and remove the security fencing and introduce a landscaping scheme.

The Site and Surroundings:

7 The application site comprises a parcel of land set within Old Town at the top of Eastcott Road, measuring approximately 0.62 hectares. The site is currently vacant but was formerly used by Stagecoach as a Bus Depot and it houses several industrial buildings. 'Building 1' as referred to by the applicant is set adjacent to the site entrance and contains the reception and bus servicing area. 'Building 2' set in the eastern part of the site, comprises the bus wash, small brick structures and a single storey stone and brick building, formerly used for storage. Within the site is a large tarmac yard which is used for the buses and forms car parking set centrally and running to the northern boundary of the site.

8 The site is set in a prominent location within the Prospect Place Conservation Area. The surrounding area is predominantly characterised by Victorian two storey terraced houses. King William Street School, which is identified as a building of local significance, is set adjacent to the southern boundary of the site. To the north of the site properties along South Street face the Bus Depot and a stone wall forms the boundary treatment along this road. It is noted that the site is set at a slightly higher land level in relation to South Street. Houses along Prospect Place back on to the eastern boundary of the site. The site is set in close proximity and walking within walking distance to a number of shops and services in Old Town.

Representations:

9 Neighbours: Comments have been received from the following addresses: 12 Prospect Place, 15 Prospect Place, 19 Prospect Place, 22 Prospect Place, 4 South Street, 10 South Street, 14 South Street, 17 South Street, Wood Farm House, Swindon Road, Wroughton, The main concerns relate to:

- Conservation Area/heritage/design
- Amenity
- Highways/drainage/flooding
- Infrastructure and accessibility
- Other Issues

Detailed points in summary are as follows:

Conservation/Heritage/Design

- Demolition of undesignated heritage assets within the application site would cause harm to the significance of the Prospect Place Conservation Area
- The design of the site layout, building forms and elevations would cause substantial harm to the significance of the Prospect Place Conservation Area
- Object to the demolition of the stone gable walls that form the South side of building
- The sandstone facades by virtue of the their scale, weathering and disposition form an important backdrop to the setting of the locally listed King William Street School
- Object to the proposed demolition of building 2 formerly the Machine and engineering workshop of the Affleck ironworks. This is one of the few industrial buildings constructed in Old Town during the 1840s and as such is a rare survivor
- To remove historic stone buildings from this district would cause harm to the significance of the Conservation Area
- Object to the demolition of historic stone walls and the Machine and the historic former Affleck Ironworks workshop. Both are integral to the character and appearance of the special area of old Town and their loss will be detrimental to the Conservation Area.
- The principles for the design of this site have been established by the eminent Architects: Allies and Morrison in 2013, in the document Planning Swindon Together, a master plan. The developer has proposed a single monolithic building at variance to the historic orthogonal street pattern of the Conservation Areas and their surroundings
- Inappropriate in scale, bulk and massing, large building out of character in the area
- Design should be sensitive to the immediate environs i.e. of a scale which does not dominate and overshadow the surrounding area and which reflects the character of the area including in the choice of building materials
- Elevation drawings submitted for the project are misleading as they do not show the upper stories and roofs of the proposed building correctly.
- The wall opposite South Street is of historical beauty, would like firm assurances that they will do everything in their power to ensure it is not damaged, demolished.
- Low quality and uninspiring design for a Conservation Area. Does not reflect existing styles within the area
- Design and Access Statement – there is no reference in the supporting documentation to the historic stone gable ends currently visible from king William Street. These constructions are an important part of the bus Depot Site and an exciting addition to the Conservation Area
- The design and access statement does not have any photos of the stone Baptist church and the neighbouring stone cottages in South Street in this document
- Reference is made to the majority of construction in the Conservation Area being two storey terrace with steep pitched roof. The submitted design includes 3 storey accommodation and the roofing pitch is out of character with the rest of the Conservation Area.
- South Street streetscape/elevation initial design concept was an appealing design in many ways and reflects existing historical building designs within the conservation area. Unfortunately these design ideas are not reflected in the planning application
- Too many units for space available
- The design of the flats in one 'T' shaped block does not reflect the local street pattern

and those flats facing onto South Street will be dark and dismal to live in with no sunlight at any time of the year.

- By increasing the number of parking spaces, the flats have been moved closer to the boundary of South Street. The bulk of the building and its height at the centre where there is a second floor will mean that the roof size and sheer volume of the building will be oppressive to those houses overlooking the site on South Street and to a lesser extent the rear of those houses on Prospect Place.
- Design not in keeping with the Victorian and Georgian Prospect Place Conservation Area

Amenity

- Close proximity of the proposed building to the existing housing on South Street (8-10 metres) combined with the raised ground level of the existing site would cause unacceptable levels of overlooking, a loss of privacy and would result in a reduction of natural daylight for existing residents
- The building will be too tall on the South Street side and will block natural daylight from number 10 South Streets window, it will also be an invasion of privacy due to the height of the building and close proximity to my dwelling
- On the south side of the site the width and height of the building would form an overbearing presence to the locally listed King William Street School, the children's playground and the adjacent terraces. Likewise there would be similar issues of overlooking and loss of privacy to habitable rooms in Bow Court
- In South Street we currently benefit from not having anything overlooking the street, which provides a huge amount of light to our small homes. It would be my preference that the buildings proposed to be erected opposite South Street were single storey wherever possible
- No. 15 Prospect Place concerned that they would lose sunlight earlier in the day than we currently do as it sets behind the building
- Some of the apartments will overlook King William Street School playground – which obviously has a safeguarding issue, especially with the plans for an outdoor classroom which has recently also been submitted for approval
- The apartments will overlook Bow Court and even look right into their apartments. Bow Court is a Housing Association accommodation housing those with special needs and should be protected.
- As a parent and governor at King William Street School, I would request that there should be no balconies or windows overlooking the school plan areas. This is for obvious reasons of safeguarding the children
- Only one lift in the building, what happens if this breaks down? It only appears big enough for a wheel chair, what if someone needs to be transported down from the top floor on an ambulance bed?
- Small hallways with lots of doorways leading off them, difficult for wheelchair users
- Are the doors throughout the building wide enough to accommodate wheelchair access throughout?
- Concerned over security, introducing an additional and non-secure access point could increase the risk of burglaries in the area

Highways

- There is potential for an increase in parking issues in the surrounding streets and

locations due to increased dwellings and visitors from family, carers and staff.

Parking is already limited

- There isn't enough parking in the surrounding area. There needs to be safeguards for the existing residents that new permits will not be issued to their residents and that existing spaces will not be re-designated
- Access to South Street, request that it is never anything than pedestrian access for the residents of the new development.
- Will the access onto South Street be for public access? How will this gate be secured? Will it be monitored 24/7? Introducing an additional and non-secure access point increases the risk of burglaries to the properties that back on to the development. Preference that this entrance is rejected
- As there is no pavement on that side of the road in South Street is an entrance permissible?
- There is no access for emergency services to the north east or north west sections of the buildings

Other issues

- Concerned over lack of investigation into historic ground contamination
- Request work is carried out in reasonable hours
- No. 15 Prospect place requests that boundary walls be kept
- If lighting is required at the back of the development that faces into the back of the houses on Prospect Place that: lighting should be considered at a low height first – if paths/access routes/fire evacuation areas can be lit via pathway/pillar lighting that should be done
- Any high height lighting is to have backing put on it to prevent glare and light spread into Prospect Place properties
- No mention of any lighting or security in their application and how this may impact on surrounding properties
- Please advise what provision is included in the plans for sustainable energy
- What are the 3 large velux windows which are facing the rear of king William Street School?
- What is the distance from the edge of the building along South Street to the boundary between the site and the bottom of the gardens in Prospect Place?
- It is unclear from the application if they will be paying CIL, also they don't plan affordable housing on site. It would obviously be preferable if the CIL contribution went on projects which benefit the Eastcott area and ideally the Prospect Place Conservation Area.

10 Historic England: In summary, Historic England has advised that as proposed they believe the development would result in harm to the setting of the conservation area. With regards to the demolition of structures on the site the demolition of building 2 and the majority of building 1 is regrettable with respect to loss of historic fabric, but on balance their loss to facilitate a workable scheme, providing it is a positive contribution to the conservation area, is acceptable. The southern wall of building 1 is considered to have architectural interest and the southern boundary wall would be retained as a single storey wall. Historic England are unclear as to the justification for retaining such a small proportion of this gable wall and believe further action should be taken to incorporate this into the scheme. Concern has been raised in relation to the scale of the development. Historic England have serious concern that the height will be incongruous, and dominative, to the surrounding built form

and they have recommended reducing it. Map regression of the site reveals the historic open nature of the northern extend to which a heavy density of new build closely fronting South Street has been introduced in this scheme. They recommend setting this back and reducing the bulk to maintain the openness. Historic England have also questioned whether the elevations respond adequately to the historical repetition of the prevailing terraces, as well as undesignated buildings of note such as the King William Street Primary School.

11 Thames Water: With regards to sewerage infrastructure capacity, we would not have any objection to the above planning application. Thames water will aim to provide customers with a minimum pressure of 10m head (approx. 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development and recommend that this is an informative. Thames Water would advise that we have no objection to this planning application provided that details of the proposed site drainage, as laid out in to Drainage impact Assessment dated Dec 2015, are adhered to.

12 Environment Agency: The site has a historic use as a bus depot, which could have resulted in contamination to land or groundwater. The site lies over a Secondary Aquifer, which represents a potential receptor to any contamination mobilised by the development. If infiltration drainage is proposed then it must be demonstrated that it will not pose a risk to groundwater quality. The applicant should contact the Environment Agency to establish if consent will be required for the works they are proposing.

13 County Archaeologist: No concerns raised.

14 Wiltshire Fire and Rescue: A planning condition has been requested to address the need for fire hydrant facilities.

Internal Consultation Responses

15 Forward Planning: In summary, the proposed development is within the Central Swindon Residential Communities and within close proximity of the services and facilities of Swindon Town Centre and Old Town. The proposed development will also provide 61 retirement flats on previously development land. The principle of development is therefore in accordance with Swindon Borough Council's Sustainable Development Strategy and the objectives of the NPPF. The main policy issue centres on whether the 30% affordable housing or appropriate proportionate contribution detailed in Policy HA2 will be achieved. I therefore raise no objection to the principle of the development, subject to the comments of the Conservation, Design, Environmental Health and Highways Officers and determination of the appropriate contribution of affordable housing.

16 Highways: No objection subject to conditions. To summarise, over a 12 hour day the proposal is expected to generate 45 arrivals and 45 departures. No details on the existing trip generation from the bus depot appear to have been included to provide a substantive comparison with the proposed. The application form indicates that the existing depot provides parking for 20 buses and 60 cars, whilst car parking spaces do not themselves generate trips, the removal of vehicles accessing these spaces is likely to result in a reduction in trips on the local highway network. The level of parking proposed is 0.52 spaces per unit, just above the level required in SBCs Parking Standards. The supporting information advises that the average occupant age is 79 and therefore car ownership levels

are reduced. The level of car parking is acceptable. The access will allow two cars to simultaneously access and egress the site and that large vehicles can enter the site, turn and leave in a forward gear. It has been noted that the proposed pedestrian access onto South Street is stepped and therefore will not be suitable for all users.

17 Urban Design: Objection raised to the proposal. To summarise the proposed layout and form would create a building that in massing and scale would be out of context with the surrounding character. The large pavilion-type building stands out from the fine urban grain. The internal configuration is designed as very long internal corridors creating single aspect apartment units for the entire development. This creates a poor quality internal environment and one that lacks any natural cross ventilation throughout and a loss of direct sunlight to 16 of the units which have only a north-facing aspect. The overall scale of the proposed building as a single built form is in many respects missing the opportunity to create a distinctive, fine grained development. There is a missed opportunity to provide better quality amenity throughout and to integrate the inside with the outside as part of the functioning of the layout.

18 Conservation Officer: The site is situated in the Prospect Place Conservation Area. The site is currently a bus depot but was formerly an industrial site and it is apparent from map evidence that the site likely contained a domestic property to the northern half, with the house to the northeast and what appears to be a domestic garden area to the west of that, presumably this was the residence of the owner of the works. The main heritage based considerations are the effect of the proposed development upon the areas character and appearance as a designated conservation area and the effect upon the heritage assets and their setting with respect to the relevant legislation and policy. It is recommended that the proposal fails to meet the legislative requirements of S72 of the Act and national and local policy requirements, NPPF Section 2 and SBLP Policy EN10 a/b and e). This is due to the removal of features which are acknowledged to have historic and architectural interest and contribute positively to the areas character and appearance. The buildings albeit altered, do contain historic and architectural significance which I recommend warrant protection via NPPF paragraph 135 and local plan policy EN10 g). Whilst the proposed development along the northern edge does respond to the acknowledged 2 storey character of a large proportion of the designated conservation area insofar as it appears as 'terraced housing', in doing so by virtue of its siting fails to preserve the distinct open character and appearance. The negative impact identified is furthered by the bulk and scale of the proposed development which appears very dominant, particularly the three storey element. The application fails to preserve or enhance the character and appearance of the designated conservation area contrary to the requirements of the Act and national and local plan policies. Furthermore it fails to conserve its significance of buildings which are deemed to be heritage assets and also positively contribute to the conservation areas character and appearance. Should the application find favour I recommend that appropriate recording of assets be undertaken as per paragraph 141 of the NPPF.

19 Landscape Officer: The detail regarding the landscape strategy requires more attention. There is a requirement to demonstrate that there is adequate provision of defensible space, for example each property should have adequate accessibility to adequate external space to accommodate a bistro table and chairs. Landscaped areas proposed would be located to the north which would rarely get direct sunlight. The external path widths are not clearly annotated and would result in a featureless path with minimal passing points or seating areas to encourage use of the external areas. The planting beds would only be accessible

via grassed areas which would be less appealing for residents and there are a lack of features within the open areas, the entrance to the site also requires more thought to the public realm.

20 Arboricultural Officer: No objection providing the applicant follows the Arboricultural Report and Method Statement.

21 Environmental Health: Further information is requested relating to an acoustic assessment, plant room and sub station, if required and lighting design. Environmental Health have confirmed that this could be dealt with via appropriately worded conditions. Whilst the application is accompanied by a phase 1 desk top study this does not include a site walkover and thus has not considered the detailed uses of the site (position of oil storage, any refuelling points etc.) A full contaminated land condition is therefore recommended on any grant of planning permission.

22 Housing Enabling Officer: To summarise Housing seeks a sum of £2,182,500 as an off-site contribution in lieu of 18no. AH units on-site at the Bus Depot site in Old Town and they request off-site payments to be made in two instalments (50% at first occupation and 50% at (mid-point) 30th occupation). This would be secured by a legal agreement (Section 106)

Planning Considerations:

23 The main considerations in the determination of this application are whether the proposal accords with the National Planning Policy Framework and the relevant policies of the Swindon Borough Local Plan 2026 (2015).

24 In accordance with this framework the following issues will be considered:

- Principle of residential development/Affordable Housing
- Design, appearance and impact upon the Conservation Area/Heritage Assets
- Amenity
- Highway Safety/Accessibility
- CIL/Developer Contributions

Policy:

25 The National Planning Policy Framework (2012) sets out the Government's planning policies for England and how these are to be applied. In respect of this application section 4 'Promoting Sustainable Transport', Section 6 'Delivering a wide choice of high quality homes', Section 7 'Requiring Good Design' and Section 12 'Conserving and enhancing the historic environment' are considered relevant.

26 With regards to the application site's sensitive location in a Conservation Area, Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 is relevant. This requires that special attention is paid to desirability of preserving or enhancing the character or appearance of a Conservation Area (the Act). These duties are reflected in section 12 of the National Planning Policy Framework (NPPF), which sets out the government's policies on the historic environment. The NPPF advises that local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets

and putting them to viable uses consistent with their conservation; the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and the desirability of new development making a positive contribution to local character and distinctiveness. (Paragraph 131, NPPF). The NPPF continues to state that in the consideration of applications the impact upon the significance of a designated heritage asset, great weight should be given to the asset's conservation. (Paragraph 132, NPPF).

27 The NPPF advises in paragraph 133 that 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 a number of factors apply. The NPPF goes on to say in Paragraph 134 that 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. (Paragraph 134, NPPF). Paragraph 135 of the NPPF advises that the effect of an application on the significance of a non-designated heritage asset should be taken into consideration and a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

28 The following Policies of the Adopted Swindon Borough Local Plan 2026 (2015) are considered relevant to this application:

- SD1 '*Sustainable Development Principles*' sets out the development principles which underpin the local plan
- SD2 '*The Sustainable Development Strategy*' aims to meet Swindon's development needs whilst protecting the Borough's most important assets;
- SD3 '*Managing Development*' seeks to take a positive approach to reflect the presumption in favour of sustainable development
- DE1 '*High Quality Design*' seeks high standards of design for all development
- HA1 '*Mix Types and Density*' advises that housing development should be design led and respect the character of the surrounding area
- HA2 '*Affordable Housing*' seeks all developments of 15 homes or more, on sites larger than 0.5 hectares to provide 30% affordable housing
- EN3 '*Open Space*' seeks all development to provide or contribute towards public open space
- EN9 '*Contaminated Land*' seeks to ensure that appropriate steps are taken where land is suspected of being contaminated
- EN10 '*Historic Environment and Heritage Assets*' seeks to sustain and where possible enhance Swindon's historic environment
- IN1 – '*Infrastructure Provision*' seeks to ensure all new development makes a positive contribution to sustainable growth by mitigating its impacts upon infrastructure
- TR1 '*Sustainable Transport*' seeks to reduce the need to travel and support and encourage the sustainable, safe and efficient movement of people
- TR2 '*Transport and Development*' encourages sustainable travel and seeks to mitigate the impact of development and ensure that suitable parking provision is provided

29 Also of relevance is Swindon Borough Council's development Control Guidance Note: Technical Guidance on Parking Standards (2007), Swindon Borough Council's 'Backland and Infill Development (2007) and Adopted Swindon Central Area Action Plan 2009.

Principle

30 The site is set within Swindon's urban boundary and as such the proposal complies with the urban concentration strategy as outlined by Policy SD2 of the Local Plan. The proposed development is within the Central Swindon Residential Communities as detailed in the Swindon Central Area Action Plan (CAAP). Policy CAAP 19 supports sustainable residential development within the community stating 'in pursuit of creating a balanced community, major new residential development throughout Central Swindon should deliver a mix of dwelling sizes, and where practicable a mix of dwelling types'. Local Plan Policy HA1 (Mix, Types, and Density) states housing development should be design-led, and in particular that densities, house types and sizes should respect the character of the surrounding area.

31 Taking these policies into consideration the site is deemed, in principle, to be in an appropriate and sustainable location for residential development and it is acknowledged that the proposal would add to the existing mix of housing types within the area.

Affordable Housing

32 Amplifying Policy IN1 '*Infrastructure Provision*', Policy HA2 '*Affordable Housing*' stipulates that all developments of 15 homes or more, on sites larger than 0.5 hectares should provide 30% affordable housing. The Housing Enabling Officer has advised that Swindon does not have a need for rented sheltered type accommodation and as such on site affordable housing is not considered appropriate. Nonetheless, the Housing Enabling Officer is seeking an off-site contribution of £2,140,268 in lieu of 18 (no.) affordable housing units on site subject to viability considerations, in line with the Council's adopted Guidance on calculating off-site Affordable Housing contributions as set out in the retained elements of the Affordable Housing chapter of the Developer Contributions Development Control Guidance Notice 2010 Update.

33 In accordance with the guidance within the National Planning Practice Guidance and the NPPF the Council is required to understand the impact of planning obligations on the proposal. The financial viability of the individual scheme should be carefully considered and where the applicant is able to demonstrate to the satisfaction of the Local Planning Authority the development is unviable the Council should be flexible in seeking planning obligations.

34 The applicant submitted a viability appraisal which asserted that the proposed development was not viable with any affordable housing contribution. The Council has had the applicant's viability appraisal independently assessed by a third party. The third party concludes that the scheme could deliver the requirements of Policy HA2 (and other planning obligations) and still deliver an acceptable profit margin to the developer to make the scheme economically viable. The applicants were given further opportunity to comment on the outcome of the independent assessment. The key matters of disagreement between the parties are founded on the developer challenging the following matters in the Independent Review:

- The baseline value for the land (which the developer considers is not sufficient to release the land for development);
- The Council's methodology of calculating, and thus the value generated by the off-site affordable housing contribution (the developer considers that the Council's Guidance is out of date in the current affordable housing market as the guidance was adopted in 2010 before Affordable Rent tenure was introduced)
- The exclusion of certain costs that the developer considers should be included e.g. vacant property costs
- The reduced value of marketing costs
- The timing of income due to the manner in which the applicant considers such schemes are funded (i.e. the scheme is fully constructed before sales take place).

35 At the time of drafting the report, there was no information provided by the applicant which has convinced Officers that the scheme could not be delivered with the required financial contributions. Nonetheless, despite the lack of agreement between the applicant and the Council in relation to the above matters, the applicant has made an offer of £100,000 in lieu of provision of affordable housing on site. This is significantly below the £2,182,500 sought by the Council.

36 Whilst there has been several exchanges of information between the Council and the applicant, no agreement has been reached over the point of principle of the ability for the development to satisfy policy HA2 'Affordable Housing', subject to viability at the time of the production of this report. The evidence before the Council contained within the Independent financial review demonstrates that the development is capable of satisfying the full requirements of policy HA2 by securing an appropriate off-site affordable housing contribution by means of a planning obligation. On receipt of the outcome of that review the applicant, has now formally submitted an offer of £100,000 in lieu of the provision of on-site affordable housing, being the maximum the applicant considers is achievable in the context of viability. As no agreement has been reached between the parties, and no deed of obligation has been signed officers consider the applicant has failed to satisfy the requirement to lever the appropriate contribution and as such the proposed development would fail to comply with Policies IN1 and HA2 of the Swindon Borough Local Plan 2026 and would be unacceptable in planning terms. Officers continue to liaise with the applicant in relation to the matters raised and Members will be updated of the progress of those discussions at the Committee.

Design and Appearance

37 Serious concerns have been raised by Historic England, the Conservation Officer, Urban Design Officer and local residents with regard to the scale and massing of the development. In part the proposal will be three storeys in height (10.5 metres high) and it has a large single footprint which is at odds to the fine urban grain of the surrounding area. In addition the levels of the site are elevated compared to South Street which also contributes to the excessive scale and massing.

38 The combination of design elements exacerbates the scale and massing and therefore the poor integration of the development into its surroundings. The excessively deep plan of each wing of the T-shaped footprint would result in an overly complex roof design of varying heights and designs which include elements of dual pitches, crown roofs, hips and gables all with varying pitches. The roof plan also reveals an extensive area of flat roof which again,

demonstrates that the design approach cannot result in a high quality development. The overly complex design is particularly evident when viewing the Eastcott Road elevation and the rear of the northernmost wing. In addition, the South Road elevation, as drawn, appears over simplified and does not include the three storey element shown on the proposed floor plans, which would result in a ridge line, located directly behind the more modest two storey element. Therefore, the three storey element proposed which would clearly sit directly behind the two storey element cannot be fully assessed or appreciated.

39 In addition to the concerns above, the proposed design uses a palette of 6 varying render treatments and two different roof tiles, including concrete. It also includes both traditional design features such as stone window heads, sills bay copings, traditional mimicking of lead work dormers and more modern elements such as the two storey projecting square bays and modern balconies. This extensive use of varying materials and details would result in an overcomplicated and confused development. Rather than take only a few, high quality influences from the surrounding Conservation Area, or add to the character by providing a modern development with a unique simple style, the development has been influenced by almost all the architectural features from both traditional and modern surrounding developments, including those which lie outside the Conservation Area. This is not considered to be appropriate on such a prominent site in this location and would be contrary to Policy DE1 and EN5 of the Local Plan.

40 It is considered that the large building is poorly designed with long internal corridors and many apartments having single aspect rooms. This is particularly evident when looking at the proposed flats facing South Street. These units would benefit from very little sun due to their north facing orientation. The Urban Design Officer has advised that this is a missed opportunity to provide better quality amenity throughout and to integrate the inside with the outside as part of the functioning of the layout. As such it is considered that the proposal fails to achieve high quality design as underpinned by Policy SD1, DE1 and HA1 of the Local Plan.

41 It should be noted that detailed design matters were considered and discussed with the applicant during the pre-application stage. At that early stage Officers raised concern in relation to the matters raised in this report. Officers have also given the applicant opportunity to revise the proposal during the progression of the current applicant to address the concerns raised. However, the applicant has chosen to pursue the current scheme despite these concerns.

42 It is considered that the proposal will appear unduly dominant, incongruous and poorly integrated into the surrounding area within its prominent position within the Conservation Area. The proposal would therefore harm the character of the Conservation Area contrary to Local Plan Policy DE1 and EN10 a) b) and e).

Conservation/Heritage

43 The site is set within a sensitive location in the designated Prospect Place Conservation Area. It is considered that the buildings and boundary wall of the former works contribute to the historic significance of the areas character and appearance. The two storey high southern wall belonging to 'building 1' is considered to positively contribute to the setting of nearby heritage assets, such as King William Street School. The Conservation Officer has advised that whilst the buildings have been altered they are of historic and architectural

significance which warrant protection under paragraph 135 of the NPPF and Local Plan Policy EN10 g) which states 'Any development proposal that would affect a locally important or non-designated heritage asset, including its setting, will be expected to conserve its significance, and any harm should be weighed against the public benefits of the proposal, including its optimum use'.

44 The proposal will result in the demolition of 'building 2' and the majority of 'building 1' with the southern boundary wall of this building being retained at single storey height. The site was historically a former engineering with remnants of the original works building can be seen in stone gables visible from King William Street (south). The Conservation Officer has advised that the removal of these features that are acknowledged to have historic interest would fail to preserve the areas character and appearance and there has been a lack of consideration within the proposed scheme and layout to maximise the potential of the site or preserve the historic fabric that remains on the site. This is contrary to the requirements of S72 of the Act and national and local policy requirements, NPPF section 12 and Local Plan Policy EN10 a) b) and e).

45 Historic England have also raised concerns with regards to the removal of part of the southern boundary wall of 'building 1'. They have commented that they believe further action should be taken to incorporate this into the scheme.

46 The site has historically had an open character, particularly along the northern part of the site as indicated by the heritage statement submitted with the application. Whilst the proposal fronting South Street responds to the existing built form insofar as it appears as terraced housing, the Conservation Officer has advised that by virtue of its siting it fails to preserve the distinct open character and appearance of the site. Historic England has also recommended that the frontage adjacent to South Street be set back and the bulk should be reduced to allow a more meaningful space to be created. This would be more in keeping with the historic character of the site as outlined by the map regression included in the applicant's Heritage Assessment. The advice from Historic England must be weighed against the aspirations of the Council to see this former commercial site be redeveloped for residential purposes, as well as the relevant policies and guidance within the development plan and this balance is considered in more detail below.

Planning balance

47 The NPPF paragraphs 133, 134 and 135 and Local Plan Policy EN10 advise that any harm should be weighed against the public benefits of a scheme. As outlined above Officers hold the opinion that the loss of heritage assets and the proposed design, scale and massing of the building will harm the character and appearance of the Conservation Area and the setting of King William Street School, a building of local significance.

48 Officers have advised the applicant of the concerns raised during the application process and the applicant has been given the opportunity to revise the scheme. However, the applicant considers that the provision of retirement accommodation in this location has a number of benefits which should be considered and they have chosen to pursue the scheme as it stands.

49 In brief the benefits that the applicant has cited relate to the need for sheltered accommodation for older people, the suitability of the site which is set in a sustainable

location, the contribution the development would make towards the Council's five year housing land supply and the benefits to the local economy. These benefits are acknowledged and in principle the redevelopment of the site for residential use is supported. However, by virtue of the design and impact upon the site's heritage assets it is considered that the current proposal would significantly harm the character and appearance of the Conservation Area and this is considered to outweigh the aforementioned public benefits.

Amenity

50 A key consideration relates to the potential impact upon neighbouring amenity. Policy DE1 c) seeks to protect amenity in respect of light, privacy, outlook, noise, smell, pollution and space. A number of concerns have been received from surrounding properties with regards to the potential impact that the development may have upon their existing amenity levels.

51 The proposal will be set approximately 15 metres away from the properties along South Street. The plans also indicate that the finished site levels would be 0.7 metres above the level of South Street, although the overall height of the proposal would be comparable to the height of the properties in South Street. The Supplementary Planning Document 'Backland and Infill Development' (2007) recommends a separation distance of 22 metres between habitable rooms in single or two storey dwellings to prevent harm to privacy of nearby residents. Whilst the proposal does not meet this guidance, the position of the proposed development is reflective of the surrounding area which contains terraced houses which front one another in a narrow street pattern. The proposed development would be on the public facing side of the dwellings in South Street and would not affect privacy of the private side of the dwelling. By virtue of the orientation of these properties, which are south facing, on balance it is not considered that the proposal would harm neighbouring amenity in terms of loss of light, outlook or privacy to such an extent as to warrant refusal in accordance with policy DE1 c).

52 The two storey boundary wall which is currently set adjacent to King William Street School would be reduced to single storey height and concern has been raised with regards to the proximity of windows adjacent to the school playground. It is noted that two kitchen windows and a corridor window on the first floor are set near to the shared boundary and the closest kitchen window is set 8 metres away. If approved, it is recommended that a condition be attached to any permission to ensure obscure glazing is used along this elevation to avoid any issues of overlooking to the playground.

53 Bow Court is set adjacent to the north west boundary of the site. There is a separation distance of approximately 17 metres at its closest point between number 9-16 Bow Court and the development. By virtue of the position of Bow Court in relation to the proposal it is not considered that the proposal would harm the amenity of these properties in terms of outlook, loss of light or privacy in accordance with Policy DE1 c). Properties along Prospect Place benefit from substantial sized gardens and it is not considered that the proposal would impact upon current amenity levels.

54 The new occupants of the proposed development would be located in fairly close proximity to the playground of King William Street Primary and potential traffic noise from Eastcott Road. However, in accordance with the advice from the Environmental Health Officer, these matters, which would be likely to require a noise assessment to be

undertaken and mitigation measures that may be required to make the level of noise acceptable in relation to noise and disturbance.

Highways Access, Safety and Parking:

55 The proposal would result in this former commercial site being redeveloped to provide 61 units together with a warden flat. The site would also be used by ancillary staff and visitors to the occupants. The proposed site plan indicates that the existing access from Eastcott Road would continue to be utilised by the development and would be subject to improvements. In addition, the proposal includes the provision of 32 parking spaces, including 2 disabled spaces and provision of a buggy store.

56 Policies TR1 and TR2 of the adopted Swindon Borough Local Plan 2026 seek to ensure access for developments is appropriate to the scale, type and location of the proposal without being detrimental to highway safety, traffic movement and the local environment.

57 The Highway Officer is satisfied that the indicative layout is broadly acceptable, although they recommend conditions to ensure detailed matters. Subject to conditions the proposal would accord with Policies TR1 and TR2 of the Swindon Borough Local Plan 1997.

Landscaping, open space and trees:

58 The proposed scheme would include the provision of patio areas for ground floor flats with the majority of the upper floors limited to Juliet balconies with no dedicated external space. There would be only a limited number of flats with an external balcony capable of accommodating chairs and a table. The majority of the space around the site is dedicated to communal gardens with space providing a setting and outlook for occupants, although the Council's Landscape Officer is critical of the quality of the space due to shading and lack of detail submitted. It should be noted that there are no specific requirements within policy or supplementary planning guidance for minimum amenity space for flats. However, due to the location of the development close to the town centre it is not likely that a refusal on the basis of the level or quality of the provision of amenity space alone could be substantiated at appeal.

59 Notwithstanding the above, the development is required to accord with Policy EN3 which requires the provision of on-site public open space. The space within the site is considered to provide a softened setting and private amenity space but does not contribute to the requirement for public open space. Therefore, the proposal would not comply with Policy EN3 of the Local Plan. There is the opportunity to mitigate the harm arising as a result of the lack of provision of open space on site for the applicant to make a financial contribution towards the provision off site. This is discussed in more detail in the section relation to Section 106 below.

60 The application is accompanied by an Arboricultural Assessment which assesses all the trees and hedging within and in close proximity to the application site. The majority of the site is covered in hardsurfacing, with the only trees located adjacent to the north-eastern boundary and boundary hedges to the north and west boundary. All vegetation would be retained and the proposed site layout proposes additional landscaping and planting within the site.

61 The Tree officer raises no objection to the methodology for protection of vegetation during construction work. In addition the proposed landscaping scheme is also considered adequate for the proposed development. The provision of both communal gardens and individual terraces at street level is considered appropriate in this context. It is not clear from the information provided whether any works are required to the boundary walls. To ensure the historic boundary walls are retained conditions could be used to ensure these are retained and subsequent details are required if any works are required to facilitate the development.

CIL/S106

62 Policy IN1 of the Swindon Local Plan 2026 requires all development to make a positive contribution to sustainable growth, meet the cost of infrastructure made necessary by the development and mitigate the additional pressure upon existing infrastructure.

63 The proposed development is site within the Council's adopted CIL Charging Schedule 6th April 2015 Residential Zone 2. Therefore, as this development involves the provision of new residential accommodation the scheme would be liable for the relevant payment. The applicant is aware of this requirement and an informative can be attached to any consent granted or refused to bring the relevance of the adopted CIL Charging Schedule to the attention of the relevant parties. The Council would request that in the event of an Appeal that an appointed Planning Inspector consider the same.

64 Policy EN3 also requires residential development to provide or contribute towards public open space in accordance with the guidance within Appendix 3 and the Open Space and New Housing Development Supplementary Planning Guidance Adopted August 2004. There is limited space within the site, other than the provision of amenity space required for the occupants. In such instances the Council would require a contribution towards the provision of new or the upgrade of existing open spaces. Applying the Council's adopted off-site open space calculator to the proposal the following values have been generated as financial contributions that would be required to satisfy the relevant requirements of EN3 in this instance:

Contribution	Amount
Off-site Locally Equipped Area for Play	n/a due to the nature of the scheme
Off-site Local Open Space	£20,995.43
Off-site Major Open Space	£7,386.64
Off-site Playing Pitches	£15,941.48

65 The applicant is aware of the need to enter into the agreement and the level of contribution required. However, the applicant has failed to enter into the relevant agreement to ensure the contribution is required and therefore the proposal currently fails to comply with Policy EN3 of the Local Plan 2026. In order for the Council to safeguard this requirement at any subsequent appeal, it is considered reasonable to include this as a reason for refusal.

Contaminated Land:

66 Policy EN9 of the Local Plan 2026 seeks to ensure that development is not permitted on contaminated or those sites suspected of being contaminated unless adequate safeguards are put into place and necessary mitigation works are completed. The applicant as submitted a desktop contaminated land survey with the application which concludes that the risk of harm to end users would be low although a full intrusive contaminated land survey would be required to identify contamination.

67 The advice from Environmental Health and the Environment Agency requires conditions are attached to any consent granted to prevent harm arising as a result of redevelopment of this potentially contaminated site.

Other Matters:

68 The fire service has advised that the proposal could be acceptable subject to the provision of an adequate water supply and hydrants. There are also no objections from Thames Water subject to conditions. These matters could be suitable controlled by a condition attached to any consent granted. Subject to conditions the proposal would provide adequate infrastructure in relation to water supply and the emergency services, in accordance with Policy IN1 and IN2 of the Local Plan 2026.

Concluding Comments:

69 In principle, the site is considered to be in an appropriate and sustainable location for residential development and it is acknowledged that the proposal would add to the existing mix of housing types within the area.

70 The benefits put forward by the applicant are acknowledged and in principle the redevelopment of the site for residential use is supported. However, by virtue of the design and impact upon the site's heritage assets it is considered that the current proposal would significantly harm the character and appearance of the Conservation Area and the setting of King William Street School, a building of local significance. This is contrary to the requirements of S72 of the Act and national and local policy requirements, NPPF section 12 and Local Plan Policy EN10 a) b) and e). In addition, the scale, mass and constituent elements of design result in a confused and overly complex design and incongruous development which fails to integrate into the surrounding area contrary to Policy DE1 of the Swindon Borough Local Plan 2026.

71 Policy HA2 '*Affordable Housing*' stipulates that all developments of 15 homes or more, on sites larger than 0.5 hectares should provide 30% affordable housing or a proportionate contribution should be provided towards affordable housing off-site, subject to a viability assessment. Officers have carefully considered the information submitted by the applicant but it is not considered that applying the normal policy requirement detailed in Policy HA2 would result in the development not being viable. This being the case, as the applicant has failed to enter into the relevant agreement to deliver the required contribution, the proposed development would fail to comply with Policy HA2 of the Swindon Borough Local Plan 2026 and would be unacceptable in planning terms.

72 The applicant has failed to enter into the relevant agreement to ensure the financial contribution towards off site open space is delivered and therefore the proposal currently fails to comply with Policy EN3 of the Local Plan 2026. In order for the Council to safeguard

this requirement at any subsequent appeal, it is considered reasonable to include this as a reason for refusal.

Recommendation

73 That planning permission be **REFUSED** for the following reasons:

Reasons

- 1 The proposed development, by virtue of the proposed design and impact upon the site's heritage assets, without adequate justification and mitigation, would significantly harm and fail to preserve or enhance the character and appearance of the Conservation Area and the setting of King William Street School, a building of local significance. This is contrary to the requirements of Section 72 of the Town and Country Planning Act and national and local policy requirements, NPPF section 12 and Local Plan Policy EN10 a) b) and e).
- 2 The scale, mass and constituent elements of design result in a confused and overly complex appearance to the development which would be incongruous and would fail to integrate into the surrounding area contrary to Policy DE1 of the Adopted Swindon Local Plan 2026 (Adopted March 2015). Furthermore, the proposed design, in particular the siting of the building together with the orientation of the building and open areas of the site would fail to provide an acceptable environment and outlook for the proposed occupants contrary to Policy DE1 of the Adopted Swindon Local Plan 2026 (Adopted March 2015).
- 3 The proposed development fails to satisfy the requirements of adopted Policy IN1 '*Infrastructure Provision*' and HA2 '*Affordable Housing*' of the Swindon Borough Local Plan 2026 (Adopted March 2015) as no planning obligation has been entered into to secure the payment of an off-site affordable housing contribution, in lieu of on-site provision. An independent assessment of the open book financial appraisal submitted by the applicant has demonstrated that it is not considered that application of the requirements of Policy HA2 would render the redevelopment of the site unviable and a contribution equivalent to the 30% affordable housing requirement can be accommodated and still continue to deliver an acceptable level of profit to retain a viable development.
- 4 The proposed development fails to comply with adopted Policy EN3 '*Open Space*' of the Swindon Borough Local Plan 2026 (Adopted March 2015) as no planning obligation has been entered into to secure the payment of off-site contributions to mitigate its impact on existing local open space provision. It is not considered that in meeting the requirements of Policy EN3 the development of the site would become economically unviable and securing the requirements of EN3 remains justified.

Informatives

1. This decision is in respect of the site plan drawing number 10080SD - PA02 Rev A, location plan drawing number 10080SD - PA01, Topographical Survey drawing number 150505, Ground floor drawing number 10080SD - PA03, First Floor drawing number 10080SD - PA04, Second Floor

drawing number 10080SD - PA05, Model Views drawing number 10080SD - PA10, South Street Elevation 10080SD - PA07, Eastcott Road Elevation drawing number 0080SD-PA08, Elevations 10080SD - PA09, Roof Plan drawing number 10080SD - PA06, Tree Protection Plan, Landscape Strategy, Swindon Bus Depot - Heritage Assessment and Historic Building Appraisal, Design and Access Statement, Drainage Impact Assessment, Desk Study Report for the land at Stagecoach Bus Depot, Eastcott Road, Old Town, Arboricultural Assessment and Method Statement, Supporting Stakeholder Engagement Statement, Transport Statement, Archaeological desk based assessment received by the Local Planning Authority on the 15th December 2015 and the letter from Ecus environmental consultants received by Local Planning Authority on the 28th January 2016.

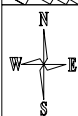
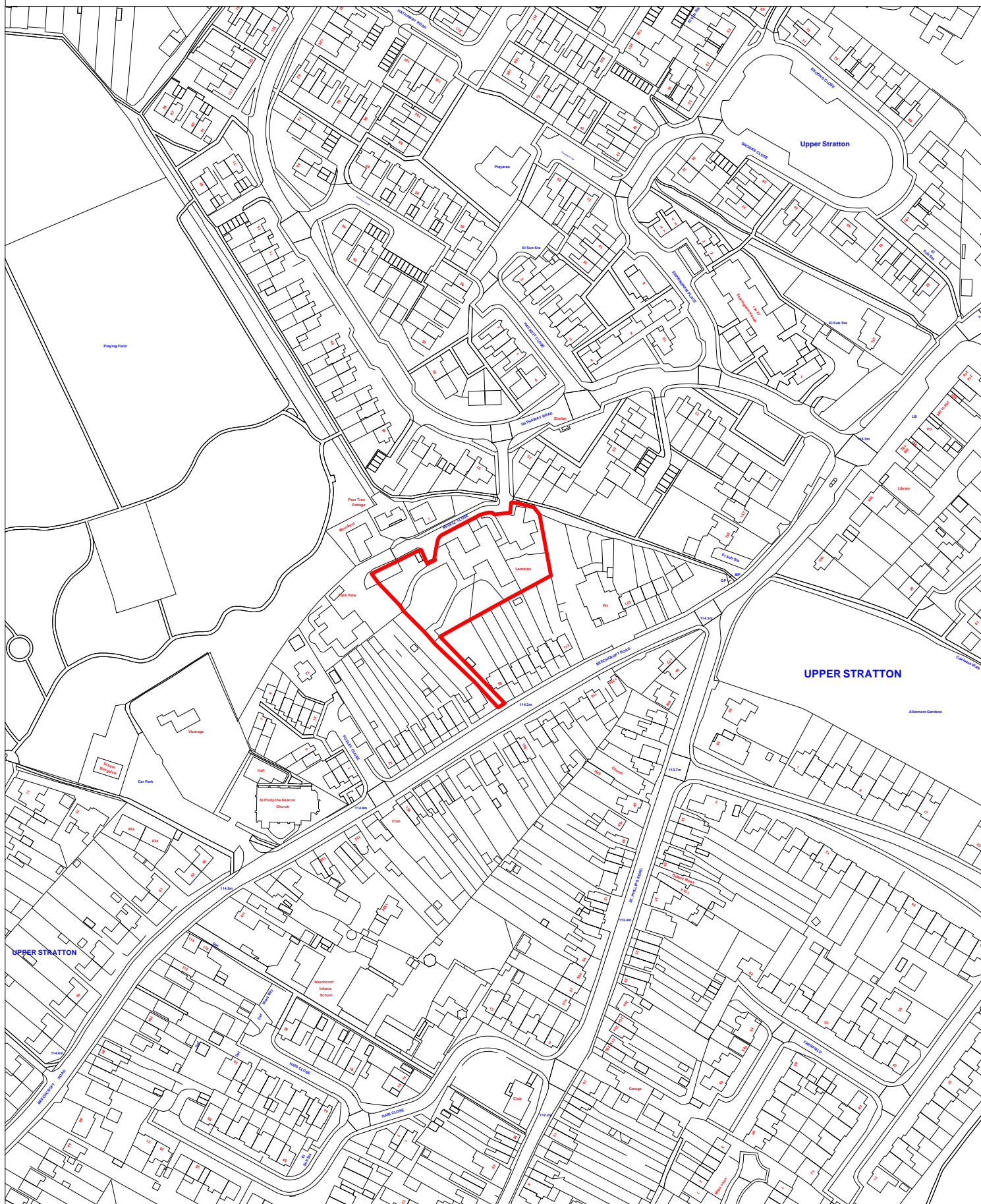
2. This development proposal constitutes Community Infrastructure Levy 'CIL' liable development. CIL is a mandatory financial charge on development. For more information on CIL visit www.swindon.gov.uk/cil or telephone the SBC CIL Team on 01793 466289 or 466397 or email cil@swindon.gov.uk. To avoid additional financial penalties the requirements of the impact of CIL must be managed before a development is commenced and subsequently payment made in accordance with the requirements of the CIL Demand Notice issued. CIL would remain relevant in the event that planning permission were allowed by planning appeal.

3. Reasons for refusal 3 and 4 can be overcome by the entering into of a deed of planning obligation in each case to secure the necessary contributions to satisfy the requirements of policies EN2 and HA2 of the Adopted Swindon Borough Local Plan 2026 (March 2015) and mitigate the impact of the development.

End of Report

Erection of extensions and alterations to existing care home including new modular outbuilding.

Lanterns Revell Close Upper Stratton Swindon SN2 7TW



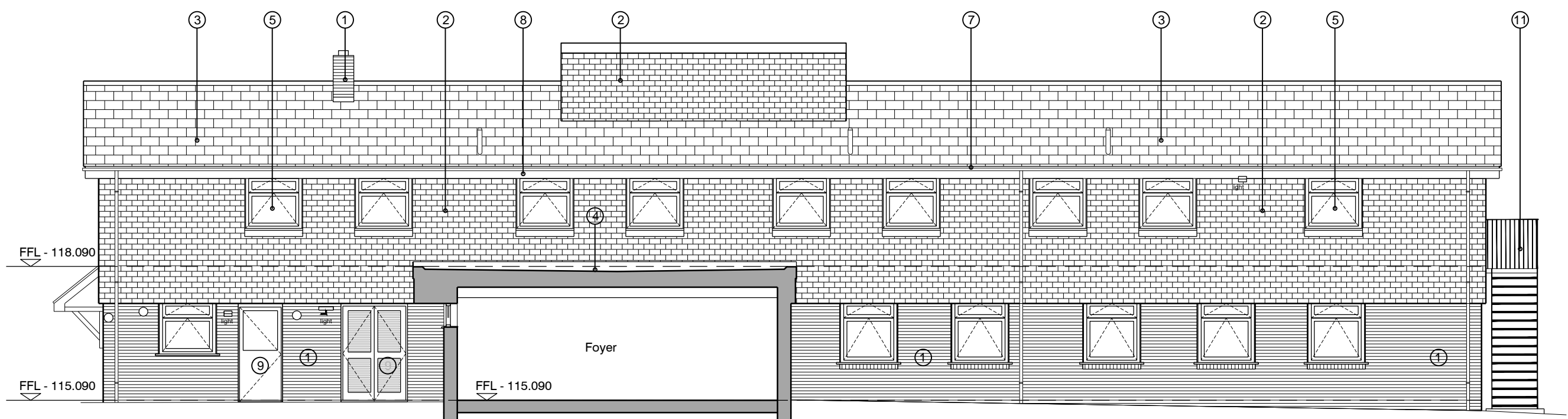
This Plan is for illustrative purposes only and is not intended to provide accurate representation of the development.
In all cases references should be made to the submitted plans.

Erection of extensions and alterations to existing care home including new modular outbuilding.

Lanterns Revell Close Upper Stratton Swindon SN2 7TW

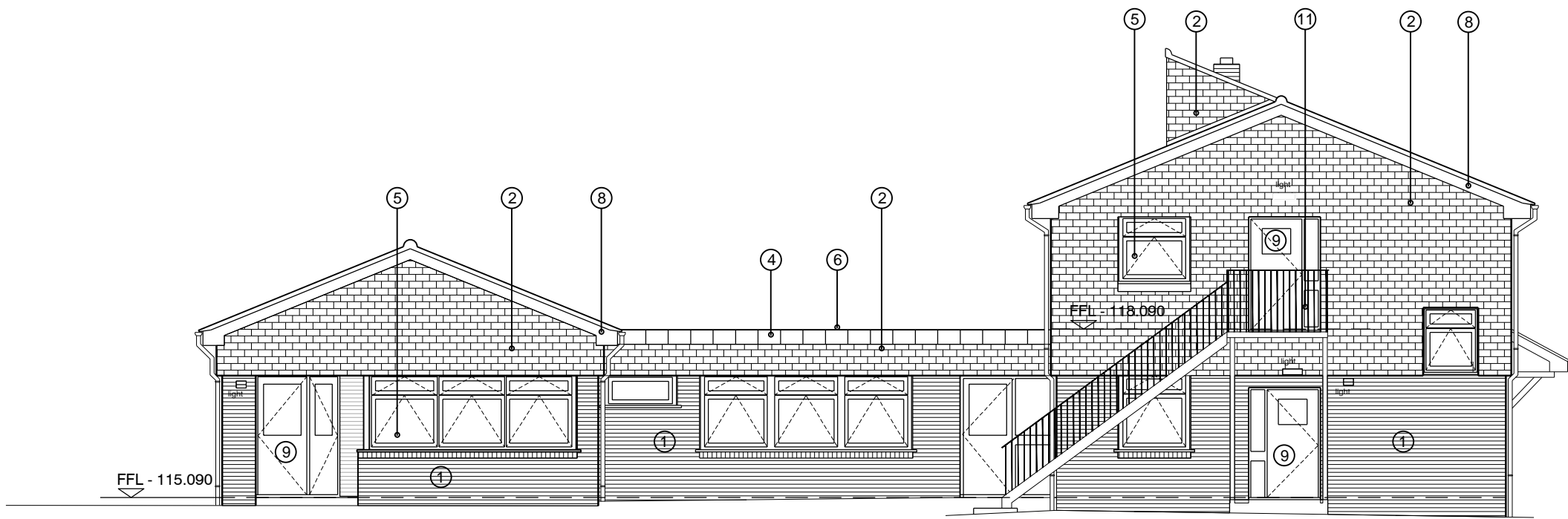


This Plan is for illustrative purposes only and is not intended to provide accurate representation of the development.
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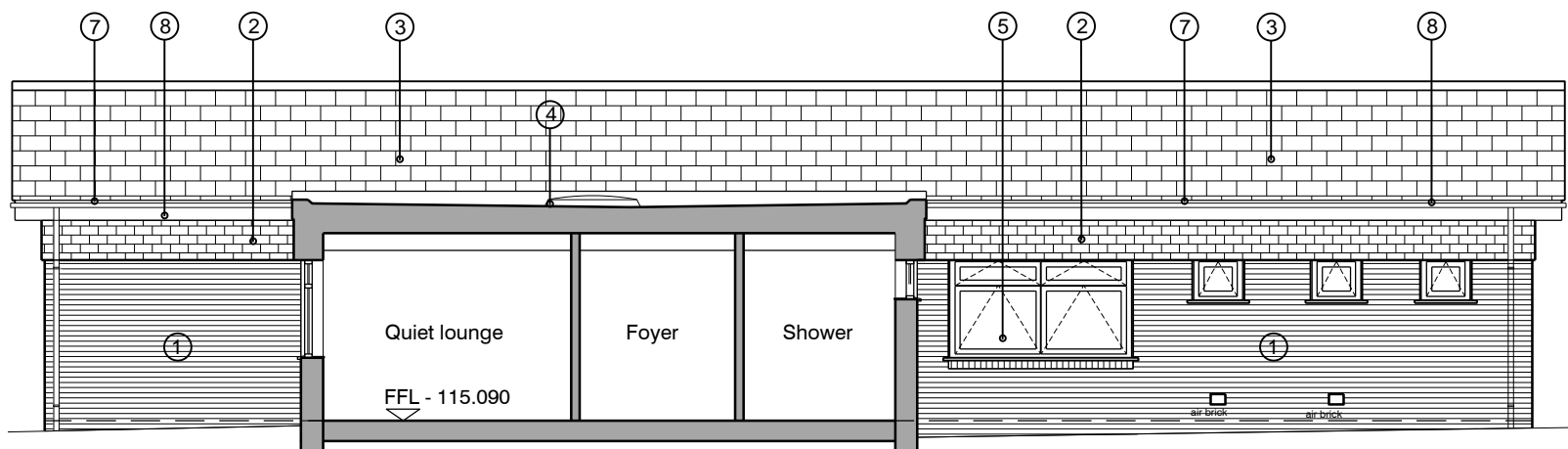


A-A SOUTH WEST (SECTIONAL) ELEVATION

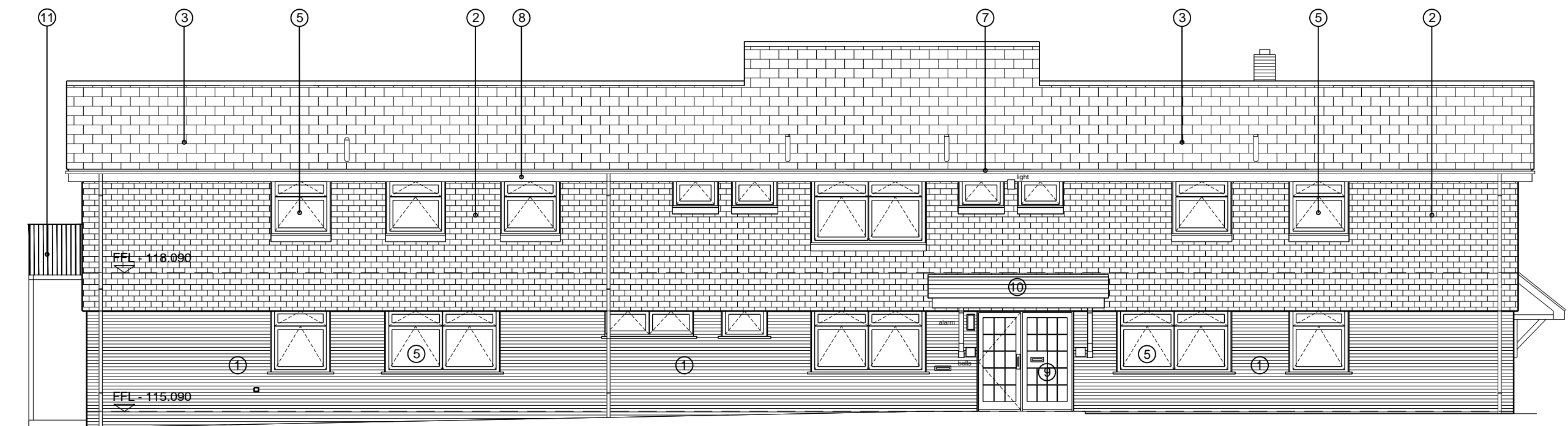
- External Materials Schedule**
- ① Facing Brickwork - (Commons type - golden buff)
 - ② Vertical tile hanging - (Rosemary tiles - brown brindle)
 - ③ Roof Tiles - (Profiled concrete - Brown brindle)
 - ④ Monopitch ridge tiles to flat roof edge
 - ⑤ External Windows - White UPVC in brown stained subframes
 - ⑥ Flat roof - built-up felt finish
 - ⑦ Rainwater Goods - Brown UPVC, square section RWPs
 - ⑧ Fascias & soffits - Timber - brown paint finish
 - ⑨ External Doors - Timber - brown paint finish
 - ⑩ Canopy - Roof tiles as tile hanging on timber frame
 - ⑪ Fire escape staircase - galv. steel



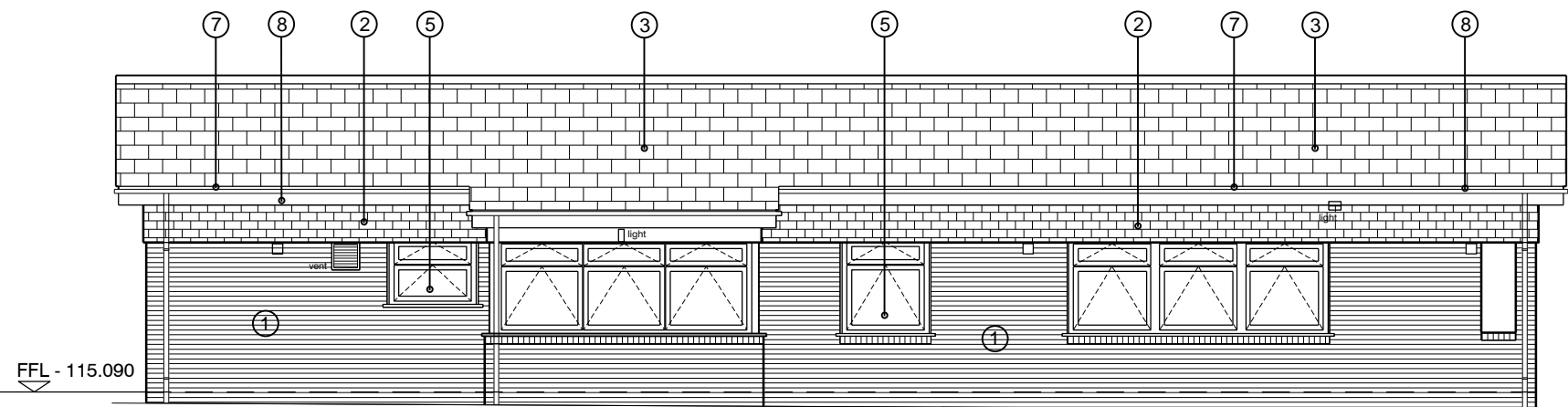
B-B SOUTH EAST ELEVATION



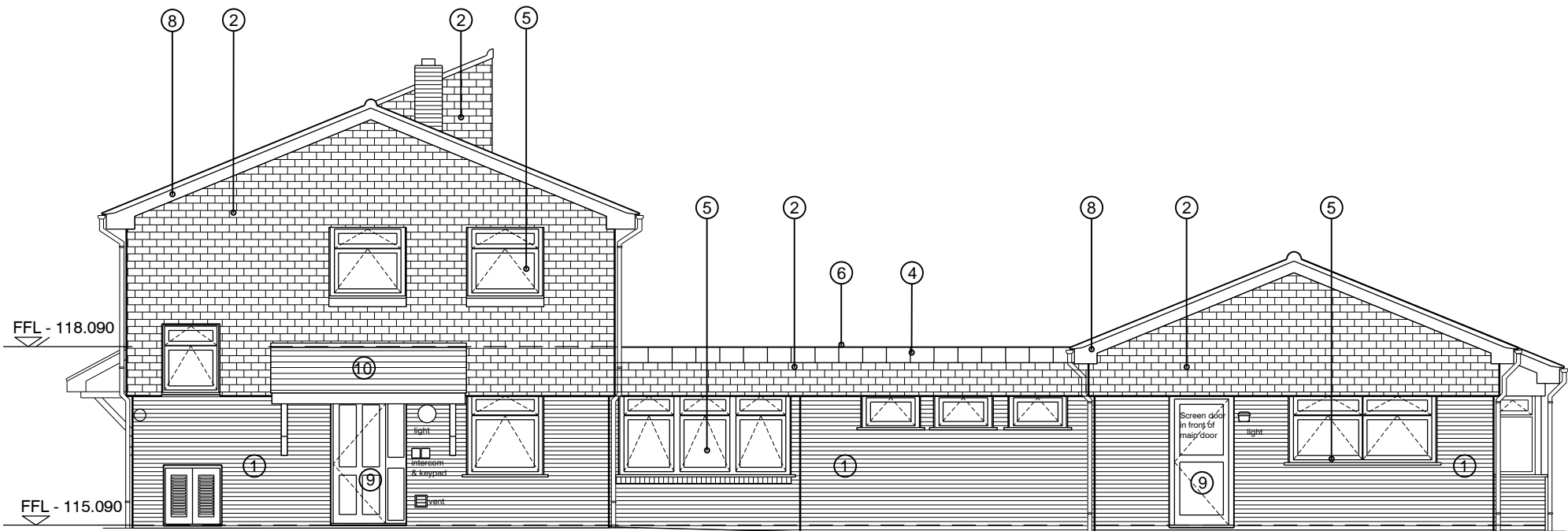
C-C NORTH EAST (SECTIONAL) ELEVATION



D-D NORTH EAST ELEVATION



E-E SOUTH WEST ELEVATION



F-F NORTH WEST ELEVATION



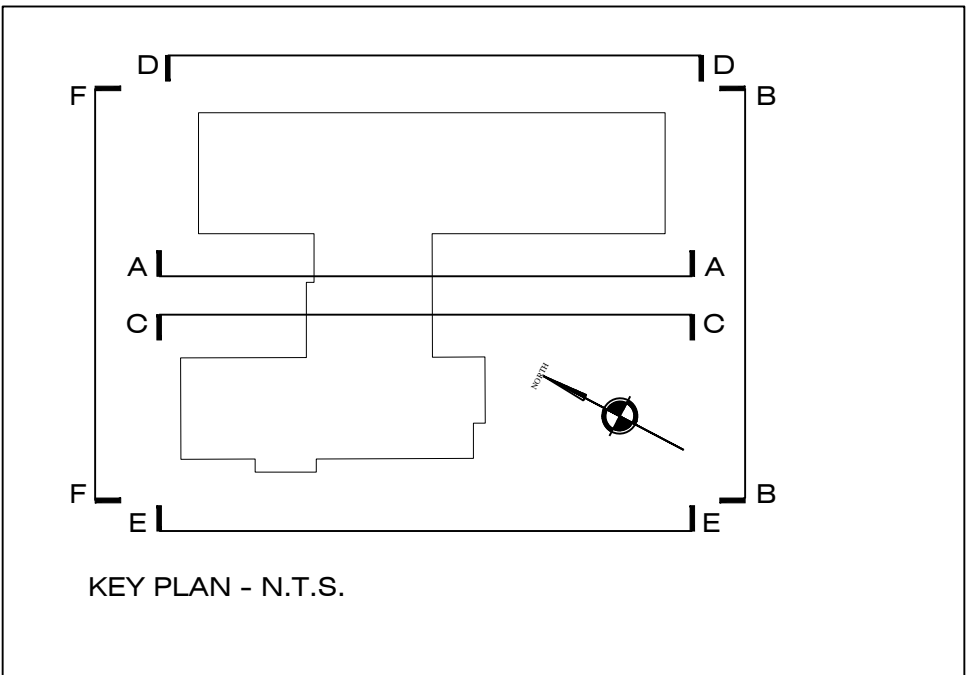
Notes

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All dimensions to be verified on site prior to the commencement of any work or the production of any shop drawing. All discrepancies to be reported to the Architect.

This drawing is to be read in conjunction with all related Architect's and Engineer's drawings and any other relevant information.

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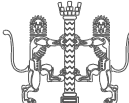


date	revision

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Client
Hiren Satra

Project
**Care Home Re-development, at
Lanterns, Revells Close, Upper
Stratton, Swindon, SN2 7TW**

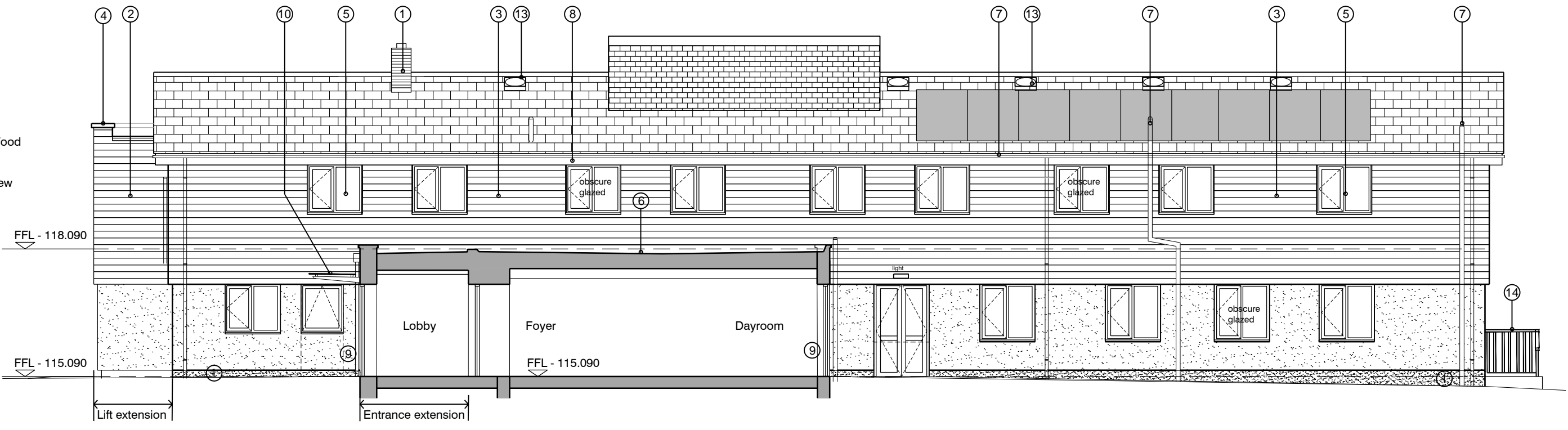
Drawing Title
Existing Elevations

Scale	Date	
1:100 @ A1	January 2016	
Drawn by	Checked by	
PDO		
Job No.	Drawing No.	Re
H5301	61	.

PLANNING

External Materials Schedule

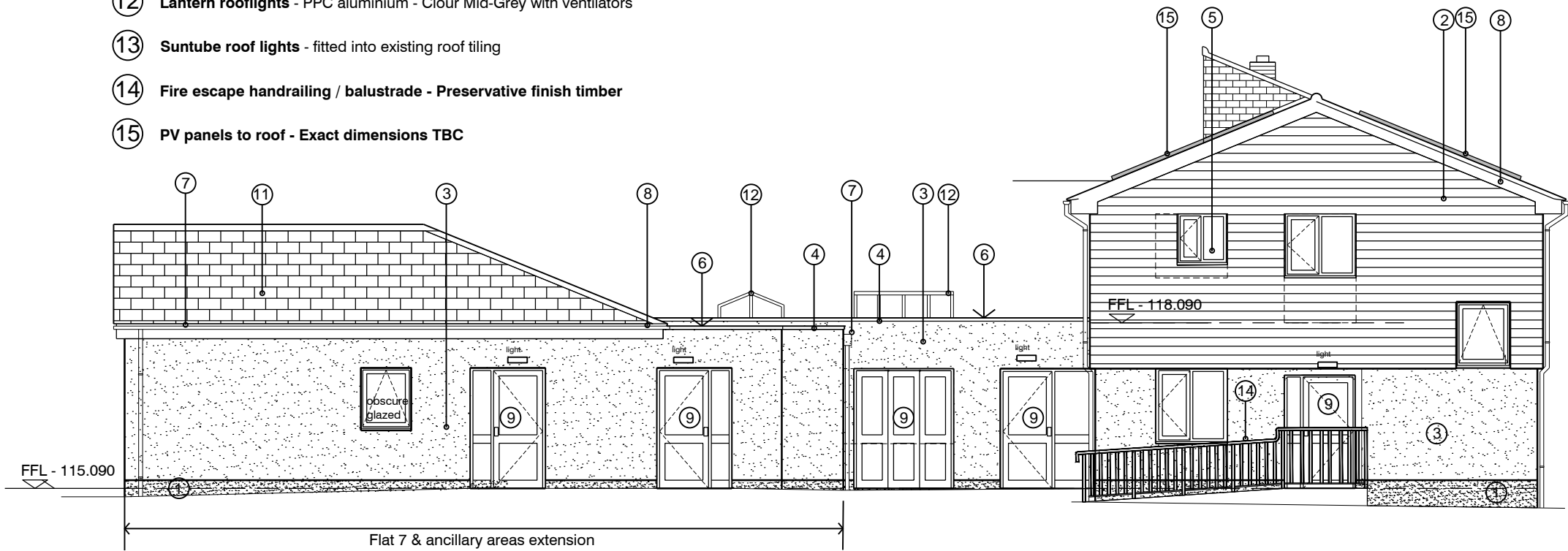
- 1 Render below DPC - Silicone render Colour Brown (Exact TBC)
- 2 Fibre cement rainscreen cladding - Marley Eternit Cedral Click (Wood grain effect) Colour - Grey / Brown (on insulation to existing walls)
- 3 Through coloured render to existing brickwork (on insulation) & new blockwork. Alumasc silicone render - Colour Cream (Exact TBC)
- 4 PPC steel trims to flat roof edges - (Existing & new roofs)
- 5 New & replacement windows - Double glazed PPC aluminium framed - Colour Mid-Grey, Obscure glazed where shown
- 6 Flat roof - single membrane system (grey) - existing & new
- 7 New & replacement rainwater goods - Black UPVC gutters & round section RWPs & SVPs
- 8 Replacement & new fascias & soffits - Marley Eternit Cedral Board - Colour Grey / Brown to match cladding
- 9 External Doors - PPC aluminium double glazed - Colour Mid-Grey
- 10 Entrance canopy - Laminated glass panels on PPC steel frame - Colour Mid-Grey
- 11 Roof tiles extending existing roof - Concrete profiled (to match existing)
- 12 Lantern rooflights - PPC aluminium - Clour Mid-Grey with ventilators
- 13 Suntube roof lights - fitted into existing roof tiling
- 14 Fire escape handrailing / balustrade - Preservative finish timber
- 15 PV panels to roof - Exact dimensions TBC



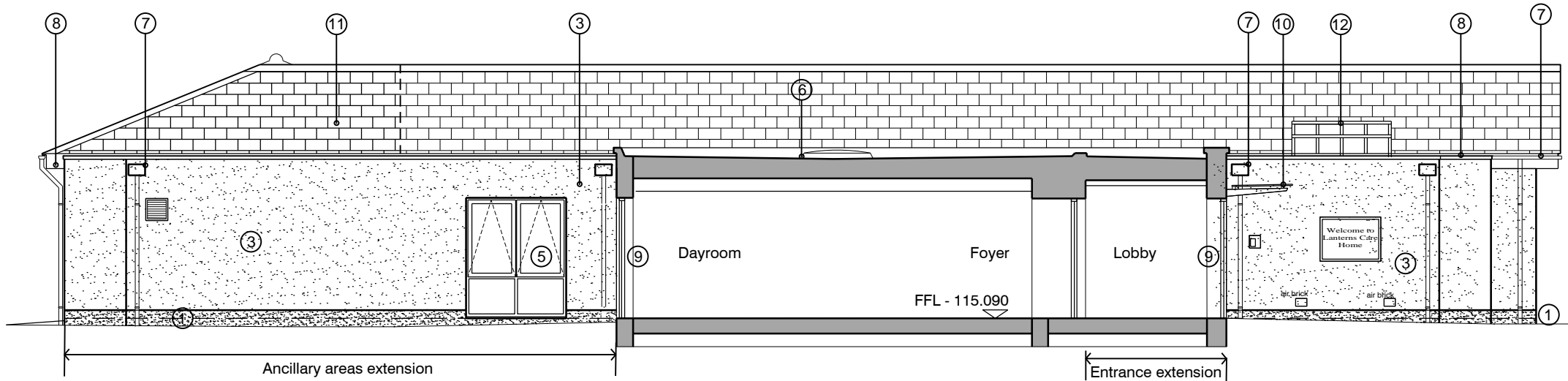
A - A SOUTH WEST (SECTIONAL) ELEVATION

EXTERNAL TREATMENT

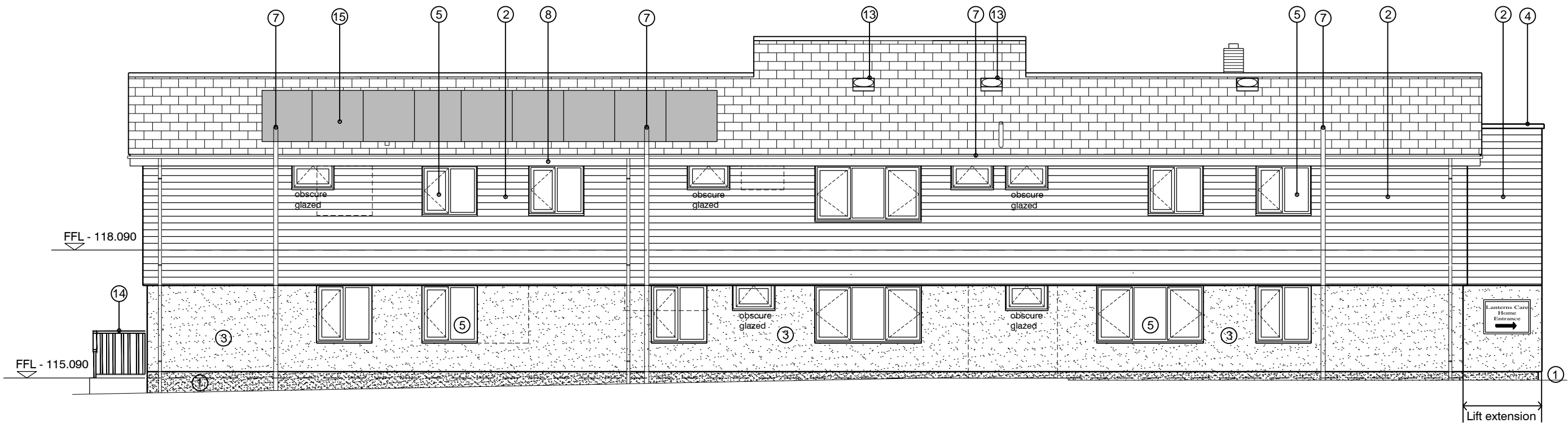
1. All existing windows and doors to be replaced with PPC aluminium double glazed units as shown
2. All existing tile hanging to be replaced with Eternit Fibre cement cladding to first floor areas and rendered brickwork to ground floor areas as shown
3. All existing brickwork above & below floor level to be rendered
4. Existing built up felt flat roof to be replaced with new single membrane roofing system
5. Accomodation to be completely re-planned and re-furbished including new extensions to existing as shown including hydro therapy area, accessible lift and new entrance lobby



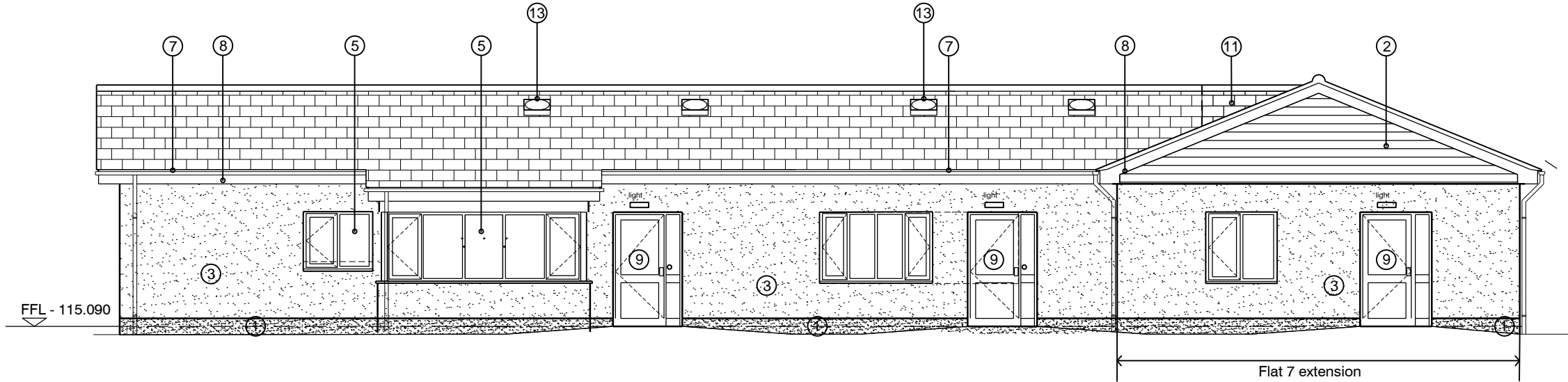
B - B SOUTH EAST ELEVATION



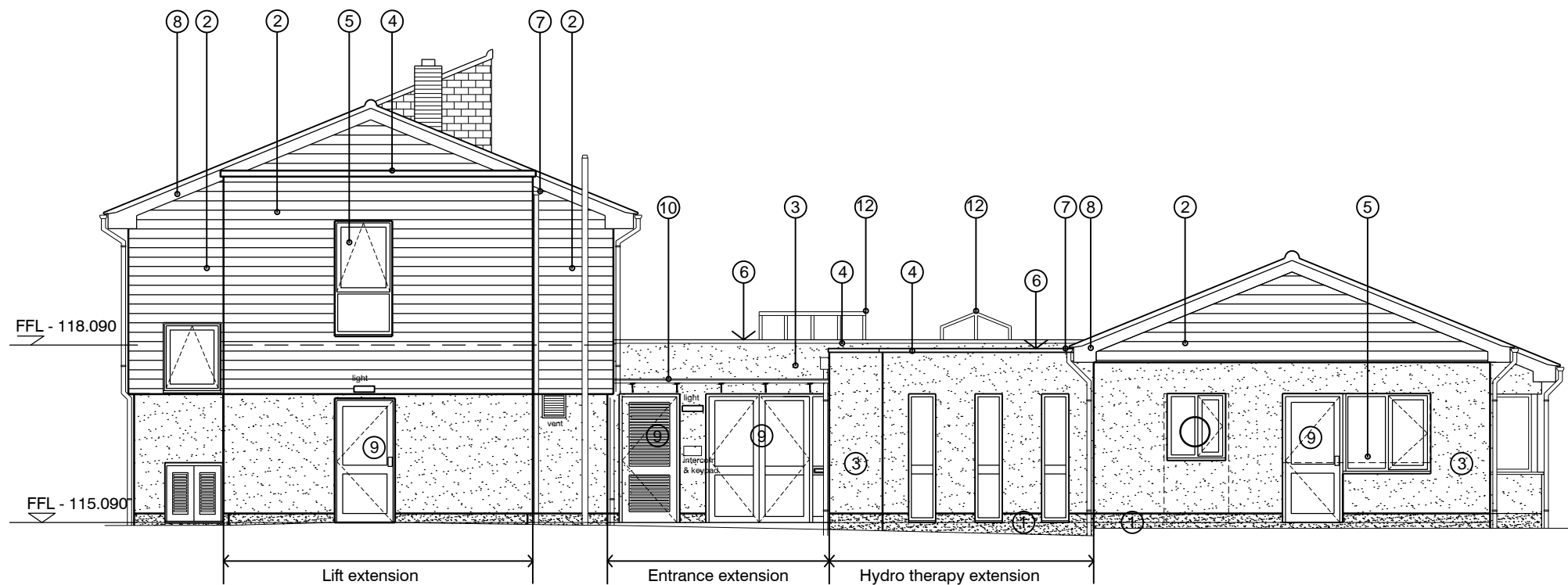
C - C NORTH EAST (SECTIONAL) ELEVATION



D - D NORTH EAST ELEVATION



E - E SOUTH WEST ELEVATION



F - F NORTH WEST ELEVATION



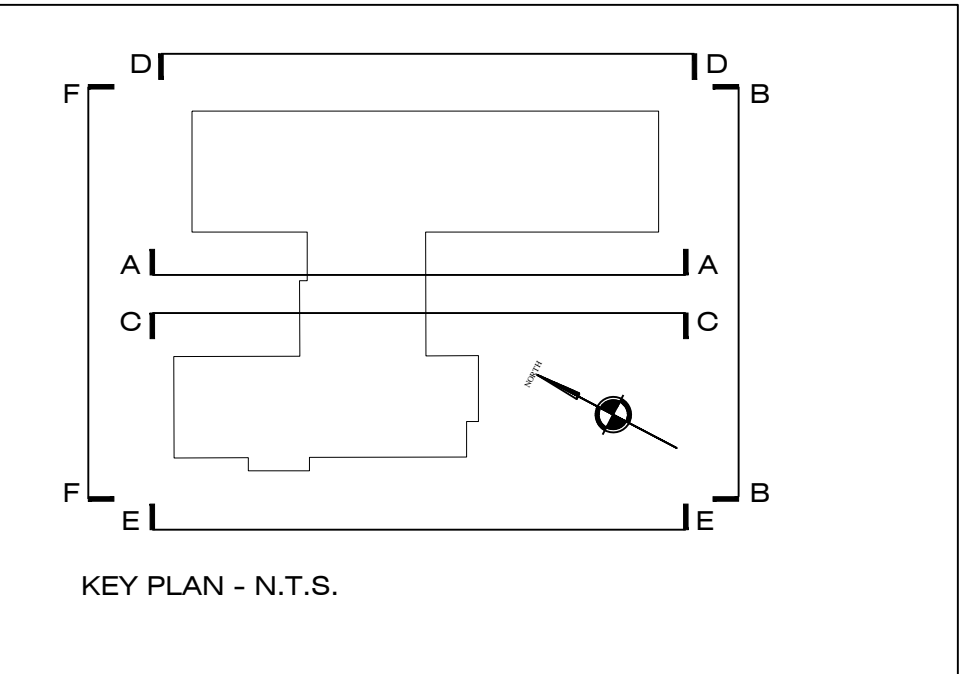
Notes

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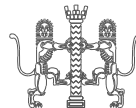


	date	revision	
A	13.04.16	PV panels added to two roof slopes to suit roof plan	PDO

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Client
Hiren Satra

Project
**Care Home Re-development, at
Lanterns, Revells Close, Upper
Stratton, Swindon, SN2 7TW**

Drawing Title
Proposed Elevations

Scale
1:100 @ A1

Date
January 2016

Drawn by
PDO

Checked by

Job No.
H5301

Drawing No.
62

Rev.
A

PLANNING

Notes

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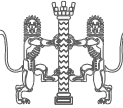
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date	revision

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Client
Hiren Satra

Project
**Care Home Re-development, at
Lanterns, Revells Close, Upper
Stratton, Swindon, SN2 7TW**

Drawing Title
Proposed Site Plan

Scale
1:200 @ A1

Date
January 2016

Drawn by
PDO

Checked by

Job No.
H5301

Drawing No.
92

Rev.
-

PLANNING

KEY TO SYMBOLS:

site boundary line

existing buildings adjacent to the site

Internal Site Division Fencing

Boundary fencing

Patio trellis fencing

Kerb (DK denotes drop kerbs)

Pin kerb / verge

Existing Trees (Removed trees shown dashed)

Proposed Trees (indicative)

Proposed low level planting / ground cover (indicative)

Proposed levels

Existing levels

Existing Manhole (Foul / SW shown)

Rwp & Gully (new or existing)

Soil & vent pipe (new or existing)

New Back-inlet gully

Patio paving - 400mm square paving slabs with pin kerbs & 225mm gravel margin to building

Rubberised permeable finish - colours TBC with 200mm paver brick edging to garden / new building

New & existing tarmac paths with Addagrip Terrabound gravel finish (3mm) Colour - Autumn Toffee (dashed edging denotes existing path) New tarmac to be permeable construction

Existing tarmac paths to remain as existing

1500mm wide strip of shade tolerant planting

Amenity grade turf areas with metal edging to planted areas

900mm wide gravel trim with pin kerbs against building

Proposed low level hedgrows

Rubberised play surface around trampoline - colours TBC

Raised planters of timber sleepers with topsoil & compost

Gazabo - Burford by Forest Gardens Ltd

Swallow Jay timber shed by Greenhouse Stores Ltd

Unilog retaining wall starting at 350mm high each end increasing to 750mm high in centre with Aco drainage channel to path edge

LED lighting bollard - exact layout TBC by lighting design

Refer to Midland Survey Ltd's drawing 24180 / 1 for full details of all existing services & key



COMMITTEE REPORT

Item Number: 9
Application Number: S/16/463

Ward: Penhill & Upper Stratton
Parish: Stratton St. Margaret

Proposal: Erection of extensions and alterations to existing care home including new modular outbuilding

Location: Lanterns, Revell Close, Upper Stratton, Swindon, SN2 7TW

Agent:

Mr John Stockhill
DWA Architects Ltd
Rievaulx House
1 St. Mary's Court
York
YO24 1AH

Applicant:

Mr Hiren Satra
H Satra Ltd
42 Langley Way
Watford
Hertfordshire
WD17 3EG

Officer Report

Background:

i This application has been brought to planning committee at the request of Stratton St. Margaret Parish Council.

Summary of Recommendation:

That Planning Permission be **GRANTED** with Conditions.

The Proposal:

1 This planning application relates to the erection of two single storey extensions to an existing care home to provide additional kitchen, dining and living accommodation plus a hydrotherapy room, together with a small two-storey extension to provide a lift and storage facilities. This will result in an increase in the gross external floor area of some 153.3 square metres, from 451.5 square metres to 604.8 square metres. The main extension will be located on the south west side of the building and comprise an extended pitched roof with a flat roof element on the eastern side of the extension. The hydrotherapy room will form a flat roof infill between two wings on the northern side of the building and the extension comprising the lift will have a flat roof with a parapet and will be constructed on the end of the northern elevation of the eastern wing of the building.

2 The external appearance of the existing building will be refurbished to include the replacement of all the hanging tiles at first floor level with a new fibre cement click weatherboard cladding system and the existing brickwork at the ground floor level being rendered. Furthermore, there will be a number of alterations to openings including a

new entrance to the building on the northern side and the removal of an external staircase on the southern side of the building.

3 In addition to the above extensions and external alterations, the garden will be re-landscaped to include new patio, paths, therapy garden, and sunken trampoline. A timber based modular store and workshop building measuring 2.8 metres in height, 4.9 metres in width and 3.9 metres in depth will be located to the north west of the site. A potting shed measuring 3 metres in length and 1.8 metres in depth will be located on the west side of the building on a patio area whilst a hexagonal timber framed summer house room will be located in a new “quiet garden” in the far north west corner of the site.

4 This application relates to the external alterations only and does not constitute any change of use from the existing Class C2 (residential institutions) care home use.

The Site and Surroundings:

5 The Lanterns is a currently vacant Class C2 care home located within its own grounds to the rear of properties in Beechcroft Road and north west of the Bakers Arms public house in Upper Stratton. The building is of some 40 years of age and comprises a one and two storey H shaped building within a well wooded garden that is fully enclosed by 1.8 metre high fencing. The site is accessed via the un-adopted Revell Close to the north which leads from Hathaway Road. Revell Close forms a turning head to the west of the building and serves three detached dwellings to the north west and an apartment building to the west. An existing car park serving the care home is located to the north east of the building.

Representations:

6 Parish Council – Stratton St. Margaret Parish Council is concerned that the plans are unclear, that the access road is privately owned and that the development may have an overbearing impact on the neighbours.

7 Neighbours: Representations have been received from three residents at Park View in Revell Close (a standard letter) with an objection from a property in Beechcroft Road. The following points are raised:

- No objections to the reopening of the premises as a care home.
- Revell Close is a private road and not currently maintained. Swindon Borough Council should adopt it so that it can be safely and properly maintained or the care home takes sole responsibility for the road.
- No right of way is assumed and any damaged caused by construction works should be rectified.
- Increased traffic and the small number of parking spaces will result in visitors and staff parking on the pavement and narrowing the road further and blocking other properties and emergency vehicles.
- Residents would like to know who the care home is intended for and what action will be taken if the use changes once the plans are approved such as to open residential use.

- The tranquillity enjoyed by adjacent properties will be affected by the buildings.
- Concerns about noise and dust during construction.
- Concerns about the safety of children in neighbouring gardens.

Planning Considerations:

8 The main planning issue is the visual impact that the proposed works would have both on the building and within the grounds, and whether this will have any amenity implications on nearby dwellings, in accordance with the National Planning Policy Framework and Policy DE1 (High Quality Design) of the Swindon Borough Local Plan 2026.

9 The submitted Design and Access Statement states that the proposed internal and external alterations are intended to provide accommodation and facilities for residents with autism and challenging behaviour needs, and special and mixed needs by converting the present for 17 bedroomed care home to provide 6 flats and studios together with a quiet lounge at first floor level within the eastern wing, a further 6 en-suite bedrooms at ground floor level in the eastern wing with day room and a further 3 self-contained flats and studio in the single storey west wing together with a communal dayroom, dining area, office, plant room and foyer in the central part of the building. The accommodation is further enhanced by the extensions and internal alterations with the provision of a hydrotherapy room, communal kitchen, training room, sleepover room, an accessible lift and new main entrance.

10 Policy DE1 requires high standards of design for all types of development in meeting the Council's objectives of sustainable development. Such quality of design is assessed amongst other considerations in respect of the context and character by virtue of existing built characteristics, acknowledged features of importance such as trees and existing site conditions. Regard is also had to the layout, form and function of the development in respect of the siting, orientation, scale, massing, materials and detail and in respect of protecting amenity in terms of light, privacy, outlook, noise, disturbance, smell pollution and space.

11 The Lanterns is located within its own extensive grounds which are already secured by means of a 1.8 metre high perimeter fence. The proposed habitable extensions will be located as an infill on the front northern side of the H shaped building and will see the western wing of the building extended southwards. At 12 metres away from the rear boundary fences of the gardens serving 99 to 113 Beechcroft Road, which have considerable garden lengths of over 25 metres, the single storey extension on the south side of the west wing at 3 metres in height to the eaves and 4.7 metres to the ridge will be set well enough into the grounds and away from the nearest dwellings that it will have no impact upon them or their levels of amenity. The building is of some forty years of age and showing signs of dilapidation and the proposed rendering of the existing brickwork and recladding of the upper floor on the eastern wing will greatly enhance the overall appearance of the building and make it fit for purpose. The front infill extension which will include the hydrotherapy pool and new reception will remain subordinate in scale and height to the original building and will be fully in keeping with it.

12 The proposed lift shaft will form an addition to the building in the form of a two storey flat roof extension enclosed by a parapet. This will measure 1.8 metres in depth, 5.2

metres in width and have an overall height of 6 metres but will remain lower than the highest part of the roof to maintain a degree of subordination. The lift extension will be clad in the same render and cladding material as the rest of the building and it is not considered that this will be in any way out of character with the rest of the building.

13 In order to bring the building and grounds into purposeful use, there will be some re-landscaping within the enclosed gardens including the construction of a number of patio areas and new planting. The site is well wooded which gives the building a settled appearance and only three trees are intended to be felled to accommodate the proposed works. The Council's arboricultural officer is satisfied that adequate tree protection measures will be put in place to prevent any harm or loss to those trees that will remain on site. The proposed outbuildings are modest in scale and appearance and have entirely domestic characteristics which will not be out of keeping with the setting of the building or its grounds.

14 Whilst concerns have been expressed over the impacts of the development works, conditions will be imposed to restrict works to acceptable hours with no evening or Sunday working. However it is inevitable that the works will cause some disruption but this will be temporary in nature and not so significant that it would adversely affect the amenities of neighbouring properties.

Use of the Building

15 As no change of use is taking place with the previous and proposed occupiers falling within Class C2 (Residential Institutions) of the Town and Country Planning (Use Classes Order 1987 (as amended), regard can only be had to the aesthetic changes to the building and grounds. Whilst concerns have been raised about what action would be taken if in granting permission for the structural changes to the building and grounds, the premises were marketed or occupied for open residential use, this would constitute a change of use and would require planning permission which would be assessed on its planning merits including consideration given to parking levels. It would also be liable for charging under the Community Infrastructure Levy.

16 Given the established C2 care home use of the site and the fact the renovations and extensions are required to facilitate the provision of suitable accommodation for residents with autism and other behavioural needs; the fact that the premises will remain fully enclosed and private and that the external space is intended to provide therapy for residents by virtue of the provision of a quiet garden and raised planting beds, the fears expressed by a neighbour that the tranquillity of their own gardens will be lost is unfounded.

Traffic Impacts

17 There are no planned changes to the car park which is located at the eastern side of the site. Although there will be an additional 160 square metres of gross floor area, the number of bed spaces will be reduced from 17 to 16. Based on the Council's parking standards, a 16 bedroom care home will require 4 spaces for guests and visitors. With an envisaged 8 care staff, the standards require 1 space for every 2 non-residential staff, therefore a further 4 spaces will be required. With 8 existing spaces there is already considered to be a sufficient number of parking spaces available to serve the

site. However a further 2 disabled parking space will also be provided in addition to cycle parking spaces. The highways officer raises no objection to the parking levels and the means of access to the site which will not change.

Un-adopted Status of Revell Close

18 Concerns have been raised by the Parish Council and local residents about the status of Revell Close in that it is an un-adopted highway and that the applicant and future occupants should not assume any right of way. This is not a planning consideration but a civil matter between those residents, guests and service vehicles, including any construction vehicles who may claim access over the road as is the matter over whom is responsible for the maintenance of the private way.

19 Revell Close remains in private ownership and was never constructed to an adoptable standard. Whilst local residents have the right to formally request that the road becomes maintainable at the public expense, the Local Highway Authority has the right to challenge this through the courts under Section 37 of the Highways Act 1980 if it is not deemed to be of a sufficient quality or standard of construction to justify it being maintained at the public expense. However this is irrelevant to the application before planning committee as there is no change of use taking place and any insistence that the developer takes over the management of Revell Close would be disproportionate to the nature and scale of the development proposed.

Concluding Comments:

20 The proposed extensions and external alterations to the existing care home building will be of a high quality of design and will in no way compromise the amenities of any neighbouring properties by virtue of any physical changes or how it is used as an existing C2 care home facility. The parking levels will be also acceptable; however the ownership status of Revell Close or who has the right of access is not a material planning consideration.

Recommendation

That Planning Permission be **GRANTED** with Conditions

Conditions

1 This approval shall be in respect of the Site Location Plan; Topographical Survey and Utility Survey (drawing number 24180/R2); Tree Survey Plan (drawing number 24180/R2, dated December 2015); Design and Access Statement; Existing Ground and First Floor Plans (Drawing number 51, dated January 2016); Proposed Ground and First Floor Plans (drawing number 52, dated January 2016); Existing and Proposed Roof Plan, drawing number 53, dated February 2016); Existing Elevations (drawing number 61, dated, dated January 2016); Proposed Elevations (drawing number 92, dated January 2016); Existing Site Plan (drawing number 91, dated January 2016); Tree Protection Plan (Drawing number 92, dated January 2016); Development Tree Survey and Arboricultural Report, dated 3rd March 2016; Click weatherboard specification; and Gazebo, potting shed and modular workshop and storage room details and specification received by the Local Planning Authority on the 15th March 2016. The Proposed Site

Plan (drawing number 92 revision C, dated January 2016); Proposed Site Plan Drainage and Utilities (drawing number 93 revision C, dated January 2016); Detailed Landscape Proposals (drawing number 920 revision B, dated 04/04/2016) received by the Local Planning Authority on the 21 April 2016

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

2 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.

3 Prior to the commencement of works on site in connection with the development hereby permitted, the trees shown for retention on the approved plan shall have first been protected by the erection of temporary protective fencing which shall be of and maintained to a standard compliant with BS 5837:2005 and implemented in accordance with the submitted details. The fencing shall remain until such time as all the works in connection with this planning permission have been completed in full.

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

4 The approved scheme of landscaping shall be implemented as per the approved timetable. Any tree or shrub planted in accordance with the scheme which is removed, dies or becomes diseased within a period of five years from first being planted, shall be replaced by one of a similar size and the same species.

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

5 The fencing along the site boundaries shall be maintained and retained to their existing height, as shown on the approved drawings for as long as the development remains on site.

Reason: In the interests of amenity.

6 The parking spaces shown on the approved plan shall be kept clear of obstruction and retained only for the parking of motor vehicles in connection with the development hereby permitted.

Reason: To ensure that satisfactory provision is made for the parking of vehicles off the highway at all times.

7 No part of the development hereby permitted shall be occupied and use until the parking facilities for bicycles have been constructed within the site in accordance with Swindon Borough Council's Parking Standards. Such facilities shall be kept clear of obstruction and retained thereafter.

Reason: To ensure the satisfactory provision is made for bicycles at all times in the interests of encouraging sustainable modes of transport.

8 No works to implement the development hereby approved shall be carried out outside the following hours: 7.30 to 18:00 hours Mondays to Fridays, 08:00 to 13:00 Saturdays and not at all on Sundays, Bank Holidays or public holidays.

Reason: To protect the amenities of neighbouring residents during the development.

Informatives

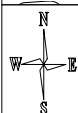
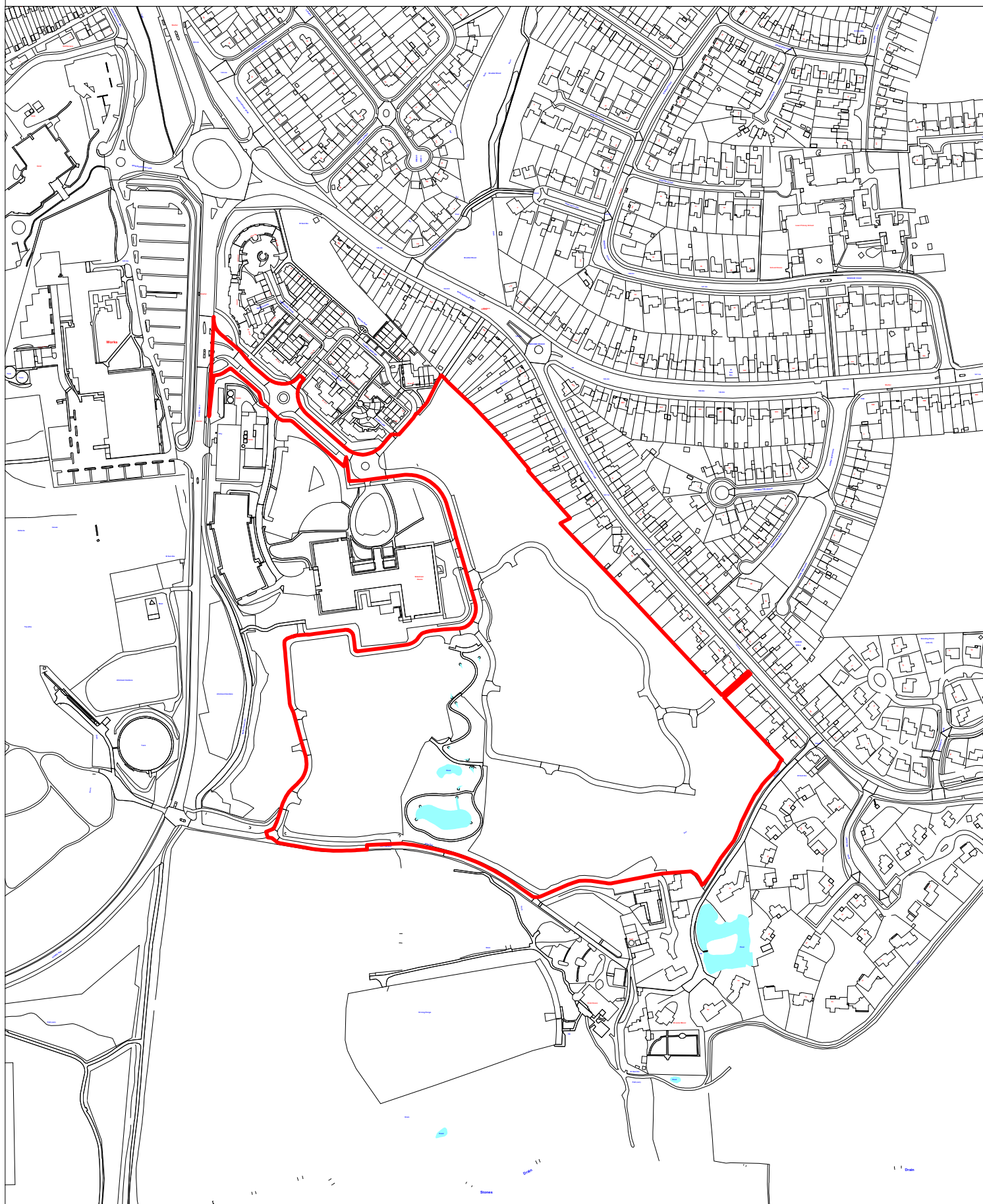
1 This development constitutes Community Infrastructure Levy 'CIL' liable development. CIL is a mandatory financial charge on development. The development falls under an adopted Charging Schedule Category charged at £0 per square metre. For this reason the development generates a £nil CIL Liability payment. 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.

2 The Wiltshire and Swindon Biological Records Centre have advised the Local Planning Authority of the presence of Noctule Bats, Daubenton's Bats and Brown Long Eared Bats within 500 metres of the site. In accordance with Local Plan Policy EN4, the applicant is encouraged to support the habitat of these protected species by giving consideration to the appropriateness of incorporating bat boxes into the proposed extensions.

End of Report

A Hybrid application for a mix of residential development to include - full details of the erection of 91no. dwellings & 74no. age-restricted retirement dwellings and associated works and an outline proposal for up to 313no. dwellings, public open space and play area (Means of Access not reserved)

Land At Marlborough Park 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.

S/OUT/15/2051

A Hybrid application for a mix of residential development to include - full details of the erection of 91no. dwellings & 74no. age-restricted retirement dwellings and associated works and an outline proposal for up to 313no. dwellings, public open space and play area (Means of Access not reserved)

Land At Marlborough Park Swindon



This Plan is for illustrative purposes only and is not intended to provide accurate representation of the development.
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D	GARDENS TO 16-24 & 41-52 BLOCK 1 INCREASED GARDENS TO 25-27 BLOCK 1 INCREASED SHARED SURFACE SHOWN ADJACENT TO 22 BLOCK 2 VISITOR PARKING ADJACENT TO 36-39 BLOCK 1 REVISED	05.05.16
C	REAR ACCESS FOR 42 & 43 BLOCK 1 REVISED	01.04.16
B	CH 55 & 56 BLOCK 1 SET BACK FROM HIGHWAY	16.03.16
A	PLANNING COMMENTS	11.03.16
-	SUBMITTED FOR PLANNING	04.12.15
Rev. No	Amendment	Date

Ben Pentreath & Associates
3 Lamp Office Court, London WC1N 3NF telephone 0207 430 2424 benpentreath.com

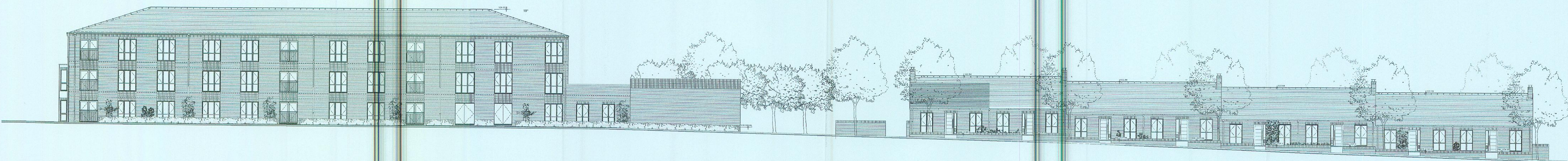
Project: MARLBOROUGH PARK SWINDON

Title: PROPOSED HYBRID MASTERPLAN

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Scale: 1:1000@A1 1:2000@A3	Drawn by: RI
Date: 04.12.15	Checked by: BP

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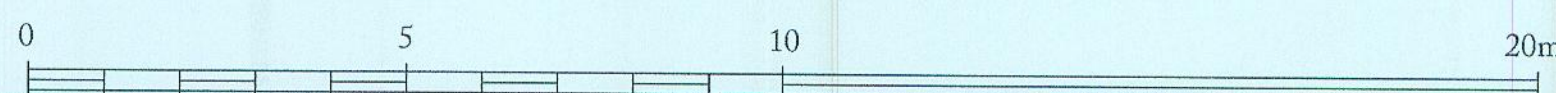
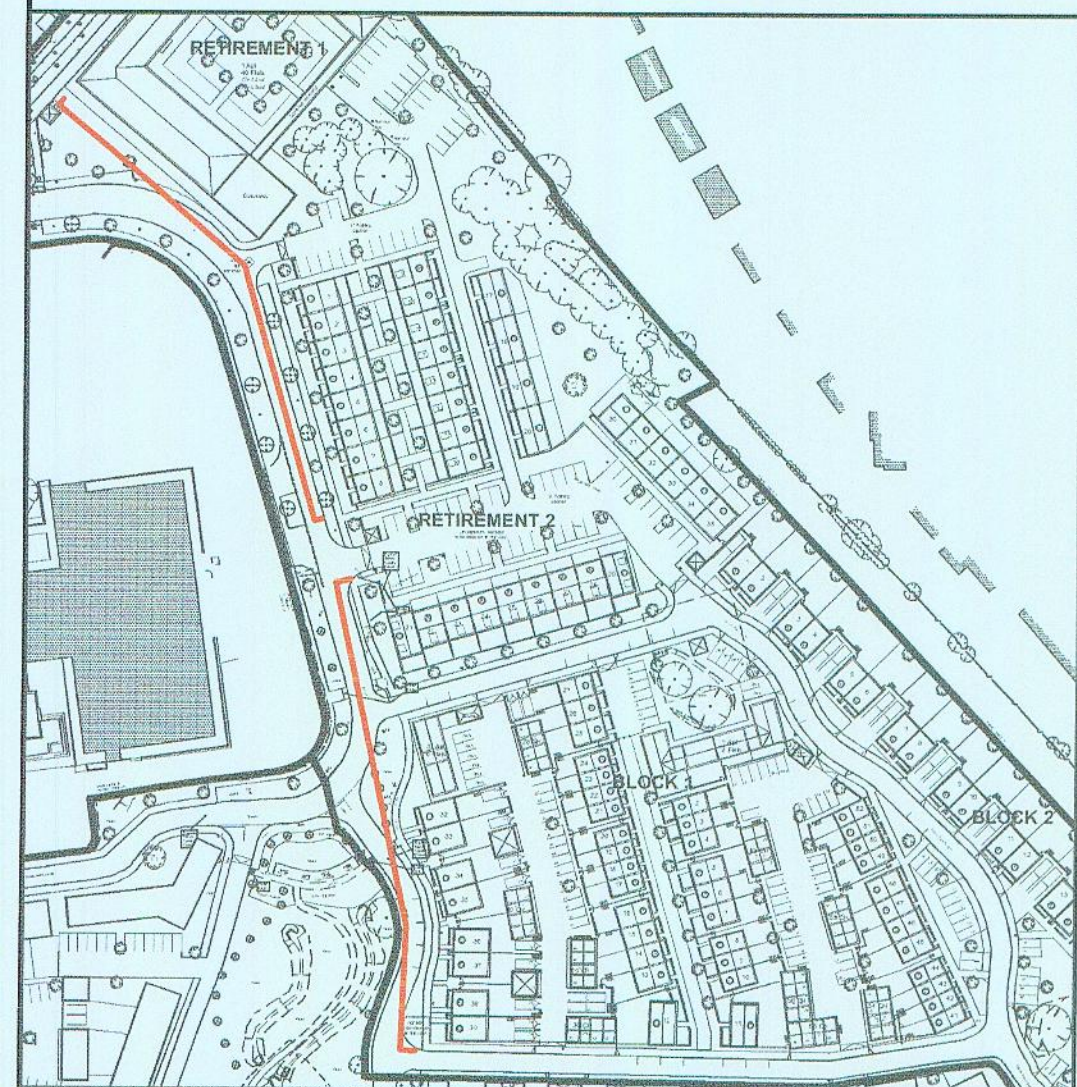




1 RETIREMENT 1 & RETIREMENT 2 WEST ELEVATION



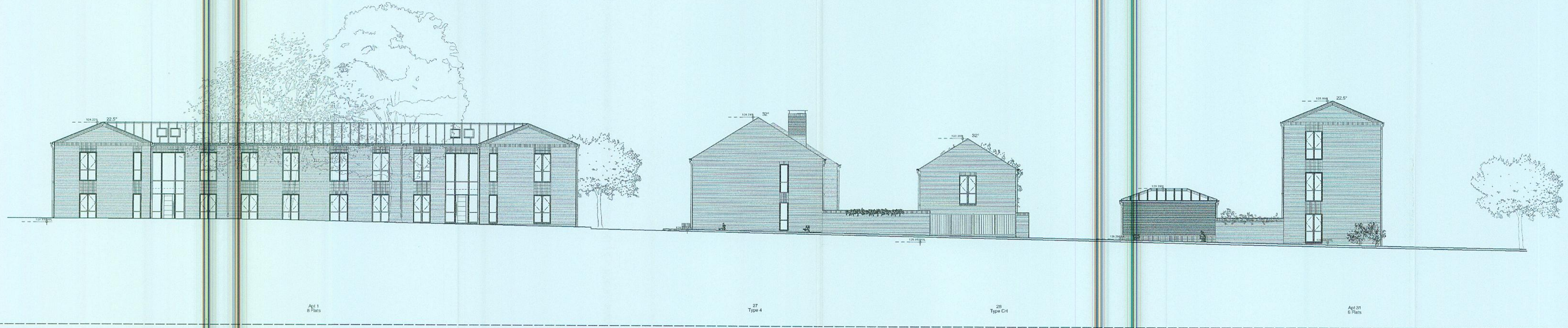
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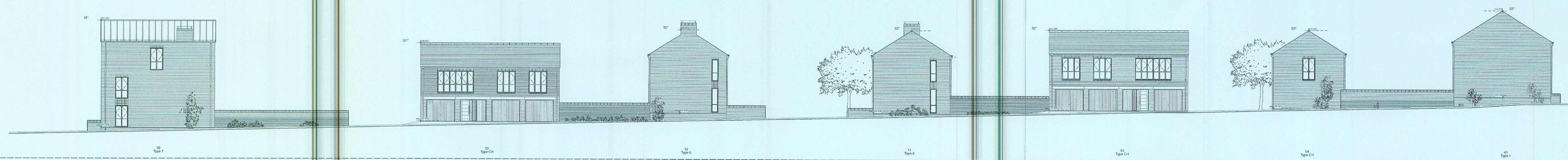
14 DEC 2015
- 7 DEC 2015
Start 15/12/2015

SUBMITTED FOR PLANNING		04.12.15
Rev. No	Amendment	Date

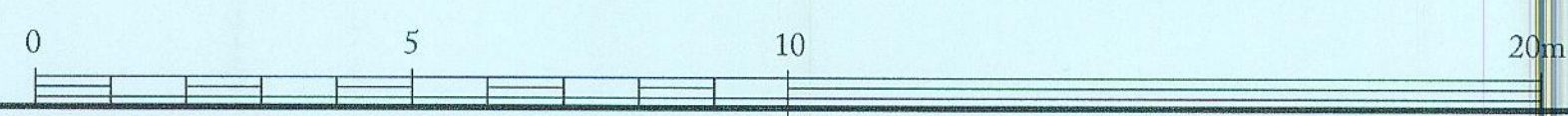
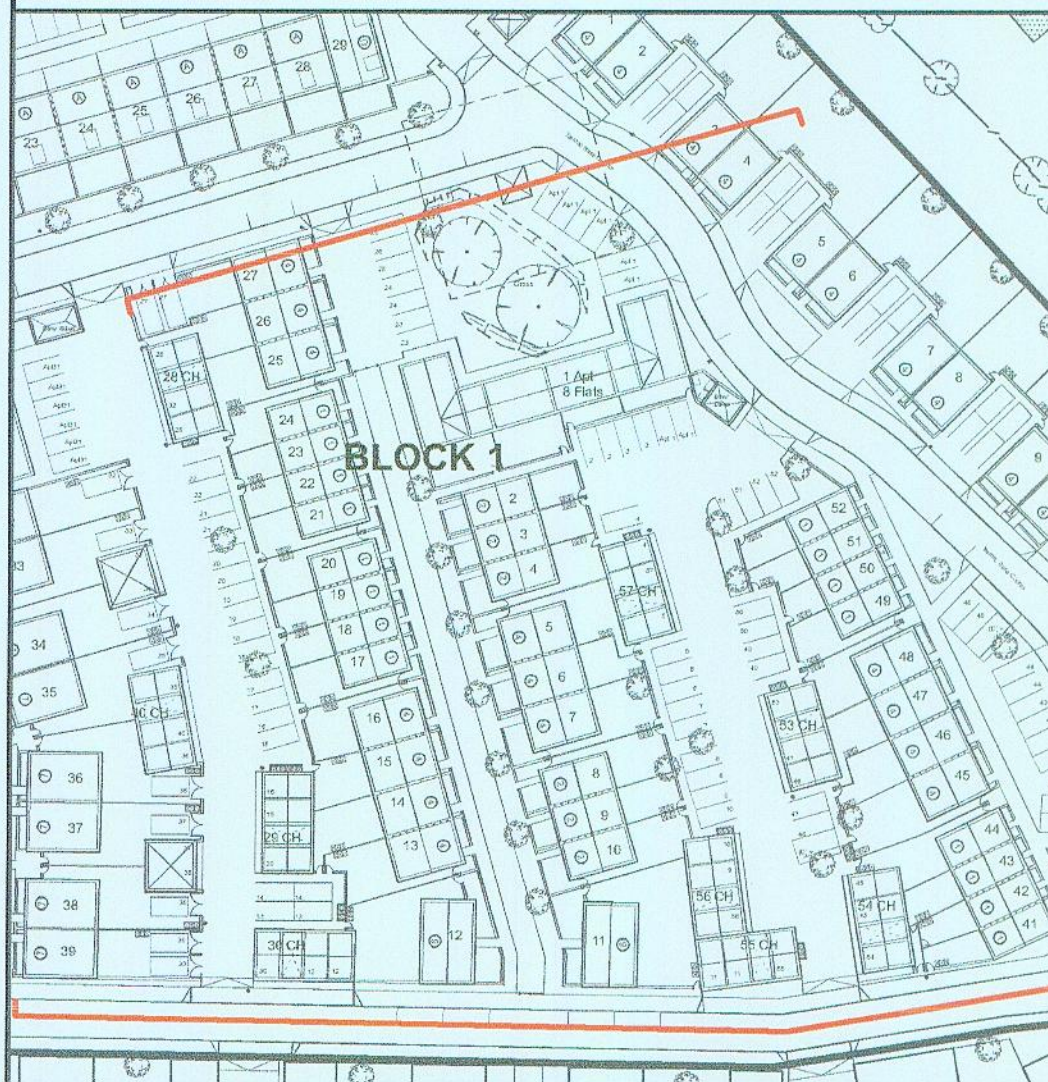
Ben Pentreath & Associates 49 Lambs Conduit St, London WC1N 3NG telephone 0207 430 2424 benpentreath.com	
Project:	MARLBOROUGH PARK PHASE 1
Title:	STREET ELEVATIONS 1
Drawg No:	A-150
Scale:	1:400@A1 1:200@A3
Date:	04.12.15
Rev. No:	-
Drawn by:	JJ
Checked by:	BP
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1 BLOCK 1 NORTH ELEVATION



2 BLOCK 1 SOUTH ELEVATION



	SUBMITTED FOR PLANNING	04.12.15
Rev. No	Amendment	Date

14 DEC 2015
-7 DEC 2015
Starls1201

Ben Pentreath & Associates 49 Lambs Conduit St, London WC1N 3NG telephone 0207 430 2424 benpentreath.com			
Project:		MARLBOROUGH PARK PHASE 1	
Title:		STREET ELEVATIONS 2	
Drawn No:	A-151	Rev. No:	-
Scale:	1:400@A1 1:200@A3	Drawn by:	JJ
Date:	04.12.15	Checked by:	BP
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1 BLOCK 1 GREENWAY EAST FACING ELEVATION

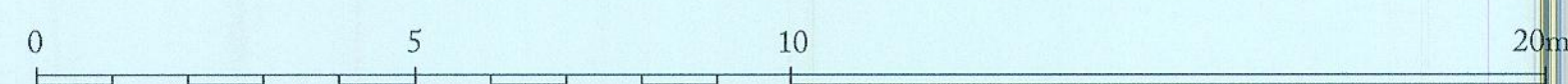
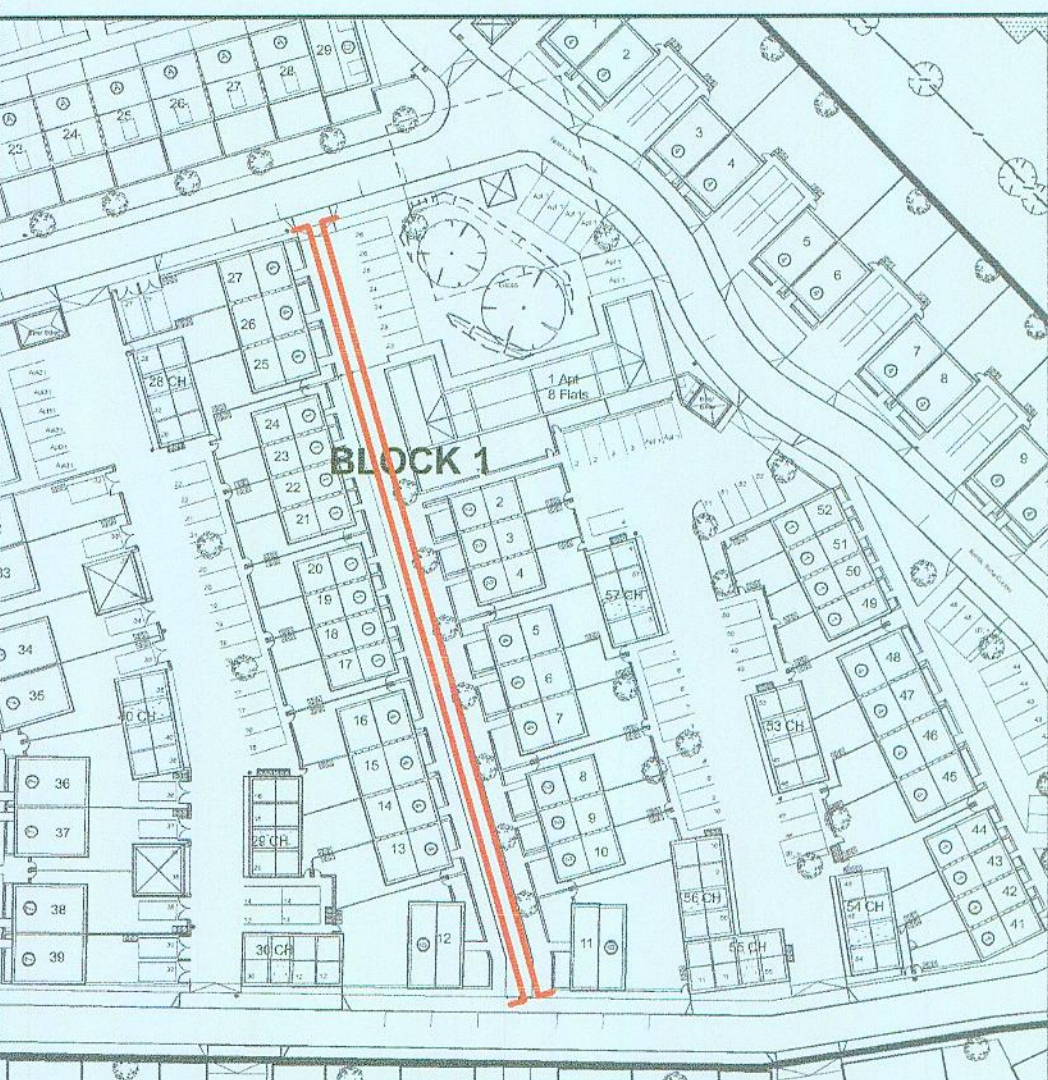


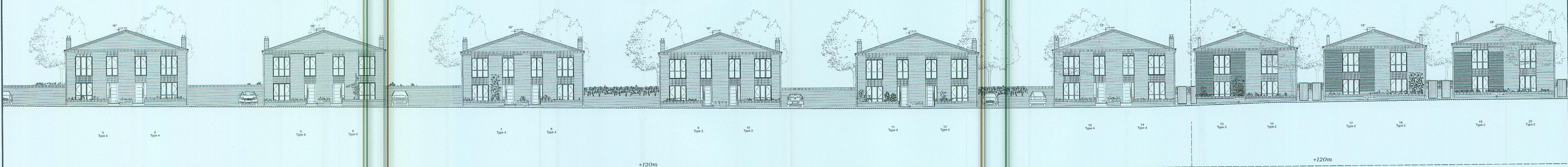
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14 DEC 2015
-7 DEC 2015
Start/End

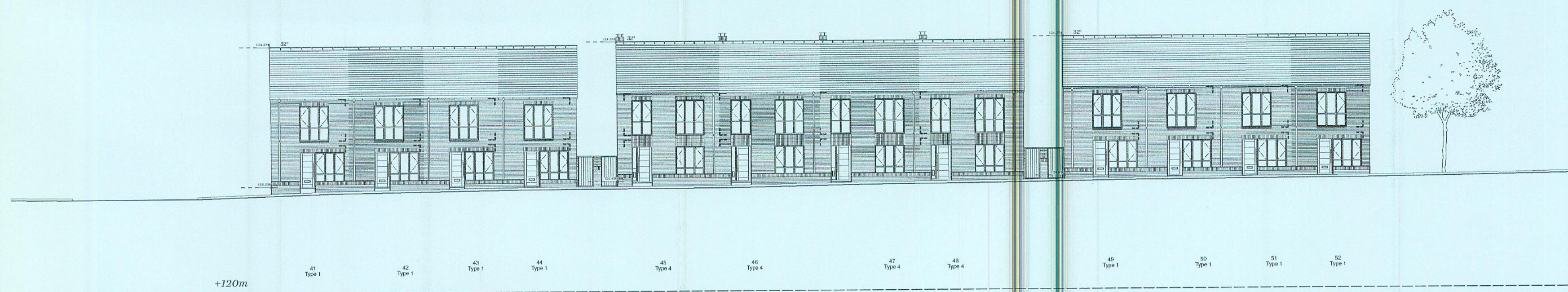
SUBMITTED FOR PLANNING		04.12.15
Rev. No	Amendment	Date

Ben Pentreath & Associates 49 Lambs Conduit St, London WC1N 3NG telephone 0207 430 2424 benpentreath.com			
Project:		MARLBOROUGH PARK PHASE 1	
Title:		STREET ELEVATIONS 3	
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Scale:	1:400@A1 1:200@A3	Drawn by:	JJ
Date:	04.12.15	Checked by:	BP
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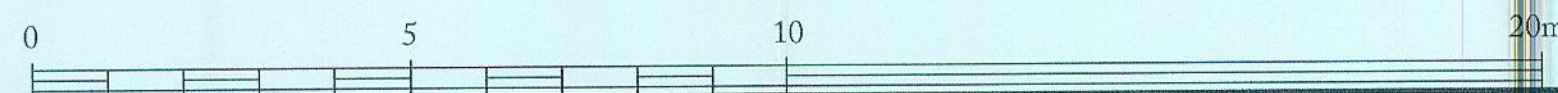
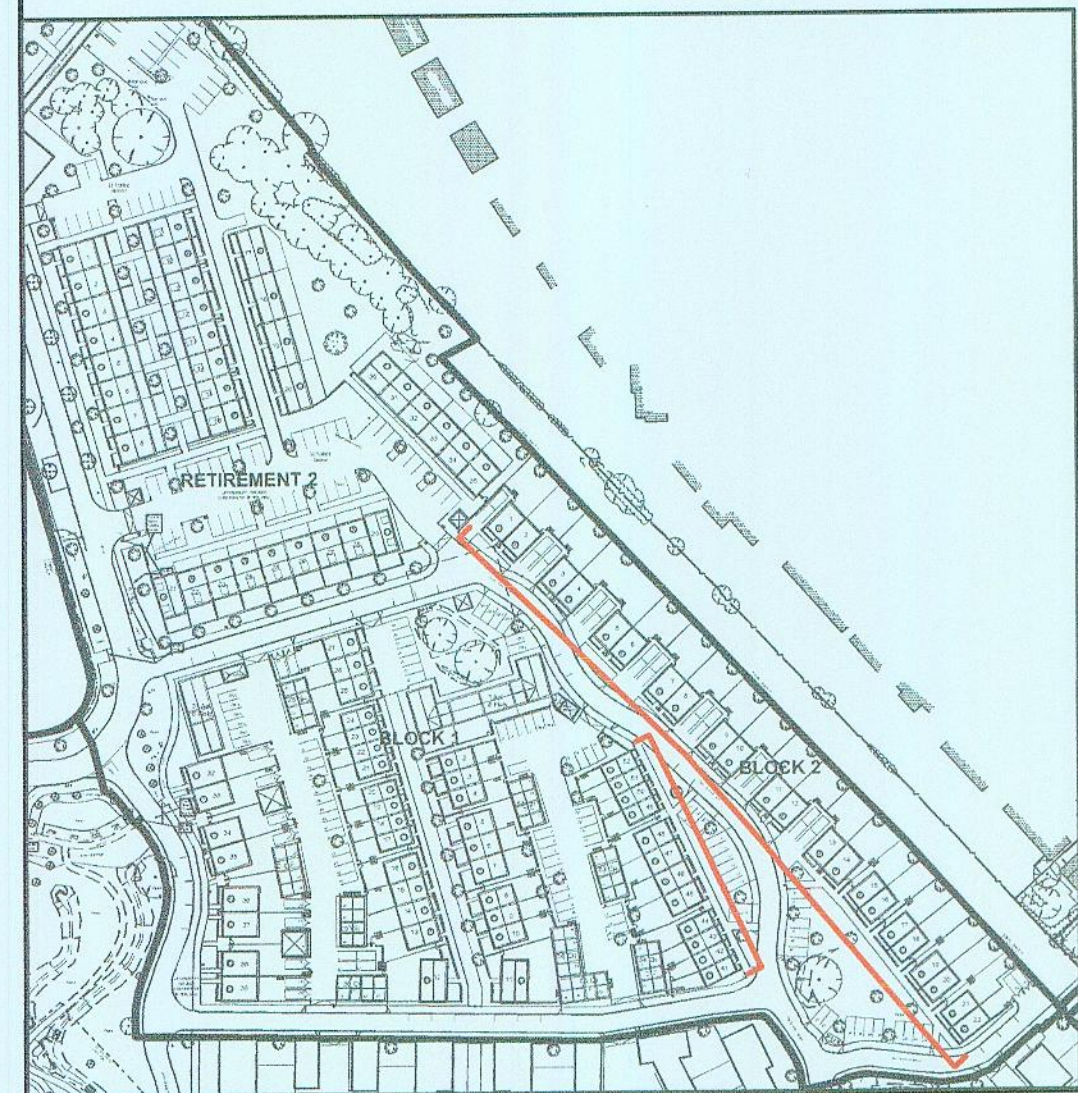




1 BLOCK 2 WEST ELEVATION



2 BLOCK 1 EAST ELEVATION



14 DEC 2015
-7 DEC 2015
Slawikowski

Rev. No.	Amendment	Date
	SUBMITTED FOR PLANNING	04.12.15

Ben Pentreath & Associates 49 Lamb Conduit St, London WC1N 3NG telephone 0207 430 2424 benpentreath.com			
Project:		MARLBOROUGH PARK PHASE 1	
Title:		STREET ELEVATIONS 4	
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Date:	04.12.15	Checked by:	BP
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COMMITTEE REPORT

Item Number: 10

Application Number: S/OUT/15/2051

Ward: Old Town

Parish: No Parish

Proposal: A Hybrid application for a mix of residential development to include – full details of the erection of 91no. dwellings and 74no. age-restricted retirement dwellings and associated works and an outline proposal for up to 313no. dwellings, public open space and play area (Means of Access not reserved)

Location: Land at Marlborough Park, Pipers Way, Swindon

Agent:

Miss Sally Davis
GL Hearn Ltd
Queen Square House
18-21 Queen Square
Bristol
BS1 4NH

Applicant:

Places for People / ZeroC Holdings Limited
C/O Agent

Officer Report

Background:

i This application has been referred to the Committee by Councillor Nadine Watts.

ii This is a hybrid planning application whereby full details have been submitted in respect of 91 dwellings and 74 age restricted retirement dwellings with a remaining 313 dwellings subject to an outline proposal, which if approved will be subject to subsequent reserved matters applications.

iii The application follows a previous outline planning permission with means of access, internal access roads and strategic landscaping not reserved. This was granted in September 2006 following the completion of a legal agreement for 616 dwellings, a nursing home, health centre and associated works (planning application reference S/05/1720). The site was divided into 9 development areas in which the reserved matters were approved in respect of 204 dwellings in Area 1 in December 2007 (application reference S/RES/07/2331), with a revised reserved matters application being approved in February 2008 (reference S/RES/07/2371). The latter approval has now been implemented in full.

iv Areas 2 to 4 in respect of the erection of a 70 bedroom nursing home, health centre with pharmacy and 35 dwellings was submitted in August 2010 (reference S/RES/09/1575) but has never been determined; whilst reserved matters approval was given for the remaining Areas 5 to 9 in October 2013 for the final 358 dwellings (reference S/RES/09/1543) but has never been implemented.

v. The originally proposed health centre and pharmacy will no longer be delivered as part of the development of the whole Marlborough Park site. As highlighted above, although a reserved matters application to develop a health centre and pharmacy remains undetermined at present and had never been disposed of in the hope of keeping the option to deliver the facility open, the Swindon Clinical Commissioning Group confirmed as late as September 2015 that the land will not be required as no practise is in a position to take it on and the implication of granting this application is likely to mean that the previous application for a health centre will fall away.

Summary of Recommendation:

That the Head of Planning, Regulatory Services and Heritage be authorised to:

- a) GRANT planning permission full planning permission for 91no. dwellings and 74no. age restricted retirement dwellings and associated works subject to conditions;
- b) GRANT outline planning permission for the development of up to 313no. dwellings, public open space and a play area and the reserved matter in respect of the means of access, subject to conditions

That both be GRANTED together with additional conditions in respect of on-site highway and drainage related matters and any amended, additional or omitted conditions as necessary, and subject to the following technical and legal matters being resolved:

- i) Agree all outstanding detailed highway design issues within the detailed part of the application site (Retirement Blocks 1 and 2 and residential Blocks 1 and 2) pertaining to visibility splays, turning heads, road and footway widths, traffic calming measures, allocation of parking spaces, and swept path drawings to demonstrate the clear passage of larger vehicles.
- ii) The satisfactory completion of a supplemental legal agreement in order to secure matters relating to affordable housing, the age restricted dwellings and relating to details of the financial arrangement between the landowners/developers and the Council regarding the overpayment of financial contributions under the planning obligation date 5th September 2006.

The Proposal:

1 The detailed element of this application relates to the former Areas 2, 3, 4 and 6 and part of Area 5 that formed part of that 2006 outline approval which will form Phase 2 of the overall development of the site. The area has been divided into four blocks:

- “Retirement 1” comprising the proposed development of a two and three-storey age restricted apartment block comprising 22 two-bedroom and 17 one-bedroom studio flats including private lounge and bathroom facilities together with communal facilities including a bistro / lounge, Information Technology room, laundry and administrative and plant rooms. This will surround a formal landscaped garden with designated parking.

- “Retirement 2” comprising 27 two-bedroom and 8 one-bedroom age restricted bungalows, 17 of which will be dormer bungalows. These will be set out in 5 terraced blocks all with private courtyard gardens and communal landscaping and parking.
- “Block 1” comprising 1 two-storey and 1 three-storey apartment block with associated refuse and cycle stores, 8 coach houses and 49 two and three-storey detached, semi-detached and terraced town houses with garaging and courtyard parking.
- “Block 2” comprising 22 two-storey semi-detached town houses with off street parking spaces and rear gardens. These will be located parallel with the rear boundaries of the gardens of properties in Broome Manor Lane to the east.

2 The access roads through the 4 blocks have already been constructed as an approved reserved matter that accompanied that earlier 2006 outline planning approval, but the detailed element of this hybrid application will also include the construction of all footways, courtyards, driveways, parking spaces, communal landscaping and areas of incidental open space.

3 The remainder of the original Area 5 together with Areas 7, 8 and 9 will form Phase 3 of the overall development and is illustrated in outline as being divided into 11 further development blocks with Blocks 3 to 6 separated from Blocks 7 to 11 by the central strategic area of open incorporating the drainage scheme for the site which was implemented as a reserved matter following the granting of that same earlier outline planning permission. These remaining 313 dwellings will potentially comprise a mix of two and three-storey town houses, three-storey apartments with one four-storey apartment block.

4 A total of 107 affordable housing units will be provided as part of the development, 29 of which will be delivered as part of the detailed Phase 2 with the remaining 78 delivered as part of the outline Phase 3. When taken with the affordable housing units that have already been delivered and occupy in the earlier Phase 1, this will equate to 30% of the overall development.

The Site and Surroundings:

5 The site known as Marlborough Park comprises some 15.3 hectares of land that originally formed the part of the former Burmah Castrol office campus. Wakefield House, now occupied by Nationwide Building Society is located to the centre west and is now severed from the remaining development area which comprises the completed Phase 1 to the north, Phase 2; the detailed part of this application to the east and the outline Phase 3 to the south.

6 The application site is currently comprised of former playing fields and grounds largely given over to grassland that were previously associated with Wakefield House, and a temporary car park on the site of an office annexe known as Vista House which was demolished over ten years ago. Topographically the wider site falls southwards, creating an open southerly aspect towards the North Wessex Downs Area of

Outstanding Natural Beauty and includes the strategic landscaping and drainage area which forms a wedge of land in the south central part of the site. The completed residential development at Phase 1 is located to the north west together with the access road which leads into the site and to Wakefield House and its associated car parks from the B4006 Pipers Way to the west. The rear gardens of residential properties in Marlborough Road and Broome Manor Lane form the north eastern boundary of the site, the Leverton Gate residential area is to the south east whilst the Broome Manor sports complex a children's nursery and small residential development is located at the southern boundary. A second vehicular access leads into the site from the south west at Applebee Road and connects with Pipers Way.

Representations:

7 No objections have been received from any neighbour or member of the public, however four representations have been received, three from residents in Broome Manor Lane, Donnington Grove in Lawn, Stafford Street in Eastcott, and the Nationwide Building Society as principal occupiers of Wakefield House make the following observations:

i Neighbours / Members of the Public:

- By not removing some permitted development rights, owners of the new properties may be able to add extensions or convert the roof space which may lead to the overlooking of existing properties.
- Concern that the houses in Block 2 are too closely spaced together. Whilst better than a terrace this will affect the outlook to existing properties in Broome Manor Lane.
- There is already an under provision of GP surgeries in the area which will be further exacerbated by these additional new dwellings. The need will be even greater when factoring in the retirement community who would benefit from healthcare facilities close by.
- The retirement homes should be close to Pipers Way to be closer to bus stops.
- All perimeter hedgerows and tress should be retained for aesthetic reasons and support local wildlife.
- Double yellow lines will need to be provided on all approaches to the estate to deter staff at Wakefield House.
- The houses overlooking the open space need to be rethought owing to the risk of odour from the Broome Manor sewage works.
- A pedestrian / cycleway access should be provided along Applebee Road to Piper's Way.
- Not enough parking to serve the development.
- The retirement bungalows would be more attractive if less uniform in design.
- Very high density, reducing the number of units would enable the gardens to be increased in size to attract more wildlife and would be more in keeping with surrounding residential areas and reduce pressure on local infrastructure.

ii Nationwide Building Society:

- Conditions should be attached to mitigate against harmful impacts on the day-to-day operation of Wakefield House including a detailed Construction Management Plan to prevent unacceptable levels of congestion, particularly

during peak commuting hours, imposition of speed limits, street cleaning and a timeline of works.

- Use of new access to the south west supported to alleviate the increased usage of the site and potential strains on the existing access.
- No demonstration for how the additional set of bus stops on Pipers Way will provide sufficient additional capacity in light of the high number of new trips that will result from the development. A financial contribution should be sought to ensure that there is adequate bus provision.
- A car parking management plan should be secured by condition to prevent overspill parking taking place on surrounding roads and land as the residential car parking will be at least 156 spaces below the Council's maximum standards.
- Although the precedent for development has already been established, it remains that additional dwellings will cause considerable negative impacts upon the road network and its capacity to the detriment of Nationwide staff.
- Car pooling and measures through the site wide travel plan to reduce vehicle trips is welcomed.
- A fence or wall with planting features should be built on the boundary with Wakefield house to restrict trespassing.

Planning Considerations:

8 The main issues to consider in determining this application relate to the principle of the development given the long planning history and the established precedent for predominantly residential development in this location; whether the density, mix of homes including affordable housing, layout and design of the detailed element of the scheme and the conceptual design of the outline element are acceptable in amenity terms and represent high quality design; and whether the road and pedestrian layouts and parking levels are acceptable in highway design and safety terms and whether the additional traffic generated by the development can be managed within the existing highway network.

Principle of Development

9 Planning permission was first secured on the site for over 600 dwellings in 2006, just over a third of which have now been constructed and occupied for some time to the immediate north of the present application area. The road layout and a strategic area of open space including on site drainage scheme have also been implemented.

Subsequently reserved matters approval was also given in 2013 for 358 houses which would have resulted in the completion of development across the entire site had this been implemented as approved. The planning history is therefore a significant material consideration but it is also supported by planning policy.

10 Policy SD2 of the Swindon Borough Local Plan 2026 seeks to realise development through a combination of releasing allocated strategic sites and finding sustainable opportunities to achieve the delivery of new housing and associated infrastructure within the urban area of Swindon, particularly previously developed land. The National Planning Policy Framework sets out the core planning principles that should underpin both plan making and decision taking; with a strong presumption in favour sustainable development. In achieving this objective, councils are encouraged amongst other

criteria to proactively drive and support sustainable economic development to deliver homes and employment, to seek high quality design and a good standard of amenity, encourage the effective use of land by reusing land that has been previously developed, promoting mixed use development, and manage patterns of growth to make the fullest possible use of public transport, walking and cycling and focus significant development in location which are or can be made sustainable.

11 The Marlborough Park site originally formed part of a large office campus associated with the former Burmah Castrol headquarters. This comprised the main Wakefield House and an associated annex Vista House, which has now been demolished and were set within extensive grounds. By definition, the whole site including the former playing fields and landscaped area comprising mainly grassland constitutes previously developed land although the proposed development will result in a substantial built development on the site. The site is located within close proximity to the Old Town district centre and significant employment areas, which includes the retained Wakefield House immediately adjacent to the site and is well served by local bus services along Marlborough Road and Pipers Way. It is therefore considered to be as very sustainable location and development can be supported in planning terms and will contribute significantly to helping to achieve the Borough's housebuilding targets to the year 2026.

Density, Design, Layout and Mix

12 Following a review of the previous planning approvals on the site, this new application proposed another higher density development with landscaping at its core. Previously the character of the development was more akin to a traditional style of design and architecture often associated with the larger volume house builders, however the development will now have a more contemporary feel. It will comprise up to 11 individual residential blocks of dwellinghouses, apartments, bungalows and coach houses including age restricted retirement homes and 107 affordable homes, 29 of which will be delivered as part of the detailed part of the scheme in Blocks 1 and 2 that will be distributed across the site. The site will comprise two and three storey dwellings with the two storey units being predominantly in the eastern part of the particularly where they back onto the rear gardens of existing dwellings located in in Broome Manor Lane together with the one and one and a half storey bungalows. Taller buildings are reserved for key location points around the strategic open space on corner plots where they can create focal points or terminating vistas.

13 A two and three storey retirement apartment building centred on a landscaped courtyard will be located to the far north of the site adjacent to the earlier phase of development on this site. The development will also possibly include in the outline part of the site a potential four storey building but this will be closer to Wakefield House to the south west. The style of the development will utilise high quality buff and grey bricks, with detailed sills, window heads and chimney features; the use of timber to create accents; and the use of with zinc and aluminium to be used as part of the rainwater goods and roofing, with the use of slate and black clay also to be used to create a varied roof scape across the development. One particular defining high quality feature will be the inclusion of larger and more spacious windows within all the buildings and is intended to reflect the modern architectural style of that earlier phase of development at Marlborough Park.

14 Policy DE1 of the Local Plan requires development to be of a high quality of design in order to address the objectives of sustainable development. It is considered that the development will achieve this in being more unique in character and whilst of a higher density than more established residential areas around Broome Manor Lane and Marlborough Road, the density is no greater than the previous approval and it is not considered that the proximity of dwellings to each other within the site will generate any negative amenity issues and will not cause any harm to those existing dwellings by virtue of harming their outlook or causing overlooking. The houses along the boundary with Broome Manor Lane have been designed with low pitched roofs with front and rear facing gables. This will limit any ability of those properties to later extend their roofs under permitted development, a concern which has been raised by a neighbour.

15 Of the non age restricted units the indicative mix of dwellings suggests that there 13% of units will be one-bedroom flats, 9% two-bedroom coach houses, 15% two-bedroom dwellings, 30% will be three-bedroom houses and 19% of the proposed housing stock will be four-bedroom dwellings. Of the 74 age restricted units, the 39 apartments will be a mix of 1 and 2 bedroom units whilst the 35 bungalows will be of 1, 2 and 2 to 3 bedrooms. This represents a sustainable mix of units which will meet a wide market, particularly with the inclusion of 30% affordable housing and the development will be in accordance with Local Plan Policy HA1 in respect of the mix, house types and overall density.

16 The age restricted retirement units form part of the detailed part of the application and would be available for immediate release. They are located to the north of the site as close to the Pipers Way entrance into Marlborough Park and local bus services as is possible. They represent a uniform character of development which will help to create a strong sense of community amongst the bungalows and in relationship with the apartment block, particularly given their setting within a communal landscaped area with car parking.

17 The development pays regard to all existing trees on the site, most of which are subject to preservation orders. The Council's arboricultural officer is satisfied that the development can be implemented with the necessary tree protection measures in place without overall compromising those features of landscape importance. The existing boundary planting and other hard boundary treatments will not be affected by the development. A thorough landscaping strategy has been submitted in respect of the full element of the application and this demonstrates that it will have a positive impact in delivering a high quality of development and make a positive contribution to biodiversity in accordance with Policy EN4. However the Landscape Officer does consider that some of the specific planting species do require further consideration or clarification with regards their within parts of the development and a condition is therefore recommended to enable the detailed planting schedule and the timetable for implementation to be finalised.

Highways and Parking

18 The impact of the development of the on the local highway network was considered at the outline application stage in relation to the original 616 proposed dwellings, nursing home and GP Surgery and was accepted subject to mitigation that was secured via conditions attached to that consent and financial obligations through the original

Section 106 agreement which secured bus service improvement contributions and off site highway improvements. The applicant has amended their Transport Statement from 2005 in respect of this new proposal for the 404 residential units, 74 age restricted units whilst taking into account the existing 204 dwellings and the continuing operations at Wakefield House particularly how they interact with the residential part of the development at Marlborough Park at the main Pipers Way entrance. The Highways Officer has considered the trip data and agrees that as a result of the proposed changes from the 2005 proposal there will actually be a slight reduction in traffic during peak hours on the local highway network. Therefore the mitigation measures which were put in place following the 2006 approval are considered to be acceptable for this current development proposal. The Highways Officer therefore raises no objection in respect of the impact that this new development will have outside of the site on the local highway network, subject to reaffirming the previous planning conditions and the requirements of the legal agreement where this has not already been delivered as part of Phase 1.

19 Within the site, the highways officer has undertaken a detailed assessment of that part of the application that is subject to full planning permission, namely Retirement blocks 1 and 2 and residential Blocks 1 and 2. There are a number of places within the detailed part of the development where it remains unclear whether Swindon Borough Council refuse vehicles measuring 10.6 metres, the largest vehicles that would generally operate within a residential area, can pass through the development without potentially putting pedestrians at risk of collision. In addition, there are also outstanding concerns relating to forward and emerging visibility splays and a lack of adequate turning space in relation to one plot which has the potential to conflict with pedestrians and cyclists that would use the link from Broome Manor Lane to the development. On this basis the Local Highway Authority are not currently in position to support the detailed part of the application at this stage or recommend any highway related conditions and only when these design details are satisfactorily resolved will the application be able to proceed and the committee will be given a verbal update on this matter.

20 The car parking across the development has been based upon Census Data which shows that car ownership is 1.58 vehicles per dwelling in the local area. This would equate to 144 parking spaces in the detailed part of the application and 495 parking spaces for the remaining outline area. The development has secured at least two parking spaces for each house and one parking space for every flat. The development will in fact secure 159 parking spaces for the detailed part of the application and the same 495 spaces for the remaining area covered by the outline application, which could be subject to changes depending on the final layout and quantum of units. Although the Council applies maximum parking standards based upon two spaces per dwelling comprising four bedrooms or less, discounting factors are applied depending upon the nature of the development and sustainability considerations such as the location and proximity of public transport. This justification is considered to be acceptable by the Highways Officer owing to the sustainable location of the site and close proximity to Old Town and local bus and cycle routes. The apartment buildings will benefit from the provision of cycle parking storage whilst designated cycle parking will also serve the retirement units. As the Council supports provision being made for cyclists in individual dwellings a condition will be imposed to secure this.

21 A residential travel plan has also been submitted which will seek to minimise the

number of vehicles trips and promote alternative modes of travel to the private car through, amongst other measures a residential management company appointing a travel plan co-ordinator to publicise and promote local bus services and cycling and car share schemes, which will continue to be secured through the legal agreement.

22 The age restricted dwellings will have 74 parking spaces, although these will not be allocated to each of the individual 74 units. This is considered to accord with the Council's Parking standards, whilst at least 14 spaces will be made suitable for disabled users. In addition to the allocated parking, provision will also be made for visitor parking across the entire development in addition to the designated residential parking, which again will accord with the Council's standards at a rate one space for every five dwellings, whilst 7 proposed visitor spaces for the retirement units are also considered to be acceptable in highway terms.

23 In direct response to the representations received from Nationwide principally on highway grounds, although supported by a multi-storey car park to the west of the office building, Wakefield House is currently benefitting from the temporary use of the development site for additional overspill parking although this has never been subject to any formal planning approval. Nationwide has acknowledged that it currently has issues with providing adequate car parking for its employees and in losing this temporary area it will be for Nationwide to resolve those existing issues. A Traffic Regulation Order already exists through the main route into the site leading from Pipers Way to restrict on street parking, although this has not yet been subject to enforcement as the remainder of the site has not yet been developed out.

24 As with all major developments, in order to minimise the inevitable disruption caused during the construction process a condition will be imposed to require the applicants to submit a Construction Management plan to be agreed with the Local Highway Authority.

Affordable Housing and the Section 106 Agreement

25 Outline Planning Permission was first granted on the 6th September 2006 for a mixed use development of up to 616 dwellings, a nursing home, health centre, dispensing pharmacy and associated works. This was subject to a legal agreement under Section 106 of the Town and Country Planning Act 1990 to secure the payment of financial contributions to mitigate the impact of the development on the local community and to secure the infrastructure and services that this proposal would generate. The owners of the site were obligated by that 2006 agreement to make a financial contribution of £2,777,114.54 to the Council on occupation of the first housing unit. This payment was made in full, however whilst reserved matters approval was secured in the end for a total for 562 dwellings, only one third of the overall number of housing units (204 dwellings) have been built and occupied.

26 The implication of now seeking approval for this brand new form of development is that the owners have already overpaid Section 106 contributions to the Council in association with dwellings that will not be built under the existing outline planning consent (a total of 412 dwellings) and the Council is liable to repay the proportion of contributions that is attributable to those unbuilt units. The Community Infrastructure Levy came into force in April 2015 and largely replaces the previous system of securing negotiated financial contributions through a legal agreement. This new planning

application will now fall under that regime whereby a financial charge will be placed upon each dwelling based upon their gross internal floor area in line with the Council's adopted Charging Schedule.

27 In January 2016, the Planning Obligations Manager sought the approval of the Planning Committee to agree with the owners the amount of Section 106 contributions that would be repayable to them by the Council and to transfer that outstanding amount to the CIL charge that will be incurred on the granting of any future planning consents. As was reported to the January Committee, the total value of the contributions that the Council is not lawfully entitled to retain including interest which has been agreed with the owners has been calculated at a value of £1,171,409.90. However the Committee resolved to retain this amount with the agreement of the owners and offset it against the CIL charge that will be imposed on the development in the event of it being approved. The retention and offsetting of this money will require a deed of variation to the existing legal agreement that is in place in relation to the whole site and those unimplemented elements of that 2006 permission. The agreement will secure the alternative provisions where relevant, will tie in the affordable housing requirements, secure the use of the age-restricted retirement units and will manage the transitional provision with respect to CIL as previously agreed by the Planning Committee in January 2016.

28 The retained Section 106 contributions which have already been paid in relation to the existing dwellings in addition to a number of transport measures including bus service improvements and off site highway works which benefit the entire development will be retained and will not be repayable. However as the nature and scale of the development will not have any further impact upon the local highway network, no additional monies outside of those liable under the Community Infrastructure Levy will be sought.

29 The application is in complete accordance with Local Plan policy HA2 in respect of affordable housing. The development will deliver the full 30% requirement. Of the 107 affordable units, 29 of these will be delivered in the first phase and are subject to a full planning application. These will consist of 6 one-bedroom two person flats, 16 two-bedroom, four person houses and 7 three bedroom five person houses. 78 of these will be delivered within the outline area and will comprise 26 one-bedroom two person flats or houses, 28 two-bedroom four person houses, 18 three-bedroom five person houses and 6 four-bedroom seven person houses. There will be a tenure split of 50% for affordable rent with the remaining 50% to be in shared ownership across the whole site. This is considered to be a good mix; the housing and their location are considered to be acceptable and will be indistinguishable in design from their open market counterparts. The affordable housing units will reflect current demands and the Council's Housing Enabling Officer is broadly in agreement with the layout, clustering and overall design of the units that are being brought forward within the detailed part of the application.

GP Surgery

30 It has been a long held aspiration to deliver a health centre or general practitioners on the site, which was first secured in outline in 2006 followed by the submission of a detailed reserved matters application in 2007 for a health centre, pharmacy and nursing home together with 35 dwellings. Whilst the nursing home element has evolved into the

proposed age restricted retirement dwellings where residents will be able to continue to live in their own home and receive varied levels of care depending on their individual car needs, the surgery element will no longer be delivered.

31 The Council is committed through Local Plan policy CM3 (Integrating Facilities and Delivering Services) to meeting the long term health, social care and emergency service needs in the Borough and supports the enhancement and provision of new social care and local healthcare facilities. However there is no obligation on the applicant to provide any such facility where no demand exists. In direct discussion with the Swindon Clinical Commissioning Group prior to this current application being submitted, it was confirmed that despite the land being made available to deliver a health facility within the development, no practise is in a position to take it up. The site is not designated through the Local Plan for any such facility, therefore despite best endeavours to secure a practise on the site over the past ten years, there is no requirement under planning policy to secure it and this should be noted when determining this present application for entirely residential development.

Concluding Comments

32 Although there are a number of outstanding matters relating to the safe manoeuvrability and operation of the proposed highway with parts of the detailed element of the application, it is considered that these matters are not insurmountable and can be satisfactorily resolved in due course. However the Local Highway Authority is not yet in a position to fully support the detailed elements of the proposal as this report goes to print.

33 Notwithstanding this outstanding issue, the development is otherwise considered to be sustainable given its location. It will not cause any additional harm to the wider highway network given mitigation measures that have already been put in place through the previous permission, and it is considered that the amenities of nearby residents, particularly those in Broome Manor Lane will be safeguarded.

34 The development will be of a high quality as determined by its design, which will be original to Swindon; and its scale and density and use of materials. It will make very efficient use of land that is defined as previously developed land and will contribute significantly to meeting the Council's house building targets. The proposal will host a good mix of house types of and tenures of varied sizes, in particular by securing the full 30% affordable housing requirement and the age restricted retirement dwellings.

Recommendation

That the Head of Planning, Regulatory Services and Heritage be authorised to:

- a) GRANT planning permission full planning permission for 91no. dwellings and 74no. age restricted retirement dwellings and associated works subject to conditions;
- b) GRANT outline planning permission for the development of up to 313no. dwellings, public open space and a play area and the reserved matter in respect of the means of access, subject to conditions

That both be GRANTED together with additional conditions in respect of on-site highway and drainage related matters and any amended, additional or omitted conditions as necessary, and subject to the following technical and legal matters being resolved:

- i) Agree all outstanding detailed highway design issues within the detailed part of the application site (Retirement Blocks 1 and 2 and residential Blocks 1 and 2) pertaining to visibility splays, turning heads, road and footway widths, traffic calming measures, allocation of parking spaces, and swept path drawings to demonstrate the clear passage of larger vehicles.
- ii) The satisfactory completion of a supplemental legal agreement in order to secure matters relating to affordable housing, the age restricted dwellings and relating to details of the financial arrangement between the landowners/developers and the Council regarding the overpayment of financial contributions under the planning obligation date 5th September 2006.

Conditions

(NB: Not Currently Including Detailed Highway and Drainage Conditions)

Conditions Applicable to the Whole Planning Permission

Approved Plans

1 This approval shall be in respect of the following drawings and documents:

Received by the Local Planning Authority on the 14 December 2015:

Location Plan (Drawing number L-100, dated 04.12.15); Elevations 1 and 2 (Drawing number A-203, dated 10.15); Elevations 3 and 4 Drawing number A-204, dated 10.15); Elevations 5 and 6 (Drawing number A-205, dated 10.15); Elevations 7 and 8 (Drawing number A-206, dated 10.15); Street Elevations 2-11 (drawing number 2-223, dated 04.12.15); House Elevations 2-7 (Drawing number A-224, dated 04.12.15); House Elevations 8-11 (Drawing number A-225, dated 04.12.15); Street Elevations 12-20 (Drawing number A-226, dated 04.12.15); Street Elevations 21-27 (Drawing number A-227, dated 04.12.15); House Elevations 17-24 (Drawing number A-229, dated 04.12.15); Street Elevations 28-30 (Drawing number A-231, dated 04.12.15); Street Elevations 28-30 Continued (Drawing number A-232, dated 04.12.15); House Elevations 28 and 29 (Drawing number A-233, dated 04.12.15); House Elevations (Drawing number A-234, dated 04.12.15); Apartment 31 Elevations (Drawing number A-236, dated 04.12.15); Street Elevations 32-39 (Drawing number A-237, dated 04.12.15); Street Elevations 40 (Drawing number A-241, dated 04.12.15); Street Elevations 41-52 (Drawing number A-242, dated 04.12.15); House Elevations 53 and 54 (Drawing number A-246, dated 04.12.15); Street Elevations 1-8 (Drawing number A-260, dated 04.12.15); Street Elevations 9-16 (Drawing number A-261, dated 04.12.15); Street Elevations 17-22 (Drawing number A-262, dated 04.12.15); Combined Hard and Soft Landscape General Arrangement Sheet 1 of 5 (drawing number D2357

L.110, dated Nov 15); Combined Hard and Soft Landscape General Arrangement Sheet 2 of 5 (drawing number D2357 L.111, dated Nov 15); Combined Hard and Soft Landscape General Arrangement Sheet 3 of 5 (drawing number D2357 L.112, dated Nov 15); Combined Hard and Soft Landscape General Arrangement Sheet 4 of 5 (drawing number D2357 L.114, dated Nov 15); Combined Hard and Soft Landscape General Arrangement Sheet 5 of 5 (drawing number D2357 L.113, dated Nov 15); Legend and Plant Specification Sheet 6 of 6 (drawing number D2357 L.115, dated Nov 15); Landscape and Visual Appraisal with Impact Statement (Job No. D2357 revision A, dated 4th December 2015); Arboricultural Impact Assessment (report reference 151104-1.2-MPS-AIA-MW, dated 04 November 2015); Ecological Appraisal, dated December 2015; Transport Assessment (ref: 22864101, dated December 2015); Planning Statement, dated December 2015; Design and Access Statement (document number DAS-I, dated December 2015; Utilities Report, dated December 2015; Ground Investigation Report - Review and Summary of Previous Reports, (Reference R/151612/001, dated November 2015); Flood Risk Assessment (Reference JER6688, dated December 2015); Accommodation Schedule; and the Statement of Community Involvement 2015.

Received by the Local Planning Authority on the 18 March 2016:

Proposed Masterplan Retirement (Drawing number A-110 revision A, dated 04.12.15); Refuse Strategy Detailed Masterplan (Drawing number A-121 revision A, dated 04.12.15); Illustrative Materials Masterplan (Drawing number A-130 revision A, dated 04.12.15); Street Elevations 1 (Drawing number A-150, dated 04.12.15); Street Elevations 2 Drawing number A-151 revision A, dated 04.12.15); Street Elevations 3 (Drawing number A-152 revision A, dated 04.12.15); Street Elevations 4 (Drawing number A-153, dated 04.12.15); Ground Floor Plan (Drawing number A-200 revision A, dated 04.12.15); First Floor Plan (Drawing number A-201 revision A, dated 04.12.15); Second Floor Plan (Drawing number 202 revision A, dated 04.12.15); Street Elevations 1-8 (Drawing number A-210 revision A, dated 04.03.16); Street Elevations 9-16 (Drawing number A-211 revision A, dated 04.03.16); Street Elevations 17-20 Drawing number A-212 revision A, dated 04.03.16); Street Elevations 21-29 (Drawing number A-213 revision A, dated 04.03.16); Street Elevations 30-35 (Drawing number A-214 revision A, dated 04.03.16); Apartment Block 1 Plans (Drawing number A-220 revision A, dated 04.12.15); Apartment Block 1 Front and Rear Elevs. (Drawing number A-221 revision A, dated 04.12.15); Apartment Block 1 Side and Internal Elev. (Drawing number A-222 revision A, dated 04.12.15); House Elevations 12-16 (Drawing number A-228 revision A, dated 04.12.15); House Elevations 25-27 (Drawing number A-230 revision A, dated 04.12.15); Apartment 31 Plans (drawing number A-235 revision A, dated 04.12.15); House Elevations 32-35 (Drawing number A-238 revision A, dated 04.12.15); House Elevations 36-39 (Drawing number A-239 revision A, dated 04.12.15); Street Elevations 40 (Drawing number A-240 revision A, dated 04.12.15); House Elevations 41-48 (Drawing number A-243 revision A, dated 04.12.15); House Elevations 49-52 (Drawing number A-244 revision A, dated 04.12.15); Street Elevations 53 and 54 (Drawing number A-245 revision A, dated 04.12.15); Street Elevations 55-56 (Drawing number A-247 revision B, dated 04.12.15); Street Elevations 57 (Drawing number A-248, dated 04.12.15); Block 2 - Type 2 Elevs. (Drawing number A-263 revision A, dated 04.12.15); Block 2 - Type 4 Elevs. (Drawing number A-264 revision A, dated 04.12.15); Typical Garage, Bin Stores and Substation Elevations (Drawing number A-270 revision A, dated 04.12.15), Plan Book revision A, dated 11th March 2016; Affordable Plan Types (drawing number A-300, dated 10 Mar 2016); Tree Mitigation

around Retirement Building (drawing number D2357 L.901 dated March 16); Combined Hard and Soft Landscape General Arrangement Sheet 1 of 6 (drawing number D2357 L.116, dated March 16); Combined Hard and Soft Landscape General Arrangement Sheet 2 of 6 (drawing number D2357 L.117, dated March 16); Combined Hard and Soft Landscape General Arrangement Sheet 3 of 7 (drawing number D2357 L.118, dated March 16); Combined Hard and Soft Landscape General Arrangement Sheet 4 of 7 (drawing number D2357 L.119, dated March 16); Combined Hard and Soft Landscape General Arrangement Sheet 5 of 7 (drawing number D2357 L.120, dated March 16); Combined Hard and Soft Landscape General Arrangement Sheet 6 of 7 (drawing number D2357 L.121, dated March 16); Legend and Plant Schedule 7 of 7 (drawing number D2357 L.122, dated March 16); Road Safety Audit - Stage 1 (Preliminary Design Stage), dated 10 March 2016; Car Parking Technical Note (Project No. 22864101, dated 11 March 2016); Residential Travel Plan (Ref: 22864101, dated March 2016); Engineering Layout 1 of 2 (drawing number 200-1 revision B, dated Oct 2015); Engineering Layout 2 of 2 (drawing number 200-2 revision B, dated oct 2015); Drainage Strategy (drawing number 251 revision A, dated dec 2015);

Received on the 18 May 2015: Designer's Response to Road Safety Audit - Stage 1, dated 17th May 2016; Propose Layout showing Visibility Splays (drawing number JKK9091_SK02 revision A, dated 16.05.2016); Proposed Hybrid Masterplan (Drawing number L-110 revision D, dated 04.12.15); Parking Strategy Detailed Masterplan (Drawing number A-120 revision B, dated 04.12.15); Proposed Masterplan Blocks 1 and 2 (Drawing number A-115 revision D, dated 04.12.15); Proposed Illustrative Masterplan (Drawing number L111 revision D, dated 04.12.15); Proposed Layout showing swept paths of Refuse Vehicle (drawing number JKK9091_SK01 revision A

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

Phasing of Development at the Full and Reserved Matter Stages

2 Prior to the commencement of works on site, in conjunction with the detailed element of the development hereby approved and subsequently following approval of the reserved matters pursuant to the outline element of the development hereby approved, a programme setting out the phasing of the development as a whole including delivery of the Locally Equipped Area of Play and facilities required to deliver public utilities to the development shall be submitted to and approved in writing by the Local Planning Authority and the development shall not proceed other than in accordance with the approved programme.

Reason: In the interest of the proper programming of the development.

Control of Pollution, Noise and Vibration

3 Prior to the commencement of construction works on site in relation to the development hereby approved, a method statement for the control of noise, vibration, dust and smoke shall be submitted to and approved in writing by the Local Planning Authority for approval. With the prior written approval of the Local Authority any such method statement may be broken down and staged to cover the development of individual blocks. Hours of working shall be limited to 07:00 to 18:30 Monday to Friday, 08:00 to 13:00 on Saturdays and not at all on Sundays, Bank Holidays or Public

Holidays.

Reason: In the interest of amenity.

Slab Levels

4 Prior to the commencement of works on site in connection with the development hereby permitted, details of the proposed slab levels of the buildings in relation to the existing and proposed levels of the site and the surrounding land shall have first been submitted to and approved in writing by the Local Planning Authority. The development hereby approved shall be constructed in accordance with the approved slab levels.

Reason: To ensure the details and appearance of the development is acceptable

Materials – Submission of Samples

5 Prior to the commencement of works on site in connection with the development hereby permitted, details of all external facing materials shall have first been submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall be carried out in accordance with these approved details.

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

Sample Panel

6 A sample wall panel, not less than 1 metre square, showing the bond and mortar mix shall first be constructed on site and approved in writing by the Local Planning Authority before construction proceeds. The panel shall then be left in position for comparison while the development is carried out. The development shall be carried out in accordance with the approved sample.

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

Trees - protective fences:

7 Prior to the commencement of works on site in connection with the development hereby permitted, the temporary protective fences to safeguard the trees and hedges to be retained on the site shall have first been installed in accordance with the submitted Tree Protection Plan and Arboricultural Impact Assessment and maintained to that standard 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 hedges on the site.

Storage near Retained Trees

8 No materials, plant, soil or spoil shall be stored underneath, and no burning of materials shall take place within 5 metres of the furthest extent of, the canopy of any tree or group of trees on the site shown for retention on the approved plans.

Reason: To ensure damage does not occur to the trees during building operations.

Trees

9 No tree or part thereof shall be lopped, topped, felled, destroyed or wilfully damaged

including severance of root(s), without the prior written consent of the Local Planning Authority.

Reason: To prevent loss or damage to the trees on the site in the interests of amenity.

Retention of Parking and Garages

10 No building permitted in connection with this permission shall be occupied until the garages or parking spaces allocated to those buildings have been provided in accordance with the Council's Parking Standards. Any garage or parking spaces shall thereafter be retained for that use hereby permitted.

Reason: To ensure satisfactory provision is made for vehicles to be parked off the highway at all times.

Conditions Applicable to the Detailed Part of the Permission

Time Limit

11 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/

Landscaping

12 Notwithstanding the submitted Combined Hard and Soft Landscape General Arrangement drawings, prior to the commencement of works on site in Retirement blocks 1 and 2 and residential Blocks 1 and 2 hereby permitted, the scheme of landscaping to include a full planting schedule and time table of works that accords with British Standard EN ISO 11091:1999, shall have first been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the maintenance strategy of the landscaping thereafter. The approved scheme shall be implemented as per the approved timetable. Any newly planted tree or shrub planted in accordance with the scheme which is removed, dies or becomes diseased within a period of five years from first being planted, shall be replaced by one of a similar size and the same species.

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

Pedestrian and Cycle Link to Broome Manor Lane

13 The pedestrian and cycle access linking the site with Broome Manor Lane shall be opened and brought into use in accordance with a timetable that shall have first been submitted and approved by the Local Planning Authority.

Reason: In the interests of travel sustainability and amenity.

Conditions Applicable to the Outline Part of the Permission

Scope of the Outline Permission

14 The submission of reserved matters and the implementation of development shall be carried out in broad accordance with the mix and disposition of land uses shown on the Proposed Hybrid Masterplan (drawing number L-110 revision D) and the principles contained in the Marlborough Park Swindon Design and Access Statement (December 2015)

Reason: To define the scope of the permission.

Submission of Reserved Matters

15 Prior to the commencement of works on site in connection with the development hereby permitted, details of the layout, scale, appearance and landscaping (hereinafter called 'the Reserved Matters') shall have first been submitted to and approved in writing by the Local Planning Authority.

Reason: To accord with Section 92 of the Town and Country Planning Act 1990 as the application is in outline.

Time Limit for Reserved Matters

16 Application for the approval of the Reserved Matters referred to in condition 15 above shall be submitted in writing to the Local Planning Authority before the expiration of 3 years from the date of this permission and shall be carried out in accordance with the approval.

Reason: To enable the Council to review the suitability of the development in accordance with Section 92(2) of the Town and Country Planning Act 1990.

Time Limit for Development

17 The development hereby permitted shall be commenced either before the expiration of 3 years from the date of this permission, or before the expiration of 2 years from the date of the last of the reserved matters to be approved, whichever is the later.

Reason: To enable the Council to review the suitability of the development in accordance with Section 92(2) of the Town and Country Planning Act 1990.

Wheelchair Accessible Housing

18 At least 2% of the overall development (including that phase of development approved in detail) shall be designed and constructed and made suitable for wheelchair users within the that part of the development requiring reserved matters approval. These standards shall be retained for as long as the buildings hereby permitted remain in use as dwellinghouses.

Boundary Treatments

19 Prior to the commencement of works on site in connection with the outline part of the development hereby permitted, a plan indicating the positions, design, materials and type of boundary treatment shall have be submitted to and approved by the Local Planning Authority. These boundary treatments, particularly in respect of the boundary with Wakefield House shall be implemented in accordance with a timetable that has first been submitted to and agreed in writing with the Local Planning Authority, and shall be

retained in the approved form for so long as the development hereby permitted remains on the site.

Reason: In the interests of the amenities of the area.

Archaeology Potential

20 No development shall take place in the south west part of the proposed development until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Local Planning Authority.

Reason: To provide a record of any features of archaeological interest that may be revealed during construction.

Informatives

CIL Liable Development

1 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.

Tree Preservation Orders

2 Nothing in this permission authorises the felling, lopping, topping or uplifting of any tree on the site protected by a Tree preservation order other than as specified and agreed in the submitted arboricultural report and in conjunction with the Council's Arboricultural Officer.

Connection to the Sewage System

3 To ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system, it is the responsibility of the developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public drainage network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of ground water. Where the developer proposed to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0800 009 3921.

Water Pressure

4 Thames Water advised that they will aim to provide customers with a minimum pressure of 10m head (approximately 1 bar) and a flow rate of 9 litres / minute at the point where it leaves Thames Water pipes. The developer should take account of this

minimum pressure in the design of the proposed development.

Drainage Strategy

5 Thames Water advises that a drainage strategy should contain the points of connection to the public sewerage system as well as the anticipated flows (including flow calculation method) into the proposed connection points. This data can then be used to determine the impact of the proposed development on the existing sewer system. If the drainage strategy is not acceptable Thames Water will require that an impact study be undertaken.

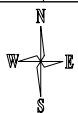
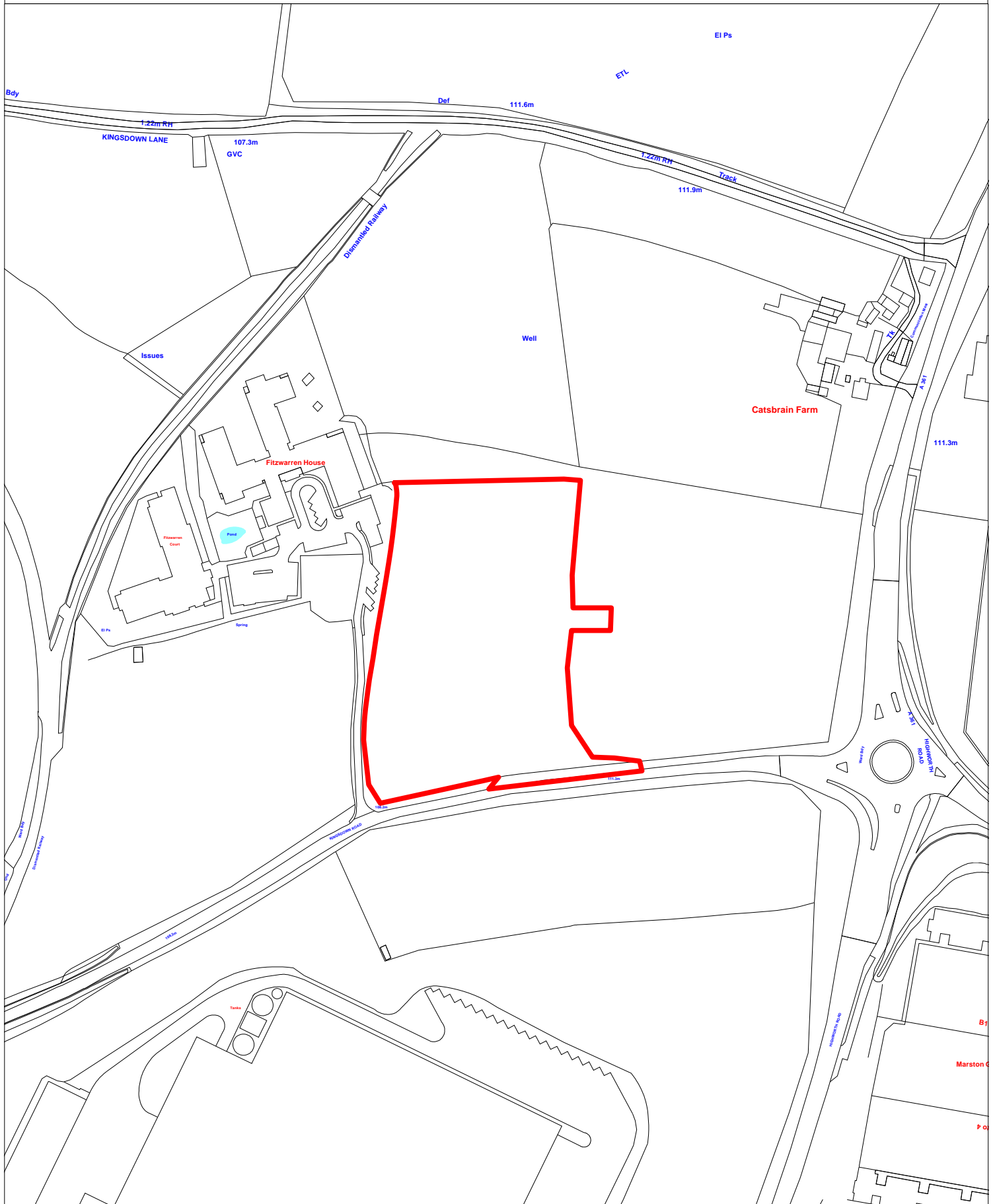
Fire Hydrants

6 The Fire Authority will require the provision of water supply and hydrant facilities for firefighting to meet the needs of the development. It is important that these requirements are established prior to the commencement of development. This ensures a fire fighting water supply is in place during the construction phase, hydrants are connected at the right locations, at the right time and at the developer's cost.

Street Naming and Numbering

7 In addition to this consent, under the Town Improvement Clauses Act 1847 the applicant is required to contact Swindon Borough Council's Street Naming & Numbering Officer as soon as possible with regard to registering new or changes to the official address of any properties within this development.

Outline application for the erection of
Class B1(c) light industrial development (maximum 2,760 sqm GEA),
with associated access, parking and landscaping - All matters reserved
Land At Catsbrain Farm Highworth Road Swindon SN3 4SZ



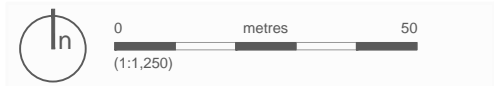
This Plan is for illustrative purposes only and is not intended to provide accurate representation of the development.
In all cases references should be made to the submitted plans.

S/OUT/16/0097

Outline application for the erection of
Class B1(c) light industrial development (maximum 2,760 sqm GEA),
with associated access, parking and landscaping - All matters reserved
Land At Catsbrain Farm Highworth Road Swindon SN3 4SZ



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.




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This drawing is for illustrative purposes only and should not be used for any construction or estimation purposes.

DO NOT SCALE DRAWINGS.

No liability or responsibility is accepted arising from reliance upon the information contained within this drawing.

 Site Boundary - 1.56ha / 3.85 acres

Units A / B = 360sqm (3875sqft), 12 spaces

Unit C = 600sqm (6460sqft), 20 spaces

Units D / E / F / G = 360sqm (3875sqft), 12 spaces

Total area = 2760sqm (29,700sqft)
Total spaces = 93

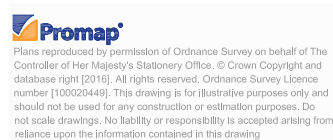
Client:
Castlewood Commercial Properties Ltd

Project:
Land at Kingsdown Road, Catsbrain Farm, Swindon

Drawing:
Concept Masterplan

Scale:
1:1,250 (A3)

Project Number: COWA_2019	Status: SUBMISSION
Drawing Number: COWA2019_Concept Diagram_3200	
Date: 18.01.2016	Revision: A



No liability or responsibility is accepted arising from reliance upon the information contained within this drawing.

Total area = 2760sqm (29,700sqft)
Total spaces = 93

Date: 18.01.2016 Revision: - Scale: 1:500 (A2)

Turley

COMMITTEE REPORT

Item Number: 11

Application Number: S/OUT/16/0097

Ward: St. Margaret & South Marston

Parish: Stratton St Margaret

Proposal: Outline application for the erection of Class B1(c) light industrial development (maximum 2,760 square metres gross external area), with associated access, parking and landscaping - All matters reserved.

Location: Land at Catsbrain Farm, Highworth Road, Swindon

Agent:

Mr Christopher Roberts
Turley
The Pinnacle
20 Tudor Road
Reading
Berkshire
RG1 1NH

Applicant:

Mr Neil Cowley
Castlewood Commercial Properties Ltd.
C/O Agent

Officer Report

Background:

i. This proposal forms one part of three development aspirations that have been identified by the applicant. These related to a large parcel of land of some 9.66 hectares (23.88 acres) in overall area located south of Kingsdown Lane, west of Highworth Road; excluding the main Catsbrain Farm complex and associated outbuildings, east of the former Highworth branch line; excluding Fitzwarren Court, Fitzwarren House and Stanton Lodge and north of Kingsdown Road. The site has been subdivided into three development parcels by its promoters, two of which have now secured outline planning permission:

- Site A (1.83 hectares / 4.52 acres): a roadside use site comprising a petrol filling station including ancillary retail shop and car wash, a family restaurant and public house, a “drive-through” coffee shop and two take-away food outlets with associated access, landscaping and car parking (planning permission reference S/OUT/14/1912) granted outline planning permission on the 3 December 2015;
- Site B (2.16 hectares / 5.34 acres): a care village comprising a 40no.bedroom dementia home and 120no. close care apartments with associated on site community facilities (planning permission reference S/OUT/14/1879) granted outline planning permission on the 6th May 2016 following the completion of a legal agreement; and,

- Site C, (5.67 hectares / 14.02 acres) which is land covering the remainder of the Catsbrain Farm site reserved by the applicants for future employment generating uses.

ii. This application relates to a smaller sub area of that Site C parcel measuring 1.56 hectares (3.85 acres) which is located between Sites A and B and will utilise the means of access that has already been approved in full within the roadside use development off Kingsdown Road. This will presently not continue any further north than the northernmost boundary of the roadside use development leaving the remaining 4.11 hectares (10.16 acres) for potential further employment generating uses subject to the granting any subsequent planning application.

iii. The application has been brought to planning committee at the request of Stratton St. Margaret Parish Council.

iv. The application is outside the Swindon Urban Area Boundary as defined by the Local Plan Key Diagram and Policies Map although abuts that boundary, and is not designated for the proposed use. Consequently it has been advertised as a departure from the adopted Local Plan.

Summary of Recommendation:

That outline planning permission be **GRANTED** with conditions with all detailed matters reserved for future consideration.

The Proposal:

1 This application seeks outline planning permission with all detailed matters pertaining to the means of access, layout, scale, appearance and landscaping reserved for consideration under subsequent applications for a light industrial development (Use Class B1c) to a maximum gross external floor area of 2,760 square metres.

2 The submitted plans and Design and Access Statement are indicative only but do imply that there will be potentially six units comprising 360 square metres and a seventh larger unit measuring 600 square metres that will take the form of single storey light industrial units that will be functional in overall appearance within a peripheral landscape setting. The site parameters indicate that the buildings will be arranged in two blocks to the north and south west of the site with all car parking, service entrances and means of access into the to the east where this will connect with the roadside use site and an internal distributor road that will still require detailed approval following the granting of outline approval for that scheme in December last year.

The Site and Surroundings:

3 The application site comprises a predominantly flat parcel of undeveloped land currently used as a paddock to the south of the main Catsbrain Farm within the parish of Stratton St. Margaret. It is located on the north side of Kingsdown Road with the G-Park / Triangle major employment site to the south, and on the west side of Highworth Road opposite South Marston Park. Kingsdown Road connects with

Highworth Road at the Vickers Roundabout some 150 metres to the east. The site is bordered on the south by a line of mature trees and hedgerow, a small section of which will be removed to the south east corner of the site as part of the approved roadside use development in order to facilitate the construction of the points of access and egress and necessary visibility splays. The Fitzwarren House, Fitzwarren Court and Stanton Lodge residential care and retirement homes are located to the northwest with the recently approved additional care village accommodation to the west across an existing access road that leads from Kingsdown Road to those three existing residential developments. Kingsdown Crematorium is located further west over the former Highworth branch line whilst Stanton Country Park is located north of the remaining fields of Catsbrain Farm and beyond Kingsdown Lane.

Representations:

4 Parish Council Comments: Stratton St. Margaret Parish Council has expressed concerns regarding pedestrian access along the highway from Kingsdown Road to the Vickers Roundabout.

5 Neighbours / Members of the Public: One objection has been received from a resident at Stanton Lodge who is concerned that the development would generate noise, smells and increased traffic including delivery lorries and staff who will be commuting to and from work. There are concerns that together with the other approved uses the quietness of the area will be diminished.

Planning Considerations:

6 The main issues that this application has raised relate to the principle of the development as the site constitutes a policy departure from the Local Plan, the highway and transport implications of the development, particularly in respect of how the site will connect with the existing and approved uses in the vicinity, whether the proposed use is compatible with existing and approved proposed uses in the vicinity in terms of the potential layout, scale, design and amenity implications.

Principle of Development

7 The proposed development is for a Class B1(c) employment use which is defined under the Use Classes Order as any industrial process which can be carried out in a residential area without causing detriment to amenity. The applicants state that the proposed light industrial estate has the potential to generate up to 60 new jobs. The site will be located directly between a care village and a roadside service site which now both have the benefit of outline planning permission, to the south east of the existing care and retirement community that comprises Fitzwarren House, Fitzwarren Court and Stanton Lodge.

8 The area benefits from its location close to the junction of the B4141 Kingsdown Road and A361 Highworth Road and is to the north and west of two key employment areas that provide thousands of jobs to the local economy and already generate significant levels of traffic including heavy goods vehicles and service vans given the good connectivity to the A419 trunk road and M4 motorway.

9 The sustainable development strategy for the Borough is set out in policy SD2 of the Swindon Borough Local Plan 2026. This policy supports key government objectives for delivering sustainable development in the most accessible locations, whilst seeking to protect the best of the countryside. Policy SD2 through the Policies Map and Key Diagram do provide a clear delineation between those parts of the Borough which would be deemed generally acceptable for development, within existing settlements; and those when it generally would not, within the countryside. This would demonstrate that the proposal is not in accordance with the adopted Local Plan in so much as it lies outside the Swindon urban boundary.

10 However, the Sustainable Development Strategy does state that development proposal in the rural and countryside locations outside settlement boundaries will be permitted where it would meet local needs as identified through a Neighbourhood Plan or Neighbourhood Order, where it supports the expansion of tourist and visitor facilities where such needs are not met by existing facilities in a rural service centre, or; and of specific relevance to this proposal and the fact Sites A and B are now already approved in outline, it is in accordance with other policies in the Local Plan and the National Planning Policy Framework (NPPF) that could permit specific types of development in the countryside.

11 Paragraph 12 of the National Planning Policy Framework states that proposed developments that do not accord with an up-to-date Local Plan should be refused unless material considerations indicate otherwise. Paragraph 196 states that the Framework is a material planning consideration in its own right and following paragraph states that in assessing and determining development proposals, local planning authority's should apply the presumption in favour of sustainable development and grant planning applications which will be sustainable and will promote economic growth where possible, and should seek to work proactively with applicants to secure developments that improved the economic, social and environmental conditions of the area.

12 This approach is bolstered through Local Plan policy SD3 (Managing Development) which states that the Council should grant planning permission unless material considerations indicate otherwise and taking into account whether any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole or where specific proposal in the Framework indicates that development should be restricted. Paragraph 10 of the NPPF states that decisions should be taken with local circumstances in mind to respond to different opportunities for achieving sustainable development.

13 As advised above, the adjacent Sites A and B have already secured outline planning permission. Both sites and this proposed site are located outside the Swindon urban boundary but do fall immediately adjacent to it with Kingsdown Road forming the boundary. The applicant states that the proposed light industrial units once fully built out and occupied will generate in the region of 60 full time equivalent jobs. They add that the site will provide modern accommodation for local business and will provide opportunities for businesses to expand and allow for potential inward investment. Furthermore, the applicant suggests that the site will benefit from the immediate

proximity of the adjacent roadside facilities and the amenities that will be provided there which will be attractive to a range of businesses. The primary reason that the council was in a position to support the granting of outline permission for the roadside uses at Site A was that it would provide a well serviced commercial location to both existing and proposed employers at G-Park and South Marston Park, and to a certain degree the existing and proposed care village and retirement homes to the west, with all generating strong synergies between each other.

14 Local Plan policy EC1 (Economic Growth through Existing Business and Inward Investment) states that inward investment and the growth and retention of existing business will be enabled by, amongst other criteria, protecting the best employment sites as defined by policy EC2 for employment, and by enabling development opportunities at other sites where it would optimise investment opportunities. The site will clearly offer good opportunities for further growth. However to reinforce the sustainable benefits of the use of this site for the proposed development, the Planning Policy Manager is of the view that this will be dependent on there not being any negative impacts to nearby land uses, the natural and historic environment and that there should be adequate and safe pedestrian access to and from the South Marston Industrial Estate as well as sustainable transport links to the rest of the Swindon urban area.

15 Based upon the concerns raised by the Parish Council, it is also considered that in demonstrating its suitability as a site for sympathetic employment use, there must also be good connectivity between the adjacent land uses which have been subject to approval on sites A and B together with offering some degree of improved and sustainable accessibility to the residents of Stratton Lodge, Fitzwarren Court and Fitzwarren House.

Highways and Connectivity

16 The proposed employment site will utilise an already approved means of access leading from Kingsdown Roads some 150 metres to the west of the Vickers Roundabout junction. In addition a single point of access enabling entry only into Site A, which will in turn connect internally with the proposal site; although this will still need to be approved as part of the detailed layout under a reserved matters application, has already been approved. This will be provided immediately to the north of the Vickers Roundabout with all traffic from both sites A and C exiting onto Kingsdown Road with a left only turn taking all traffic back to Vickers. The Highways Officer is satisfied that the design of the exit from the site onto Kingsdown Road will be designed and orientated so that it will prevent larger vehicles from turning right towards Kingsdown and Upper Stratton over the narrow bridge that crosses the former Highworth branch line.

17 The two-way single priority T-junction access from Kingsdown Road was specifically designed to serve as a means of access and egress for the roadside use site in Site A in addition to enabling the later unlocking of the larger Area C site. The applicants have satisfactorily demonstrated through their Transport Statement that the existing highway network will be able to accommodate the demands generated the proposed employment use in addition to those recently approved uses at Sites A and B and that affected junctions including the impacts of the developments upon the Vickers

Roundabout have been analysed and will be able to manage the additional traffic demands.

18 The speed limit of Kingsdown Road is restricted to 40mph and there is a signed 7.5 ton weight restriction except for access over the former railway bridge. The Highways Officer considers that as the width of the carriageway is limited in places it would be unsuitable in its present form for the additional traffic that the care village, roadside use site and this proposed employment site is predicted to generate. Highway design specifications require a width of six metres and therefore Kingsdown Road will need to be widened between the Vickers Roundabout and entrance to the existing residential care and retirement homes. This is required in order to meet the extra traffic demands generated by the uses and this is conditional to making this proposal and the two previous applications acceptable in planning terms.

19 As the land falls entirely within the control of the Local Highway Authority, it is a requirement of this recommendation by way of an off-site Grampian condition to ensure that linked to those other two permissions, this site will not be released for development until such time as the necessary works have been carried out along Kingsdown Road to the satisfaction of the Highway Authority under a "Section 278" agreement. Other off site measures such as the provision of two uncontrolled crossing points and connecting footways to the north of the Vickers Roundabout on Highworth Road and west on Kingsdown Road are also to be sought by Grampian Condition in respect of the other two permissions and as part of this recommendation.

20 The Parish Council has raised some concern of a lack of clarity over pedestrian and cycle access with the existing residents, staff and visitors at Fitzwarren House, Fitzwarren Court and Stanton Lodge. As the highway infrastructure for this proposal is linked to both the other approved sites, and in the interests of encouraging sustainable modes of travel and enabling a good level of connectivity between the various residential retirement, residential care, retailing, food and drink and employment generating uses, the granting of planning permission for the developments on Site A, Site B and this site can only be supported subject to the provision of a designated 2 metre wide footway to be constructed along the west side of Highworth Road and the a 3 metre wide footway / cycleway on the north side of Kingsdown Road from Vickers Roundabout as far as the proposed new access leading into the Care Village, west of the existing access that leads to the existing residential care and retirement properties. This will again need to be provided at the developer's expense under a Section 278 agreement tied in with a Grampian condition.

21 As Highworth Road is already served by bus services and a bus stop already exists to the north east of the site a new direct pedestrian access will be provided from that stop to the development and the various existing (Fitzwarren House, Fitzwarren Court and Stanton Lodge) and proposed developments. This will meet the demands generated by the uses on the three sites and will indirectly offer improved access arrangements as a consequence to the residents of the existing aforementioned properties.

Design and Amenity Considerations

22 As all detailed matters relating to the proposed light industrial estate are reserved for later consideration, the applicants have only provided a concept masterplan that indicates the laying out of two separate blocks of buildings to the north and south west of the site with peripheral landscaping and car parking and access to the east with separate points of access and egress connecting directly onto an internal access road that will also serve the roadside use site and any subsequent future phase of development in Site C. The Design and Access Statement explains that the buildings will follow the existing models and typologies of light industrial units, with the buildings themselves likely being functional in appearance. The main facades of the buildings will be orientated to face south and east in order to minimise any potential impacts on Fitzwarren House and Court and the proposed approved care village with a planted buffer zone along the northern and western edges create a strong level of visual separation between the residential uses to the west and the industrial estate. Existing landscaping along the southern boundary of the site adjacent to Kingsdown Road will be substantially retained as they have significant amenity value.

23 The Environmental Health Officer has identified the proximity of Fitzwarren House and Court as the nearest existing properties to the site and has raised a concern about the potential sensitivities of noise that could be caused during the construction of the development and the ultimate the operation of their future occupants. However the nature of Class B1c uses are that the operations and processes that take place are within that use classification are largely compatible with and can be undertaken in residential areas without causing any harm to amenity. Any more intensive industrial uses would fall within a separate use class (Class B2 – General Industrial) and would require planning permission in their own right.

Landscape, Biodiversity and Archaeology

24 The application has been supported by a thorough Ecological Appraisal. Whilst the site demonstrates that it is a sustainable location to delivery real economic benefits to the Borough, albeit outside the defined boundary of the Swindon conurbation, it is acknowledged that there are a number of County Wildlife Sites in the vicinity at Stanton Park to the north, the former railway line to the west, whilst there is lowland mixed deciduous woodland and standing open water and running water within 500m of the site. The Ecological Appraisal concludes that the development will not have any negative impact upon biodiversity interests that cannot otherwise be mitigated against through the retention of nearby boundary hedgerows and promoting net gain through additional planting which will be subject to a future reserved matters application. Furthermore, given the now approved uses to the west and east of the site respectively, there will be no conflict with Local Plan policy EN4 with regards protecting and enhancing biodiversity.

25 An archaeological assessment was made in respect of Sites A, B and C including the area of Site C subject to this application during 2015. The County Archaeologist is satisfied that no further investigation is required. On this basis, the development will again be sustainable as it will not harm any potential heritage interests.

Flood Risk

26 The application is supported by a flood risk assessment. The Drainage Officer is satisfied that all issues pertaining to on site drainage and flood risk can be managed by planning condition. Once again, in light of adjacent sites, this demonstrates that whilst outside the settlement boundary, the site is sustainable in planning terms for the proposed use.

Concluding Comments:

27 The proposed light industrial development will accord with the National Planning Policy Framework in that the presumption in favour of delivering sustainable development can be applied in this instance. Whilst outside the settlement boundary, it is a material consideration that planning permission has already been granted in outline for developments at each side of the proposal site and there will be synergies with those permitted uses and the nearby G-Park and South Marston Park employment area

28 However in its own right the proposed development will bring economic benefits to the Borough in a location that will be well served by an improved highway network offering greater connectivity for nearby existing land uses. It will not compromise the natural or historic environment or cause any harm to neighbouring properties in amenity terms subject to conditions, in accordance with the relevant policies of the Local Plan. Any harm of the site being located in the de-facto countryside as defined by the Local Plan is considered to be outweighed by the sustainable benefits that the scheme will bring.

Recommendation

That outline planning permission be **GRANTED** with Conditions with all detailed matters reserved for future consideration.

Conditions

1 This approval shall be in respect of the Site Location Plan (drawing number COWA2019_Red Line Plan_1000 revision A, dated 18.01.2016); Concept Master Plan (drawing number COWA2019_Concept Diagram_3200 revision A, dated 18.01.2016); Existing Site Plan (COWA2019_Existing Site Plan_1001 revision A, dated 18.01.2016); Proposed Site Plan (drawing number COWA2019_Proposed Site Plan_3201, dated 18.01.2016); Design and Access Statement, dated January 2016; Transport Statement, dated 18th January 2016; Pre-development Arboricultural Report on Trees, dated 3rd October 2014; Ecological Appraisal, dated October 2014 Archaeological Evaluation, dated June 2015 and NPPF: Flood Risk Assessment, dated January 2016 received by the Local Planning Authority on the 21st January 2016.

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

2 Prior to the commencement of works on site in connection with the development hereby permitted, details of the means of access, layout, scale, appearance and landscaping of the buildings (hereinafter called "the Reserved Matters") shall have first been submitted to and approved in writing by the Local Planning Authority.

Reason: To accord with Section 92 of the Town and Country Planning Act 1990.

3 Application for the approval of the Reserved Matters referred to in condition 2 above, shall be submitted in writing to the Local Planning Authority before the expiration of 3 years from the date of this permission and shall be carried out in accordance with the approval.

Reason: To enable the Council to review the suitability of the development in accordance with Section 92(2) of the Town and Country Planning Act 1990.

4 The development hereby permitted shall be commenced either before the expiration of 3 years from the date of this permission, or before the expiration of 2 years from the date of the last of the reserved matters to be approved, whichever is the later.

Reason: To enable the Council to review the suitability of the development in accordance with Section 92(2) of the Town and Country Planning Act 1990.

5 No work shall commence on the development site until the vehicular, pedestrian/cycle accesses and associated engineering operations have been carried out in accordance with a design and specification that have been approved in writing by the Local Planning Authority, and have been fully implemented to the satisfaction of the Local Planning Authority.

Reason: To ensure that the accesses into the site are constructed before the approved buildings in the interest of highway safety.

6 No work shall commence on the development site until all works on the public highway within the vicinity of the site on Kingsdown Road, Highworth Road and Vickers Roundabout to make the development acceptable in planning terms have been carried out in accordance with a design and specification that have been approved in writing by the Local Planning Authority, and have been fully implemented to the satisfaction of the Local Planning Authority.

Reason: In the interests of highway safety.

7 Prior to first occupation of the development hereby permitted, two uncontrolled crossings and connecting footways, at Vickers Roundabout (Highworth Road-north arm and Kingsdown Road) to make the development acceptable in planning terms shall have been provided in accordance with a design and specification approved in writing by the Local Planning Authority, and have been fully implemented to the satisfaction of the Local Planning Authority.

Reason: In the interests of highway safety.

8 Prior to first occupation of the development hereby permitted, a two metre wide footway from the access on Highworth Road to the northbound bus stop on Highworth Road to make the development acceptable in planning terms shall have been provided in accordance with a design and specification to be approved in writing by the Local Planning Authority, and to be fully implemented to the satisfaction of the Local Planning Authority.

Reason: In the interests of highway safety.

9 Prior to first occupation of the development hereby permitted, a designated 3m wide footway / cycleway along the west side of Highworth Road and the north side of Kingsdown Road shall have been made available for use in accordance with details that

shall have first been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of pedestrian and cycle user safety and encouraging sustainable modes of transport.

10 Plans showing the parking areas shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced. These areas shall be surfaced in accordance with details which shall first have been submitted to and approved in writing by the Local Planning Authority, and constructed to the satisfaction of the Local Planning Authority before the uses commence and shall not be used other than for the parking of vehicles in connection with the developments hereby permitted.

Reason: In the interest of amenity and highway safety.

11 Before the first occupation of each building, provision shall be made for bicycle storage and motorcycle parking that accord with Swindon Borough Council's current Parking Standards in respect of all uses. Any bicycle storage and motorcycle parking provision shall thereafter be retained for the storage of bicycles and parking of motorcycles in connection with the development hereby permitted.

Reason: To ensure satisfactory provision is made for bicycle storage and motorcycle parking at all times.

12 Prior to the first occupation of the development hereby permitted, the proposed internal roads, footways, footpaths, verges, street lighting, vehicle overhang margins, visibility splays, accesses, carriageway gradients, driveway gradients and street furniture shall be constructed and laid out in accordance with details to be submitted to and approved in writing by the Local Planning Authority. For this purpose, plans and sections indicating, as appropriate, the design, layout, levels, gradients, materials, and method of construction shall be submitted to the Local Planning Authority.

Reason: To ensure that the roads are laid out and constructed in a satisfactory manner.

13 No development shall commence on site until a Construction Management Plan has been submitted to and approved by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme for the duration of the works. This Plan shall provide for details relating to:

- Access and parking arrangements for site personnel, contractors, and visitor arrangements for delivery and removal of materials;
- Arrangement for loading, unloading, and storage of plant and materials;
- Provision for wheel washing facilities for construction traffic. It is a requirement of this condition that wheel washing facilities will be used by all operatives exiting the site so to prevent mud and detritus being brought on to the public highway;
- Arrangements for protecting and/or diverting Public Rights of Way either within the site boundary or adjacent to the site, including any necessary temporary or permanent diversions of those routes;
- A scheme for routing, control of traffic associated with the construction [including arrangements of all HGVs], and temporary signage on Highworth Road and Kingsdown Road during the construction and decommissioning phases.

Reason: To safeguard the amenity of adjoining land uses and occupiers and in the interests of highway safety.

14 No external construction works, deliveries, external running of plant and equipment or internal works audible outside the site boundary shall take place on the site other than between the hours of 07:30 to 18:00 Monday to Friday and 08:00 to 13:00 on Saturday. There shall be no such works or operations on Sundays, Public or Bank Holidays.

Reason: In the interests of highway safety and to ensure that the proposed construction works do not cause undue nuisance and disturbance to neighbouring properties at unreasonable hours in the interest of amenity.

15 The development shall not be brought into use until details of a system of lighting which shall include a scheme of illuminating the Kingsdown Road, pedestrian, cycle, car and motorcycle parking areas and roads and footways have been submitted to and approved in writing by the Local Planning Authority. Thereafter the scheme of lighting shall be implemented prior to the development being brought into use and maintained in accordance with the approved scheme.

Reason: In the interest of security and safety.

16 The development shall be designed and constructed in accordance with the Flood Risk Assessment, produced by ENZYGO Environmental Consultants dated January 2016.

Reason: To protect the development and its occupants from the risk of flooding, and to prevent the increased risk of flooding.

16 Development shall not begin until a surface water drainage scheme for the site, in accordance with the site FRA and based on sustainable drainage principles and an assessment of the hydrological and hydro-geological context of the development, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall include, but not limited to:

- Detailed drainage plan showing the location of the proposed SUDs and drainage network;
- Soakage tests in accordance with BRE365, to confirm soil infiltration rates;
- Details of how the scheme shall be maintained and managed after completion;
- Details of how the hierarchy approach has been provided through a range of SUDs techniques in accordance with best practice and NPPF including above ground storage utilising open space where technically possible;
- Detailed drainage calculations for all rainfall events up to and including the 1 in 100 year plus climate change event to demonstrate that all SUDs features and the drainage network can cater for the critical storm event for its lifetime;
- The submission of evidence relating to accepted outfalls from the site, particularly from any third party network owners; and
- Measures to treat surface water before discharging off site.

Reason: In the interests of amenity and highway safety.

17 Development shall not commence until a drainage strategy detailing any on and / or off site drainage works, has been submitted to and approved by the Local Planning Authority in consultation with the sewerage undertaker. No discharge of foul or surface

water from the site shall be accepted into the public system until the drainage works referred to in the strategy have been completed.

Reason: The development may lead to sewage flooding; to ensure that sufficient capacity is made to cope with the new development and in order to avoid adverse environmental impact upon the community.

18 No external construction works, deliveries, external running of plant and equipment or internal works audible outside the site boundary shall take place on the site other than between the hours 07:30 to 18:00 Monday to Friday and 08:00 to 13:00 on Saturday. There shall be no such working on Sundays, Public or Bank Holidays without the prior written consent of the Local Planning Authority.

Reason: In the interests of amenity.

19 No goods, plant, machinery or materials shall be deposited or stored, or articles displayed, or processes undertaken, outside any building(s) on the site.

Reason: To safeguard the visual amenity of the area.

20 The development hereby permitted shall be limited to a B1(c) use only as defined by the Town and Country Planning (Use Classes) Order 1987 (as amended) and no other use within Class B1 of that Order.

Reason: In the interests of sustainability.

21 The landscaping shall be carried out in accordance with the reserved matters approval and include a time table of works and shall have first been submitted to and approved in writing by the Local Planning Authority 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.

Any tree or shrub planted in accordance with the scheme which is removed, dies or becomes diseased within a period of five years from first being planted, shall be replaced by one of a similar size and the same species.

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

Informatives

1 This development constitutes Community Infrastructure Levy 'CIL' liable development. CIL is a mandatory financial charge on development. The development falls under an adopted Charging Schedule Category charged at £0 per sqm. For this reason the development generates a £nil CIL Liability payment. 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.

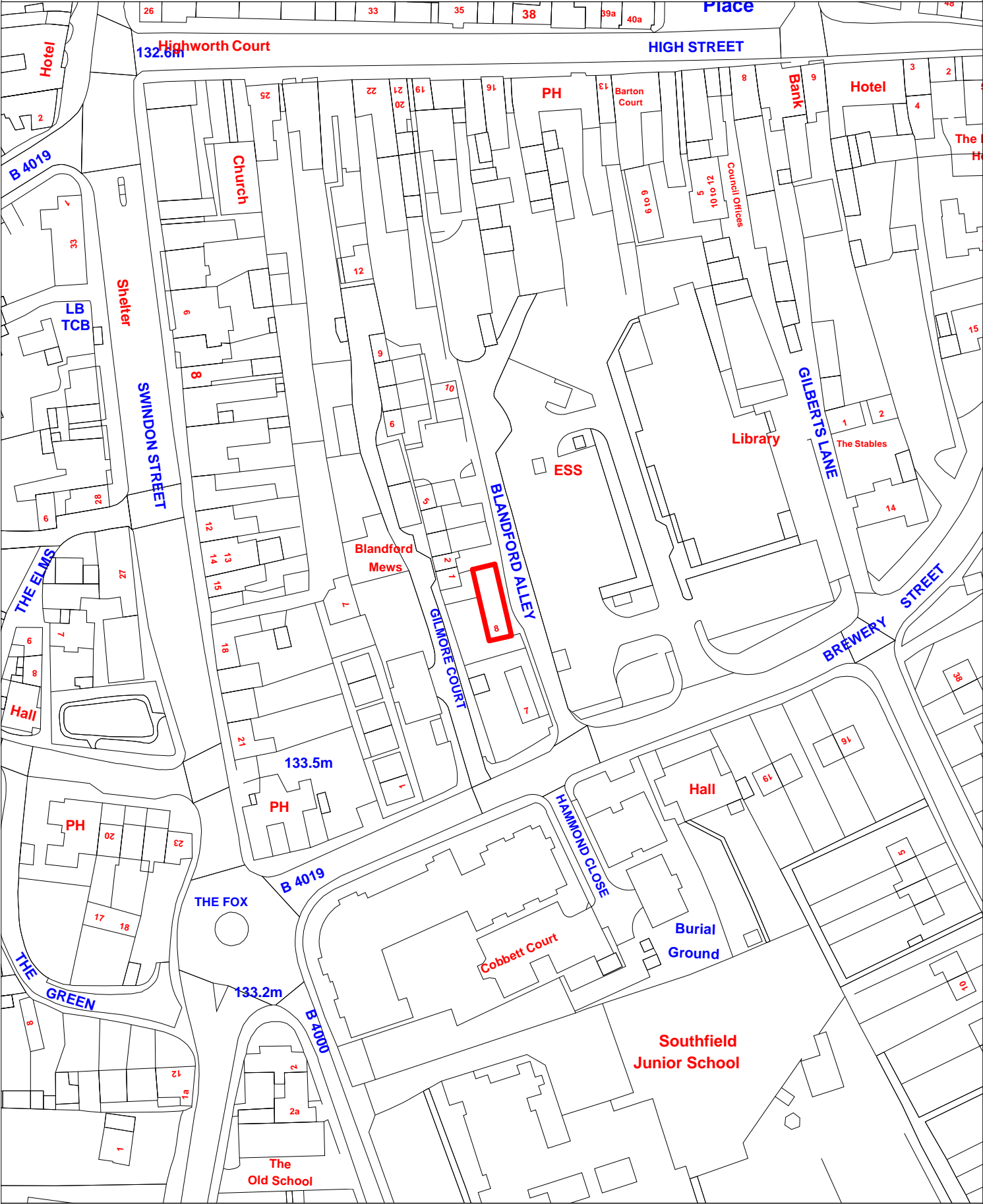
2 Thames Water advises that they will aim to provide customers with a minimum pressure of 10m per head (approx. 1 bar) and a flow rate of 9 litres / minute at the point where it leaves Thames Water's pipes. The development should take account of this minimum pressure in the design of the proposed development.

3 Thames Water is unable to fully assess the impact of the flows from this site on the existing infrastructure as no point of connection is indicated for either foul or surface

water drainage. If the intention is to drain the development site towards Vickers Sewage Pumping Station, the applicant should bear in mind that the SPS is currently privately owned. Evidence will need to be gathered from the owner regarding any possible capacity issues at the SPS.

Replacement windows and doors. (Retention).

The Thatch 8 Blandford Alley Highworth Swindon SN6 7BQ





Page 109

A hand-drawn sketch of a two-story house. The house has a chimney on the left side of the roof. The roof is dark and appears to be covered in snow or a dark material. The walls are light-colored with some dark, irregular shapes suggesting windows or doors. There are several windows: a small one on the left, a large one in the center, and a smaller one on the right. A garage door is visible on the far right. The drawing is done in a simple, sketchy style with black lines on a white background.

A simple line drawing of a small, single-story house. The house has a gabled roof with a chimney on top. The roof is divided into two sections: the upper part is a plain gable, and the lower part is covered in a pattern of small squares representing tiles. The front of the house features a window on the left with a flower box underneath it, and a door on the right. There are some small, stylized bushes or plants drawn near the base of the house.

SWINDON BOROUGH COUNCIL
3/LBC/16/0657
- 8 APR 2016
PLANNING DEPARTMENT

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HIGHWORTH - DARY GREEN/25 SPDS DIFFERENTIAL 22 SP/10R FLUORESCENT AUTO
CAGN/1987 THE THATCHER ISLAND/20F ALLEY, HIGHWORTH - DARY GREEN

A hand-drawn floor plan of a building. The plan shows a central hall with a staircase at the top. To the left of the hall is a large room with a textured wall. To the right of the hall is a large room with a diagonal hatched wall. There are three windows: one in the top right room, one in the bottom right room, and one in the bottom left room. The drawing is done in black ink on a white background.

SWINDON BOROUGH COUNCIL
S/Lec/16/0657
- 8 APR 2015
PLANNING DEPARTMENT

[illegible]

Use of this drawing does not absolve the client from his responsibilities under Health and Safety: The Construction (Design and Management) Regulations 2007. The CDM Co-ordinator is required to contact DPDS Consulting Group prior to permitting this drawing to be used in connection with any construction works.

Note:
Dimensions should not be scaled from this drawing.

All dimensions should be checked on site. This drawing is to be read in conjunction with all other drawings, specifications or schedule of works.

Client	
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Gary Green

Project

The Thatch, Blandford Alley

Drawing Title

Proposed Plans

<input checked="" type="checkbox"/> PLANNING	<input type="checkbox"/> BUILDING REGULATIONS
<input type="checkbox"/> TENDER	<input type="checkbox"/> CONTRACT

Scale 1:100 @A3

Date 30/11/2015

Issuing office	Swindon	Checked by	MMD
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Drawing No. _____ Rev. _____

C12027.15.100

WHOLENT FOLDERS/WHOLENT FOLDERS C1000NC12027 THE THATCH BLANDFORD ALLE
HIDWORTH - GARY GREENE'S DPCS DRAWING#12.2 SRECH FEASIBLEITY/AUTO
MACHINERY THE THATCH BLANDFORD ALLE - CY. HIGHWORTH - GARY GREENE



COMMITTEE REPORT

Item Number: 12
Application Number:
S/LBC/16/0657/NIHO

Ward: Blunsdon And Highworth
Parish: Highworth

Proposal: Replacement windows and doors. (Retention).

Site Location: The Thatch, 8 Blandford Alley, Highworth

Case Officer: Nikita Hooper

Agent:
Mr David Smart
DPDS Consulting Group
Old Bank House
5 Devizes Road
Old Town
Swindon
SN1 4BJ

Applicant:
Mr Gary Green
c/o Agent

Officers Report

Context:

1. Highworth Town Council requested that the application be put before the Planning Committee if the planning officer was minded to refuse the application.

2. The proposal site was subject to an identical application Ref: S/LBC/15/2047, replacement windows and doors (retention), which was refused under delegated authority on 3 February 2016. The reason for refusal reads,

“The scheme by virtue of seeking to retain UPVC windows and doors that would fail to preserve or enhance the character or appearance of the listed building, and lead to less than substantial harm to the significance of the designated heritage asset, that outweighs any public benefit [of] the scheme, is contrary to Policy EN10 of the SBLP, Section 12 of the NPPF and the Planning (Listed Buildings and Conservation Areas) Act 1990.”

Terms:

3. The following terms are used throughout the report. The source of these definitions is Annex 2: Glossary, of the National Planning Policy Framework (NPPF) (Department for Communities and Local Government (DCLG): 2012):

Designated heritage assets include Listed Buildings and Conservation Areas.

Significance: The value of a heritage asset to this and future generations because of its heritage interest. That interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

4. The use of the term significance is in planning linked to "The desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses." (Sections 16 and 66, Planning (Listed Buildings and Conservation Areas) Act 1990), and "The desirability of preserving or enhancing the character of that [conservation] area" (Section 72, Planning (Listed Buildings and Conservation Areas) Act 1990).

Designated Heritage Assets:

5. The building subject to the application is a designated heritage asset, listed at Grade II on 20 September 1979. As such it is recognised as having national importance

"Grade II buildings are of special interest, warranting every effort to preserve them." (Principles of Selection for Listing Buildings, Department for Culture, Media and Sport (DCMS): 2010)

6. List entry description (list entry number: 1300055):

Late C18, 1 1/2 storey thatched cottage. Painted rubble, brick dressings and brick quoins above ground floor window lintel level. Brick infill to eyebrow dormers. Two ranges of windows, 2 light leaded casements to first floor, on ground floor one with modern lintel and one with segmental head. Segmental headed ledged door. Large gable end brick chimneys. Lean-to to left. Catslide roof to rear. An interesting survival of burgage plot development.

7. The proposal site is also situated within the designated heritage asset that is the Highworth Conservation Area, designated on 8 October 1976.

8. The Highworth Conservation Area Appraisal and Management Plan was prepared in collaboration with Highworth Parish Council. The document was approved and adopted by the Planning Committee of Swindon Borough Council on 4 April 2006.

The Proposal:

9. The application seeks Listed Building Consent (LBC) for the retention of replacement windows and a door; 9no. windows and 1no. door, all in a brown coloured UPVC.

The Site and Surroundings:

10. The proposal site comprises a two storey detached dwelling known as The Thatch. The principal elevation (the front elevation) faces onto Blandford Alley. The front elevation has fenestration comprising 2no. windows at first floor level, 4 no. windows, 1no. door and 1no. garage door at ground floor level. The side elevation facing in a southerly direction has 1no. window and 1no. door at ground floor level. The opposing side elevation, facing in a

northerly direction is blank. The rear elevation has 1no. window at first floor level and 1no. window at ground floor level. A lean to is situated at the southern end of the building. To the northern side of the host dwelling is an attached single storey structure with a flat roof.

11. The site is surrounded in the main by modern development, neighbouring the site to the south is a building of local importance. The dwelling subject to this report is the last building in the conservation area to retain a thatched roof and is relatively isolated in relation to other designated heritage assets. However, that does not diminish its value.

12. The site appears to be situated on one of the narrow strips of land that extend southwards from the properties on High Street. These strips of land are the remnants of medieval burgage plots, which originate from the 13th century.

13. Residential properties form the majority of the western side of Blandford Alley and a bonded and capped natural stone wall forms the majority of the eastern side of the alley, with a supermarket and associated car park beyond.

Representations:

14. Neighbours: No representations received.

15. Highworth Town Council: Recommended acceptance and asked that the application be decided by the Planning Committee if the officer was minded to recommend that the application be refused.

16. Swindon Borough Council Conservation: The summary of a report from the Conservation Officer of the LPA, received on 27 April 2016 reads,

“I advise that in having special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses as required by the Act and the policy requirements...the alterations fail and should be refused.”

Planning Considerations:

17. The material planning consideration that relates to the proposal is harm to the significance of the designated heritage assets.

National Legislation:

18. The Planning (Listed Buildings and Conservation Areas) Act 1990 (the act):

Sections 16 (2) and 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 require 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.

Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that special attention is paid to the desirability of preserving or enhancing the character or appearance of that [conservation] area.

National Policy:

19. The National Planning Policy Framework (NPPF) (Department for Communities and Local Government (DCLG): 2012):

Paragraph 132 of the NPPF states in part that,

“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.”

Paragraph 133 of the NPPF states,

“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.

Paragraph 134 of the NPPF states,

“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.”

National Guidance:

20. Planning Practice Guidance (PPG) (DCLG: 2014)

The PPG provides guidance on “How to assess if there is substantial harm?”

“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.”

Local Policy:

21. Swindon Borough Council Local Plan 2026 (SBLP)

22. The SBLP adopted on 26 March 2016 is the development plan that is to be used. The principal policies that apply to this application are; SD1, DE1 and EN10.

23. Policy SD1 (Sustainable Development Principles) states in part that all development proposals will be of high quality design and respect, conserve and/or enhance the natural, built and historic environments.

24. Policy DE1 (High Quality Design) states in part that proposals will be assessed against several design principles including context and character, in respect of existing built characteristics, and acknowledged features of importance.

25. Policy EN10 (Historic Environment and Heritage Assets) which reflects the relevant national legislation and policy, provides the following points

- a. 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.
- b. Proposals for development affecting heritage assets shall conserve and, where appropriate, enhance their significance and setting. Any harm to the significance of a designated or non-designated heritage asset, or their loss, must be justified. Proposals will be weighed against the public benefits of the proposal, whether it has been demonstrated that all reasonable efforts have been made to sustain the existing use, find new uses, or mitigate the extent of the harm to the significance of the asset; and whether the works proposed are the minimum required to secure the long term use of the asset.
- c. Any alterations, extensions or changes of use to a listed building, or development in the vicinity of a listed building, shall not be permitted where there will be an adverse impact on those elements which contribute to their special architectural or historic significance, including their setting.

26. Listed Buildings - Adopted Supplementary Planning Guidance (SPG) (Swindon Borough Council: 2004)

27. The SPG contends that thousands of timber windows are destroyed each year, as they are believed to be beyond repair and that such work reduces the historic interest and harms the character of buildings.

28. The SPG states that windows, doors and openings, “Should not normally be altered. As a rule, windows and doors in historic buildings should be repaired, not replaced, unless they are of an unsuitable modern type.”

29. The Highworth Conservation Area Appraisal and Management Plan (the appraisal) (Swindon Borough Council: 2006)

30. The appraisal states that development proposals that affect the conservation area will be judged for their impact on the area's character and appearance as identified in the appraisal.

Significance:

31. The principal issue that the application presents is the impact that the alterations have on the significance of the listed building, which is inexorably linked to any impact on the significance of the conservation area.

32. Historic England, in their role as the advisory body to government on the historic environment considers that,

“The loss of traditional windows from our older buildings poses one of the major threats to our heritage. Traditional windows and their glazing make a hugely important contribution to the value and significance of historic areas. They are an integral part of the design of older buildings...Windows are particularly vulnerable elements of a building as they are relatively easily replaced or altered. Such work often has a profound affect not only on the building itself but on the appearance of [the] street and local area.” (Traditional Windows: Their Care, Repair and Upgrading, Historic England: 2015).

33. Buildings such as the property subject of this report are designated as heritage assets due to their historic and architectural interest. Traditional buildings take simple forms and do not have the complexity and degree of decoration of architect designed buildings. They are likely to have only few external features of note, so the qualities they do have are intrinsically important to their overall significance. Windows and their positioning, frequency, materials and form are an obvious feature which clearly contributes to the significance of a building, therefore their retention is critical.

34. Photographs sourced by the Conservation Officer 1no. of c.1993 and 2no. from 1999 appear to show the dwelling with white painted timber casements, a form which is clearly sympathetic and in keeping with this type of historic building. The Highworth Conservation Area Appraisal and Management Plan identifies two basic types of windows within the town; side-opening casements and vertical sliding sashes. The now installed windows are of a non-traditional material, UPVC, and do not sufficiently reflect those that have been removed, in terms of materials, finish or form. As the windows of this type of dwelling are a key aspect of its appearance and character any unsympathetic alteration will detract from its architectural and historic interest and in turn harm the significance of the listed building.

35. The Highworth Conservation Area Appraisal and Management Plan quotes advice from English Heritage, now known as Historic England “most of the buildings in a conservation area will help to shape its character in one way or another.” The plan contends that that the area's listed and a number of non-listed buildings make a strong contribution to the historic and architectural interest of the area. Given this any harm to the significance of the dwelling will equate to harm to the conservation area, both designated heritage assets.

36. The Design and Access Statement (the D&A Statement) submitted as part of the application and received by the LPA on 8 April 2016, suggests to justify the works by saying “That the alterations are relatively minor.” If the work was indeed minor, such as a like for like repair or maintenance, then LBC would not be required. However given the extent of development it is not considered minor as consent is required and has been applied for. The impact of the unauthorised changes on the significance of the building are not adequately assessed.

37. The D&A Statement provides no justification for the need to replace the windows and door; however it does “Assume that this [the replacement] occurred because the originals were in a poor state of repair, and that the refurbishment of them was not a viable option.” If the windows were indeed beyond repair then suitable replacements of the same form and material could have been produced and fitted. As the point made is conjecture it is not considered a material planning consideration and as such cannot be drawn upon in decision making.

38. The D&A Statement asserts that the windows and door have been in place for approximately 16 years and that during this time no action has been taken by the LPA and no other party has raised concerns over the appearance of the property. Given this the D&A Statement concludes that the works “Have not caused any adverse impacts on those elements which contribute to the property’s special architectural or historic significance that includes its setting.” This is however an erroneous way to assess the harm.

39. Whether or not the work has gone un-noticed by any third party including the LPA does not mean the work has had no adverse impact on the significance of the designated heritage asset. The D&A Statement states that the “Alterations have conserved and enhanced the significance and setting of the property.” However evidence supporting this position has not been provided.

Concluding comments:

40. Traditional windows and a door would clearly contribute to the significance of the property and their loss will harm the significance of the listed building. The harm has not been justified in terms of any public benefit or as to how it would preserve the dwelling or enhance the conservation area.

41. Legislation and both national and local policy are clear that decision making is required to give special regard and great weight to the preservation of the significance of designated heritage assets.

42. The proposal is contrary to Policy EN10 of the SBLP which echoes the duty of the Act that imposes a duty on the Local Planning Authority to have special regard to the desirability of preserving the character of the listed building and pay special attention to preserving the appearance and character of the Conservation Area. Further, as harm has been identified, the NPPF is relevant and the development will give rise to less than substantial harm. There is no overriding public benefit arising from the development that might mitigate the identified harm and so the proposal is contrary to the NPPF.

Recommendation:

43. That the Listed Building Consent be REFUSED.

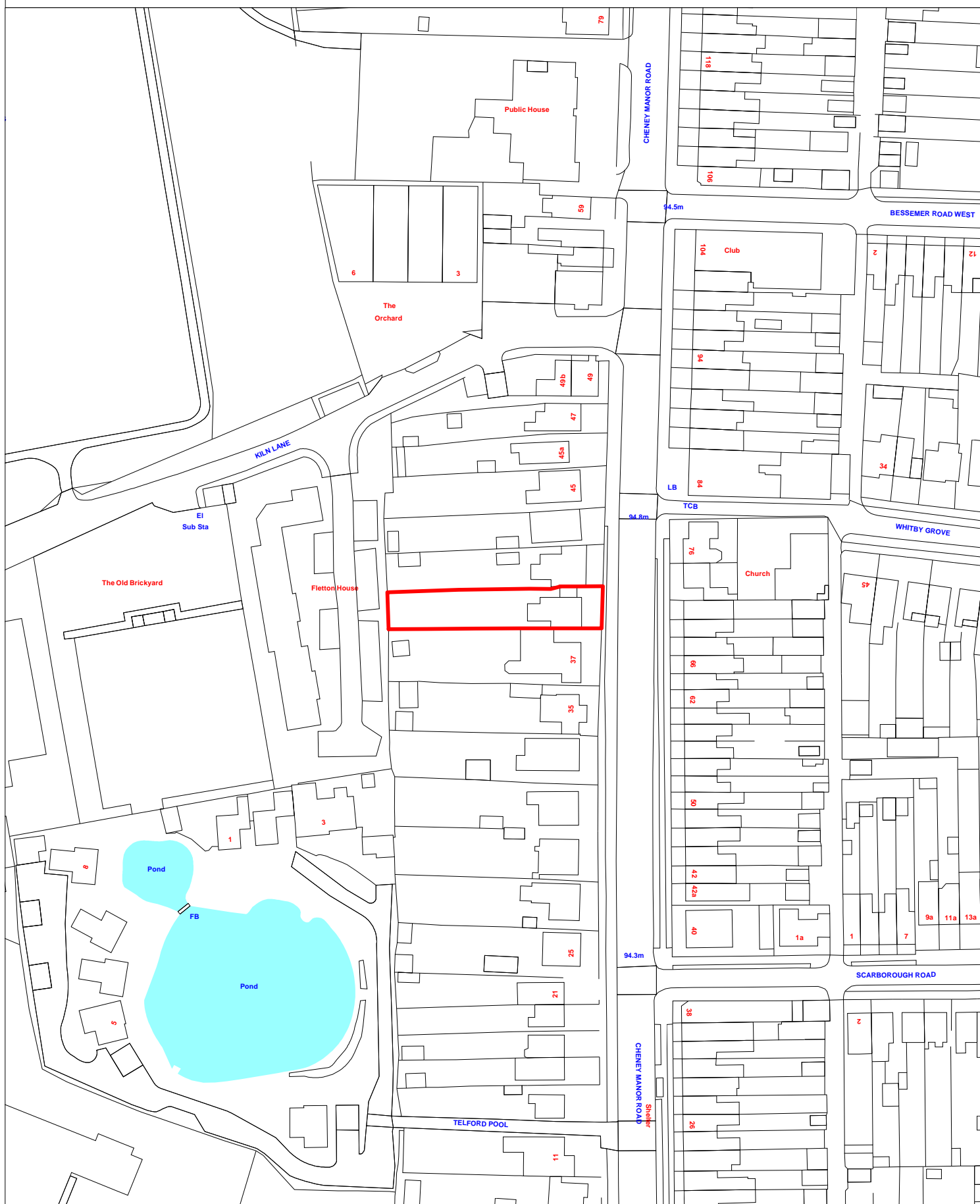
Reasons

1. The proposal fails to preserve the features of special architectural or historic interest of the building and the character or appearance of the Highworth Conservation Area, by introducing elements that will have a harmful impact due to their incongruous nature. This would be contrary to the Planning (Listed Buildings and Conservation Areas) Act 1990, Policies SD1, DE1 and EN10 of the Swindon Borough Local Plan 2026 and the National Planning Policy Framework (2012).

End of Report

Erection of a single storey rear extension, side extensions and alterations to roof (to provide additional accommodation)

39 Cheney Manor Road Swindon SN2 2NT



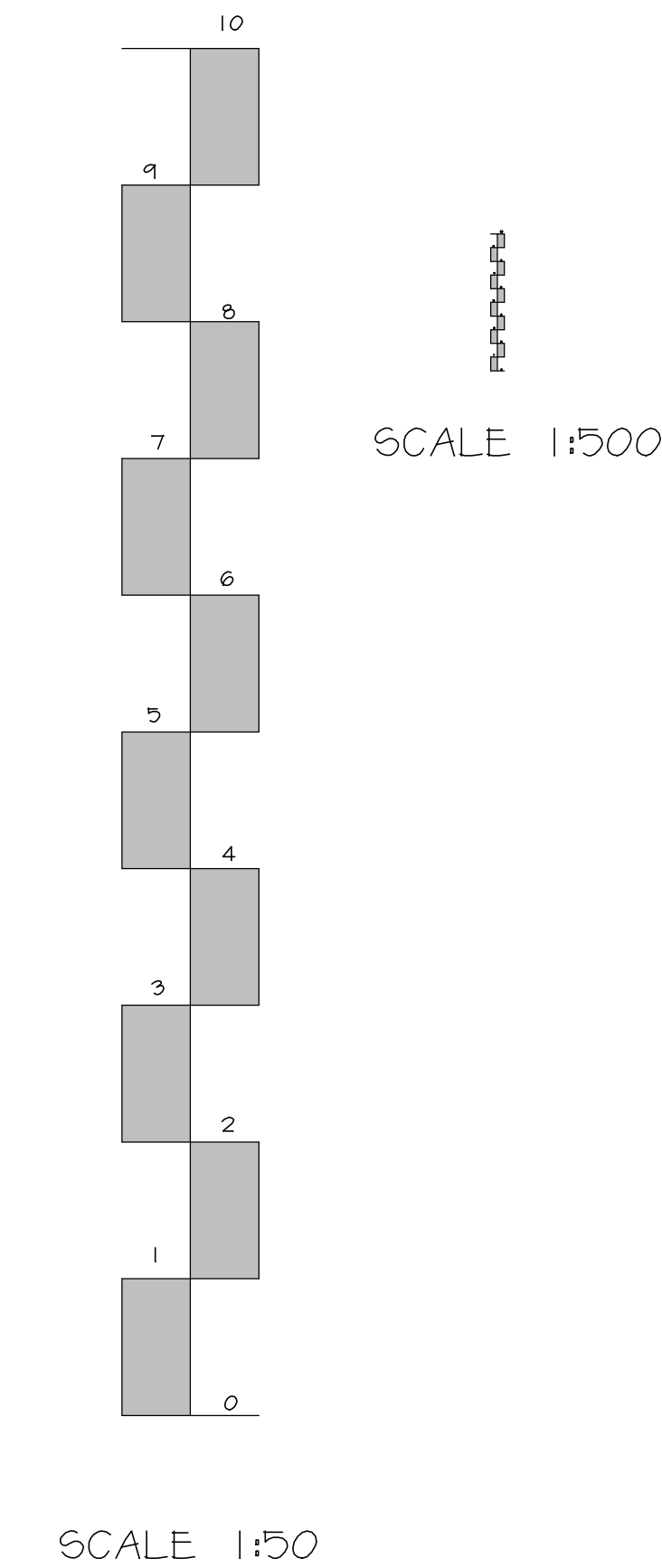
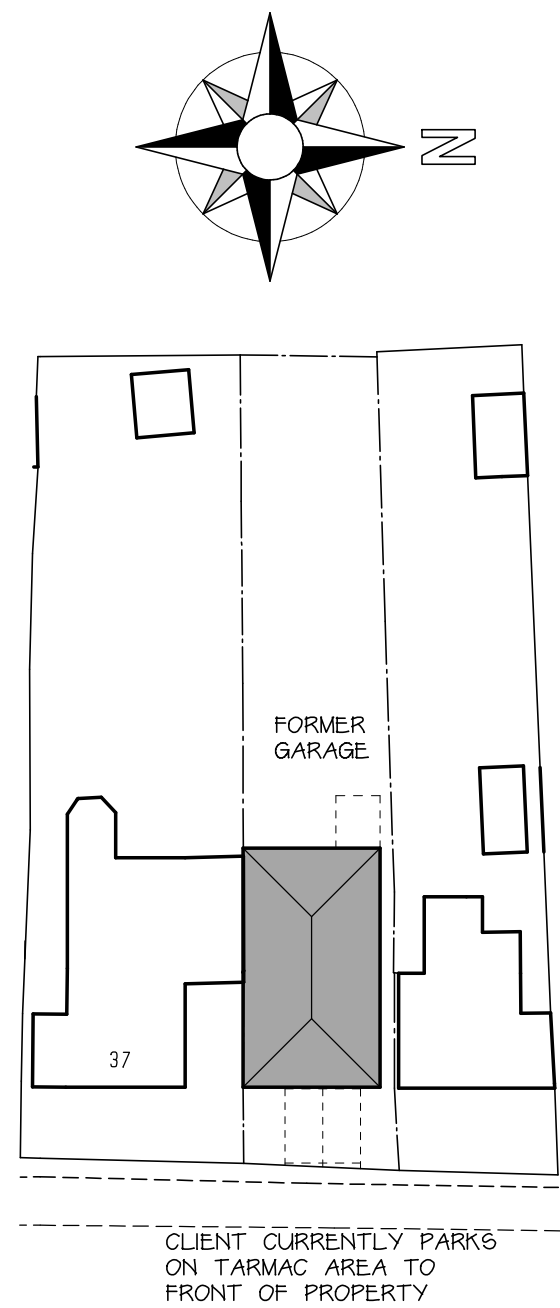
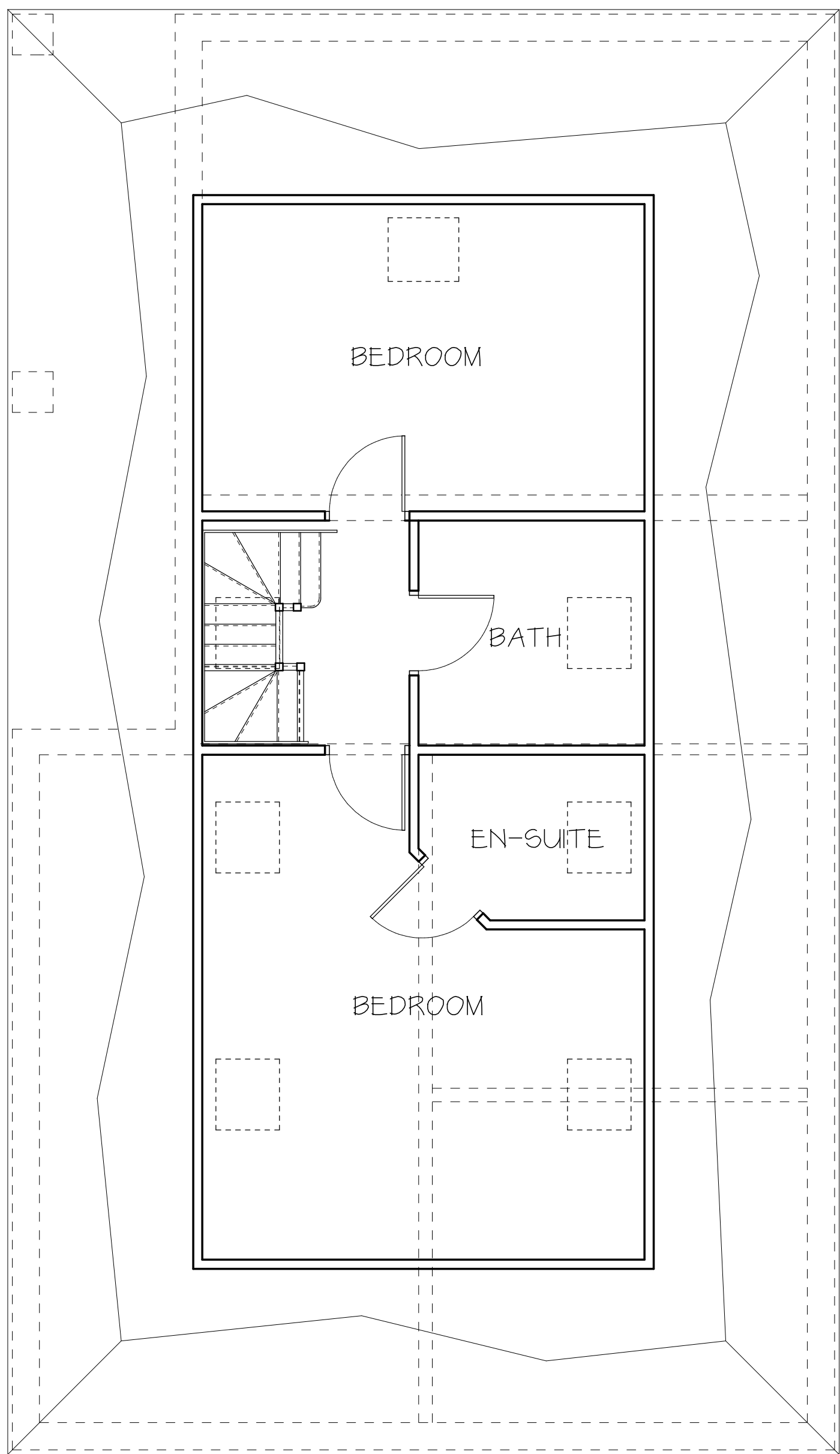
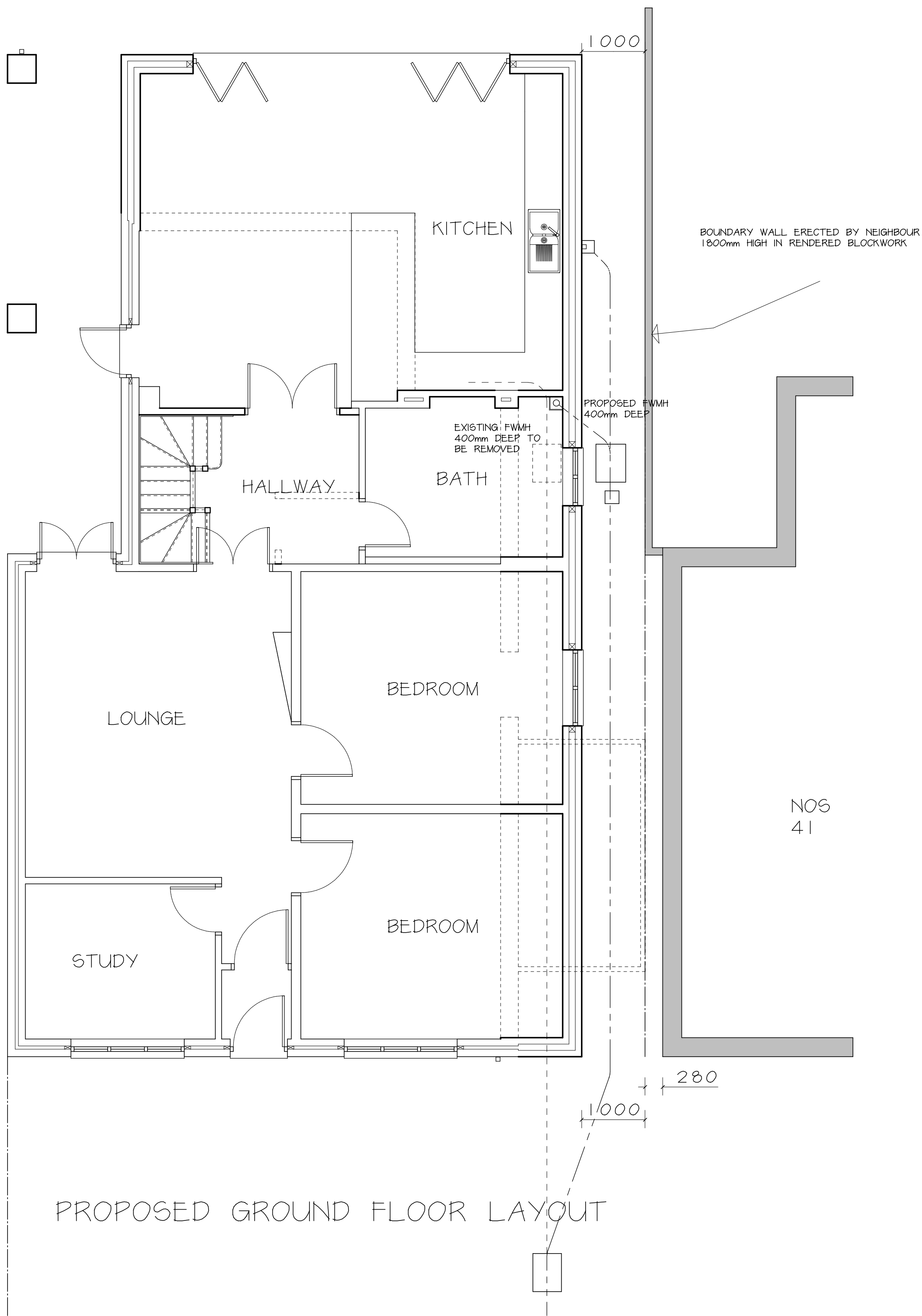
This Plan is for illustrative purposes only and is not intended to provide accurate representation of the development.
In all cases references should be made to the submitted plans.

Erection of a single storey rear extension, side extensions and alterations to roof (to provide additional accommodation)

39 Cheney Manor Road Swindon SN2 2NT

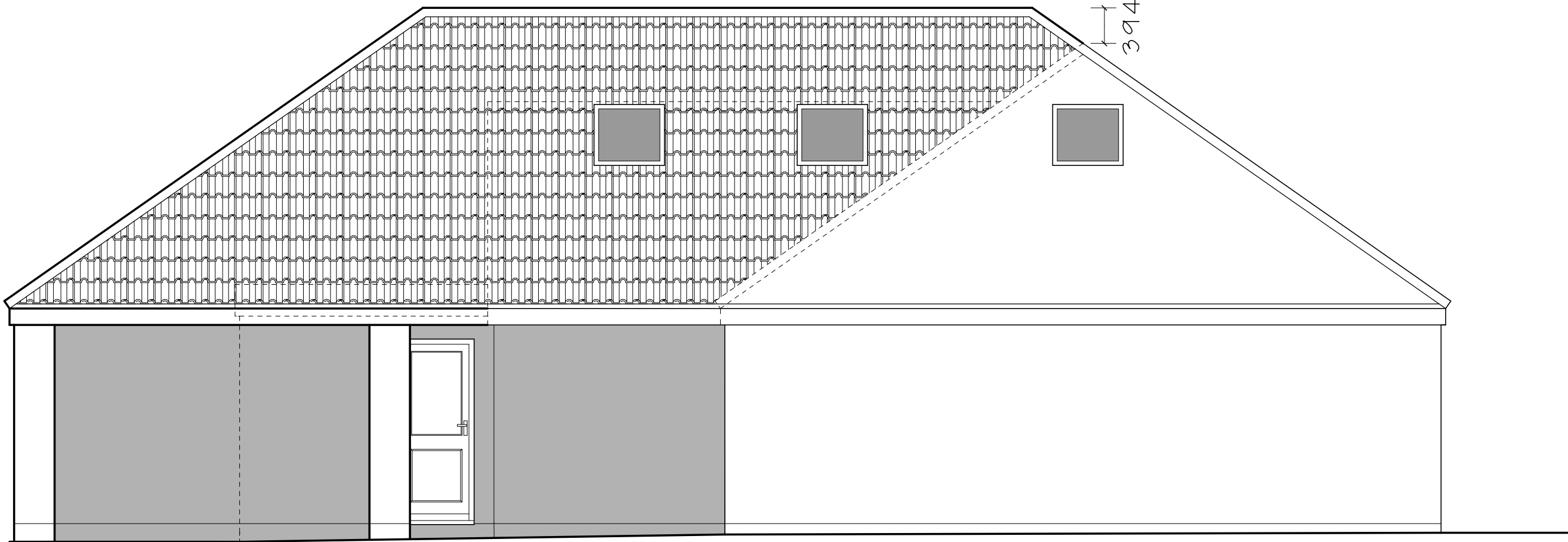


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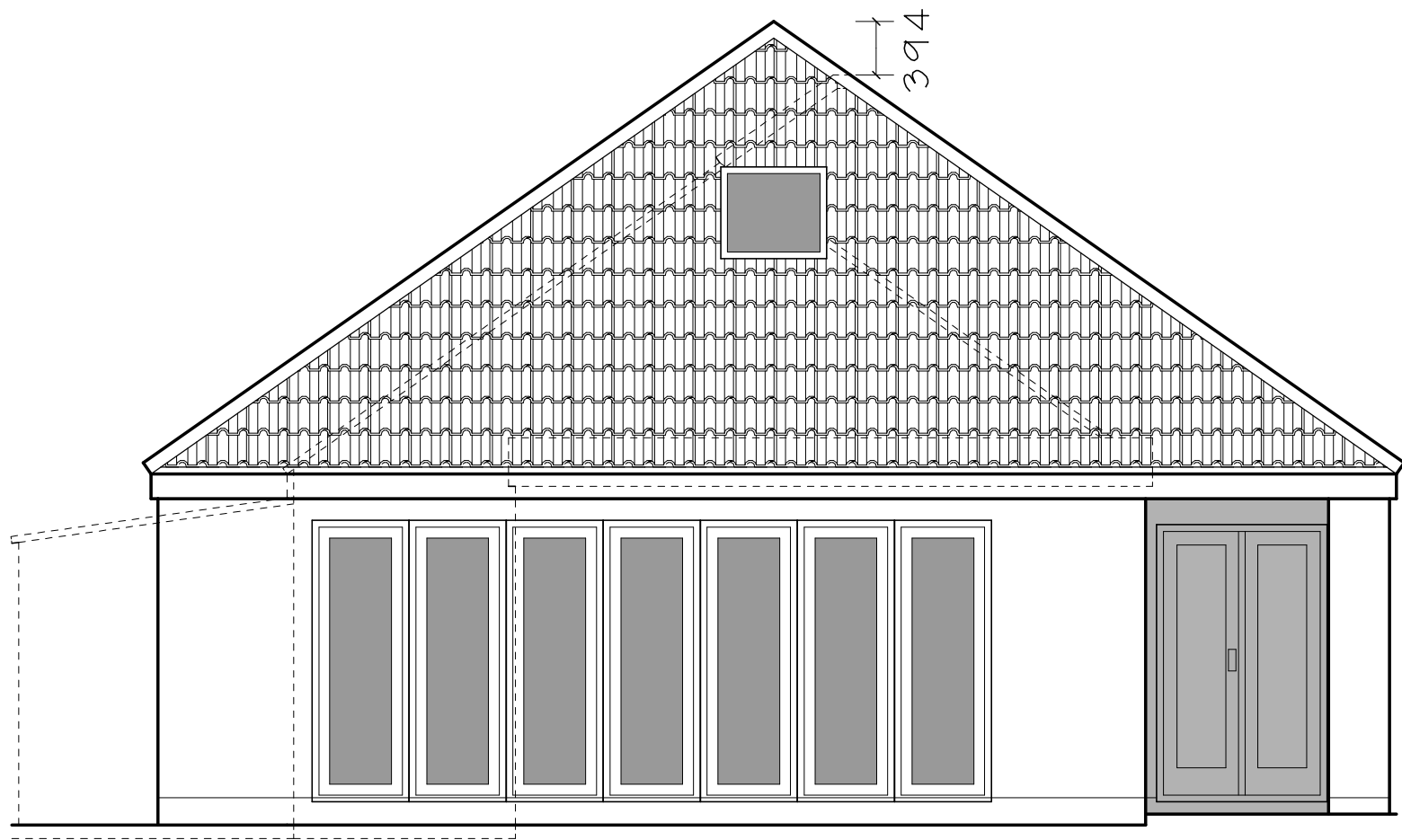




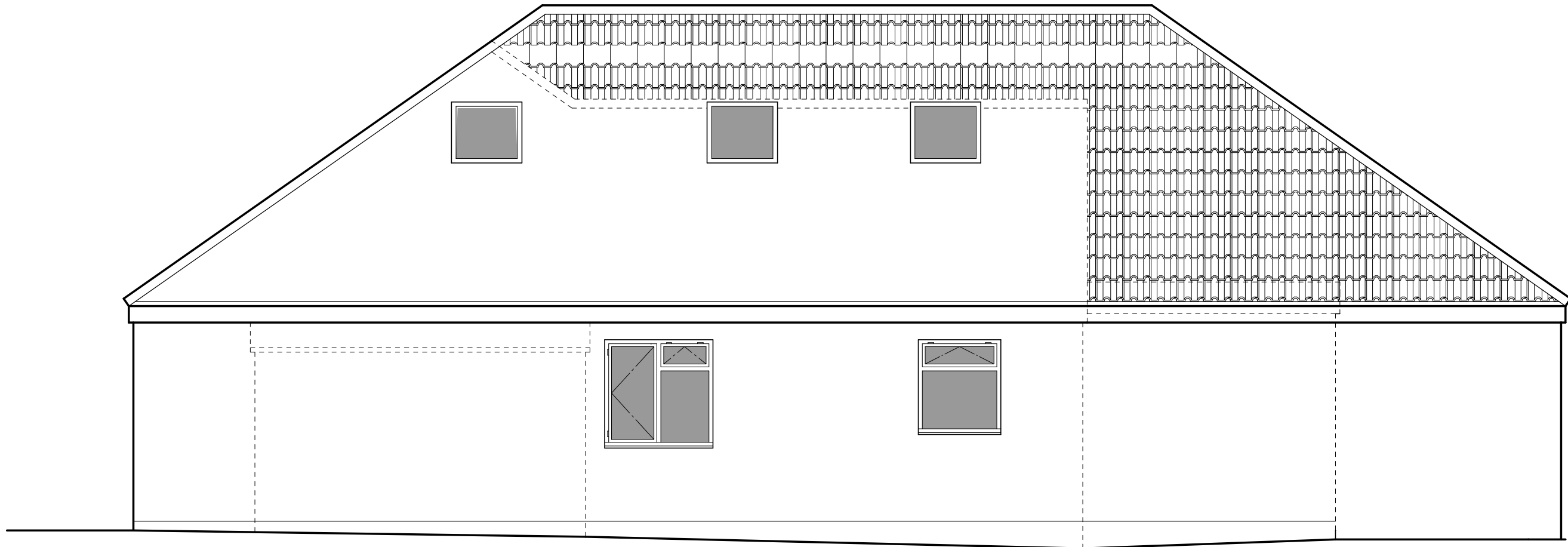
PROPOSED FRONT ELEVATION



PROPOSED SIDE ELEVATION



PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION

NOTES

SCALE 1:500

SCALE 1:50

Rev.	Date	Description	By	Chk	App
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Client/Project
MR & MRS CELA

Drawing Title
PROPOSED EXTENSION AT 39 CHENEY MANOR ROAD SWINDON WILTSHIRE

Designed SK	Drawn SK	Date 27 FEB 16	Scale 1:50, 1:100
CAD Reference			Size A1

Stephen Kingshott MCABE

Stephen Kingshott Building Consultancy Ltd 1 Wicks Drive Crapperton Wiltshire SN15 3EL Tel. 01249 444822
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DRAWN NAME ELEVATIONS	REVISION
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COMMITTEE REPORT

Item Number: 13

Ward: Rodbourne Cheney

Application Number: S/16/0435/SASM

Parish: No Parish

Proposal: Erection of a single storey rear extension, side extensions and alterations to roof (to provide additional accommodation).

Site Location: 39 Cheney Manor Road, Swindon, SN2 2NT

Case Officer: Mrs Sarah Smith

Agent:

Mr Stephen Kingshott
SKBC Ltd
1 Wicks Drive
Chippenham
Wiltshire
SN15 3EL

Applicant

Mr & Mrs Selba
39 Cheney Manor Road
Swindon
Wiltshire
SN2 2NP

Officers Report

Background:

1 This application has been brought to planning committee at the request of Councillor Peter Watts and Councillor Des Moffat as they are concerned that this will affect the amenity of the neighbouring resident.

Summary of Recommendation:

2 That planning permission be **GRANTED** with Conditions

The Proposal:

3 This application seeks full planning permission for the erection of a single storey rear extension at the host dwelling. The proposals also include bringing the side wall of the existing dwelling out towards the northern boundary by one metre to support the roof which will be raised by 0.4 metre from the current roof height. The ground floor accommodation would allow for two enlarged bedrooms, enlarged bathroom and an extended kitchen/diner. A stairway would be created in part of the existing kitchen area to provide access to 2 bedrooms, bathroom and ensuite within the roof space. Two car parking spaces are available on the existing driveway as indicated on the accompanying plans.

4 The new extension would measure one metre in width along the existing northern side elevation but this would extend to 2.6 metres in width for 2.8 metres from the existing kitchen wall and then a width of 7.2 metres for a further 2.5 metres in depth.

5. The roof would be supported on the southern side/rear by a canopied overhang with pier supports. Rooflights are proposed in the roof - 3 on the south facing side roof and 3 on the north facing side roof (two serving the bathroom and ensuite will be obscurely glazed) and one on the west facing elevation to the rear.

The Site and Surroundings:

6 The application site is a detached bungalow with rear and side additions situated off Cheney Manor Road, a busy through route in a location that is largely residential. The property has a long rear garden and relatively new flatted development is situated to the rear of the properties along this stretch of the road. There is a mix of single storey and two storey residential properties along this road.

Representations:

7 Parish Council – not applicable as not within a Parished area.

8 Neighbours:- 3 Letters of objection and notes received from 41 Cheney Manor Road on the following grounds:- concern that measurements have not taken the correct boundary position into account, concern about effect on drainage, height, length and proximity of extension will exclude a large amount of natural light into my house, upper floor windows will impact on privacy, affect my ability to fit solar panels on my property in future, exceeds height and depth dimensions allowed through government guidance, need for increased parking provision, will affect amount of lighting and heating required adding to cost of living , creation of wind funnel?, effect on foundations of new sewer pipe, overdevelopment, development not enhancing the area, overshadowing, work so close may cause movement of my property.

9 Revised Plans:- 1 letter of objection from 41 Cheney Manor Road on the following grounds:- revised plans now show the boundary being corrected but still do not resolve the basic problem of the skewed alignment of the garden, description of application misleading as no reference to side extension which will breach the accepted 45 degree rule for excavations placing my property at risk, will affect daylight levels , overbearing, increased width will change the character of the area giving a more terraced look, an extension should not have a roofline higher than the original, note revised position of windows but still impact on privacy, insufficient parking.

Planning Considerations:

10 The main considerations relate to the design and appearance of the proposal, the impact upon the character of the dwelling and surrounding area and the potential impact upon neighbour amenity in terms of overbearing impact, loss of light, overlooking and loss of privacy. The policies relevant to this application are DE1 'High Quality Design' and TR2 'Transport and Development' of the Swindon Borough Local Plan 2026 (2015) and the Supplementary Planning Document 'Residential Extensions and Alterations' (2011).

Design and Appearance

11 In terms of scale, the proposed extension is a fairly large addition to the property, however, the extension including the relatively small increase in ridge height is considered to appear in keeping with the dwelling and it would not appear out of character with the house or surrounding area given some variety of house type within the street scene. The external facing materials are proposed to match the existing of render and roof tiles. It will not result in a terracing effect.

Neighbour Amenity

12 It is considered that the proposed extensions will lead to some loss of light received to the rear window of the lounge at no.41 Cheney Manor Road and the conservatory side windows of this property. However, the location of the host dwelling to the south means that there would not be any significant loss of sunlight to these windows since the sun is positioned high in the sky when coming from this direction. It is considered that the impact on light conditions would not be so significant or result in an unacceptable proposal such that the harm could be considered to be contrary to the adopted guidance or be justified at appeal if refused on this ground. The reasons for this are:-

In respect to the rear lounge window there is already a 1.8 metre block wall along the boundary and this window is a secondary window to this habitable room where the main window to the front faces east. The existing window only allows limited light and its outlook is already restricted at present. There will be no significant change.

In respect of the neighbour's conservatory – this room benefits from windows on three sides and faces west and the proposed extension is approximately only 2 metres in depth greater than the furthest extent of this conservatory with a dimension of approximately 3 metres between the side walls of both the conservatory and proposed rear extension.

The Council's adopted design guidelines state that a single storey extension on an attached property can be 4 metres in depth from the rear wall and a two storey extension 3 metres in depth. Since these properties are detached and a 3 metre gap exists between the existing neighbouring conservatory side elevation and the proposed extension it is not considered that the proposal would result in an adverse impact in terms of visual intrusion, outlook or be overbearing .

Third Party Comments

13 The neighbour has concerns about a number of other issues as well as the loss of light considered above as follows:-

Boundary issues – the plans now show the physical conditions along the side boundary ie the wall and boundary pulled in (without prejudice) from the neighbouring dwelling so as far as the LPA is concerned this shows that the extension is capable of being built with a one metre gap to the boundary.

Effect on drainage/foundations – although a building regulations issue the agent has stated that the drain along the boundary is very shallow (400mm to invert) and would not as a result cause any issue with the host dwelling or neighbour's foundations. This is a matter controlled by other legislation.

Impact on privacy – some roof lights have been removed from the proposal or relocated and the nearest two windows to the side boundary of no 41 will light a bathroom and ensuite which will be obscurely glazed by Condition.

Impact on ability to fit solar panels – This not a planning matter and no evidence has been provided to substantiate this comment.

Exceeds Government guidance dimensions – although not clear it appears that these dimensions relate to the Permitted Development rights which if exceeded means that Planning Permission is required hence this current application. This comment is not relevant.

Parking provision – two parking spaces are required for a 4 bedroom property so the proposal meets this requirement. Nevertheless if an existing front boundary wall were to be removed a further 2 spaces could be provided but this is not required to meet parking standards.

Effect on living costs due to extra heating/lighting – it is not considered that the proposal would have an adverse impact on light received to the neighbouring property's lounge and conservatory. There is no evidence to support this comment.

Concluding Comments:

14 For the reasons outlined above the proposal is considered to be sympathetically designed in relation to the host dwelling and it will neither detract from the character of the property nor surrounding area. It is not considered that the proposal represents overdevelopment of the plot, which has a large rear garden. The proposal would not have any adverse impact upon neighbouring amenity and sufficient on-site parking is available. The proposal therefore is considered to accord with Policies DE1 and TR2 of the Adopted Swindon Borough Local Plan 2026 (2015) and the Supplementary Planning Document 'Residential Extensions and Alterations' (2011) and as such it is recommended for approval.

Recommendation

15 That planning permission be **GRANTED** with Conditions

Conditions

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.

2. This approval shall be in respect of Site Plan at scale 1:1250 and Survey at scale 1:50 received by the Local Planning Authority 8th March 2016 and Floor Plans and Block Plan at scales 1:500, 1:100 and 1:50 and Elevations at scale 1:50 received by the Local Planning Authority 18th April 2016.

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

3. The development hereby permitted shall be constructed using external facing materials that match and correspond with those of the existing buildings. Such facing materials shall be retained thereafter in their approved form.

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

4. The two rooflights for the bathroom and ensuite proposed in the north facing roof shall be obscurely glazed and shall be manufactured to a privacy level of 4 or above of the extension hereby permitted and retained as such as long as the development remains on the site.

Reason: In the interests of residential amenity.

Informatives

1. Whilst the development proposed generates a net gain in floor space, the development proposed does not constitute CIL liable development and is exempt from CIL liability as the proposal falls under the definition of minor development for the purposes of calculating CIL liability as the proposed net gain in Gross Internal Area (GIA) of floor space is below 100 sqm.

2. The granting of planning permission does not authorise you to carry out any works on, over or under your neighbour's land or property without first obtaining their consent.

End of Report

Swindon Residential Design Guide Supplementary Planning Document (SPD)

Planning Committee

Date: 14 June 2016

Author: Director of Planning, Regulatory Services and Heritage

Parish / Wards Affected: All

1. Purpose and Reasons:

- 1.1 The Swindon Residential Design Guide Draft Supplementary Planning Document underwent an 8 week period of public consultation (26th of August to the 21st of October 2015).
- 1.2 This report summarises the comments received following public consultation on the draft document and recommends adoption of the document by Planning Committee, subject to a number of changes in response to comments received. A schedule of comments and recommended responses are included as an annex to the report and the proposed changes illustrated in the post-consultation version at the end of this report.
- 1.3 The Document further defines the policy requirements of policy DE1 of Swindon Borough Local Plan 2026, building on previous guidance to provide a clear set of principles and guidelines to enable high quality design and shape new development in line with the National Planning Policy Framework (NPPF, 2012).
- 1.4 As a supplementary planning document it will carry weight as material planning consideration in the planning decision-making process across Swindon to ensure the Council's Strategic Objective of High Quality Design and the detailed requirements of Policy DE1 of the Swindon Borough Local Plan are upheld. These sit in line with the Council's Vision and serves the pledges and priorities.
- 1.5 Officers are also in the process of establishing a multidisciplinary design review panel for Swindon to assist with the goal of securing high quality development for Swindon. This approach is endorsed by the SPD and fulfils a requirement of the NPPF to drive up standards and is in line with our Local Plan Policy DE1,

2. Recommendation

Planning Committee is requested to:

- 2.1 Adopt the Swindon Residential Design Guide as a Supplementary Planning Document in support of the Swindon Borough Local Plan 2026, amended as set out at the end of this report.
- 2.2 Authorise the Director of Planning, Regulatory Services and Heritage and the Director of Law and Democratic Services to make minor changes to the content of the document, if required, prior to publication in consultation with the Chair of

Swindon Residential Design Guide Supplementary Planning Document (SPD)

Planning Committee

Date: 14 June 2016

Planning and the Cabinet Member for Strategic Planning, as appropriate.

- 2.3 Endorse the setting up of a Swindon Design Review Panel as a mechanism to drive up standards of design in the Borough.

3. Detail

3.1 The Swindon Residential Design Guide SPD:

- 3.1.1 The National Planning Policy Framework (NPPF) stresses the importance of Good Design throughout the planning process and places it firmly as one of the 12 Core Planning Principles, stating that planning should:

*“Always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings”
(Paragraph 17, bullet 4, NPPF)*

- 3.1.2 In addition, the National Planning Practice Guidance (NPPG) states that local planning authorities can make design a more transparent and accessible part of the planning process by establishing sound, clear and easy to follow design policies and processes for use by both developers and local communities.

- 3.1.3 The Local Plan requirement to deliver 22,000 new homes in the Borough over the next plan period is a major challenge for Swindon and requires a great deal of care in the early planning and design stages of development to achieve high quality, sustainable development, fit for purpose now and in the future.

- 3.1.4 Improving the quality of design across the Borough for all new development is a key Council priority, and makes a direct contribution to quality of life, making sure our future communities live in urban environments that they can be proud of, that last, are attractive, promote healthy lifestyles, function well and that address the principles and policies detailed in the adopted Local Plan.

- 3.1.5 There is currently no comprehensive local level design guidance focussed on the delivery of the aspirations of Local Plan Policy DE1 for residential development in Swindon. At the National level, while the importance of design has been elevated at the heart of national planning policy, the detailed aspects of design guidance within superseded documents such as ‘By Design’ have been replaced with a higher-level light-touch

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approach within the NPPG and the more detailed aspects of design policy encouraged at the local planning authority level through supplementary planning documents, design codes and design / development briefs for site-specific projects.

- 3.1.6 There is a need therefore to provide this guidance at the local level to aid the implementation of our planning policies, in line with the NPPF, to strengthen existing / emerging and future Village and Neighbourhood Plans, to promote sustainable development, to achieve high standards of design and to aid successful applications in a timely, responsive and objective manner, in line with our Corporate Vision, our Strategic Objectives and Local Plan Policy.
- 3.1.7 In order to help achieve these objectives, the Swindon Residential Design Guide SPD has been produced, providing the necessary detail to build on Local Plan Policy DE1.

3.2 Swindon Design Review Panel:

- 3.2.1 The Swindon Design Review Panel will be independently run and consist of a wide range of experts in the built environment to provide a structured approach to review selected development proposals in an objective, critical and constructive way to the Planning Authority.
- 3.2.2 The Panel would be set up as an objective body, independent from the Council, but reporting back to your officers. All reviews will involve the developer and/or agent and Local Planning Authority representation. Such Panels have been successfully employed previously in Swindon for schemes including The Old Town Hall / Corn Exchange, Chain Test House and the first Hook Street application. Other neighbouring authorities have also set up their own Design Review Panels including Oxford, Bristol and Gloucestershire.
- 3.2.3 The Design Review Panel is structured according to the ten principles of design review as set out by Design Council CABE, in that they should be: Independent, Expert, Multidisciplinary, Accountable, Transparent, Proportionate, Timely, Advisory, Objective and Accessible.
- 3.2.4 The funding of design reviews come from the applicant in most cases.

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4. Summary of representations and changes proposed to the Swindon Residential Design Guide

- 4.1 During the 8 week public consultation period, 25 responses were received. These included comments from Historic England, Natural England, 5 Parish Councils, The Planning Committee, Thames Water, Wiltshire Police, Highways England, The Royal Society for the Protection of Birds, Civic Voice and Developers / Housebuilders working in Swindon. A few members of the public including local agents and architects and internal consultees within the Council from: Development Management, Public Health, Housing, Conservation, Landscape and the Wichelstowe Project Team. Swindon Borough Council officers have considered in detail the representations received and prepared recommended responses as set out in the **Swindon Residential Design Guide SPD Consultation Response Table** which due to its size has been made available to view separately as an annex to this report on the Council's website with this month's Planning Committee agenda items.
- 4.2 As a result of the consultation process and consideration of the comments made, a number of changes are proposed to the Swindon Residential Design Guide Draft SPD. Appendix 1 of this report is the proposed amended version of the Swindon Residential Design Guide document with the proposed changes shown in red. Many of the changes are minor revisions that include different illustrations with revised text to better illustrate a point or principle, whilst other changes are more extensive such as the final section which focuses more on precedent studies and includes examples of development proposals and how they relate more specifically to the design principles and guidance within the document.
- 4.2.1 **Case Studies** - it is envisioned that this final section be revisited from time to time to allow officers to add new case studies to support the interpretation of the guide on actual sites (mostly in Swindon). Reflecting back on development proposals and realised projects in an objective and analytical way through the analysis of case studies can be a very informative and helpful way in which to test our own policies and guidance against real developments, to compare various approaches, and to encourage better standards of design in new housing developments more generally.
- 4.3 The responses to the Draft SPD received covered a range of issues from a wide group of respondents. Some comments requested further additional information or links to further information to be included. Comments were made in response to some of the illustrations and how they are interpreted. Strong support of the document was advocated by some respondents including Historic England. Other bodies such as Natural England requested much more of an emphasis on green infrastructure (GI) provision within this guidance, aiming at the inclusion of
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the multi-functional benefits of GI to biodiversity, amenity, recreation and health and well-being and the link between GI and urban design and also included helpful advice and useful linkages.

5. Support for the SPD

- 5.1 Comments in support of the document were made by two local architects which included issues such as detailed consideration of examples chosen to reflect good design practice, requests to use highly skilled architects, to expect better quality drawings from applicants and for the Council to exert more control over detailing of buildings, for higher standards of safety and security, high quality materials, avoiding the exclusion of rear car parking courtyards and rather focussing on good quality examples such as in Poundbury. Request for refuse storage areas for larger residential developments to be covered, the back-to-back distances to be more flexible and relative to the location (urban-rural form matrix), a request for the Council to express a preference for higher space standards than the suggested national space standards, and general preferences for more good quality precedent to be included overall.
- 5.2 The Planning Committee positively received the draft version before approving it for public consultation and commented on the need to provide guidance and more examples with emphasis on town centre-type development, raised concern over the use of some of the examples used in the guide, and the need to secure good levels of amenity protection for existing and future residents.
- 5.3 Thames Water provided a detailed set of comments related to climate change in advising how to reduce water consumption in new development, sustainable drainage and detailed requirements for surface water drainage by developers.
- 5.4 The Parish Councils (Wroughton, Blunsdon, Chiseldon, South Marston, Inglesham) were generally encouraged by the production of the guide. Wroughton Parish Council recognised the different solutions required for different areas in relation to context and character, as well as a recognition of the benefits of improving passive solar efficiency. Request was made for more emphasis on climate change in relation to promoting water conservation through the guide. Access for all was supported and so too was the importance placed on permeability of new developments, but commented that some layouts emphasised the use of land for public open space at the expense of the provision of private garden space, essential to families.

South Marston Parish Council commented that the document would be extremely useful and supported its production.

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- 5.5 SBC Housing supported the document and included comments about the early consideration of refuse and recycling storage facilities and car parking courtyards.
- 5.6 Highways England supported the document and were particularly encouraged by the commitment to the external Design Review Panel process and the design of places and spaces which are conducive to encouraging integrated sustainable and active travel modes.
- 5.7 SBC Officers commented on detailed aspects of the guide, requesting further clarification / replacement of some illustrations and minor amendments to text.
- 5.8 Public Health offered support for the document and requested more of an emphasis on public health throughout, especially with reference to accessibility of residents to open space, walkable neighbourhoods to align with wider public health objectives such as dementia, social inclusion and interaction to promote healthier lifestyles and community spirit. Comment was also made on the public health benefits (such as the value of vitamin D) derived from the use of well-designed, functional balconies and the need to make them usable and attractive to residents to encourage their use, rather than undersized balconies used merely as 'decoration'.
- 5.9 The Royal Society for the Protection of Birds requested more detailed input and emphasis be placed on the enhancement of biodiversity within the design guide. Comment made that only a limited reference to Green Infrastructure found in the draft guidance. Useful references were provided and request for more detailed linkages to enhancement of biodiversity within urban areas to be made.
- 6. Concerns raised.**
- 6.1 The house builders appreciated the intent of the guidance and agreed with the higher level principles of it, concern was raised at the level of prescriptiveness throughout the document. Reference is made to the NPPF in the use of design coding guidance and the requirements that national planning policy place on local planning authorities and how local planning policies should avoid unnecessary prescription or detail and should concentrate on guiding the overall scale, density, massing, height, landscape, layout, materials and access of new development in relation to neighbouring buildings and the local area more generally. Concern was raised that it would be inappropriate to introduce a design guide on a borough-wide scale, that this approach would stifle design responses to local context, as well as potentially undermine site efficiency, deliverability, marketability and viability.
- 6.2 Further detailed comments refer to the requirements for all sites to achieve walkable neighbourhoods, expressing concern at this being too prescriptive a
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Further information on the subject of this report can be obtained from Peter Garitsis, Masterplanning & Design Team, Planning Department, Direct Dial 01793 466744, pgaritsis@swindon.gov.uk

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requirement for all new developments. A similar concern was raised in relation to the strict application to the principle of connectivity and permeability having a negative effect on the deliverability of housing on sites where connectivity to adjacent land was not possible due to a number of reasons. Other comments related to concern over issues on energy efficiency, adaptability and the inclusion of the government's space standards table, asserting that this would, reduce choice to consumers and have a detrimental impact on affordability. The Amenity section was also of concern and its alleged impact on development viability. Comments also requested that the sections on adaptability, space and amenity be removed from the document.

Comment on site assembly (within backland-type developments) was made that not all of these sites can achieve a larger comprehensive development.

7. Changes made to the draft document

- 7.1 In relation to the issues raised, amendments have been proposed in order to address the respondents' concerns. It is considered that these amendments adequately address the representations, where applicable and are in line with national and local planning policy and guidance. Where practicable and in light of the comments made, areas of the revised version of the guide have allowed for wider interpretation and more flexibility to include other scenarios that may come forward on development sites. Officers appreciate that certain constraints to development on land are at times very difficult to resolve and a level of flexibility has been incorporated into the wording to allow for development to come forward within acceptable limits of achieving sustainable development in a balanced way.

While the paragraphs above represent only a brief summary of the comments made, a request was made by one respondent for the removal of 3 sections of the document – the section on adaptability, the section on space standards and the entire chapter on Amenity. In response to these requests, the section on adaptability has been revised by removal of some guidance. The space standard section remains the same as this includes the nationally described space standards for reference only. The section on amenity has been slightly modified. Its removal is unjustified and many guidelines within it have been tried and tested over previous years at appeal. Securing residential amenity is a material planning consideration and a fundamental planning principle for all existing and future residents of the Borough. The Planning Inspector at the Public Examination of the Local Plan specifically raised an issue¹ with regard to Design

¹ Swindon Borough Council Local Plan 2026 Examination. Inspector's Question: Issue 20: Development Management.

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Policy DE1, requesting that the wording of the policy in relation to Amenity be strengthened in light of protecting residents (both existing and future) from the impacts of new development.

8. Alternative Options

- 8.1 The option of not producing such a document would mean the exclusive reliance on the wording of Policy DE1 of the Swindon Borough Local Plan 2026 in order to ensure the Council's strategic objective of delivering high quality design for new housing schemes within the Borough.
- 8.2 This would leave the Planning Authority potentially vulnerable to differing interpretations of the Local Plan Policy wording and its justification through the appeal process. Further clarification and detail, expanding on local plan policy DE1 was specifically requested by the inspector in the Local Plan Examination hearing in particular on securing amenity on new developments. Without comprehensive and agreed guidance of policy DE1 negotiations of planning applications may become protracted and cumbersome. This would not accord with the government's objective of speeding up the planning process and providing greater certainty for all those involved.
- 8.3 Without the SPD and the implementation of a Design Review Panel, the Council would miss the opportunity to positively deal with poorly designed development through the use of a supplementary planning document as a material planning consideration.

9. Implications, Diversity Impact Assessment and Risk Management

Financial and Procurement Implications

- 9.1 The financial implications arising from publishing the Swindon Residential Design Guide SPD are to be met from the Planning budgets for 2016-2017.
- 9.2 The financial implications arising from establishing and the running costs of design review panel will be met by the development industry.

Legal and Human Rights Implications

- 9.3 The content of this report will not have any direct implication on human rights issues, in so far as greater opportunities will be available for individuals to partake in the planning process.
- 9.4 There are no direct legal issues arising from the report. The production and adoption of the SPD is a process covered by the Planning and Compulsory Purchase Act 2004 and associated regulations and amendments.

Further information on the subject of this report can be obtained from Peter Garitsis, Masterplanning & Design Team, Planning Department, Direct Dial 01793 466744, pgaritsis@swindon.gov.uk

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

- 9.5 There are no immediate staffing implications in the adoption of such a document, which should ease the implementation of policy DE1 in assessing new development proposals over the plan period.
- 9.6 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. The SPD seeks to secure high quality development which by its very nature is more sustainable and should generally ensure adaptability and longevity of use.
- 9.7 The document makes direct and positive linkages to Health and Wellbeing in new communities in terms of residential layout design principles. Guidance to ensure opportunities for improving health and protecting amenity in new housing layout design are integrated into the Layout and Amenity sections of the document, including some relative evidence base research material to further justify the principles.
- 9.8 Through the Crime and Disorder Act (1998) Swindon Borough Council has a duty to ensure consideration, prevention and minimisation of the potential for crime. This may be best achieved through the application of Secure By Design principles for residential layouts – those principles applicable to planning have been incorporated into this SPD to ensure the principles of safety and security are upheld in new development.

Diversity Impact Assessment

- 10. The DIA assesses the likely (or actual) effects the SPD may have on the Borough's diverse population. A copy of the report can be obtained from the report author.

Risk Management

- 10.1 Delaying the process of 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 of high quality design.

11. Consultees

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

Further information on the subject of this report can be obtained from Peter Garitsis, Masterplanning & Design Team, Planning Department, Direct Dial 01793 466744, pgaritsis@swindon.gov.uk

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12. Next Steps

- 12.1 If the Planning Committee adopts the Swindon Residential Design Guide SPD for Development Management purposes under the Planning and Compulsory Purchase Act 2004 (as amended), the SPD will be printed as soon as reasonably practical. Copies of the SPD, and accompanying documents would be distributed to the respective libraries and the Borough's Town and Parish Councils. The document would also be made available for inspection at the Civic Offices, at libraries in the Borough and will be available on the Council's website.

13. Background Papers

- 13.1 National Planning Policy Framework, Swindon Borough Local Plan 2026.
- 13.2 Swindon Residential Design Guide SPD 2016 (Appendix 1 to this report).
- 13.3 **Swindon Residential Design Guide SPD Consultation Response Table** has been made available to view separately to this report on the Council's website with this month's Planning Committee agenda items.

An aerial map of Swindon, showing a grid of streets and building footprints in shades of grey and black.

SWINDON

RESIDENTIAL
DESIGN GUIDE

SUPPLEMENTARY PLANNING DOCUMENT
JUNE 2016



FOREWORD

Securing design quality is a core planning principle of the National Planning Policy Framework and essential to the delivery of sustainable development. It is also a strategic objective of the Swindon Borough Local Plan (2026).

New development needs to positively contribute to Swindon's natural and built environment and support its communities over the long term. As recognised in the NPPF good design has social, environmental and economic value and is the collective responsibility of all those involved from planning through implementation and for the life of the development.

Investing [14/b] in high quality development can deliver benefits for health, community inclusion and identity, economic prosperity and improvements to biodiversity and place value. It can positively contribute towards Swindon's [25] proud historical legacy and the rich landscape across the Borough and build on this for future generations to inherit, enjoy and be proud of.



Our standards of design can be so much higher. We are a nation renowned worldwide for creative excellence, yet, at home, confidence in development itself has been eroded by the too frequent experience of mediocrity.

NPPF Ministerial Foreword





Montage of residential areas across Swindon. Fig 1

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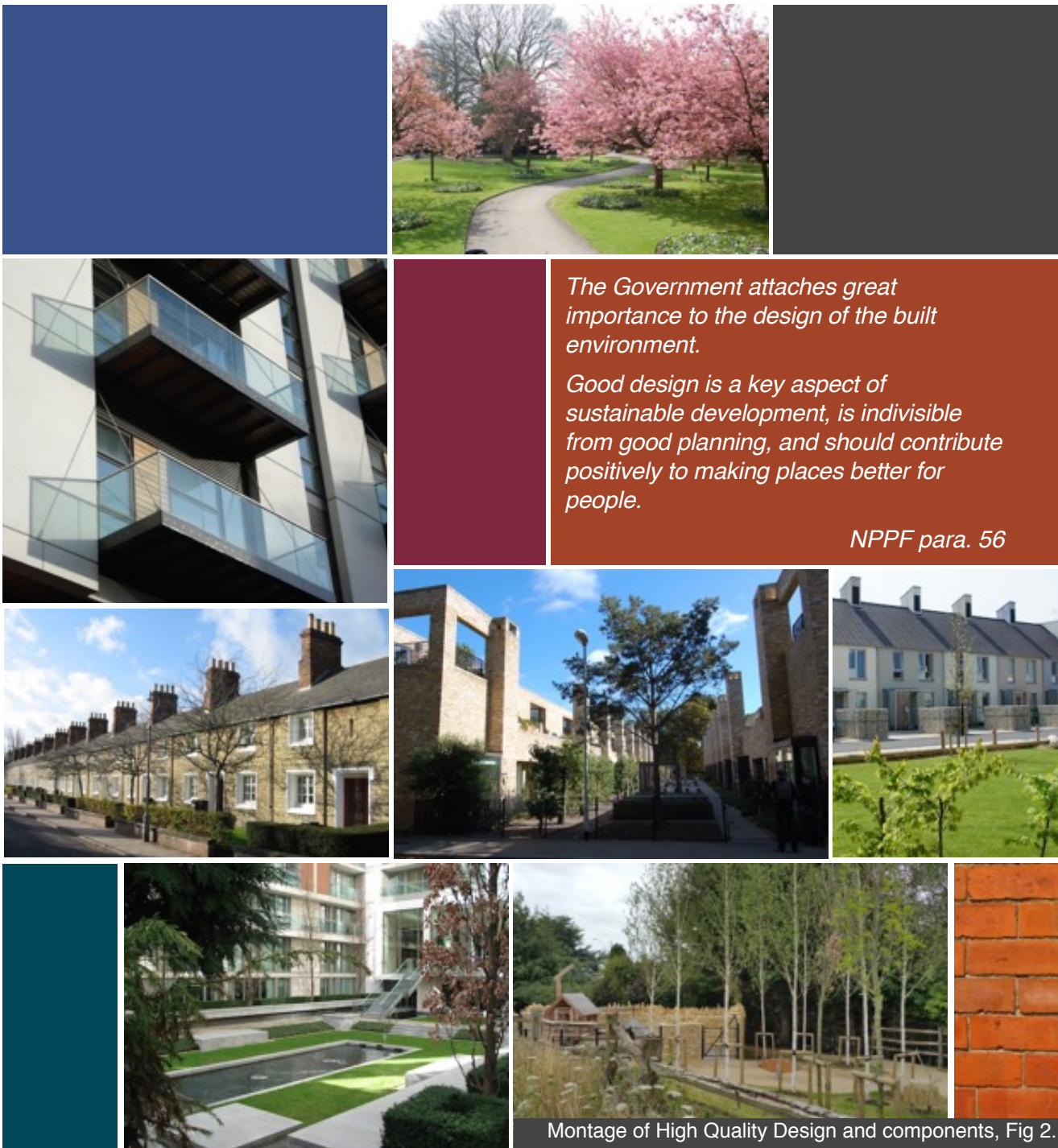
Introduction

- 1.1. This document aims to assist all those involved in the development of existing and new residential areas of Swindon Borough, to ensure the ambitions of achieving high quality development are understood and realised.
- 1.2. As a supplementary planning document (SPD) it sits below the adopted Swindon Borough Local Plan (SBLP 2026) and further amplifies policy DE1. It provides a clear set of principles and guidelines to enable high quality design and shape new development in line with the National Planning Policy Framework (NPPF, 2012).
- 1.3. New development projects are essential to economic growth, and the quality and sustainability of these future developments is a priority of this guidance. Good design is a key consideration for all future developments and

this guidance directly supports the local plan policies with this objective.

- 1.4. The purpose 02a of this document is therefore:
 - To achieve sustainable development through high standards of design
 - To enable 25e successful applications and expedite those that satisfy policy DE1
 - To provide timely and objective design advice
- 1.5. This (SPD) was adopted on 14th June 2016 by Planning Committee and is a material planning consideration. This document aims to assist all those involved in the development of existing and new residential areas of Swindon Borough, to ensure the ambitions of achieving high quality development are understood and realised.

- *Policy Context*
- *Design Process*
- *Design Review*



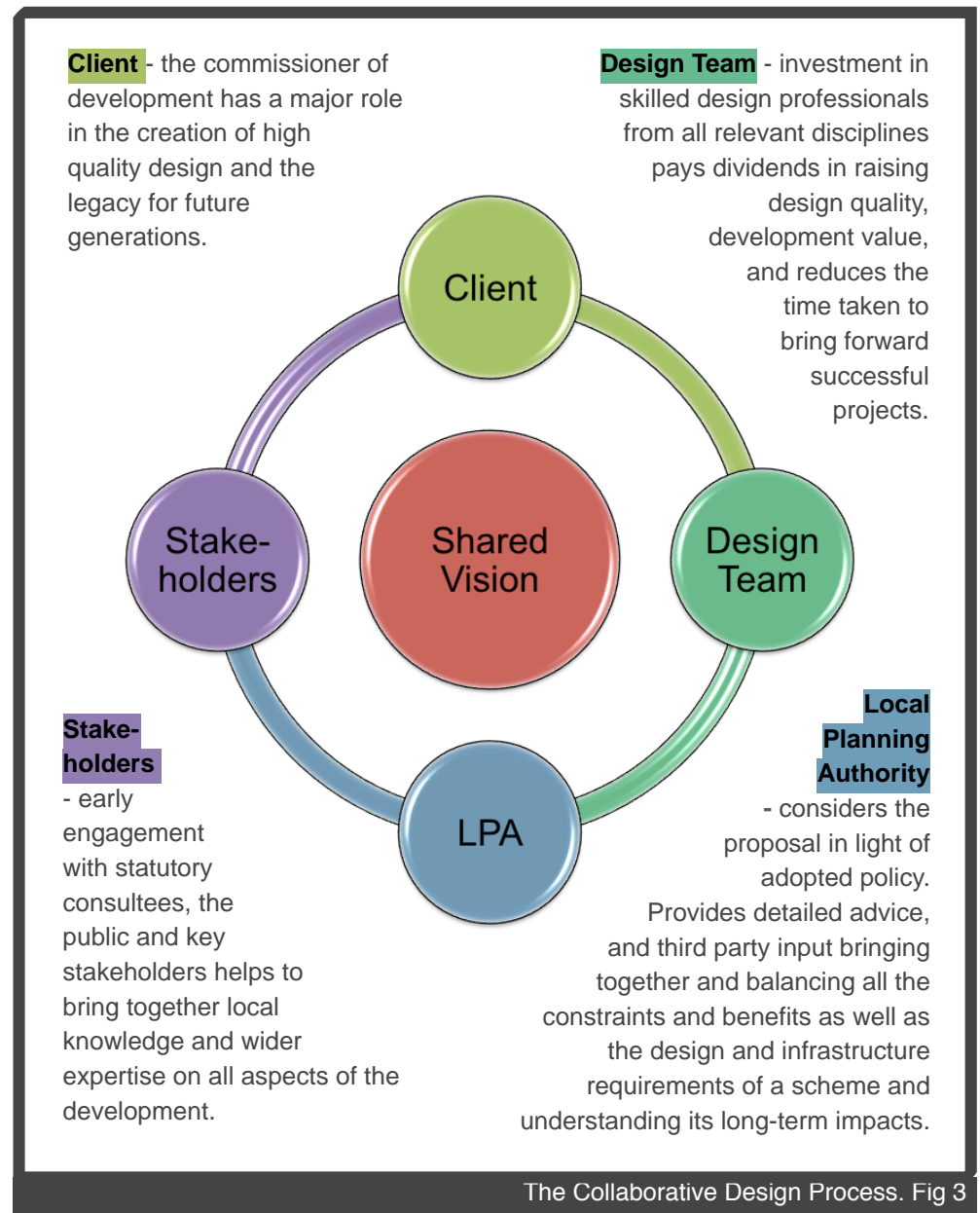
Montage of High Quality Design and components, Fig 2.

Policy Context

- 1.6. The National Planning Policy Framework (NPPF) reinforces the importance of good design, recognising it as a key aspect of sustainable development (para 56) and a Core Planning Principle.
- 1.7. This document expands on policy DE1 of the SBLP 2026 and is structured through chapters that address each principle of the policy in turn using definitions, criteria and illustrations.
- 1.8. Throughout the document cross references are provided to relevant paragraphs of the NPPF as quotes (shown opposite) and also in this way: **NPPF ##**
- 1.9. In addition key requirements are summarised within coloured text boxes at the end of each section **in this way: 05c**
- 1.10. Designing new residential developments should be an integrated process and other policies within SBLP 2026 should also be considered when preparing and assessing proposals. **09e**
- 1.11. A Diversity Impact Assessment (DIA) has been undertaken for this SPD. Copies can be viewed at the Council Offices or on the website: www.swindon.gov.uk

Design Process

- 1.12. The process of design is fundamental to the creation of high quality development. A well-considered and collaborative approach is required involving early integration of a range of disciplines and stakeholders to avoid delays in the project later on. The success or failure of schemes in design terms comes down to the aspirations, cooperation and skills of all these roles:
- 1.13. **Shared Vision** - agreeing a shared vision at the concept stage for each project helps deliver coordinated development proposals and a more certain outcome in the planning process.
- 1.14. The choices made early on to appoint a professional team, and develop a vision has a marked impact on design quality. Good designers are custodians of their schemes and lead projects in a collaborative and integrated way. Retention of such professionals through the technical and construction stages is highly preferable to realise the vision in full. **05d 25g**
- 1.15. Applicants will be expected to work closely with those directly impacted by their proposals to ensure designs evolve to take account of the views of the community. Proposals that demonstrate this through their design may be looked on more favourably by such consultees in the formal application process. **NPPF 66**
- 1.16. The quality of submissions is also a key factor in ensuring a scheme is fully understood. The use of tools such as 3D software and the inclusion of quality elevations, street scenes and 3D massing can assist in interpretation and in understanding the likely impact of a development. **7b**
- 1.17. Swindon Borough Council offers a pre-application service to give more detailed and tailored advice prior to a formal planning application submission. For further information contact the Local Planning Authority or visit: www.swindon.gov.uk.



Design Review

- 1.18. Design Review is an impartial evaluation process in which the design of a proposal is assessed. The process is designed to improve the quality of buildings and places for the public.
- 1.19. A Design Review Panel is an independent panel of built environment experts recognised for their talents and wide range of experience. The Panel is organised under an appointed chair and sits independently to the Local Planning Authority **14/d**. The NPPF encourages the use of Design Review Panels recognising them **09d** as a proven way of driving up standards of design. **NPPF 62**
- 1.20. In recent years, Swindon Borough Council in partnership with developers have used both national and regional design review with great success on a number of schemes.
- 1.21. The LPA will encourage most major **21a** development proposals over the next plan period to undertake design review at pre-application, outline or reserved matters stage(s) as appropriate **23/4**. **Not all schemes will be referred to the Design Review Panel but scale alone is not the defining reason for a referral; any scheme could be referred - the absence of a design code, brief or overarching master plan or framework plan may also necessitate the need for Design Review as well as those schemes that potentially impact upon Historic assets. 23b**
- 1.22. Design review provides a succinct, swift and focussed service to advise applicants and the LPA on aspects that need improving to the overall design of a scheme and through this process can add significant value to each project.



Design Review Fig 4

Local planning authorities should have local design review arrangements in place to provide assessment and support to ensure high standards of design. ... In assessing applications, local planning authorities should have regard to the recommendations from the design review panel.

NPPF para. 62

- 1.23. There are different types of review relative to the site, local significance, size and complexity of each proposal. The Council's Urban Design Officer will remain the key consultee for all aspects of urban design within Swindon Borough but the LPA will have regard to the resulting advice from the Panel as required by the NPPF and that advice will be afforded significant weight.

Context & Character

2

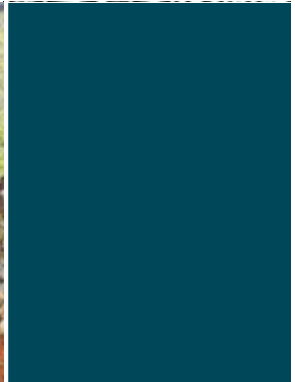
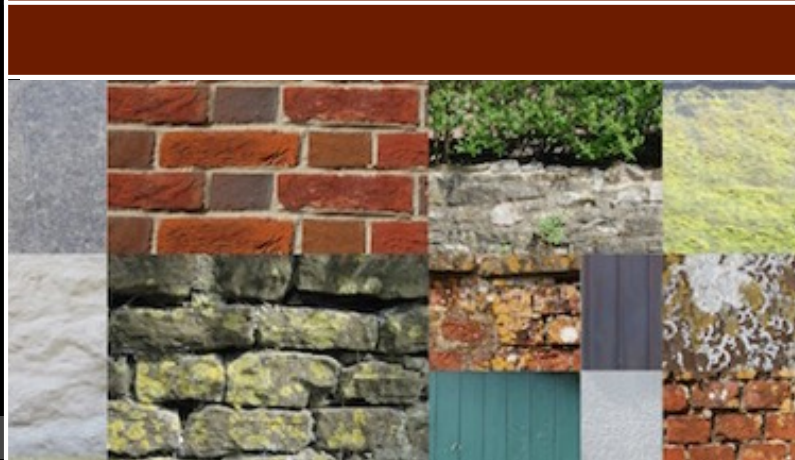
the range of elements and features that make up the natural and built environment and the resulting 'sense of place'.

- 2.1. Context refers to the range of elements and features that make up the natural and built environment of a place; while Character generally refers to the overall feel or atmosphere of that place - also known as 'sense of place'.
- 2.2. Policy DE1 requires development to be in context with the existing natural, built and historic environment, and to respond positively to enhance or create distinctive character and identity. The first part of the justification text relates to understanding the site, and the second is about creating new or enhancing existing character.
- 2.3. Whilst it is possible to define each term, Context and Character are not mutually exclusive concepts and the elements within the context work to support the overall character of a place. These together are the essence of place-making.
- 2.4. This chapter seeks to ensure a deeper understanding of those existing aspects which make up a site's inherent character:

- *Natural and Historic Features,*
- *Built Characteristics,*
- *Site Conditions*
- *Social Context* 15f, 25

Context Appraisal

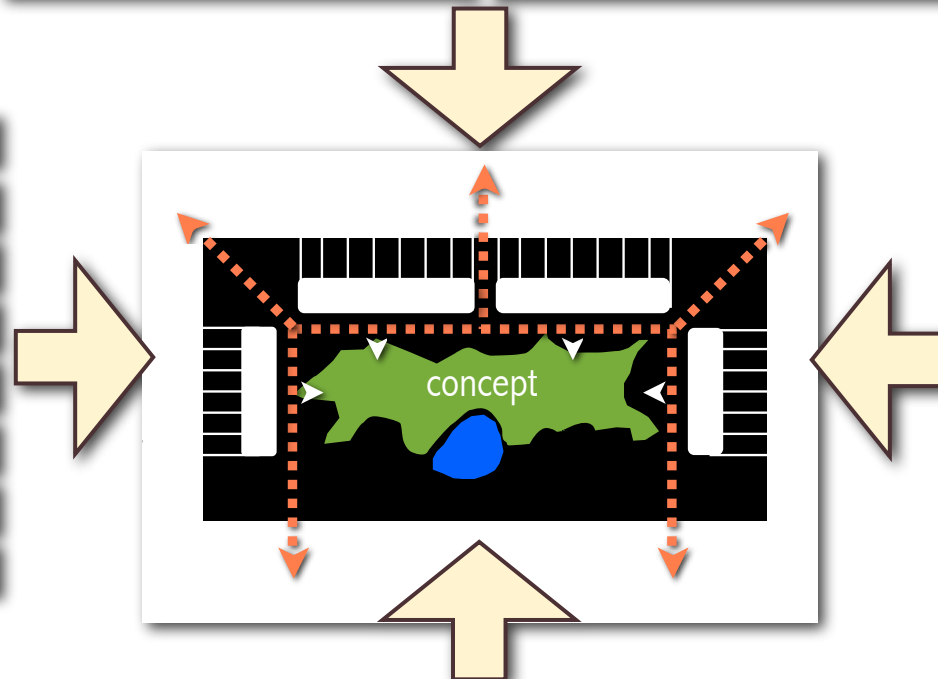
- 2.5. Identifying all the constraints and opportunities for a site is essential to inform the design process. It ensures a collaborative approach to understanding the site, what makes it special, what opportunities exist and the constraints to be considered.
- 2.6. The constraints should be appraised beyond the red line of the application boundary as the impact of development on the site may reach beyond the developable area. Where features of natural and historic significance exist, they should be fully considered 14e and opportunities realised to achieve net biodiversity gains. 03a
- Understanding and embracing the issues and factors set out on the following page will help to provide an immediate sense of place and secure opportunities for community integration, mitigation and proper resilience for historic assets and ecosystems. 03a,03f 15f 25



Context: figure grounds, materials, landscape and historic context. Fig 5

Acknowledged Features - Natural & Historic	
landscape character	archaeology
trees, hedgerows	historic landscape character
protected species & habitats	conservation areas
designated sites	listed buildings
river corridors	registered parks & gardens
water courses	buildings of local significance

Existing Built Characteristics
neighbouring buildings & structures
service easements
density, scale, form
street pattern
points of access
rights of way
views & vistas



Existing Site Conditions
soils, topography
ground levels, contours, landforms
prevailing winds & sun path
contamination
nuisance: noise, vibration, smell
water courses and flood zones
existing surface water drainage

Social Context	
cultural & community factors	health & access to open space
security & perception	demographics & housing

A wide range of considerations are taken into account at the outset of the design process.

Context & character considerations. Fig 6 .

Character Response

- 2.7. Residential schemes proposed within existing areas, should be designed to harmonise with the character of their surroundings. Developments that fail to complement the characteristics of the local area or compromise its quality and the way it works, will be resisted.
- 2.8. In order to make a positive contribution to the local area, an understanding of the area's character is essential.
- 2.9. Swindon's urban expansion from Brunel's time through most of the 20th century follows a principle of the creation of distinctive streets and grouping of strong housing typologies. While the places vary quite significantly in both character and quality, there is a consistency in plot configurations, block layout structure and grouping of typologies in order to create identity and sense of place.
- 2.10. In rural areas a different approach should be considered to ensure the design relates to context and character as required by DE1. To accord with policy DE1 and the NPPF development must respond to and respect existing context and character without proposing a poor copy of an existing architectural style.

NPPF 64

				
Type	Compact Mixed Use Core	Urban	Sub- Urban	Urban Fringe
Density (du/ha)*	50 +	45 - 55	30 - 45	25 - 40
Typology	Mixed Uses, high-density typologies, Apartments, Terraces, Mews.	Apartments, Terraces, Mews, Semi-detached	Detached, Semi-detached, Terraces, Mews	Varied
Separation Distance**	BRE Rule**	21m back-to-back	21m back-to-back	21m back to back
Height	3+ storey	2-4 storey	2-3 storey	2 - 2.5 storey
Street Types	Boulevards, Avenues, Urban Streets, Shared Surfaces	Avenues, Urban Streets, Shared Surfaces	Avenues, Suburban Streets, Shared Surfaces, Lanes	Suburban Streets, Shared Surfaces, Lanes
Form & Structure	Compact & varied built form, rectilinear street grid pattern	Compact & regular built form, rectilinear street grid pattern	Less compact & regular built form, looser gridded street structure	Loose & irregular built form, soft landscaped edges
Continuity of form	Strong continuous form	Continuous form, few breaks	Regular breaks	Large breaks
Frontage (Building Line)	None to small	none to small	frontage setback	large setback
Parking	Public car parks & on street	On street, some on-plot	Mostly On-Plot parking	Mostly on-plot parking
Urban Grain Figure Ground				

* du/ha denotes: dwelling units per hectare.

** BRE rule: to be read in conjunction with Chap 6 Amenity (6.12 - 6.16)

				Type
Village/Small Town Core	Village Envelope	Village Fringe	Scattered Dwellings	
30 - 45	25 - 40	20 - 35	not applicable	Density
Apartments, Mixed uses, Terraces, Semi-detached, Mews.	Terraces, Semi-detached & Detached	Semi-detached and Detached	Mostly detached	Typology
18-21m back-to-back	21m back-to-back	21m back-to-back	21m back-to-back	Separation Distance**
2-4 storey	2-2.5 storey	2-2.5 storey	1-2 storeys	Height
Avenues, Urban Streets, Shared Surfaces	Urban & Suburban Streets, Mews	Suburban Streets, Mews, Lanes	Lanes	Street Types
Compact & irregular built form, tight-knit street pattern	Less compact & regular built form, looser street pattern	Less compact & irregular built form, loose street pattern	Isolated rural forms in landscape	Form & Structure
Strong continuous form	Continuous form, regular breaks	Irregular form, large breaks	Not applicable	Continuity of Form
None to small	Frontage set back	Large set back	Large set back	Frontage (Building Line)
Public car parks, on-street and courtyard	On-street, on-plot & courtyard	On-street and on-plot	On-plot	Parking
				Village Grain Figure Ground

Swindon's Urban and Rural Form Matrix - Illustrating the range of predominant characteristics for each area category.

Fig 7

General Character Checklist

- Establish the existing natural, built and historic features and demonstrate how they have informed the design.
- Development in existing areas must respond and respect the inherent scale, density, massing, height, landscape, layout, materials and access. NPPF 59

2.11. New developments in rural areas may also be required to consider specific issues such as advanced native tree planting to address existing landscape character and the impact of lighting on dark skies. **03g**

2.12. In new development areas trees should be of a species capable of growth to exceed building height to address landscape impact and succession planting should be considered. **3f**

"...securing high quality and inclusive design goes beyond aesthetic considerations. Therefore, planning policies and decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment."

NPPF para. 61

Infill Development

- *new building(s) in a gap between existing buildings or within an existing area.*

2.13. This section provides guidance particular to infill development. All the guidance in this document also applies.

2.14. Not every perceived gap is appropriate for development. Some gaps allow for an attractive view or vista that should be retained; while other gaps may comprise a visual separation between dwellings as an inherent characteristic of the area.

2.15. Within the Borough's Conservation Areas, important spaces such as these have been identified within the Conservation Area Appraisals and should be protected as such.

NPPF 17

2.16. Spaces across the Borough, may form part of local identity and also require protection. There is no presumption that such development is sustainable or acceptable.

NPPF 58

2.17. Where infill development is acceptable in principle, it must respect the existing character of the surroundings and the amenity of neighbours. Where a rhythm of visual separation is an existing characteristic, the LPA will expect this to be maintained and repeated within a new proposal.

NPPF 17

2.18. Infill development should enhance its surroundings by positively responding to the **scale, density, massing, landscape, layout, materials** and **access** of its

neighbouring properties. This is important to reinforce local context and ensure the character of the street is not adversely affected. Where development is proposed within the setting of a heritage asset, the impact of the proposal on the significance of the heritage asset must be positive.

NPPF 59

2.19. Proposed infill plot subdivisions should be of similar scale and configuration to that prevailing in the street frontage. The relationship between proposed plot subdivisions and resulting built form must be designed in order to respect and enhance the character of the street through the proposal's **siting, orientation, scale** and **massing** as required by policy DE1.



Successful infill responding to existing character. Fig 8

2.20. It may be appropriate for larger scale plots to function as several separate units. Such a scheme should be designed to appear as a single building to reflect the existing built form. This will ensure the physical development responds to the inherent character, in terms of scale, and massing regardless of the internal arrangement. **NPPF 60**

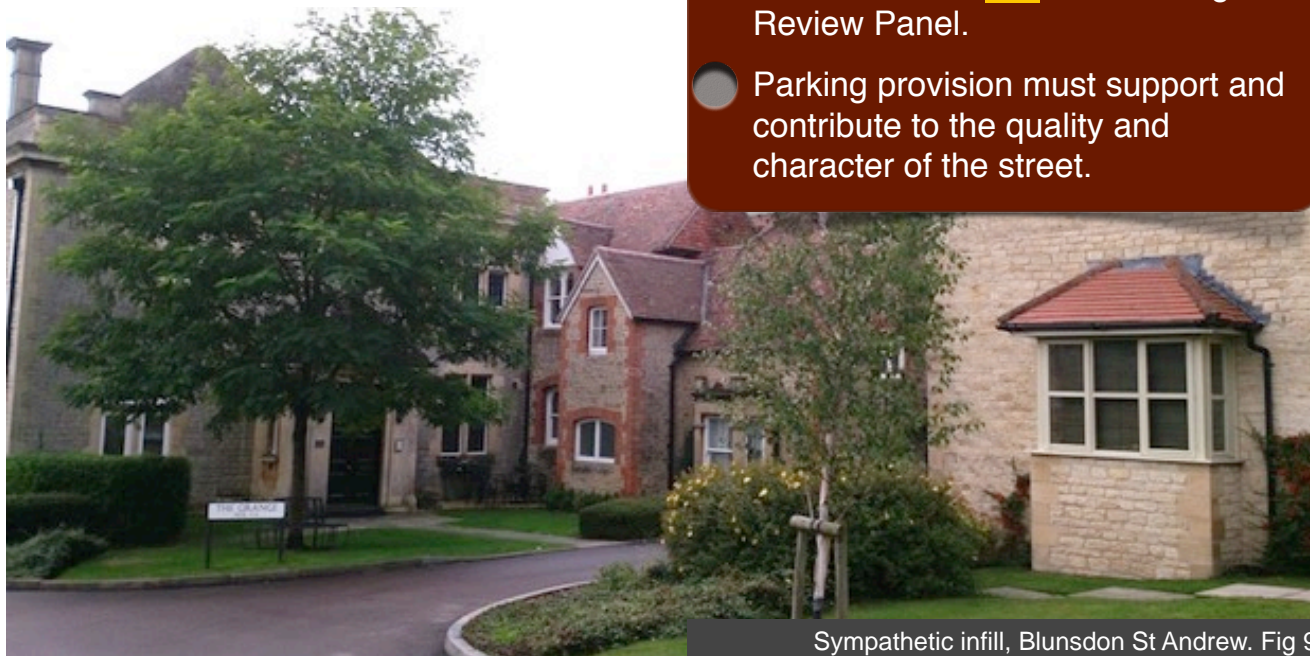
2.21. Proposals should also respect established features: building line(s), roofscape, scale, massing, height, elevational characteristics, materials, visual separation and enclosures.

2.22. Innovation is encouraged by the LPA but this must not be to the detriment of the local character, identity, or history of an area. Outstanding, innovative and contemporary design proposals that challenge the established character may be acceptable particularly where they seek to raise the overall standard of design within an area. In such cases the LPA will refer them for consideration **14k** by the Design Review Panel. **NPPF 62**

2.23. **Parking** - where new access arrangements are proposed, the design should not detract from the established layout and character of the street. The inherent parking arrangements in an area

should be observed in new infill proposals. Achieving the Borough's parking requirements must not be to the detriment of the character or quality of the street and unacceptable arrangements will be resisted.

2.24. **Materials** - infill proposals should also make a positive contribution to the character of the area and local distinctiveness **05i** through the choice of high quality **05i** materials. In most cases it is best practice to use durable and complementary materials where colours and textures match those prevalent in the immediate area.



Sympathetic infill, Blunsdon St Andrew. Fig 9

Infill Checklist

- New development must retain existing views, and visual separation if they are components of the character.
- There is no presumption that all gaps are appropriate for infill.
- New development must reflect inherent plot size, building lines, boundary treatments, roofscape, built form, scale, massing, landscaping and details.
- Outstanding, innovative and contemporary designs that challenge the established character will be referred **14k** to the Design Review Panel.
- Parking provision must support and contribute to the quality and character of the street.

Backland Development

- *land behind an existing built area.*

2.25. Backland development is development of gardens or open spaces. By its nature, backland development may be hidden from immediate public view but this does not excuse poor quality design. Only schemes designed to accord with all the principles of Policy DE1 will be acceptable. **09g**

2.26. Some comprehensive backland development may be acceptable, but proposals of individual backland sites can conflict with the established surrounding character and context. Blocking the access between adjoining land can constitute piecemeal development and inhibit a more comprehensive development of a larger backland site.

2.27. Sites that are poorly assembled or have complex arrangements that prejudice the potential for larger, more inclusive and sustainable developments, will be resisted. Similarly, incremental or piecemeal development that fails to provide connectivity and leaves an isolated piece of land at the boundary is not acceptable. These ransom strips potentially stifle more comprehensive development and will be resisted in accord with Policy SD3.

2.28. Particular attention should be paid to the impact of the proposed development on the living conditions of neighbouring residents, such as privacy, outlook **9h** vehicle noise, car parking and over-shadowing - Chapter 6 Amenity addresses such considerations. **NPPF 17**

2.29. The LPA considers gardens as an essential part of the amenities of residents and garden size may be an important part of the character of an area. All dwellings suitable for family accommodation need to provide a sunlit area of private garden, of a size and shape capable to support household recreational use. **9h**



Comprehensive backland scheme Swindon. Fig 10

2.30. Backland schemes, when acceptable, must take opportunities to improve the safety and security of the area by creating a well-connected, well lit and overlooked public realm. Owing to the nature of backland sites, it is highly advisable that the views of the Crime Prevention Design Adviser (CPDA) are taken into account at the earliest opportunity through the LPA's pre-application service.

2.31. As with all development proposals context and character is a key consideration and all those matters covered earlier in this Chapter (ecology, landscape, historic environment, etc.) may preclude backland proposals.



Strong frontage to backland development. Fig 11

2.32. Tandem developments - where a new dwelling is placed immediately behind an existing dwelling, are rarely able to satisfy the principles of DE1 and are often resisted. Proposed developments on small plots or on sites that share the same access will normally be rejected. Such schemes often incur problems of overlooking, loss of amenity, overdevelopment and impact adversely on the character of the area.

2.33. As a general guide, to be successful, tandem development proposals should be on sites of at least 0.4ha (1 acre) and demonstrate that there is no opportunity at this time for a more comprehensive scheme. Such proposals must ensure that the amenity and separation distances of existing residents with the host dwelling can be safeguarded. In addition such schemes must provide a positive response to existing context & character.

Backland Checklist

- Developments must protect amenity and ensure separation distances are safeguarded. Poor or compromised design to address loss of amenity will not be acceptable.
- Developments must feel safe and secure and create high quality places regardless of visibility from public view.
- Piecemeal schemes and sites assembled in a manner that compromises or prejudices the potential for larger, inclusive and comprehensive development, will not be acceptable.
- Small infill sites are not generally acceptable and should not share the same access as the existing dwelling(s)



Tandem development compromising amenity. Fig 12

New Character

2.34. In new major development, it is important that the streets and public realm are laid out to constitute a place with identity. Such local character is not limited to the architectural treatment or materials, more fundamentally it relates to the structure of local streets, how the landscaping along a them is arranged; the choice and design of house types and elements such as enclosures.

NPPF 58

2.35. When a development layout is conceived primarily as a numbers game, the result can be a failure to provide a place with quality and meaning. Poor differentiation between streets within a layout with house typologies randomly scattered across a site with no purposeful composition, all results in a lack of quality design contrary to DE1.

2.36. Distinctive character results from a holistic approach to designing streets and the public realm as attractive, safe places people want to be in. This approach requires consistent and collaborative working to achieve a strong shared vision for the site.

NPPF 69

2.37. Different housing typologies have particular spatial and configurational requirements that set them apart from each other.

2.38. These varying spatial relationships impact the environment of the street differently. In large-scale development it is often both more efficient and desirable to group similar housing typologies together in order to establish a sense of order and identity in creating a positive sense of place.

2.39. The composition of houses across a street is important from both the considerations of layout and the resulting visual form. The design of each house and its overall spatial quality must relate to the street public realm.

2.40. It is therefore very important that the sum of all the individual parts that make up a street work in harmony together to create a positive sense of place of which residents can be proud.



Tadpole Garden Village, North Swindon. Fig 13

New Character Checklist

- Developments must use street and house typologies to create a clear hierarchy and contribute to the character of the area.
- Street landscaping and enclosures must support the intended character



The Approach, Tadpole Garden Village. Fig 14

Layout

the structuring of development; the way buildings, routes and open spaces interrelate.

3

3.1. The nine principles of layout covered in this Chapter 05j are taken directly from policy DE1. Each principle is interrelated, equally important and relevant to good urban design in any context, so each should be clearly addressed in all new residential development.

3.2. Each principle should be individually discussed in a Design and Access Statement and they should be self evident from the resulting layout which should be a synthesis of the site constraints and the principles set out here. 05j The LPA will consider applications against these nine principles using the following sections which explore each one - providing a definition, an explanation and examples to aid clarity and interpretation of policy DE1.

- *Accessibility*
- *Connectivity*
- *Permeability*
- *Legibility*
- *Inclusivity*
- *Safety & Security*
- *Layout Efficiency*
- *Energy Efficiency*
- *Adaptability*

Accessibility

the ability to enter and exit with ease and reach essential facilities.

3.3. Sustainable communities are enabled through layouts that integrate the location of housing and community facilities within walkable distances. **NPPF 70**

3.4. High accessibility and comfortable walking distances for residents are important sustainable development considerations to

- encourage healthier communities¹ (in line with SBCLP policy CM2);
- ensure proximity to essential facilities; reduce the need to travel by car (SBCLP policy TR1); and
- promote social cohesion. **15k**

3.5. The accessibility criteria² set out (right) provide a useful guide for maximum recommended distances between new housing and public facilities. **Development proposals should aim to achieve these guidelines.** **NPPF 69**



Access to play areas, Angle Ridge, Swindon. Fig 15

3.6. At the points of greatest accessibility in **major development areas and settlements**, it is reasonable to expect most facilities to be located within walkable distances. The concentration of development (density) and clustering of facilities can provide the patronage required for different modes of transport. **NPPF 35**

3.7. **Achieving the accessibility criteria in both new and existing areas can be challenging owing to physical constraints and legal ownership issues. Every effort should be made to ensure good levels of accessibility are achieved, and that legal issues are resolved from the outset through a collaborative planning approach.**

3.8. Accessibility is also about clear, logical, recognisable points of access. The entrance to a development should be design-led and the location of the access must not adversely impact on the layout and block structure of the scheme.

3.9. The development form of schemes must positively address and respond to the entrance. This will ensure the principles of legibility, safety and security are also enhanced and enable the site's character to be established. Poorly conceived points of access that result in compromised layouts and blocks will not be acceptable.

Accessibility Checklist

- Developments should promote walkable neighbourhoods. Proposals that perform poorly against the accessibility criteria to facilities **23c** will be resisted.
- Facilities should be located at Nodes - the points of greatest accessibility.
- Developments must provide designed, and recognisable entrances with the public realm that do not compromise the block structure.

Accessibility Criteria

- ≤ 250m to a LEAP and LLAP **14/l**
- ≤ 500m to a NEAP
- ≤ **600m** to a bus stop
- ≤ **800m** to a primary school, open space, **15n** local centre or supermarket
- ≤ 1000m to a health centre
- ≤ 1500m to a secondary school
- ≤ 2000m to a district centre

- a social role...by creating a high quality built environment, with accessible local services that reflect the community's needs and supports its health, social and cultural well-being. NPPF 7 para

Connectivity

planning policies and decision should address the connections between people and places and the integration of new development into the natural, built and historic environment. NPPF para 61

- 3.1. Strong linkages and integration between the site and the surroundings are key structuring elements for residential layouts. Development that fails to establish positive connections with the adjoining area, facilities, open space and GI corridors 03a leads to insular development and an over dependance on vehicular movement. Layouts that do not directly integrate with the neighbouring environment or include blocked, indirect or closed routes will not be acceptable.
- 3.2. The use of movement and space analysis tools are encouraged to test scenarios and model connectivity with the existing network.



Space analysis tools to measure connectivity. Fig 16

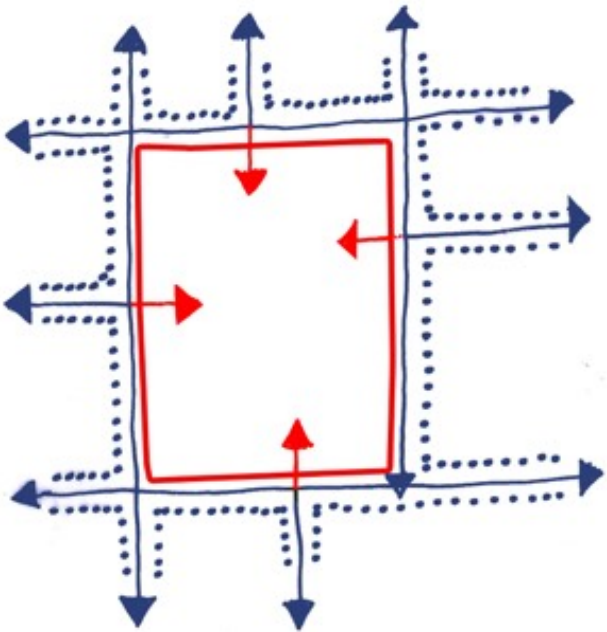
- 3.3. Good connectivity can build on and enrich existing communities and improve sustainability in the long term. Such linkages must be designed to be **direct**, **safe** and **attractive** to ensure their use is optimised 15l. Strong connections also ensures a robust urban structure and positively promotes healthy lifestyles by encouraging people to walk, run and cycle within, through and beyond the site. Development layouts must provide clear, safe and direct connections to adjoining areas.
- 3.4. Connectivity should build on the information sourced in the Site Context and Character Appraisal such as Rights of Way, routes, linkages and desire lines.



Direct, safe and attractive connection. Fig 17

Connectivity Checklist

- Developments should 23d integrate with adjacent environments via safe 15l clear, direct and attractive routes.
- Closed development and blocked, inconvenient or poorly surveyed routes will not be acceptable.
- All existing ROW must be connected within a new development.



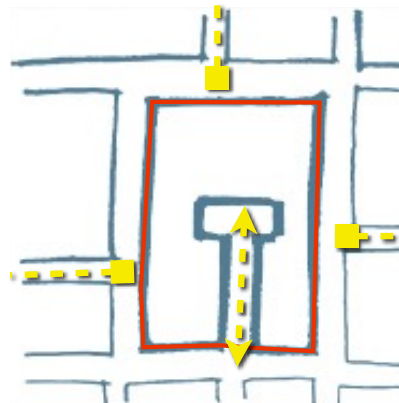
Connections between a site and existing routes Fig 18

Permeability

the measure of how easy (or difficult) it is to move through all parts of a development.

- 3.5. As connectivity is concerned with external linkages, so permeability considers internal movement and connection within the site. Good permeability allows for ease of movement between all parts of the layout in the most direct way possible.
- 3.6. Like the previous two principles, good permeability directly supports community cohesion and the aims of SBLP policy CM2 to improve health, by encouraging greater potential for access, pedestrian movement and social interaction.
- 3.7. Poor permeability can result from lengthy, winding, unbroken, complex and closed road patterns that create a disconnect within an area. This often results in isolated, underused areas with dead ends. Conversely, **simple, direct** and **inter-connected** road and route patterns generate high levels of permeability and greater potential use for all user groups.
- 3.8. Permeability is highly influenced by block structure. The use of oversized, unbroken blocks particularly in terms of street length, should be avoided as these can create a high degree of impermeability and reduce pedestrian movement across a development.

- 3.9. Smaller blocks with adequate back to back distances, can create more frontage opportunities and are generally easier to move through and between. **Smaller blocks also provide better environments for people with mental illnesses (such as dementia) to navigate and use**³.



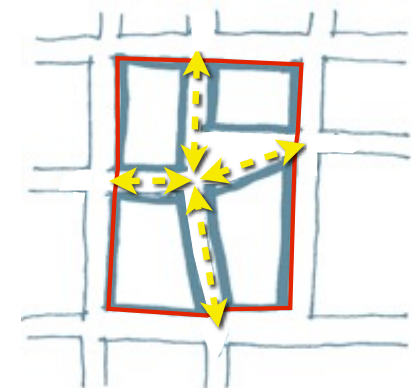
Closed block structure. Fig 19



Closed, indirect permeability. Fig 20

Permeability Checklist

- Developments should achieve good permeability of movement between all parts of the site in the most direct way possible.
- Uninterrupted, protracted block lengths that compromise permeability will be resisted.



Permeable block structure. Fig 21



Clear, direct, safe, attractive. Fig 22

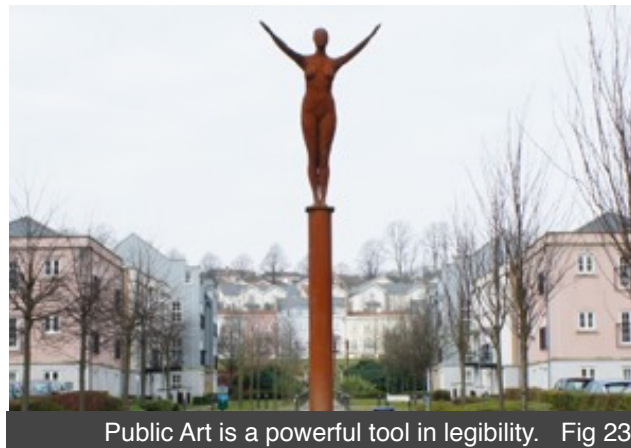
[³Housing Learning & Improvement Network Principle 1.]

Legibility

the extent to which a place is recognisable and coherently organised.

- 3.10. Legibility in a layout contributes to identity improves distinctiveness, and enables clear, memorable images of a place. This in turn promotes use, aids navigation and helps vitality, choice and activity. **NPPF 69**
- 3.11. The nine principles in this Chapter are not mutually exclusive. A permeable, legible scheme with connectivity, and a clear entrance makes it easy for people to know where they are; to see where they want to get to and how to get there.
- 3.12. Movement **routes** through a development connect and integrate places, and the way routes are laid out across a site defines the structure of that place. A clear and logical structure is fundamental to legibility. This should be achieved through well-ordered, defined streets and strong relationships between uses, buildings, routes and spaces.
- 3.13. **Vista terminations, views, key buildings and landmark features** can all help secure legibility. **Routes** must have purpose and enable people to permeate, remember and experience a place. They must be clear, direct and well defined by the built form, and include framed **views** and **vistas** in and out of the development.

- 3.14. The way views are terminated is key to legibility. Layouts that include views ending in blank walls, parking courtyards, or ill-conceived elevations, indicate a negative 'dead-end', confuse navigation and are generally hotspots for crime. **These will be resisted.** **14m** Strong public realm, coherent street patterns and **key buildings** all provide indicators to aid legibility.
- 3.15. To signal and celebrate a development entrance it is often important to include a "**gateway**". Gateways should involve bespoke design, distinct built form, and feature landscaping.
- 3.16. **Public art** plays a key role in securing and enhancing legibility and placemaking. This is considered further in Chapter 7.



Public Art is a powerful tool in legibility. Fig 23

Legibility Checklist

- Layouts must have a clear identity, logical structure and navigable street hierarchy.
- Vista terminations should include aligned and articulated frontages.
- Views out from a development should be framed.
- Gateways should combine distinctive built form with landscaping to celebrate the entrance to a development.
- Principal frontages should face the public realm and be orientated to support the street hierarchy. Frontages must be articulated and entrances clearly defined.



1.Key Building, 2.Vista 3.Building Line Fig 24

Inclusivity

It is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes. NPPF para 57

3.17. Inclusive design should be an integral part of residential layouts. Designing places that provide choice and are fit for purpose for everybody helps reduce vulnerability, achieving social equality and improving opportunities for healthier lifestyles.

3.18. The Inclusive Design Access for All SPD provides guidance on principles for achieving inclusive design and relevant requirements are reflected in this SPD.

3.19. Social inclusion is important in designing for sustainable mixed communities as advocated by the Government and the needs of an ageing population are becoming widely recognised.

3.20. The location of all housing in relation to facilities and open spaces must ensure good access for all user groups (see Accessibility). The inclusion of benches and **provision of** shade are considerations that can make a difference to people's enjoyment and use of place.

3.21. The provision of affordable housing should be designed to be indistinguishable from market housing, whatever the tenure. Clustering non-market housing into large groups, or segregating it into isolated pockets, will not be acceptable.

3.22. **The LPA prefers groups of less than 10-15 affordable units in a row or clustered across both sides of a street. 21d** Further guidance on affordable housing and the type and tenure of housing required is provided in Swindon Borough Council's Housing Strategy.

Inclusivity Checklist

- Levels across the layout must ensure accessibility for all users.
- Buildings must include level threshold entrances and accessible approaches.
- Access arrangements must provide functionality and safety for all users without compromising the quality of the public realm.
- Affordable housing must be indistinguishable from market housing and not segregated.



Opportunity to pause and rest. Fig 25



Mixed housing indistinguishable & integrated. Fig 26



Gentle ramped level threshold. Fig 27

Adaptability

the ability to adjust to changing circumstances and uses over time.

- 3.23. The shift to home working for many sectors puts an additional requirement for space and or adaptability on the family home. In addition an increase in life expectancy means we are likely to be living in our homes for longer and the desire to remain independent means adaptability of the home using standards such as Lifetime Homes is essential to achieve this.
- 3.24. Extensions and alterations to houses are the most common applications dealt with by the LPA. By their nature, and where appropriate, extensions to houses in the form of rear and side additions and the conversion of roof space into habitable accommodation can enable people to stay in their properties for longer and to accommodate changing circumstances over time. This in turn helps build community cohesion by reducing transient neighbourhoods.
- 3.25. **Inclusive design considerations** such as level access and wider openings enable buildings to be fit for purpose for all residents during all phases of their lives. This in turn reduces the need for institutional care models.

- 3.26. Consideration must be paid to future property owners who may wish to alter or extend their properties. Garden sizes that are less than the footprint of the proposed house, have limited or no potential for adaptation and extension. These will be identified during the planning process and permitted development rights removed as necessary to reflect this.
- 3.27. ~~Increasing ground floor heights- incorporating an extra 1m in the ground floor height of buildings along main routes and key nodes makes the future potential for conversion of these properties to other uses such as office, retail or leisure possible over time.~~ **5r 20f**
- 3.28. Successful urban developments consist of robust plot and block configurations that provide flexible solutions over the longer term. To be truly sustainable, residential layout design should enable change and adaptation to take place. Simple, rectilinear plot configurations arranged in an ordered structure are usually the most efficient and adaptable urban form that allows for change of use over time. Conversely sinuous, meandering sub-urban streets and culs-de-sac are not easily adaptable to changes in future needs.

Adaptability Checklist

- Layout structure should generally consist of simple robust plot and block configurations.
- Proposed housing plots and/or house design should accommodate the necessary space for a dwelling to be adaptable.
- Permitted development rights for house extensions may be removed where proposals cannot demonstrate that the proposed house would be extendable.
- Incorporate inclusive design considerations and the most accessible standards to benefit a wider range of user requirements.



Adaptable for home working and future needs. Fig 28

Safety & Security

create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion NPPF para. 58

3.29. Through the Crime & Disorder Act (1998) Swindon Borough Council has a duty to ensure consideration, prevention and minimisation of the potential for crime. This may be best achieved through the application of **3I 6a** Secured by Design principles see www.securedbydesign.com. Those applicable to planning have been incorporated throughout this document.

3.30. **Active frontages** and **natural surveillance** are essential for the perception of security and the success of the public realm. Described as 'eyes on the street' the use of carefully-located windows and doors, can create a naturally surveyed, well-lit area, which provides greater security.



Bay window provides good street surveillance. Fig 29

3.31. Natural surveillance is a subtle but effective tool that creates a sense of safety. Conversely, hidden and concealed entrances and recesses in the built form including parking courts, can result in dark areas and a sense of threat. The built form and elevation should work together to animate and activate the street.

3.32. Fronts and backs of buildings perform different roles and it is important that the formal, more animated front should always face the public realm and contribute to it. Blank or inactive side and rear elevations, walls and other means of enclosure are prone to graffiti and contribute little to the public realm. They should therefore not form the main public frontage or be in direct public view.



Unsecured, unattractive rear access pathway. Fig 30

3.33. The rear of properties are the most vulnerable to crime. The use of private, poorly surveyed and **unsecured 21e** rear pathways will not be acceptable. Ginnel access arrangements can offer a very safe and attractive solution to this problem, where adjoining properties share a common accessway between each other.

3.34. **Unsecured, 20e 21e** narrow, rear shared pathways to back gardens (Fig 30) create a host of problems over time. Research⁴ has shown that up to 85% of break-in entries to terraced homes occurred at the back of the houses with open rear access footpaths. The LPA will not accept such arrangements. **Rear pathways** to back gardens should be as simple and directly-related to the front of the plot as possible and in terraces ginnels shared between two dwellings (below) is encouraged. **20d**



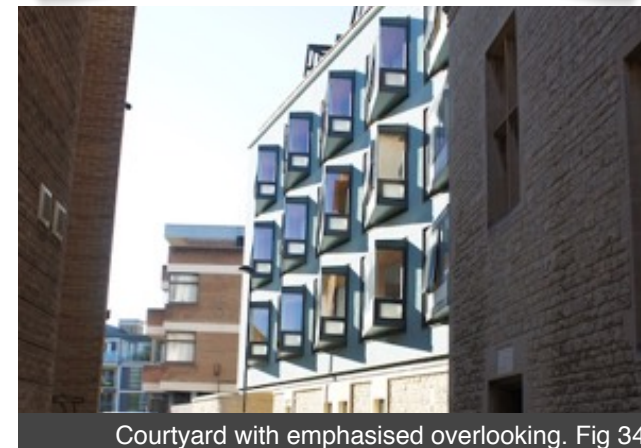
Ginnels provide secure & attractive access. Fig 31

- 3.35. A clear and positive relationship between public and private space is important for ease of maintenance, sense of ownership, and local identity and pride.
- 3.36. Layouts should plan properly for the successful design of public open space by creating **attractive, overlooked and usable environments** that are easy to maintain (Fig 32)
- 3.37. The design of **car parking** and the overall street configuration is a major contributor to placemaking. Inefficiently and poorly planned car parking can weaken the quality of the whole area or street and lead to inefficient layouts.

- 3.38. One such example is the use of rear courtyard parking which is rarely successful, for the reasons above. Courtyard parking can also result in a lack of surveillance and poor use (Fig 33). **NPPF 69**
- 3.39. Paradoxically, efficient, well planned and laid out parking that is designed for the most part 'on-plot' requires less land for manoeuvres and for private pedestrian pathways. It is also the favoured layout of residents and contributes to independent living. Character and context should help inform the most appropriate car parking arrangements particularly in established and historic areas. Further detail on parking can be found in Chapter 5 Function.

Safety & Security Checklist

- Routes, public realm and shared private space must be well lit with active, animated elevations to provide surveillance.
- Entrances and recesses must not be hidden or concealed from view.
- Blank, inactive elevations and means of enclosure, must not form the main public frontage.
- Poorly surveyed, protracted and **unsecured 20e 21e** side and rear pathways will not be acceptable.
- Over-reliance on rear courtyard parking, or parking that is inconvenient and poorly associated with the host dwelling in most cases will be resisted. **23j**



Layout Efficiency

the best use of land through the optimum organisation of a development.

3.40. Land is a scarce resource and should be treated as such. Good design is efficient in the social, environmental and economic aspects of sustainable development. Wasteful, poorly designed proposals that take a short-term view can result in visually lacking, functionally weak and often maintenance-hungry developments. Such ill-conceived layouts are often less land efficient and result in lower end value.

NPPF 7

3.41. The arrangement of house types along a street should achieve efficiency of land and avoid left over spaces. The grouping of similar typologies together can provide for greater land efficiency as the 'kit of parts' for each dwelling (front boundary treatments, front gardens, cars, bins, recycling boxes, landscaping etc.) can be more simply arranged. In residential layout terms, these smaller elements when poorly considered in relation to the overall design of a streetscene can be the most damaging to the quality of a place.

3.42. This approach to setting out new housing is not new and is engrained in most historical housing patterns such as the Victorian and Georgian periods.

3.43. In Chapter 8, design-led, quality-driven layouts are contrasted against poor quality, uninspiring layouts and additional Case Studies analyse these in light of the principles of policy DE1, including the efficiency of layout design as measured by site coverage.

3.44. These examples illustrate that good design achieves better quality places without losing efficiency in layout terms. The Case Studies demonstrate that a reconsidered design on the same site in light of the principles of policy DE1 can have a marked improvement in the overall social, environmental and economic quality and value of place.

3.45. Leftover space that is awkward to maintain, small and compromised (such as in between differently-aligned parking bays) must be designed-out.



Open space overlooked by housing on all sides. Fig 35

Layout Efficiency Checklist

- Developments should ensure land efficiency through strong ordered street hierarchy and the arrangement of house types.
 - Layouts that are highway dominated and deficient in quality public realm will be resisted.
 - Unusable or poorly accessed leftover areas of land must be avoided and will not be counted toward public open space.
- 3.46. Housing that fronts attractive open space (including water bodies) is often the most desirable. The more attractive that open space is, the greater the potential place value. Put simply, layout efficiency *is* good urban design.



Attractive public realm and quality housing. Fig 36

Energy Efficiency

In determining planning applications, local planning authorities should expect new development to take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption. NPPF para 96

3.47. Adopting passive solar design principles can make a considerable improvement to a dwelling's energy efficiency. The LPA expects all development to demonstrate passive solar benefits to increase energy efficiency of development.

NPPF 95

3.48. Technical guidance on energy efficiency is provided by BREEAM but for the purposes of this SPD energy efficiency through passive solar design is considered in terms of Orientation. **Chapter 6 Amenity also discusses issues relating to sunlight, daylight and overshadowing.**

Orientation of streets

3.49. East-west street alignments ensure houses have a natural southerly aspect to the front or rear of the dwelling. This concept should be considered in the design of layouts to take advantage of passive solar gain balanced against other constraints and design-led placemaking objectives.

Orientation of dwellings

3.50. Ideally the main glazed elevation of a property should face within 30° of south. Dwellings with the main glazed elevation towards south east will benefit more from morning sun, while those facing south west will catch the late afternoon sun, delaying the need for artificial heating.

Orientation of rooms

3.51. The most frequently-used rooms of a home (living rooms, bedrooms and kitchens) should face towards the southern sky. Only the least-used rooms (halls, bathrooms, utility, etc.) should face north, as light and heat is less important to their use. Maximising use of the warmer and lighter southern sky is particularly important for more vulnerable residents that may be unable or restricted in their ability to venture outside often. The LPA will **resist** scenarios where buildings or structures are proposed that would create a complete shadow over southern elevations of other dwellings nearby. As well as impacting on energy efficiency overshadowing affects amenity. Further discussion on this and separation distances are provided in Chapter 6 - Amenity.

Energy Efficiency Checklist

- Development should demonstrate passive solar design.
- Main glazed elevations and habitable rooms should be placed towards the south of buildings.
- Complete overshadowing of southern elevations will not be acceptable and separation distances must be secured (see Amenity).



Form

4

the detailed aspects that make up the three-dimensional configuration of the built environment.

- 4.1. The Form of development proposals must provide a strong contextual response to each site, and create distinctive identity.
- 4.2. In line with Policy DE1, the form of development proposals will be assessed in terms of: siting, orientation, scale, massing, materials and detailing, and these must be addressed within all new development proposals [Para 4.15, SBLP 2026]
- 4.3. This section provides considerations, guidance and expectations for each of these elements of the policy.
- 4.4. Each plot consists of a set of different elements that should come together to form a built response to the context. Combined with the street, these are the kit of parts [05 s] that make up the form of the development. This is explored further throughout this section to help articulate the expectations of Policy DE1, and in more detail in Chapter 8 of this document.

design policies should avoid unnecessary prescription or detail and should concentrate on guiding the overall scale, density, massing, height, landscape, layout, materials and access of new development
NPPF 59

- *Siting*
- *Orientation*
- *Scale*
- *Massing*
- *Materials*
- *Detailing*

Siting

the configuration and relationship of a building's footprint to the existing context, character and the vision for the development.

- 4.5. The siting of a building should address and respond to the **local distinctiveness** by considering character, context, routes, trees, buildings, landscape, topography, street patterns and neighbouring buildings (also discussed in Section 1). Proposals will be assessed in this regard.

NPPF 60

NPPF 58



Clear building lines contribute to local identity. Fig 38

- 4.6. **Topography & Levels** - development along a slope should not include rising plinths visible within the public realm. Rising plinths can have a detrimental impact on a streetscene particularly if the result is an inactive frontage, regardless of the elevational design proposed above. In a streetscene of buildings on a slope, it is usually better to create a level-change at the party wall between dwellings, and not within the area of the dwelling itself. This helps to avoid split-level roofs and split ground floor levels within each property. This approach may not be appropriate for pairs of semi-detached dwellings.



Rising plinth with changes in level at party wall. Fig 39

- 4.7. Poorly considered development on sloping sites results in the over-use of retaining walls. Rising plinth - access issues can themselves create awkward relationships between private amenity and public realm areas. In all circumstances, a 3-dimensional understanding and articulation of proposals is required to ensure private gardens, elevations and public realm are not compromised.



Local housing with changes in level at party wall. Fig 40

- 4.8. **Key buildings / landmark buildings** - should be orientated and sited to give maximum prominence and to ensure the scheme benefits from views of the building from the public realm. Wherever possible these buildings should align with the central axis of the street in order to give them prominence and meaning within their local setting.
- 4.9. Layouts that include buildings that are off alignment, or where a vista ends in a parking space or garage have lost the opportunity to create positive identity and meaning. In such cases changes to a layout will be expected to address this.



Key building sited to achieve prominence. Fig 41

- 4.10. **Building lines** - proposals must ensure that established building lines that form part of an area's identity and character are maintained through the siting of new development. **NPPF 58**
- 4.11. The consistency of building lines is a common aspect of many successful streets in urban environments. Avenues, Boulevards, Mews, urban streetscenes and edges to green space are strong character cues. Development within these structured urban forms, must adhere and reinforce that characteristic. **In some cases a strong consistent building line will be necessary to reflect the existing built form or intended character of the street. In other situations such as rural areas or fringes of development a more fragmented or loose arrangement may be appropriate.**



Strong consistent building line, consistent form. Fig 42

Siting Checklist

- The siting of new developments must respect established building lines and reinforce existing street character.
- Site level differences should be addressed by cut and fill to avoid rising plinths, large raised platforms and retaining structures
- Changes in levels along a terraced streetscene should be accommodated at the party wall, and not within the ridgeline.
- Built form must wherever possible align with and frame views and vistas. Buildings that are off alignment or that negatively impact on a view will not be acceptable.



Strong consistent building line, variety of form. Fig 43

Orientation

the direction in which the proposed building faces.

4.12. Buildings should be oriented so that their public frontage faces the dominant street. Buildings that turn corners or form several frontages - should positively address both streets and two public facades may be necessary.

4.13. Buildings that **terminate vistas** - should be aligned carefully to take advantage of framed views of the building's frontage **and to maximise passive surveillance of the adjacent public realm.**

4.14. The direction a building faces should ensure **corners and vista terminations** are addressed, the public realm is overlooked and solar gain is maximised. **NPPF 96**

4.15. Where side elevations of a corner building also face the public realm, they should be punctuated by carefully articulated window openings and designed as attractive elevations which relate positively to the public realm.

Orientation Checklist

- Buildings should be orientated to ensure their public frontage faces the dominant street.
- Side elevations onto the public realm should be designed to be attractive and provide positive surveillance over the public realm.
- Buildings that are framed within a view of a terminating vista should face this terminating view.
- Buildings should be arranged to avoid unusable, leftover space.



Building orientated to address special corner. Fig 44



Building orientated to address street corner. Fig 45



Building orientated to address both corner. Fig 46

Scale

the size of built form as a relative concept; in proportion to context, character, public realm and human scale.

NPPF 59

4.17. Developments generally must be in **scale with their surroundings** and **with the public realm** that serves them. **NPPF 60**

Proposals that are out of scale in relation to their context may be referred to as “incongruent,” “inharmonious,” or “over dominant” and as such will be resisted. Where existing or proposed buildings have been identified as ‘key’ buildings, such as at a ‘gateway’ or at the termination of an important line of site, then they may be more prominent in terms of scale. In all instances the scale of buildings needs to be very carefully considered in terms of amenity of neighbours and overall context.



Public realm in scale with built form. Fig 47

4.18. **Tall buildings** (defined as considerably higher than the existing built environment¹) need to satisfy the above principle of scale in relation to the impact on the existing / proposed context. Tall buildings especially those above 5-storeys have a marked effect on the skyline and such proposals will be expected to undergo the design review process in order to agree a high quality architectural design. Generally buildings over 5-storeys should be reserved for the town centre - see Policy CAAP1 of the adopted Swindon Central Area Action Plan.

4.19. The scale of individual parts of a development should also be in proportion. Houses along a street should relate in scale to each other; new street trees planted to make up an avenue should be of sufficient initial and potential size to create impact; and large key buildings should have complimentary architectural articulation and frontage space.

4.20. In existing and established areas where new development is proposed, particularly brownfield, backland or infill sites, scale is often a deciding factor in the success or failure of a scheme and the impact on

Scale Checklist

- Development must be in scale with its context, character, public realm and use (human or civic scale).
- The use of “tall”, dominant or iconic buildings must be fully justified by high quality design.
- Elements of a development must be complimentary to the dwelling and street character.
- The scale of development, individual buildings or their components must not compromise amenity.



A tall “prominent” building at a key location. Fig 48

Massing

the 3 dimensional development envelope and the rhythms and patterns of it.

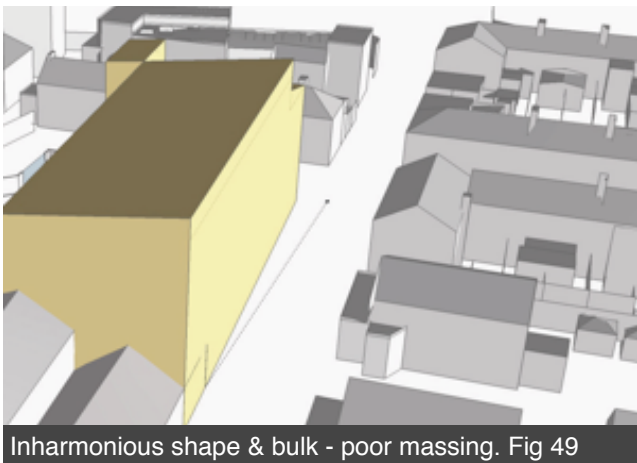
4.21. Massing may be considered at two scales:

- ◆ the **urban grain**
- ◆ the **detailed composition**

4.22. The first scale of massing involves the **shape, height and bulk** of the built form together and comprises the whole building or group of buildings. The detailed composition however is concerned with how elements of each building are organised in terms of **proportion** and **rhythm**.

NPPF 59

4.23. The massing of development must compliment and reinforce the existing urban grain, the character and the street hierarchy. It should help to shape and enclose public spaces and contribute to a coherent and harmonious townscape.

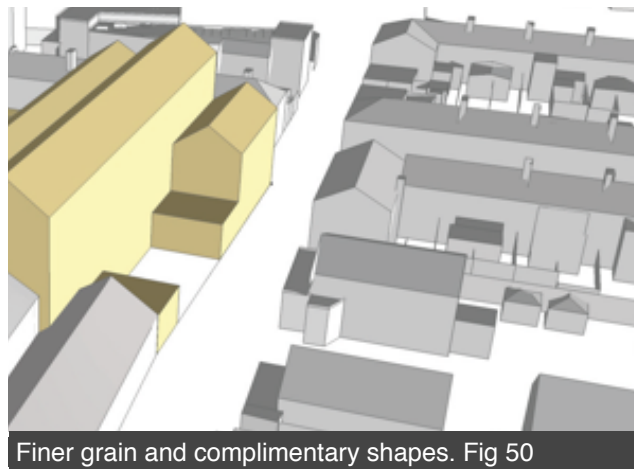


Inharmonious shape & bulk - poor massing. Fig 49

4.24. This may be at a building scale in terms of the overall shape or silhouette of the building form(s) or conveyed in more detailed ways such as patterns of openings, porches, projecting bays, chimneys, boundary treatments and other rhythmic features.

Urban Grain

4.25. In the first example (Fig 49) the massing of the proposed building fails to respond to the fine grain of the surrounding built form. The roof shape clashes with the inherent character and the bulk dominates the townscape and overwhelms the traditional surroundings. This scheme fails at a urban grain level (shape and bulk) - no elevational treatment can satisfactorily address the massing issue.



Finer grain and complimentary shapes. Fig 50

4.26. The second example (Fig 50) uses the same quantum of built form, but is moulded to a more sensitive, less dominant massing comprising a collection of smaller built forms responsive to the surrounding context. A traditional roof form compliments the existing character and shapes. The finer grain of the design adds to the complexity and richness of the proposal within the wider townscape.

4.27. The insertion of a wide, horizontally emphasised building adjoining traditional vertically dominant frontages (Fig 51) results in conflict within the street. The floor levels for each storey fail to correspond and the elevational compositions are polarised.



Proportion and emphasis at complete odds. Fig 51

Detailed composition

- 4.28. The perceived mass of buildings can be strongly influenced by the architectural features and built elements of the façade such as chimneys, fenestration, balconies and porches.
- 4.29. Where there is a clear massing characteristic or feature, new development should compliment, harmonise and reflect it. Examples of this include strong vertical (Fig 54) or horizontal emphasis (Fig 53), dominant roof forms, patterns of openings, or classical proportions. **5v**
- 4.30. Buildings that appear as 'monolithic', 'mundane', bland or even blank in expression usually result from badly proportioned window openings or poorly arranged facades with conflicting horizontal and vertical emphasis in their composition (Fig 52).



Bland frontage and confused proportions. Fig 52

- 4.31. **Inactive ground floors that do not contribute to the street should also be avoided.**
- 4.32. Proportion is an inherent part of massing and the relationship between the parts of a building should come together to support the overall emphasis. Proportion also plays a strong role in the character of an area and this can be seen in the wider frontages and curved bays of the 1930s semi-detached developments (Fig 53) contrasted with the vertical emphasis of the Victorian and Edwardian terraces.
- 4.33. **Therefore within massing the more detailed elements should also be considered such as the form of the elevation and the shape of openings but these alone cannot compensate for a poor overall build massing as in Fig 49.**



Strong horizontal massing and elements. Fig 53

Massing Checklist

- Development massing (height, width, shape) must positively contribute to surrounding streets, public realm and townscape.
- Over-dominant buildings or built elements out of proportion with the host dwelling, neighbouring buildings, the street or their setting will not be acceptable.
- New development should respect established rhythms and proportional emphasis or reflect the intended character of the vision on larger sites.
- Clashing emphasis (vertical vs horizontal) is rarely considered acceptable.



Strong vertical emphasis and patterns. Fig 54

Materials

The outer skin of the development.

NPPF 59

4.34. Materials are often the part of a development most noticed and experienced by people as they are visual, tactile and dynamic. Good quality materials pay dividends in terms of uplift value, resilience, and can support many of the design principles of Policy DE1 such as legibility and character. A high quality **complimentary** palette of materials is expected for all development proposals.

4.35. Materials should be chosen to reflect the local identity and the intended approach to each character area on large development proposals. Different material finishes may also be appropriate to define key buildings, spaces, streets or pathways through the development as well as ownership and transitions.

NPPF 58

4.36. The quality of materials is a design consideration and the colour, texture and scale of materials should respond to the context and character of the setting. The durability, weathering impact and other material attributes are all legitimate considerations. **In some cases sourcing local or natural materials will be necessary to secure or maintain local distinctiveness, historic integrity and overall quality.** 5y

4.37. **Materials extend beyond the buildings themselves and** the public realm must be treated with durable high quality materials. This extends to the interfaces with private land and the means of enclosure. The use of timber panel fencing will not be acceptable along boundaries with the public realm instead these should generally be formed from brick or stone walling to compliment the adjacent buildings. Generally railings should be mounted on low walls or plinths to avoid plant and soil overspill **into the public realm**. Similarly, the use of loose surface treatments (such as gravel or chippings) should be avoided on public frontages to minimise overspill particularly immediately adjacent to the public highway.

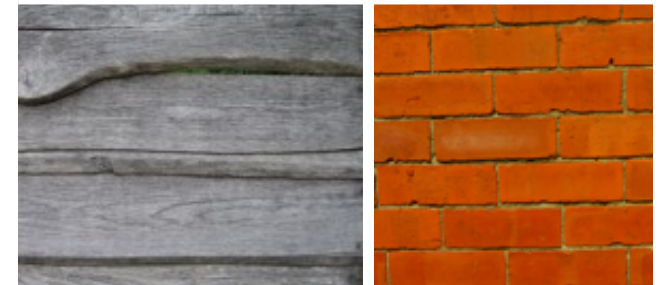
4.38. The treatment of individual buildings and their associated enclosures, surfaces, roofs and component parts, must be co-ordinated to reflect the wider street and site character. As touched upon in the previous sections on Scale and Massing, the use of oversized elements such as full size roof tiles on porches or heavy fascia boards as well as undersized elements such as weak entrance treatments, will not be acceptable.

4.39. The cost of quality materials especially in the public realm, should be measured in terms of the overall benefits - value uplift, lower maintenance costs, longer life-span and not considered solely in terms of the initial outlay. Cheap, poor quality materials can reduce a schemes appeal, value, lifespan, and local identity.

NPPF 17

4.40. Creating a simple palette and reflecting the colours on-site is the best way to address the appropriateness of both the materials and their colours. The LPA may require a sample palette of materials to be erected on site for assessment in the local context.

NPPF 58



4.41. Colour plays an important part in the choice of materials. Swindon's local brick is a red/orange stock and in Old Town and within the railway housing, this can be seen combined with the local grey Portland Limestone. Across the rural areas of the Borough and within the smaller settlements, different characters prevail. Proposals there will be expected to reflect the naturally occurring materials and the general colour palette found within those more rural and natural landscape contexts.

4.42. The use of complementary colours and the textures of proposed materials is important in order to establish a sense of unity and identity across the development, and so too is the use of contrasting colours to highlight key features, architectural elements or on key / landmark buildings. A colour wheel is a very helpful technical tool in establishing a complementary and contrasting colour palette.

Materials Checklist

- Materials must be of good quality in terms of aesthetic value and long-term durability and maintenance.
- Proposals should reflect local character and setting through the choice of materials, colour, texture and scale.
- Timber panel fencing is not acceptable adjacent to the public realm and generally railings should be mounted.
- Loose surface treatments that are not adequately contained will not generally be acceptable.



Materials and textures across Swindon. Fig 55

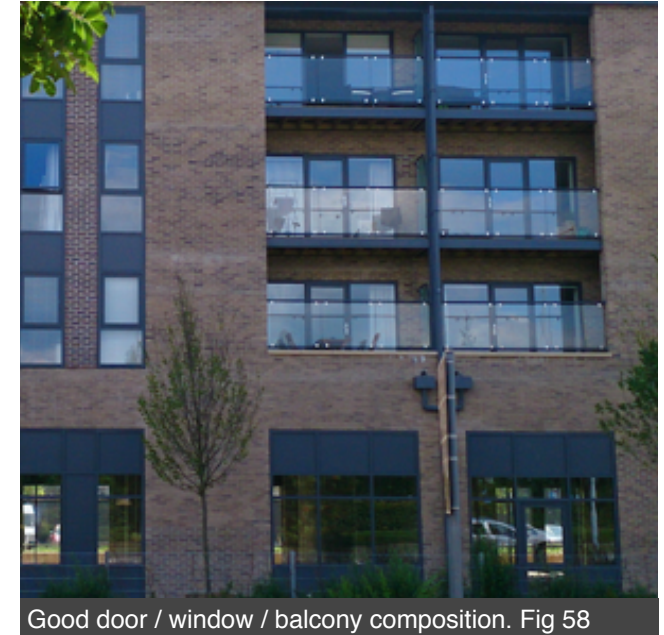
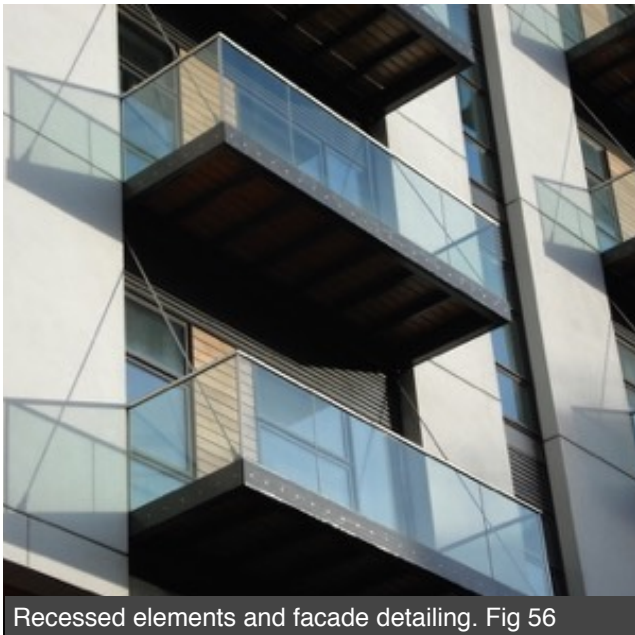
Detailing

the detailed elements of both buildings and the public realm and the interface between these two.

- 4.43. Carefully thought out detailing should ensure the various elements of a building relate well to the composition of a facade, the choice of boundary treatment and **interface** between public/private space. These can make or break the success of a place its identity and response to the existing character.
- 4.44. Successful developments comprise architecture with **harmonising scale, proportion and rhythm as well as** components, such as openings, bays, projections, roof forms, chimneys, etc.

- 4.45. By taking cues from existing buildings and features in the area it is possible to create an addition to the built environment that complements without slavishly copying the existing. Respecting cues like scale and massing but using an innovative approach to materials and detailing makes it possible to reinforce the identity of an area and contribute to its special character in a creative manner. There is no reason why character and innovation should not go together. New and old buildings can coexist happily without disguising one as the other, if well designed.

- 4.46. **Doors and windows** - the composition of doors and window openings in elevations should be designed to create harmony through the careful articulation of aspects such as scale, proportion and rhythm. It is generally not appropriate to mix horizontal with vertical emphasis.
- 4.47. Doors and windows should in most cases be recessed into the outer wall of the building to provide sufficient relief/shadow within the elevation. Window and door frames flush with the outer skin will only be acceptable where this is justified in terms of a high quality architectural expression.



4.48. **Entrance features** - porches, canopies, porticoes and door surrounds, should all be designed as robust, architectural elements inherently-related to the host dwelling, and not as ill-conceived add-ons.

4.49. **Rainwater goods** must be sympathetically accommodated on facades of buildings and duplicate runs of down pipes avoided by grouping collections. On terraced buildings single down pipes should be located at the boundary line.

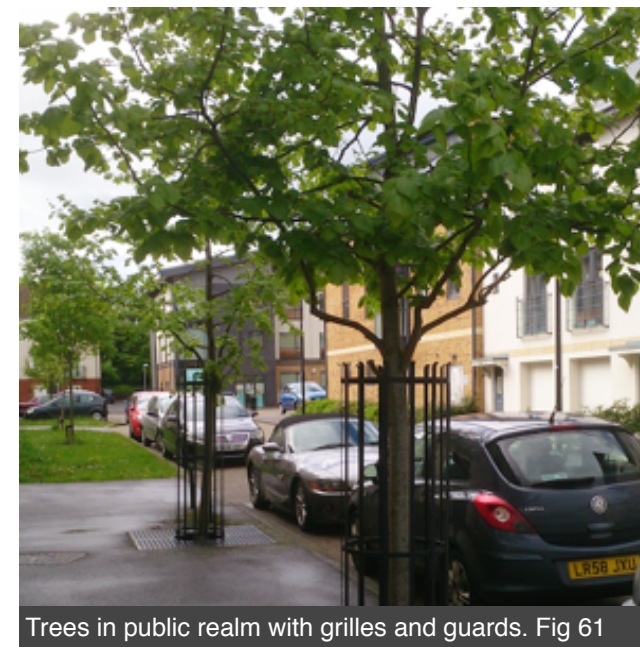
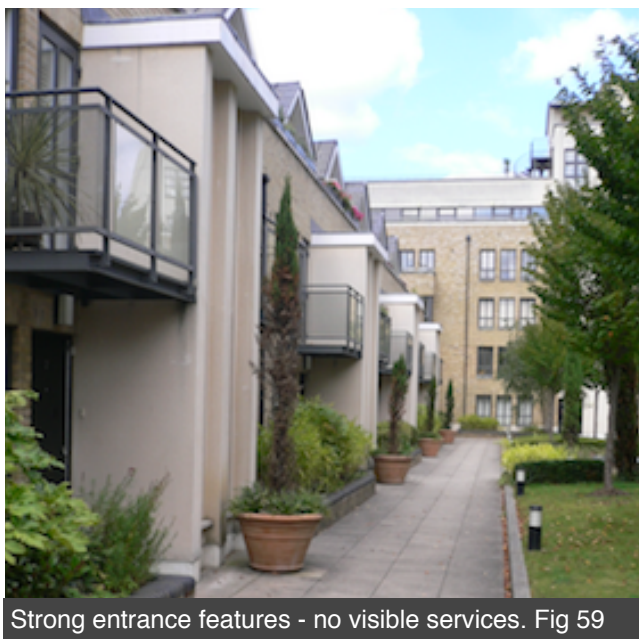
4.50. **Chimneys** - chimneys have been a distinctive architectural feature for most 19th and 20th century housing. They add interest to a roof line and introduce a simple but effective rhythm across the street.

4.51. Where chimneys are proposed, they should be used as integral parts of a building, they can be used as heat-stack ventilation (a very effective way of extracting stale air out of a building and allowing fresh air in), or as an active flue.

4.52. Chimneys should not generally be located in line with or above doors or windows.

NPPF 60

4.53. **Trees** can contribute significantly to the distinctiveness and attractiveness of an area and the use of different species can aid legibility and character. Trees provided within hard landscaped areas such as courtyards or the public highway should usually be protected by grilles and guards **unless they are sighted in grass verges or planting**. In many cases heavy standard tree species will be expected to provide impact in the street and create an established landscape setting **and avoid the need for further protection measures**. Details of maintenance and watering regimes will also be required to **ensure long term survival and growth**.



4.54. **Balconies & balustrades** - (either inset or add-on) can add great emphasis to a building and assist in the composition of an elevation, they can improve the perceived massing of a building, enliven its frontage and provide amenity space.

4.55. Inset balconies (integral to the structure of the building, Fig 62) or projecting balconies need to be designed to be functional **and not just decorative**, 15s(Fig 63) in order to be used and appreciated by their occupiers. Under-sized and therefore unusable balconies are rarely appropriate and will be resisted in most cases.

4.56. Care must be taken to ensure that balconies are designed to correspond with the scale, rhythm and proportion of the facade of the building. In addition consideration should be paid to how balustrades are fixed into the structure of a building. Poorly positioned balustrades fixed so that they straddle over two different materials, or over window lintels or other features of the facade are not acceptable (fig 63).

4.57. **Ginnels** - punctuated between terraced properties these provide good accessibility with a short run between rear gardens and the public highway (Fig 64). This also avoids the need for long and often protracted rear access paths that are mostly unsafe*, inefficient and that tend to become cluttered or underused by residents. Where wheelie bins and recycling boxes are left in these pathways they become unattractive and their use further declines.



Carefully-detailed inset-balconies. Fig 62



Unusable balcony and poor fixing over header. Fig 63



Ginnels provide rear access and storage. Fig 64

4.58. **Boundary treatments** - are important to form a clear definition between the public and private realm. They have an important role to play in establishing character for a house and a street, for providing a sense of defensible space at the front, and a secure enclosure at the rear of a property.

4.59. Where railings are proposed, they should generally be positioned onto a low wall (Fig 65) to avoid overspilling of ground cover (Fig 68). Enclosures adjoining the public realm should not be formed by close boarded fencing or include loose paving materials such as gravel without low wall structures to contain them.



Defensible frontage with railings on a low wall. Fig 65

4.60. Boundary walls should be formed from materials that match or correspond with the development. Where bricks are used a proper header or row lock course or coping stones should top the wall ideally with a lower tile crease (Fig 66)

4.61. **Eaves details** - poorly considered eaves detailing resulting from the need to accommodate sufficient levels of insulation within certain roof types can result in oversized eaves with very large soffit boards and box gutters. These architectural details should be designed to achieve quality and elegance in their construction without dominating owing to their scale.



Tile-crease & header course on boundary wall. Fig 66

4.62. **Levels** - site levels across a proposed development are key to understanding how roads, buildings and the public realm will work. Assessment is needed of the public realm quality throughout the development; how level thresholds are achievable for each house; the functionality of the elements of a sustainable drainage scheme, of play areas and private garden space, etc.

4.63. Detailed existing and proposed site and slab levels must be provided to the LPA early in the design stage for all major development proposals to avoid problems such as those below (Fig 67).



Lack of consideration of levels and poor access. Fig 67

Details Checklist

- Components** of a building and its facade should all be complimentary and in scale with the building.
- Doors and windows** should generally be of the same vertical or horizontal emphasis and recessed into the outer wall of the building
- Rainwater goods** should be located to compliment the facade and in terraced properties grouped at the boundary line.

Details Checklist

- Chimneys** should be designed to accord with the facade of a building and not located above entrances
- Balconies** should provide usable external amenity space. Their siting must consider other features on the facade. Undersized, unusable and poorly sited balconies will be resisted.

Details Checklist

- Boundaries** with the public realm should not be formed by fencing and railings should be mounted on plinths or walls.
- Ginnels** should be considered to provide a solution for rear access and storage for terraced properties to avoid rear alleyways and poorly surveyed paths.



Details of schemes have significant impact Fig 68

Function

5

the utility or need required to satisfy the intended uses generated by each development proposal over the longer-term;

- 5.1. Function is a key aspect determining the quality of an overall design. Poorly designed development that fails to take the opportunities available for improving the way an area functions should be refused. It is essential that a place functions effectively to ensure its use is optimised and its character can fully emerge. Predicting the function of a scheme requires an understanding of how the parts of a neighbourhood, a street and an individual plot should come together to form a complete composition visually and operationally.
- 5.2. In this section the topics of **sustainable drainage systems**; **parking arrangements**; **refuse & recycling provision** and **utilities** are each discussed in turn.

NPPF 64

- *Sustainable Drainage*
- *Parking*
- *Refuse and Recycling*
- *Utilities*

Sustainable Drainage

When determining planning applications, local planning authorities should ensure flood risk is not increased elsewhere NPPF para 103

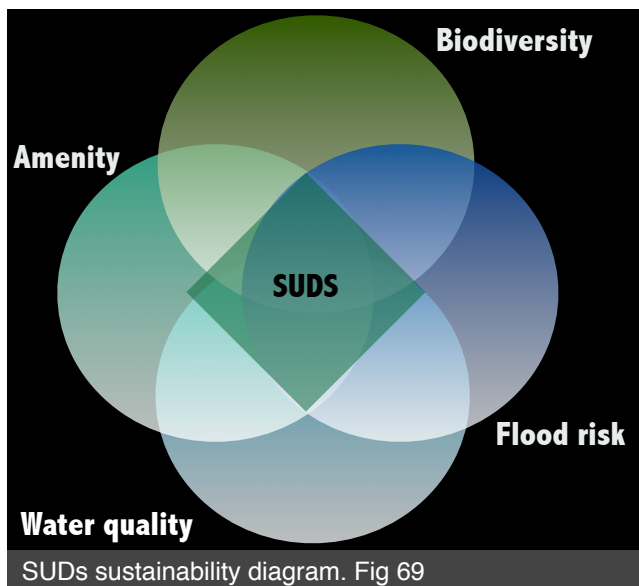
5.3. Sustainable urban drainage systems (SUDs) are designed to reduce the impact of developments with respect to **NPPF 17** surface water discharges to reduce the risk of flooding. There are many merits of SUDs: **Reduced flood risk, Biodiversity gains, Water quality, and Amenity** (Fig 69). **NPPF 99**

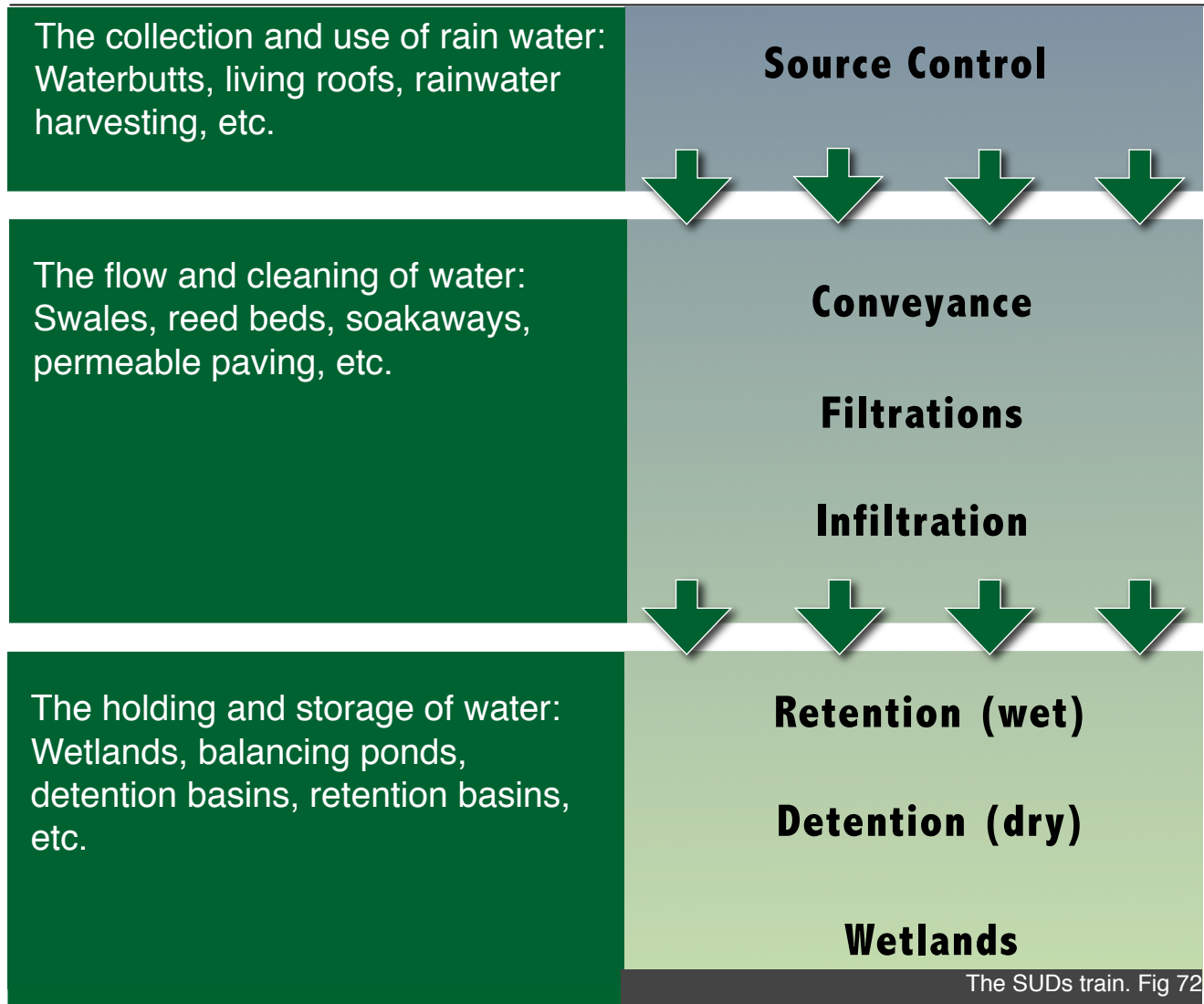
5.4. No one component should distort or imbalance another and schemes must demonstrate how each benefit is to be achieved and incorporated in each planning proposal (SBLP policy EN6).

5.5. SUDs should compliment and support the overall character and placemaking vision, contributing to the quality and functioning aspects of the public realm. As such SUDs must provide a good level of **multi-functionality**. Stand-alone balancing ponds at the end of underground piped-systems do not constitute an acceptable sustainable drainage solution. Poorly designed drainage ponds are an eyesore, usually a maintenance liability, add little biodiversity value and provide no real amenity to residents (Fig 70).

5.6. SUDs need to be considered early in the design process. The integrated design of SUDs within streets and open spaces is crucial to reinforce the placemaking and secure high quality design DE1 (Fig 71). As pieces of essential infrastructure, SUDs need to be considered as 'entire management trains' so that all stages of the process can positively integrate into site layout design considerations.

5.7. Drainage feature **gradients** are critical to assess the usability of the space. SUDs that do not demonstrate real public use and/or have steep gradients will not be counted towards usable public open space unless significant amenity value can be demonstrated and secured.





5.8. When designing SUDs features within open space, opportunities should be taken to create new wetland habitat areas that increase biodiversity and provide amenity value for residents (Fig 73)

5.9. **Source control features** such as green roofs, permeable paving and water butts should be included in all schemes (Fig 72) and justification will be required if these do not form part of an overall system.

SUDs Checklist

- All four components of SUDs must be addressed and in balance
- Tanked and piped solutions should only be used if it is demonstrated all SUDs methods are not possible
- SUDs should provide amenity, be well designed, coordinated with the layout and fully overlooked
- Overground features such as basins and swales must demonstrate public use and amenity value in order to count towards POS
- All schemes should include source control features. Justification will be necessary if these components do not form part of the proposal



Parking

5.10. This section sets out general principles relating to the provision of parking for new housing. Other solutions **may be more appropriate in historic parts of the Borough or where a defining local characteristic requires it.** In all cases developments will be expected to meet the Council's current parking standards. **NPPF 39**

5.11. The Council supports sustainable transport measures such as car clubs and the promotion of walking and cycling, but any departure from the adopted standards will need to be justified to the LHA and supported with robust empirical evidence in an accompanying Transport Assessment, or Travel Plan. Developers are also encouraged to incorporate facilities for charging cars including plug-in services. **NPPF 35**

5.12. The requirement to accommodate **car parking** can have a significant affect on the quality of residential layout design. Successful layouts work by integrating parking into a development early in the design process, and not as an afterthought or as an issue addressed incrementally.

5.13. Car parking should be designed to compliment the housing typology and existing or intended street character. Streets should be designed as 'places' and car parking must be balanced to ensure the organisation of the various elements that create the street such as boundary treatments and street landscaping are considered together.

5.14. Car parking should not dominate the street or area. The over-use of grouped parking scenarios **such as** parking courts and **lines of linear bays, 11b** will not be acceptable. Disorganised and different mis-matched parking arrangements along a street can lead to confused and disrupted rhythms.

5.15. Poorly planned arrangements and overbearing provision that compromises front gardens, and limits boundary treatments will be refused (Fig 74).

5.16. Insufficient space within a frontage to accommodate parking provision with a clear pedestrian route to the front door fails in function terms and is therefore poor design. **14r** (Fig 74) Car parking that dominates the frontage or street and results in no other private, defensible space or public realm, also fails.

5.17. **Visitor bays** should be accommodated to best serve the development with special consideration to their provision close to apartments, terraces and play areas.



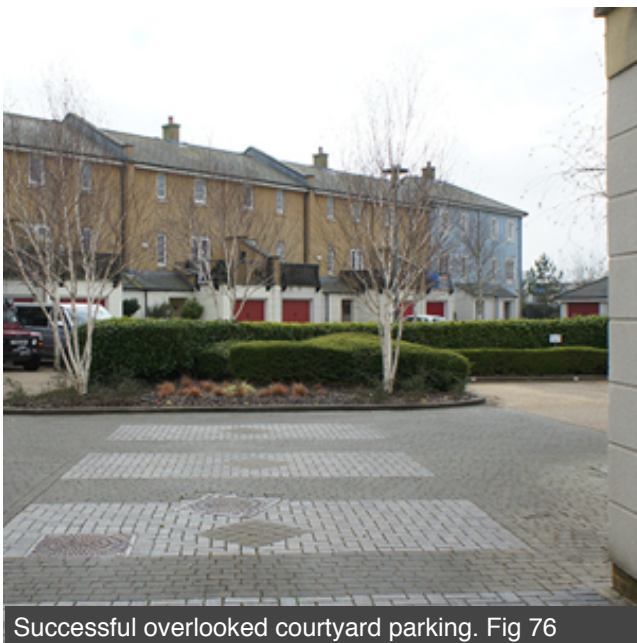
Insufficient room to accommodate parking. Fig 74



Integrated on-plot parking with landscaping. Fig 75

5.18. For most house typologies car parking should be accommodated within the true curtilage of the dwelling it serves referred to as “**on-plot**”. The use of private pathways along sides and rear boundaries of properties to connect gardens or frontages to parking spaces is not considered “on-plot” parking and in most cases will not be acceptable.

5.19. The use of **rear parking courtyards** can often lead to poorly surveyed, underused and inhospitable environments. As such the use of them should be **limited**. **Where courtyards are proposed they should be adequately surveyed with dwellings and landscaping located within them** (76-77).



Successful overlooked courtyard parking. Fig 76

5.20. The design of parking should prevent conflict between quality and functionality and well planned, integrated parking can lessen the burden of maintenance and reduce potential for future problems between users and residents.

5.21. Communal parking areas (5+ cars), **should** include space for soft landscaping. In small isolated pockets planting usually fails and becomes a maintenance liability, so breaks of at least 1m are expected. **Tree planting** is the best landscaping to limit land take, increase impact, reduce maintenance and provide shade, shelter and seasonal variation within what may otherwise be a hard environment.



Successful overlooked courtyard parking. Fig 77

Parking Checklist

- Parking arrangements must be coordinated and support the street character. Mismatched parking arrangements and those that dominate the street scene or **frontage** will not be acceptable
- All parking spaces and the pedestrian routes to them must be safe, conveniently located and secure natural surveillance
- Visitor parking must be located to best serve the entire development
- All detached & semi-detached houses **should** have on-plot parking, not to the detriment of the frontage
- Rear courtyard parking should be limited to where no alternative is available
- Grouped parking should include 1m (min) breaks for trees & pedestrian access, approx' every 5 bays
- Cycle storage must be secure well designed and convenient to access

5.22. **Cycle storage** must adhere to the LHA standards. It should be in a well-lit place close to the entrance point/s of the building, be secure and convenient to use.

Refuse, Recycling

- 5.23. The storage of refuse and recycling wheelie bins and boxes **must be fully accommodated** within new developments. Lack of consideration of these aspects can negatively impact the functionality and attractiveness of a place over time.
- 5.24. Different solutions **may apply depending on local characteristics** and house type. Apartment blocks will require communal areas for waste and recycling collection and storage (Fig 78) whereas individual houses require this provision on-plot.
- 5.25. Within an **apartment block** design the refuse, recycling and cycle storage must be accessible is for all residents and designed to harmonise with the scheme.

- 5.26. Refuse, recycling and cycle storage may be housed in bespoke enclosures to the front of **dwelling**s formed as part of each dwelling's frontage/defensible space. The example below (Fig 79) illustrates how this can be designed to support the quality of the street and provide a good threshold between public and private space, **even for smaller units** 2d. The second example (Fig 80) illustrates what happens when this fails to be considered at a design stage with the streets littered with bins four days after collection day.
- 5.27. The location of refuse and recycling storage should also consider collection requirements.

Refuse & Recycling Checklist

- Storage of refuse and recycling should be well designed and fully integrated into the scheme.
- Storage of refuse and recycling should be convenient, secure, and accessible to all users
- Communal storage should be housed in well designed enclosures that compliment the scheme.

- 5.28. The design should ensure the storage facility is easily accessible from the public highway and achieves the minimum carry-distances as required by the LHA standards.



Utilities

5.29. **Utility meter boxes, vents and flues** can be visually disruptive when installed on main external walls or private paved areas of individual dwellings (Fig 81). With early and careful planning of service connections such requirements can be discretely **20g** located on side or rear elevations to avoid creating interrupting elements within the street scene. They can also be screened within bespoke enclosures to the front of dwellings, within ginnels, or on the side of a recessed entranceway (for example). The location of all such services must be indicated on the elevational drawings.

5.30. Ideally **satellite dishes** should not be visible from the public realm. Within large developments satellite transmissions can be provided via a main satellite receiving station to minimise visual clutter. Underground cable/and or shared satellite receiver stations should be considered in all major residential schemes (Fig 83)

5.31. **Substation facilities** must be located and designed to fit in with the surrounding development. It is often necessary to accommodate substations within enclosures (Fig 82) and these are more successfully disguised as single garages rather than large plastic utility housings.

Servicing Checklist

- **Utilities and Services** (meter boxes etc.) should be located on side or rear elevations or hidden from view by landscaping.
- **Satellite** receiver stations should be considered on large schemes to avoid dishes on facades.
- **Sub station** housings should be accommodated within schemes and housed in complimentary materials



Poor utility positioning and no bin storage. Fig 81



Substation housed in complimentary structure. Fig 82



Services housed in complimentary structure. Fig 83

Amenity

6

Amenity is the desirability and usability of a facility or space which provides convenience, comfort and enjoyment to users of the built environment.

- 6.1. Development proposals must ensure adequate levels of **daylight**, **sunlight**, **privacy**, and **outlook**. In addition residents must be free from unreasonable **noise**, **disturbance**, **smell** and **pollution**. Developments must also deliver sufficient space to provide comfort and enjoyment, and promote good health and well-being.
- 6.2. It is important to ensure a consistent and fair approach to securing and maintaining amenity. A resident's ability to tolerate a lower level of amenity is not sufficient reason to permit an otherwise unacceptable proposal - planning permission goes with the land, not an individual.
- 6.3. An individual's rights to levels of amenity should be ubiquitous and the LPA will pay careful attention to the effect of development on the living conditions and amenity of residents - new and existing, in the wider public interest.
- 6.4. The methods set out here in order to secure sufficient residential amenity are not mutually exclusive, instead they helpfully serve more than one purpose - separation distances for example can help address daylight, sunlight, privacy, outlook and help to secure private space.

NPPF 17

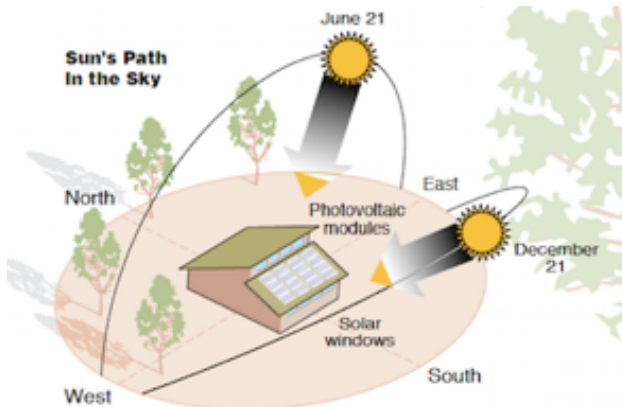
NPPF 171

Daylight, Sunlight & Overshadowing

- 6.5. **Daylight** is the natural light from the sky, available from all directions, (including north), even when clouds hide the sun.
- 6.6. **Sunlight** (direct) is available on our line of latitude (with clear skies), (Fig 84) from the eastern, southern and western skies extending from a winter low angle (17° max) to a high angle in summer (60° max).
- 6.7. **Overshadowing** is governed by the size, position and orientation of the development, and by relative land levels. The width of a building is often as important as its height in terms of the overshadowing it may cause, because this will affect the length of time during which overshadowing will occur.
- 6.8. Backland and infill development proposals have the potential to significantly impact

upon existing neighbouring properties simply by their proximity. All developments will be assessed in terms of the impact on **daylight** and **sunlight** for existing and future occupiers and the potential for **overshadowing**.

- 6.9. Within schemes certain layouts can create amenity issues such as garages overshadowing gardens. This is particularly the case with set-back garages aligned north-south. In some cases a different house typology should be used to avoid this problem.
- 6.10. The availability of sunlight in private spaces (gardens) and public spaces (Fig 85) (parks, squares, play areas) is important for amenity and function. Their design must ensure 50% (min) of each space receives at least 2 hours of sunlight on the spring equinox (21 March).⁵



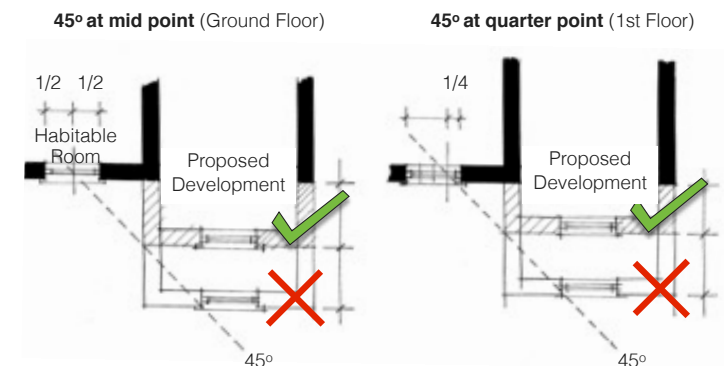
The path of the Sun on UK line of latitude. Fig 84



Private shared space enjoying sunlight. Fig 85

Overshadowing Checklist

- At least 50% of each private and public amenity space must receive a minimum of 2 hours sunlight on the Spring equinox.
 - Developments must comply with the BRE 45° rule for a minimum of 12m.
- 6.11. The LPA will assess the effect of a proposal on the daylight available to adjacent dwellings by using British Research Establishment's (BRE) Site Layout Planning for Daylight and Sunlight (2011)(BRE 209) **45° rule**. Proposals should not be positioned within a zone extending 12m out at an angle of 45° from an adjacent property's habitable room window. At ground floor level the 45° line is taken from the **mid-point** of the opening; at first floor it is the quarter-point.



BRE 45° Rule. Fig 86

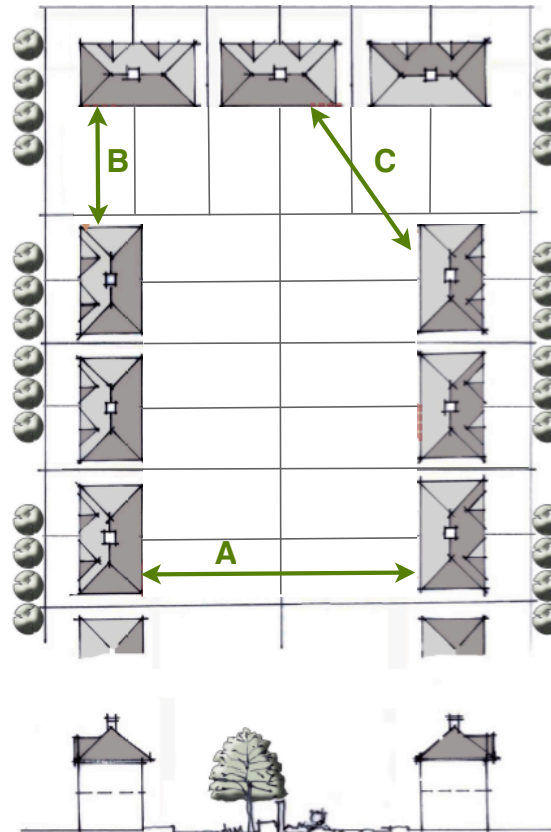
Separation Distances

6.12. **Separation distances** should be adhered to (in addition to the 45° rule), **for non-mixed-use developments outside the Urban Core.** 20j 2b These help to relieve the impact of development for existing residents and ensure good solar access to rooms and gardens all year round. Rear-to-rear separation distances of 21m between dwellings are required for 2-storey properties. This distance has been set by BRE by applying our latitude and ensures a minimum of 2 hours of solar access on the spring equinox. This also helps satisfy the privacy, outlook and amenity requirements of policy DE1.

6.13. **The separation distances will be applied between existing residential properties and new proposals to provide greater certainty and security for residents next to potential development sites.** The height of the highest of the relevant dwelling(s) must be used for the purposes of establishing separation distances.

6.14. If dwellings are set out at the minimum separation distance there will be limited opportunity for future extensions. In such cases it may be necessary to remove permitted development (PD) rights from those properties to protect amenity in the longer term.

6.15. **There may be exceptional circumstances where the character of an existing area requires a different separation response and this will need to be demonstrated.** 5bb A relaxation of these distances however will not be made solely because a dwelling is single aspect or because of high vegetation or a blocked view.



Separation distances provide privacy & amenity. Fig 87

Separation Distances Checklist

Developments that are not mixed use and fall outside the Town Centre area must secure the separation distances as a minimum:

A Rear to Rear

2-storey = 21m

3-storey = 24m

(+3m for each additional storey)

B Rear to Side

2-storey = 12m

3-storey = 15m

(+3m for each additional storey)

C At an Angle

Rear to Side >45° apply B

Rear to Rear <45° apply A

D Sloping sites

Add 1m separation for each 0.5m of ground level difference.

Where only minimum standards are secured PD rights may be removed.

6.16. **Design Codes** are a useful tool to set out the character of a new development and different separation distances as well as frontage space are just two design considerations that may be set by such site specific documents.

NPPF 59

Outlook

- 6.17. **Outlook** is the external scene experienced from looking out from a house or private garden. It is important to consider what view a resident should be able to enjoy from within their home and garden protected from overbearing or oppressive development, buildings or elevations (Fig 88).
- 6.18. Outlook is therefore about the **proximity** of development as well as the **external attributes**.
- 6.19. **Proximity** of buildings is generally discussed in the previous section. Individual circumstances however, may mean the impact upon outlook for a resident requires a greater separation and more careful consideration. Such circumstances may include single aspect dwellings where the sole outlook is all important, or in ground-floor residences where land uses at street level have greater impact. This scenario is relevant to such dwelling types whether proposed or adjacent to a new development.
- 6.20. **Attributes of a development** can also affect outlook. Overbearing bland or poorly articulated elevations and walls, (Fig 88) tall roof shapes and poor quality materials that quickly degrade can all impact on outlook for a resident.

- 6.21. An outlook across a parking area or toward a service yard for example is highly undesirable especially from habitable rooms. Where parking dominates the frontage of properties, located close to the front of windows with no space for landscaping, or enclosures, etc. outlook is severely affected. This is not just for the host dwelling, but also for neighbouring homes and the street scene. A 4x4 or transit van parked next to the window of a property can have the same impact as a 6ft high wall. In such cases buffering by distance and landscaping will be expected.
- 6.22. Developments must also be compatible with nearby land uses and not compromise amenity with regards to **noise, disturbance, smell or pollution**. (NPPF 123) Separate legislation exists that governs much of these technical matters, but development that compromises amenity in this way or seeks to employ arbitrary solutions to the detriment of high quality design, will not be acceptable (see also Local Plan policies EN5 and EN7).

Outlook Checklist

- Single aspect dwellings and ground floor residences will not be accepted where their only outlook is across car parking spaces or communal areas with no defensible space or landscaping to aid privacy.
- Overbearing, bland, poorly articulated elevations or walls and poorly sited parking bays will not be acceptable.
- Development that is incompatible with existing nearby land uses that results in loss of amenity or compromised design solutions to address constraints will not be acceptable.



Overbearing, bland elevation provides nothing Fig 88

Space

6.23. Internal and external space is an important amenity consideration. As a general rule of thumb the main external private garden space should be at least the same area as the footprint of the host dwelling⁶. For properties with more than 2-storeys this should be considerably larger and the separation distances required will assist to achieve this (Fig 89). For apartment blocks the external communal garden space should be at least the area of the ground floor unless context and character considerations dictate otherwise.



Amenity space can provide health & well being Fig 89

Garden Amenity Checklist

- Main private gardens should be larger than the footprint of the host dwelling.
- The external garden space for properties greater than 2-storeys should be considerably larger.
- The private communal external space for apartment blocks should be at least the area of the ground floor, subject to context and character considerations.

6.24. The nationally described space standards (Fig 90) provide a simple set of minimum areas relative to numbers of bedrooms and inhabitants and with reference to the storeys in the dwelling. The standards also provide for internal storage space required to accommodate recycling and refuse.

6.25. While the standards have **not yet been adopted for Swindon 20h 21h**, they have been repeated here for ease of reference as it is the LPA's intention to use them as a guide until such time as they are adopted and brought forward in line with the requirements as set out by the Government's Technical Housing Standards (March 2015).

Table 1 - Minimum gross internal floor areas and storage (m²)

Number of bedrooms(b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37) ²			1.0
	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	79		
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	
4b	5p	90	97	103	3.0
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	
5b	6p	103	110	116	3.5
	7p	112	119	125	
	8p	121	128	134	
6b	7p	116	123	129	4.0
	8p	125	132	138	

DCLG - Technical housing standards review - Nationally described space standard (March 2015) Fig 90

Public Realm Quality

Public realm encompasses all public spaces and streets and the elements within them.

7

7.1. The quality of the public realm is at the heart of creating and maintaining a sense of place with identity and distinctiveness that functions well and can stand the test of time for future generations.

NPPF 56

NPPF 58

7.2. The creation of new public realm needs to generate places that are comfortable for people to enjoy and live in; places that are safe and attractive to walk through, and places that promote healthier lifestyles and community interaction **15u**

7.3. The public realm encompasses a wide range of places and elements. For the purposes of this document, it includes those elements that make up a street and/or public space such as shared surface areas, boundary treatments, street trees, public art, **9i** street furniture, and sustainable drainage systems where these are designed as multi-functional spaces.

Pursuing sustainable development involves seeking positive improvements in the quality of the built, natural and historic environment, as well as people's quality of life... NPPF paragraph 9

Establishing public realm

7.4. All proposals for development should establish a clear and logical concept for setting out the public realm structure. This must follow and support the scheme's context or "vision" for the creation of a new place. Adhering to a site's vision in this way defines the main elements of the scheme and ensures a strong and legible structure can begin to emerge.

7.5. The design process for a new housing development needs to be driven by a passion for the creation of good quality places. It requires imagination, ability, experience, tenacity, an eye for detail, sensitivity and most importantly a duty of care for our communities **quality of life, health and well being.**

NPPF 58

7.6. Although housing falls mostly in private ownership it has a major impact on the adjoining public realm. Dwellings along a street provide the main spatial enclosure. The choice and arrangement of house typologies should signal the density, hierarchy and character and help establish the quality and experience of the public realm.



High quality public realm, functional and durable Fig 91

Public realm value

7.1. Public realm; whether it be formal public open space, a street with trees or small informal areas, must provide real meaning and value to the development and wider area. The value of public realm ultimately depends on the attractiveness and functionality of it. Well designed public realm leads to greater use and custodianship by the local community as well as becoming a desirable place to live.

7.2. The use of quality street furniture, 5gg materials and public art installations all contribute to the value of a place and help secure local identity. When these come together at places of community interaction such as retail hubs, schools and play spaces they can combine to great effect.

7.3. If areas are meaningless, badly located or poorly executed they are less likely to encourage use. Unusable, strips of land or awkward spaces left over between dwellings do not contribute to the attractiveness or value of a place and are often costly to maintain leaving a lasting legacy of neglect and declining value. Such spaces will not be acceptable.

7.4. Multifunctional use of public realm can provide great benefits ranging from the economic and aesthetic value of attractive areas and streets, to the natural, ecological, physical and mental health benefits that such well-designed spaces and green infrastructure corridors can provide.

7.5. This does not have to be a complex arrangement –trees in a street for example provide shade, seasonal variety, opportunities for wildlife, enclosure, and legibility. SUDs are another example where the transference of water above ground in shallow undulations can contribute to public space, habitat, identity and amenity.



Play and amenity in the public realm. Fig 92



Unique and robust street furniture. Fig 93



Space to sit out. Public realm in mixed use area. Fig 94

Public realm maintenance

7.6. The shared common areas within new housing development such as the highway, footpaths, SUDs, services and public spaces must be designed to a high quality and where applicable to the adoption standards expected by the Council. Public places that are looked after can greatly enhance the perceived value of adjacent private areas. (Fig 95) The maintenance of such areas is as important as their installation.

7.7. In new areas of public realm not proposed for adoption, evidence will be required that suitable management companies are set up at an early date and **membership arrangements** **14v** and/or covenants are in place. Interim measures and contingency plans will also be required to ensure communal, and public areas are suitably managed in the interests of clarity and for future residents.



Art, and amenity combining in public realm. Fig 95

Public Realm Checklist

- The structuring of the Public Realm must be evident and designed to support the Street hierarchy
- The choice of house types and enclosures must work with the public realm and streets to create a sense of place with identity
- Small, ineffective, semi-private spaces left in between the planned layout component parts will not be acceptable
- There must be a clear distinction between public and private space and the functionality of the public realm should be apparent
- Clarity is required about the future maintenance of public realm and the interim and contingency measures

7.8. While the viability of a schemes may kick start the process, a development idea purely governed by floorspace will never achieve the true potential in quality and value. Consideration must be given to the quality of 'place'; how it will be experienced and how the public realm and spaces between buildings contribute positively to make places better for people..

Design Analysis

8

The various parts of a development collectively build up the places we all live, work and travel within and it is necessary to ensure these individual parts come together as a coherent whole. collectively assembled to form a strong character and usable place.

- 8.1. The character and quality of place results from many sometimes intangible things. The key physical elements however play a substantial role in contributing or detracting from place value. The quality of the components, how they are assembled together and the relationships between them all contribute to the experience of a place. These 'parts' comprise the physical elements of a development from public space to boundary treatments, porches to parking courts. The first part of this chapter sets out and considers those parts that come together to form a development.
- 8.2. A holistic approach is required to create successful streets and this includes the plot level. The quality of design when grouping houses is reliant on appropriate scale, massing and detailing in the form and architecture proposed for each house. If a house type or the component parts are poorly designed this will impact negatively on the entire street and its character. The second part of this chapter considers housing typologies and the different requirements for each to ensure they work within the wider street and public realm.

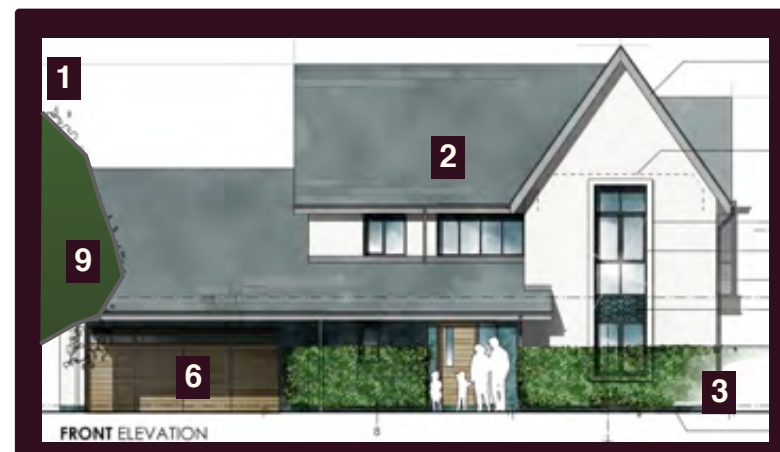
- *Kit of Parts*
- *Aspects of Form*
- *Housing Typologies*

Kit of Parts

- 8.3. Every place is formed from a number of component parts. These include the individual plot, the dwelling, its enclosure and boundary with the public realm, the frontage space, the private garden space, parking and vehicular access, street and its landscaping and areas of public space. These parts are illustrated in Fig 96.
- 8.4. The success of places and streets depends on the quality of **what forms them and how the component parts are arranged**. This concept of the Kit of Parts is the essence of street composition and placemaking. A missing element or lack of balance and coherence between component parts can lead to a place functioning poorly, its quality declines and over time the area degrades further.

1. Plot
2. Dwelling
3. Boundary Treatment
4. Frontage Space
5. Private Garden
6. Servicing & Parking
7. Street
8. Street Landscaping
9. Public space

- 8.5. Each part of a scheme relies on the others to uphold the quality, of the whole. The impact one failing element can have on the overall quality should not be underestimated and small details can make huge differences.



The parts of a layout in plan and elevation Fig 96

The Aspects of Form

- 8.6. This next section explores what can happen to the overall quality of a scheme when policy DE1 is not followed and important elements from the Kit of Parts are missing entirely or when they are of a poor quality.
- 8.7. This first example (Fig 96) shows **terraced housing within Swindon's Railway Village**. The housing provides a strong continuous frontage along a street behind low walls and clipped hedges. The second example (Fig 97) is another terrace in the same town but 160 years later. This row is formed by four modern units. The two are comparable as they both comprise relatively high density terraces with no frontage car parking. Despite these similarities, there are clear differences.
- 8.8. In the first example, the presence and quality of the component parts; **2 3 4 8**, all contribute to the overall composition resulting in a high quality street scene.
- 8.9. In the second example, the omission of some of the Kit of Parts - boundary treatments **3** and meaningful frontage space, **4** leads the modern example to seriously fail in terms of high quality design. As shown in the next example this is not just because the scheme is modern.



Terraced housing with strong frontage treatment Fig 97

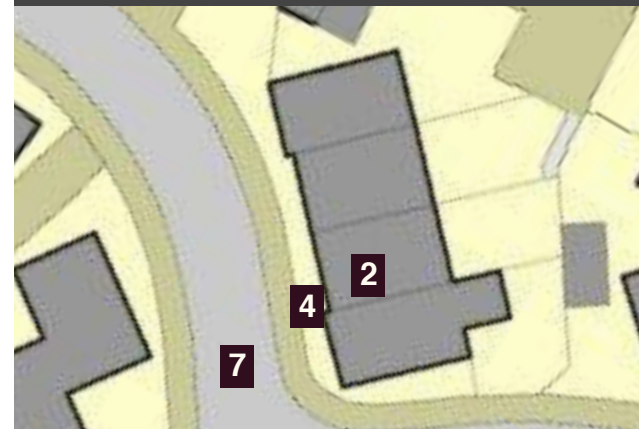


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- ☒ Clear front boundary treatment **3**
- ☒ Distinction of public/private realm **3**
- ☒ Boundary and planting reinforces continuity of the street **3 + 8**
- ☒ Secures area of defensible space **4**
- ☒ Level access to each dwelling
- ☒ Hidden storage of utilities and waste



Terraced housing with no boundary treatment Fig 98



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- ☐ No front boundary treatment
- ☐ No distinction of public/private realm
- ☐ No sense of defensible space
- ☐ Poor access - steps to each dwelling encroach in limited frontage area **4**
- ☐ No space for planting or street trees
- ☐ Utilities and waste storage on show

Strong Layout and Form

8.10. These next two examples (Figs 99 and 100) exhibit layout similarities. Both are within Swindon and comprise formal layout arrangements with crescents, squares and symmetry across the streets. At the detailed level however clear differences emerge owing to the contrast in the quality of the Kit of Parts.

8.11. In the first example (Fig 99) the key elements noted before are present - boundary treatments **A** define the public and private space and the scale of the buildings **B** enclose the space well with a key building **C** to terminate views. Window boxes **D** provide additional interest against the backdrop of consistent openings and materials and two areas of formal green space **E** add character.

8.12. The Kit of Parts are designed as a composition and form a successful place.

- Public space sizable & meaningful **E**
- Scale and proportion of dwellings **B** provides a strong street enclosure
- Railings define private frontages **A**
- Consistent form, materials openings & details **D**
- Street parking doesn't detract
- Refuse and recycling out of view



Formal layout supported by consistent detailing Fig 99



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Weak Form and Detailing

8.13. In this second example (Fig 100) many of the **key component parts** are lacking and in some cases missing entirely. Although the building height is also 3-storey the relationship with the street is weak owing to a lack of enclosure. There are no boundary treatments **F** to define the public - private space leaving planting vulnerable and the large areas of tarmac **G** spill out each side of the street. The long view is not terminated in any building or feature **H** encouraging higher car speeds. Although built form across this part of the street is symmetrical further along it is not **I** and materials are inconsistent. **J**

8.14. The planting shown between a blank wall and footway **K** does little to contribute to the public realm and will be difficult to maintain. Car parking dominates and utilities are visible.

- Lack of meaningful public realm **K**
- Built form broken **G** lacks street enclosure & boundary treatments **F**
- No vista termination **H**
- Car parking dominates street scene
- Irregular built form **I** & materials **J**
- Small left over areas with weak planting, difficult to maintain **K**

Typologies

- 8.15. Although housing falls mostly in private ownership it has a major impact on the adjoining public realm. Dwellings along a residential street provide the main spatial enclosure. The type and arrangement of house typologies in relation to each other and to the street, help establish the quality and experience of the public realm.
- 8.16. This section sets out some examples of different dwelling typologies on their plots and how the consideration of the Kit of Parts should ensure adequate and appropriate responses. Not all solutions will be applicable for all locations or for all house types and that is why it is important to look in detail at the typologies.
- 8.17. The typologies examined include: terraces, apartments, detached and semi-detached dwellings and mews and courtyard buildings. In the majority of cases, by grouping similar typologies or creating a rhythmic distribution of typologies along a street, a strong, definitive character can be established.
- 8.18. Context is also a key consideration as grouped typologies may not be the appropriate design response in some smaller schemes or rural locations. Figure 7 on pages 11-12 lists where different typologies are most appropriate.

- 8.19. The Railway workers housing in Swindon has resulted in ordered and regular rhythms of streets and housing, echoed through the 19th and 20th Centuries within Old Town (Fig 101) and across other historically established parts of the Town. The grouping of similar house typologies creates a strong sense of place along a street or space and this approach has featured strongly in many modern award winning schemes (Fig 102).
- 8.20. Such regularity and consistency in the grouping of the parts creates order, legibility, and a uniform interface with the public street. It also allows elements such as car parking and street trees to be arranged in a complimentary and efficient manner.
- 8.21. A holistic approach is required to create successful streets. While the layout principles may work when grouping a particular house type, if that house type is poorly designed then this will impact negatively on the entire streetscene and its character .



C19th ordered, regular rhythms and typologies Fig 101



Award winning modern ordered typologies Fig 102

Terraces

8.22. Terraces often work best as a continuous row of a repeated housetype (Fig 101/102) whether in straight, staggered or crescent layouts. The component parts of such terraces need to ensure the rhythmic qualities can be satisfactorily repeated. Terracing using varied housetypes may also work, provided the scale and materials of each dwelling relates well to the overall street.

8.23. Previous examples have shown the impact on the street when a terrace has no boundary treatment and inadequate frontage (Fig 98 page 61). Boundary treatments **3** to protect frontage space **4** are key to creating enclosure and are expected in terraces.

8.24. Terraced properties with on-street parking arrangements should have adequate frontage widths to ensure one car parked parallel or two cars parked perpendicular with pedestrian access, is accommodated. This ensures parking is convenient and does not dominate or disrupt the street.

8.25. To avoid visual clutter bespoke enclosures to the front of dwellings for bikes, refuse and recycling **6** are encouraged. If there is no integral front storage then safe and convenient rear access will be necessary using ginnels in central dwellings.



Varied terraces with consistent frontage space Fig 103



A repeated terrace and repeated kit of parts Fig 104

● Component parts of repeated terrace houses should be designed to be repeated rhythmically

● The scale and materials of varied terrace houses must relate well as an overall composition

● Each property must have frontage space [4] & boundary treatments [3] in keeping with the street character

● Terraces with on-street parking to the front should be wide enough to ensure one parallel space or two perpendicular spaces with pedestrian access can fit within each dwelling width

● Bespoke front enclosures for storage is encouraged. Where this is not possible rear/side access must be provided for each property incorporating ginnels

1. Plot
2. Dwelling
3. Boundary Treatment
4. Frontage Space
5. Private Garden
6. Servicing & Parking
7. Street
8. Street Landscaping
9. Public space

Apartment Buildings

- 8.26. Apartment buildings are often the largest dwelling type used in a layout. They are sometimes used as landmarks and vista terminations and as such their associated **Kit of Parts such as frontage and landscaping**, must be adequately sized in scale with their built form and **support their contribution to the street character**.
- 8.27. Apartments that follow or mark a corner position must be sufficiently articulated to front both aspects providing character and casual surveillance to the streets. Entrances should be direct, clearly visible from the street and ensure accessibility for all users (Fig 105).



Entrances should be direct visible & accessible Fig 105

- 8.28. **For** amenity, health and wellbeing, all apartments should be dual aspect and all habitable rooms including kitchens and bathrooms are expected to achieve natural ventilation through windows.
- 8.29. Separate rear entrances for servicing of refuse, recycling and bicycle storage, etc. must be convenient, highly accessible and adequately overlooked..
- 8.30. Adequate external private outdoor space is **expected** for each residence either through a rear garden, a larger communal landscaped area (Fig 106) or a useable balcony. **An area of 10m² is suggested per apartment. 26l, 23l,**



Shared external outdoor private space Fig 106

- The Kit of Parts must be in scale with the associated apartment and support the street character
- Apartments that follow or mark a corner must have articulated frontages on both public façades
- Entrances to apartments must be clearly marked, accessible and visible from the public realm
- Each apartment should be dual aspect with windows providing natural ventilation
- Each apartment should includes outdoor private or grouped amenity space, or a useable balcony
- Servicing should be grouped, easily accessible **and designed as part of the overall composition**
- This typology is usually only appropriate in urban, urban core and village core areas and occasionally in sub-urban areas (fig 7, pages 11-12)

Detached Dwellings

- 8.31. Generally detached properties should have sufficient frontage space to be in scale with the dwelling, the context and provide a landscaped setting (Fig 107). Front boundary treatments however are not always necessary in urban fringe and rural locations or as part of an intended character.
- 8.32. Car parking must be on-plot and is generally best placed to the side of the dwelling set back from the building line. Storage of bikes, refuse and recycling must be accommodated to the rear.



Detached house - frontage space & side access Fig 107

Semi-detached Dwellings

- 8.33. Pairs of houses or “semis” are often a successful typology. They are synonymous with a suburban character and suit articulated frontages (Fig 108) often including bays and projecting gables. Flat fronted semi-detached properties are rarely successful.
- 8.34. Boundary treatments are essential to enclose the private landscaped frontage space and parking is best served to the side, set back from the boundary. The storage of bikes, refuse and recycling should be accommodated to the rear.



“Semi” projecting gable, frontage & side access Fig 108

- Detached properties should have landscaped frontage space in proportion with the dwelling
- Detached properties front boundary treatments are encouraged but not always necessary in some character areas
- Car parking must be on plot and generally set back behind the building line for detached properties and behind the boundary treatment for semi-detached houses
- Bike, refuse and recycling storage must be to the rear
- Semi-detached properties should have articulated frontages (porches, projecting gables, bays, etc.)
- Semi-detached properties must have boundary treatments and private frontage space
- These typologies are usually only appropriate in sub-urban, urban fringe and village/rural locations (fig 7, pages 11-12)

Mews Buildings 5n 21g 23j

8.35. Mews buildings within courtyards often comprise small scale dwellings and flats over garages (FOGs). Whilst parking courtyards should be limited in number and scale it is recognised in some instances, the block structure will necessitate them. In such cases they should include shared surface space, planting and dwellings to ensure place-making and provide activity and surveillance.

8.36. Dwellings with integrated parking at ground floor work well within Mews areas (Fig 109) providing parking and interest.



Successful mews shared surface area & trees Fig 109

8.37. Mews buildings do not always have private frontage or boundary treatments. Where this is the case space should be made for tree planting and there should be a single surface treatment such as setts or blocks (Fig 110).

8.38. The previous guidelines for the other houstypes apply within mews except in relation to frontages, boundary treatments and car parking. Each FOG unit must include its own garaging, as well as storage for bikes, refuse and recycling. Other parking arrangements should still adhere to the general guidelines on page 46-47.



Integrated parking in paved mews area & tree Fig 110

- Courtyard areas should include shared surface space, planting and dwellings

- Courtyard areas that include Mews buildings with no private dwelling frontages should include space for street tree planting

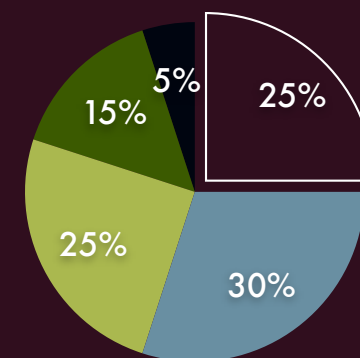
- Courtyard areas should include different surface treatment to distinguish it from the main streets

- Each FOG unit must include its own garaging as well as storage space

- These typologies are usually only appropriate in urban courtyards and rural locations. (fig 7, pages 11-12)

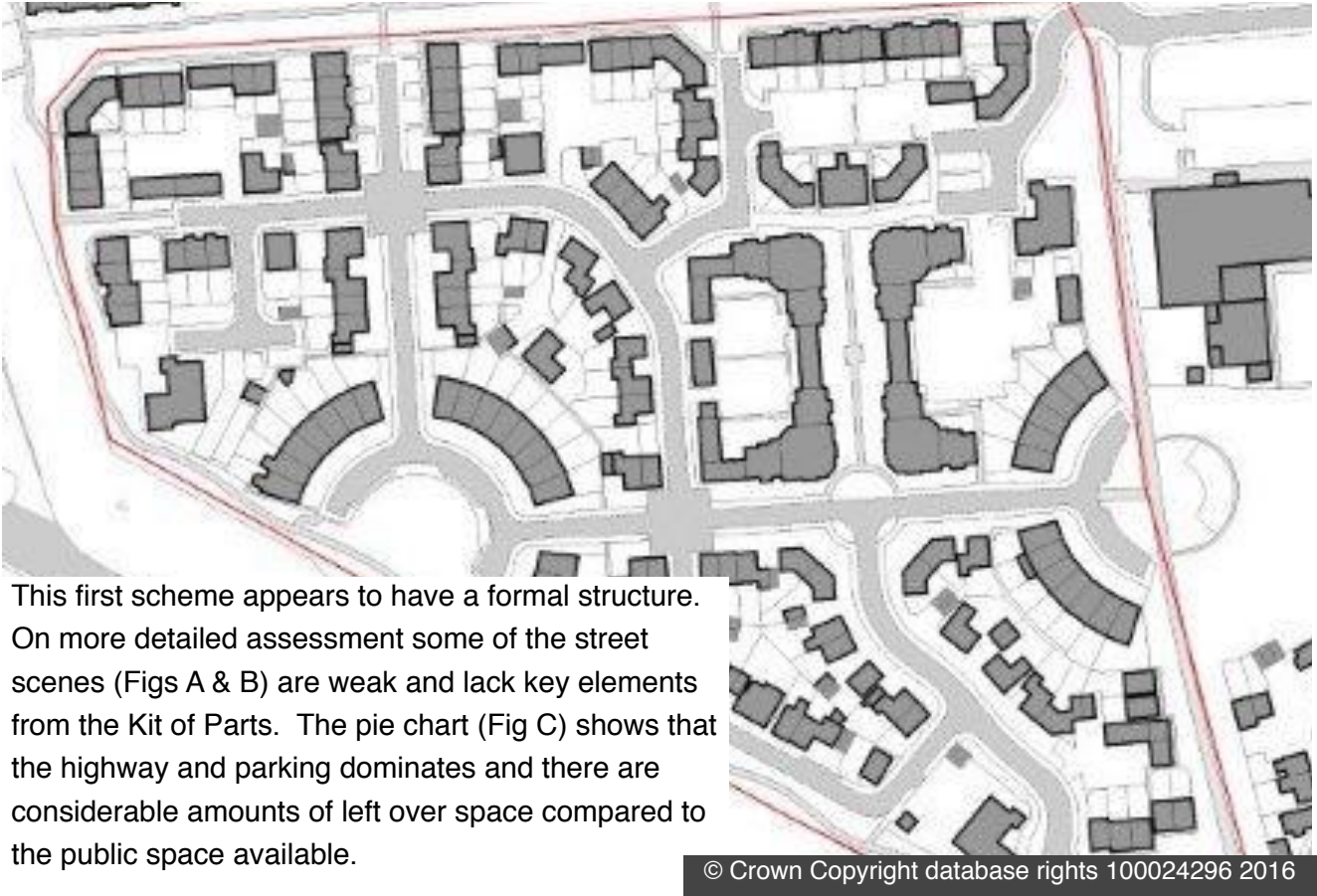
Case Studies

- 8.1. This section uses case studies and simple summaries to exemplify how all the policy requirements of DE1 are to be applied in assessing schemes. This section will be updated from time to time.
- 8.2. The overall site coverage for each scheme is calculated and presented as a pie chart to aid comparison (shown opposite). As a general rule of thumb the area given over to private gardens should be at least equal to that of built footprint (with the exception of some urban schemes). It is usually best to have as little incidental space as possible as these spaces are often unusable and wasteful of land. Finally, the less highway and car parking taken up by a scheme, the more space is available for residential dwellings, gardens and public amenity space all of which help increase the quality and value of our built environment.
- 8.3. In some studies overall floor space per net developable site area may also be calculated. Clearly this takes account of additional storey height and not just ground floor coverage. It is an industry standard used by developers to assess the viability of schemes.



- Built footprint
- Highway & parking
- Private gardens
- Public Space
- Incidental open space

Case Study #1



- No boundary treatment or private enclosure [1] (SPD pages 41, 66)
- Poor legibility - vista terminated by garages/rear elevations [2] (SPD page 22)
- Small meaningless landscaping potential maintenance liability [3] (SPD page 63)
- Blank side elevation facing the street [4] (SPD pages 25, 58)
- Dwelling materials not coordinated within street scene [5] (SPD page 45)
- Poor parking arrangements so street is highways dominated [6] (pages 51, 52)

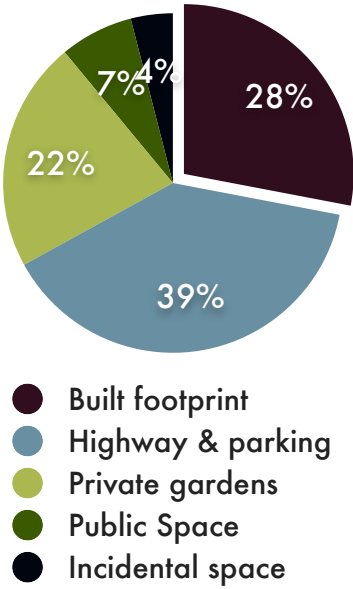
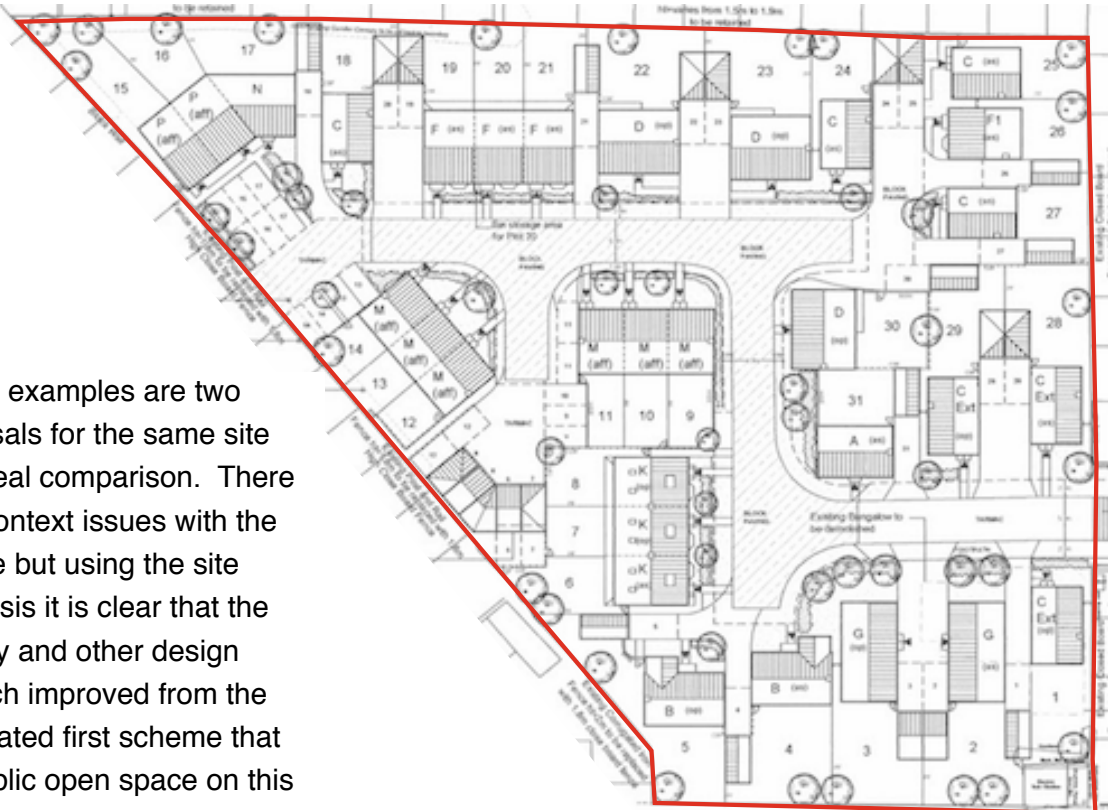


Fig C

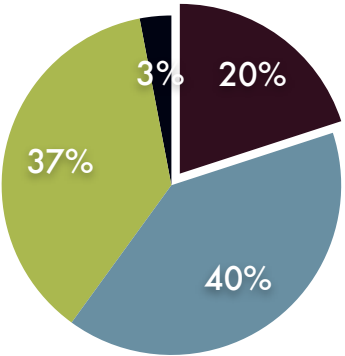
Case Study #2



- Typology - terraces, detached & flats
- Height - 2 storey
- Density - 44du/ha
- Form & Structure - irregular, highway-dominated structure
- Continuity of Form - no continuity of form, impacting negatively on street enclosure;
- Building Line - varied but mainly very minimal frontage to dwellings;
- Parking - garages, on plot , on street & courtyard



These next two examples are two different proposals for the same site providing an ideal comparison. There are accepted context issues with the second scheme but using the site coverage analysis it is clear that the layout efficiency and other design criteria are much improved from the highway dominated first scheme that included no public open space on this brownfield site.



- Built footprint
- Highway & parking
- Private gardens
- Public space
- Incidental space

Fig E



Bespoke house types and public space. Fig D

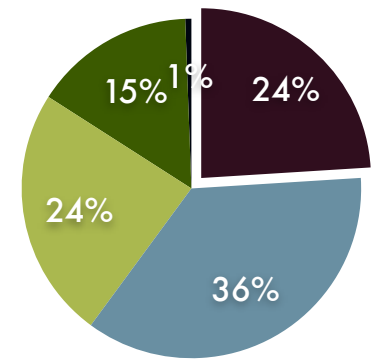


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This later approved scheme included high quality public open space which has good surveillance. The car parking and servicing arrangements are convenient and do not dominate the street.

The principles of DE1 are upheld. The result is 11 additional dwellings, several areas of public open space and a strong local identity.

- Typology - terraces and apartments
- Height - 2 & 3 storey
- Density - 55du/ha
- Form & Structure - Compact, Regular form, rectilinear street grid pattern
- Continuity of Form - Continuous form, few breaks
- Building Line - strong and continuous with frontage setback
- Parking - on plot & courtyard



- Built footprint
- Highway & parking
- Private gardens
- Public space
- Incidental space

Fig G

List of Abbreviations & Acronyms

AONB - Area of Outstanding Natural Beauty

BRE - British Research Establishment

CABE (Now part of Design Council CABE)

Commission for Architecture and the Built Environment

CWS - County Wildlife Site

EIA - Environmental Impact Assessment

GI - Green Infrastructure

LAP - Local Area of Play

LEAP - Local Equipped Area of Play

LPA - Local Planning Authority

NPPF - National Planning Policy Framework

POS - Public Open Space

RIBA - Royal Institute of British Architects

SBC - Swindon Borough Council

SBLP - Swindon Borough Local Plan

SPD - Supplementary Planning Document

SSSI - Site of Special Scientific Interest

SUDs - Sustainable Drainage Systems

Glossary

Accessibility

The ability to enter and exit with ease and reach essential facilities.

Active Frontages

Building faces that add interest, life and vitality to the streetscape.

Adaptability

The ability to adjust to changing circumstances and uses over time.

Amenity

The pleasant or normally satisfactory aspects of living conditions including daylight, sunlight, privacy, outlook and freedom from unreasonable noise and disturbance, that contribute to the enjoyment of residents and visitors.

Backland

Land behind an area which is built or otherwise developed.

Biodiversity

The variety of flora and fauna in the world or particular habitat.

Building Line

The line in front of which no buildings protrude. It is often established by extending a line along, using the principal elevation of a building or a group of buildings fronting a street. A clear

building line is not always possible to establish in all situations and staggered or varied frontages may result in a less clear or no single building line.

Connectivity

The strength, quantity and quality of links to the surrounding environment.

Conservation Areas

An area of notable environmental or historical interest or importance which is protected by law against undesirable changes.

County Wildlife Sites

Areas of land recognised as being at least county, sometimes national, importance for their nature conservation value; this is defined by the presence of important, distinctive and threatened habitats and species.

Desire Lines

Emerge from short cuts taken away from designated pathways.

Enclosures

The space between buildings. Building elevations and the cross sections of public spaces should be scaled to foster a sense of enclosure.

Energy Efficiency

The use of layout design to maximise the sun's heat and light energy for residential properties.

Fascia

Boarding material that covers the ends of rafters of a roof structure; also the signage board showing the name of the shop above a traditional shopfront.

Fenestration

The design, arrangement, size and proportion of windows and some other openings within a building.

Form

The detailed aspects that make up the three-dimensional configuration of the built environment.

Ginnel

A narrow passage shared between two dwellings (buildings).

Habitable room

Rooms in which people are likely to spend a considerable amount of time. This excludes landings, hallways, toilets, bathrooms, service rooms, utility rooms or similar non-living spaces.

Juliet Balcony

A railing or enclosure to provide a safety barrier in front of glazed doors above ground floor level.

Inclusive

A development that facilitates and responds positively to all user groups.

Infill

is new building in a gap between existing buildings or within an area.

Layout efficiency

The best use of land through the optimum organisation of a development.

Legibility

The extent to which a place is recognisable and coherently organised.

Local Development Framework

The name for the portfolio of Local Development Documents, consisting of Development Plan Documents, Supplementary Planning Documents, a Statement of Community Involvement, the Local Development Scheme and Annual Monitoring Reports, which collectively will replace the Local Plan and provide the framework for delivering the spatial strategy for the Borough.

Material Consideration

The statutory planning documents and Government statements of planning policy, which must be taken into account in reaching decisions on planning applications. Other matters, if they have regard to the objects of planning control, may also be material, including supplementary planning documents.

Massing

The three-dimensional development envelope and proportions, rhythms and patterns of it.

Means of Enclosure

The physical or sense of definition of space or area. This is often denoted as a wall, railings or hedge in residential development to define the edge of the public-private realms.

Natural Surveillance

A passive dialogue between people passing a building being aware if the overlooking created by those within the building.

Nodes

A point in a network at which lines or pathways intersect or branch.

Orientation

The direction in which the proposed building faces.

Outlook

The ability to look out from a property unencumbered by overbearing development. It is not a vista to a specific point or a protected view out over open land. Instead it acknowledges that residents are entitled to protection from the effect of buildings in close proximity to ensure they are not oppressive.

Overlooking

The ability to view something, especially from above. Excessive overlooking can lead to a lack of privacy and loss of amenity.

Passive Surveillance

(See Natural Surveillance)

Permeability

The measure of how easy or difficult it is to move through all parts of a development.

Proportion

A part considered in relation to the whole. When these relationships are agreeable - they form a harmonious or balanced relationship between forms.

Public Realm

Public realm refers to public spaces in the form of streets and spaces (both hard and soft landscaped). It includes (but not limited to) those elements that make up a street and / or a public space such as shared surface areas, boundary treatments, street trees, public art, street furniture, and can also include areas devoted to the creation of a sustainable drainage strategy where these are designed as multi-functional spaces.

Rectilinear Block Structure

Streets arranged primarily in straight lines and structured to create linear, rectangular-shaped development blocks.

Rhythm

A strong, regular repeated feature or pattern of design.

Rights of Way

The legal right to pass along a specific route through grounds or property belonging to another.

Roofscape

A scene or view of roofs appreciated as a composition usually within the wider landscape.

Scale

The size of built form as a relative concept, relative to context, character, public realm and human scale.

Setting

The setting of a heritage asset is the surroundings in which a heritage asset is experienced. Its extent is not fixed and may change as the asset and its surroundings evolve. Elements of a setting may make a positive or negative contribution to the significance of an asset, may affect the ability to appreciate that significance or may be neutral (NPPF glossary).

Siting

The configuration and relationship of a building's footprint to the existing context, character and the vision for the development.

Sites of Special Scientific Interest (SSSI)

SSSI are legally protected under the Wildlife and Countryside Act 1981. They represent the country's best wildlife and geological sites.

Social Cohesion

The degree of social integration and inclusion in communities

Statement of Community Involvement

Sets out the standards that the Council will achieve in involving local communities in the preparation of Local Development Documents and development control decisions.

Supplementary Planning Document

Guidance produced to accompany policy developed in the Council's Local Plan as part of the Local Development Framework.

Sustainable Drainage

A sustainable drainage system (SuDs, SuDS, SUDS) is designed to reduce the potential impact of new and existing developments with respect to surface water drainage discharges.

Tandem Development

Backland development where a new dwelling is placed immediately behind an existing dwelling.

Townscape

The visual appearance of a town or urban landscape.

Utility

The practicality or usefulness required of aspects of development in order to aid their functionality.

References

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- Policy CAAP1 Swindon Central Area Action Plan
- [http://www.swindon.gov.uk/ep/ep-planning/planningpolicy/ep-planning-localdev/Documents/adopted_caap_-_text_only_version-4\[1\].pdf](http://www.swindon.gov.uk/ep/ep-planning/planningpolicy/ep-planning-localdev/Documents/adopted_caap_-_text_only_version-4[1].pdf)
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- Barton H, Grant M & Guise R (2010): 'Shaping Neighbourhoods for Health and Global Sustainability,' 2nd Edition.
- Housing Network and Improvement Learning Principles

List of Figures & Photo Credits

FIG 1: (LEFT-RIGHT: WROUGHTON, OLD TOWN, RAILWAY VILLAGE, FORMER CHAIN TEST HOUSE SITE, WROUGHTON, TADPOLE GARDEN VILLAGE, HAYDON, ANGEL RIDGE).

FIG 2: (TOP-BOTTOM: SWINDON OLD TOWN GARDENS, BALCONY DETAIL, RAILWAY VILLAGE, ACCORDIA, CAMBRIDGE, TRIANGLE SITE, SWINDON, APARTMENT COURTYARD BLOCK, LONDON, ANGEL RIDGE PLAY AREA, SWINDON.

FIG 3: COLLABORATIVE DESIGN PROCESS

FIG 4: DESIGN REVIEW

FIG 5: (L-R: CONTEXT FIGURE GROUND PRE1700 - 1944, LYDDINGTON HILL, HIGHWORTH, PART FIGURE GROUND OF TOWN CENTRE, PALETTE OF MATERIALS,

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FIG 11: WANBOROUGH DEVELOPMENT.

FIG 12: TANDEM DEVELOPMENT SKETCH.

FIG 13: TADPOLE GARDEN VILLAGE

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SWINDON RESIDENTIAL DESIGN GUIDE

Swindon Residential Design Guide Draft SPD
 Consultation Response Table.
 14 June 2016

Consultee	no	Point	SBC Response	Changes Proposed
1. English Heritage	1	Congratulations on producing this. From my perspective there is little to add (a complement) although Building in Context www.building-in-context.org might be a useful point of reference to perhaps encourage retaining what there is, as a starter.	Noted with thanks. Reference link included in Context & Character section.	No change.
2. Civic Voice – Mr Donald Brunswick	2a	This document is a sound response to the current housing requirements.	Noted with thanks.	No change.
	2b	Additional guidance would be useful for flat development over 3 stories, double-loaded corridors vs outlook and dense town centre sites	Agreed. There is arguably too much emphasis in Draft 1 on major greenfield residential sites with limited discussion on mixed use, higher density layouts and town centre residential typologies and forms. The revised document includes more illustrations of higher-density development and text amendments within the amenity chapter to assess amenity impact within higher density development such as within the town centre against BRE 209, “Site Layout Planning for Sunlight and Daylight.”	Images revised throughout document and amenity standards (separation distances revised within the town centre).

	2c	Car parking requirements must be realistic as many households have 2 cars and many have vans.	Agreed. There is a potential conflict between ensuring there is sufficient car parking provided and ensuring the street scene /public realm is not dominated by parked vehicles. The guide expects the Council's car parking standards to be upheld but also allows for flexibility in this regard should adequate mitigation measures be agreed to reduce parking in the right location.	No change.
	2d	More adequate provision for bicycle parking should be made particularly in small units.	Noted. The standards for bicycle parking are maintained by the Transport Requirements for Development. This guide encourages better bicycle, refuse and recycling storage facilities in new developments in the Function chapter.	Illustration added-with accompanying text under utilities (page 54). Text added: "even for smaller units"
	2e	Integrated Children's Play examples should be shown.	Noted. This is a supplementary issue worthy of mention but this Guide does not seek to cover aspects of Green Infrastructure in great detail as that stems from separate policies and is to be covered in future guidance in due course.	A good quality play area has been included in the Quality of the Public Realm chapter under 'Public realm value'.
	2f	The use of illustrations need to be clearly understood - what are good examples and what are bad.	Agreed.	Changes throughout document have been made to ensure clarity of intended use of illustrations.
3. Natural England	3a	Urban Green spaces enable the movement of species and this connectivity is important for resilient ecosystems even at the smallest of scales. Green spaces and trees can also benefit the wider environment and population by providing defence against environmental risks such as heat extremes and flooding.	Noted.	Check text add to it including NPPF ref para 99 added. Sentence added: 2.7: " <u>Where features of natural and historic significance exist, they should be fully considered and opportunities realised to</u>

				<p><u>achieve net biodiversity gains.</u>”</p> <p>Addition of the word: ecosystems: “...secure opportunities for community integration, mitigation and proper resilience for historic assets and <u>ecosystems.</u>”</p> <p>Addition of the word ‘green’: 7.4 “<i>Multifunctional use of public realm can provide great benefits ...spaces and <u>green</u> corridors can provide.</i>”</p> <p>Addition of the word: ‘continuity’ to Para 7.5: “...<i>contribute to public space, habitat <u>continuity</u>, identity and amenity.</i>”</p>
	3b	GI and access to it should be incorporated into new development to improve public health and quality of life and reduce environmental inequalities. UGS provide varied ecosystems and contribute to coherent and resilient ecological networks	Agreed. References to the multifunctional benefits of GI have been strengthened in the text as necessary and mention of ecological benefits amplified.	See response to 3a above.
	3c	Opportunities to retrofit GI in urban areas through green roofs, roof gardens, green walls and new tree planting as well as verges along transport corridors.	Agreed. Such interventions are already encouraged through GI policies in the Local Plane.	No change.
	3d	Ground and surface water, soils and other natural resources should be protected.	This is largely covered at a high level within the Context & Character section as part of site analysis / constraints gathering required on all sites. It would be too difficult to be further detailed or more specific about in this guidance.	No change.

	3e	Biodiversity enhancements including bat and bird boxes.	This type of requirement would be more suited within a specific Green Infrastructure SPD.	No change.
	3f	Where viable trees should be of a species capable of growth to exceed building height to address landscape impact. Succession planting should also be considered.	Agreed. Text revised to address visual impact and tree planting for the longer term and improve landscape impact.	Text added: Para 2.12: <i>“In new development areas trees should be of a species capable of growth to exceed building height to address landscape impact and succession planting should be considered.”</i>
	3g	Impact of lighting on landscape and biodiversity.	Agreed. Paragraph NPPF 125 had been added to the document and sections updated on Safety and Security as well as within the Function Chapter. A balance on this issue (in some scenarios) has to be struck between the principles of safety, security and biodiversity	Text added: Para 2.11: <i>“New developments in rural areas may also be required to consider specific issues such as advanced native tree planting to address existing landscape character and the impact of lighting on dark skies.”</i>
4. Landscape - Andrew Norris	3h	The requirements for an SEA and HRA is outlined.	The requirements for an SEA (Strategic Environmental Assessment) and an HRA (Habitat Regulations Assessment) were undertaken for the Local Plan examination and are therefore not required for this document as it falls under the policies of the Local Plan.	No change.
	4a	Supports document. Well-reasoned, balanced, accessible and eminently achievable, well presented piece of work that SBC should be proud of.	Noted.	No change
5. Waitrose - Michael Gray	5a	Welcomes SPD and hopes it raises standard of housing design in Swindon.	Noted.	No change

	5b	Reference numbers should be added to text	Noted. All text is numbered in the final version.	General formatting throughout.
	5c	Pictures must be high resolution and text fonts consistent. Blue tick boxes confused.	Noted. Document layout has been rationalised and simplified where necessary to provide more clarity in final version. Blue boxes indicate key requirements to aid referencing as set out in the format section in the introduction.	General formatting throughout.
	5d	Design Process - the Council could express a preference for the same qualified professionals who design the scheme at planning to be involved in the technical design and construction stages.	Noted.	Text added to Paragraph 1.14: <i>“Good designers are custodians of their schemes and are used to leading projects in a collaborative and integrated way. <u>Retention of such professionals through the technical and construction stages is highly preferable to realise the vision in full.</u>”</i>
	5e	The SPD could perhaps include some idealised aspirations - Swindon’s ongoing problem is that development is focused upon transport infrastructure over humanist and cultural considerations.	Agreed.	Alternative aspirational images of high quality developments have been incorporated throughout the document.
	5f	The matrix should show the units of measure used for density of each category.	Agreed.	“du/ha” (dwelling units / hectare added to matrix.
	5g	The boulevard and mews typologies are rare in Swindon and perhaps should be excluded or re-defined.	Agreed.	‘Mews’ removed from ‘sub-urban’ category.
	5h	Figure 15 is a very bad example of an infill development, the use of horizontal elements between buildings with a vertical emphasis is contrary to the	Agreed.	Figure 15 replaced with new image.

		text.		
	5i	The Council could express a preference for high quality materials here, perhaps add something about local distinctiveness, character etc.	Agreed. The text already mentions good quality and local distinctiveness on p14: <i>"...use good quality, durable and complementary materials whose colours and textures match those prevalent in the immediate area."</i>	No change
	5j	There is reference to nine principles of design in a previous chapter but these are not apparent. Some commentary should be made on the need to synthesise all elements into a consistent, integrated approach.	Agreed. Greater emphasis on each Principle at the start of each section is included. The Principles are not mutually exclusive and this point is made already.	No change
	5k	Figures 29, 30 & 31 are very poor quality designs and should not be included.	Some images used are not of a very high quality and these images have been replaced barring figure 30 which is part of an award-winning development in Newhall, Harlow. Examples from Swindon are also used as much as possible.	Figures 29 & 31 have been replaced.
	5L	The Council could describe a preference for compliance with a minimum Secure by Design standard here.	There is no obligation through planning legislation to meet this standard but the SPD still encourages the consideration of the principles of secure by design and a link has been included to the secure by design documentation.	Link included, as per response to consultee 6.
	5m	Ginnels are best avoided because they create legal complexity.	Ginnels have proved to be a successful solution to ensure land efficiency and accessibility for terraced properties. The flying freehold is common in modern developments particularly in apartments and flats over garages. In	No change

	5n	The design of Poundbury 2 is based on rear courtyard car parking but includes dwellings within the space to provide security/surveillance. This is a legitimate and proven design option, rather than excluding such an approach, perhaps include images of successful courtyard parking.	<p>the case of ginnels, in most cases this is only a legal agreement between two properties and not multiple parties as with apartments.</p> <p>There are countless examples of poor quality rear courtyards in modern developments. The LPA recognises that complete exclusion of these is too rigid an approach and the wording in the SPD does not exclude rear courtyards. The illustrations provided clearly depict the negatives of rear courtyard parking and developers are discouraged to over-provide car parking through rear courtyard arrangements. The revised document includes a better example.</p>	A good example of a rear courtyard has been included under Mews building typologies at the end of the document.
	5o	The guidance should avoid emotive comments around viability and design, phrases about likely premiums from frontage views have no place in a design guide.	Viability is a legitimate consideration in planning (NPPF). In addition the NPPF considers sustainable development requires economic, social and environmental gains to be sought jointly. This is precisely the point being made here - investment in both built form and public realm results in better place making that has a positive social, environmental and economic gain.	No change
	5p	Pages 29 & 30 Whereas I am un-comfortable with any examples relating to cost vs design comparisons the illustrations should at least be graphically similar. The over-emphasis on regularity and gridiron planning should not preclude other types of development, which have their own advantages if well designed. The rating numbers should be of a comparable scale.	Noted. The emphasis on gridiron planning in this document does not preclude other layouts to be developed – especially in more rural areas where a different more organic layout approach would be more appropriate.	Illustration 2 on page 30 removed and illustration on page 29 moved to the new case study section at end of document.

	5q	Adaptability - Page 33 some references to Life Time Homes, Housing Quality Indicators, Eco Homes etc. would be helpful.	Such requirements must stem from the Local Plan and policies within it. Any detail on Life Time Home requirements and Eco Homes may be covered in future separate SPDs on such specialist subjects and delivered through Building Control.	No change
	5r	An extra 1 metre on the ground floor will not promote future use changes, the footprint, clear spans are more critical.	Agreed.	Reference to extra 1m height removed from document.
	5s	Page 34 Reference to the cliché phrase 'Kit of Parts' reduces design to a cut and paste exercise and to fundamentally miss-understand how good architecture is achieved.	Noted. The kit of parts in this document relates to the range of elements that make up the physical layout of a development. It should not as pointed out in this comment be considered a 'cut-and-paste' exercise. Instead by separating out some of these elements and assessing them on a development one can objectively see the issues with a development in how these parts relate (or don't relate) to each other to create a place. We don't focus on the creation of individual architecture with the kit of parts as they are used to assess how a layout is assembled primarily in the spaces between buildings and the spatial relationships concerned with urban design more generally.	No change.
	5t	Orientation - Page 37, Figure 60 is a not a good example, and does not illustrate the vista termination principle.	This illustration does not illustrate a vista termination, but rather an example of a building addressing a corner through its orientation.	No change
	5u	Massing - Page 39 Figure references are incorrect	Noted.	References amended.

	5v	Page 40 - There is no reference to classical canons of proportion here. Figure 65 is a bland and poor building, but perhaps the guidance should primarily focus on successful designs.	Agreed. More positive images should be used throughout document. Classical canons of proportion can be interpreted as too theoretical, however they are a very good reference guide for use in responding to existing buildings and to the creation of new architecture especially in existing contexts.	Text revised in Para 4.29: (p44):to include the words: " <i>classical proportions.</i> "
	5w	Detailing - Page 43 Outer skin may be miss-construed as the outer wall of the cavity which would achieve the opposite effect, suggest that you change the description to read 'outer wall', you could also prescribe a minimum 100mm.	Agreed.	Paragraph 4.48. Word 'skin' replaced with 'wall'.
	5x	Page 45 - Descriptions should mention a requirement for the appearance of self-supporting, The Council should give guidance on relative balcony sizes (amenity to flat size) (see Wandsworth Borough Council 10sqm minimum for a 2 bedroom flat).	Noted. The LPA cannot insist on enforcing the government's space standards without taking them through the Local Plan Process and assessing them through a viability appraisal in line with CIL charging.	No change.
	5y	Page 46 Poor detailing generally results from off-the-peg solutions usually in uPVC, the Council could express a preference for sustainable natural materials.	Noted. Text amended to include natural and local materials in securing local distinctiveness.	New wording added: Para 4.42: "... <i>characters prevail and schemes should reflect the naturally occurring materials and the general colour palette...</i> "
	5z	Car Parking - Page 51 The Council should define Heavy Standard Tree size, and an emphasis on indigenous species.	The size of trees to be planted is a matter for the detailed landscape design and is determined through discussion with the Council's Landscape Architecture Department. It is felt that specifying to that level of detail is too specific in this guide and potentially more suitable for future Green Infrastructure guidance.	No change.

	5aa	Refuse - LPA should stipulate requirement for covered refuse storage for larger residential developments and holding areas which are not part of the street. (See Westminster City guide)	Noted and agreed.	Text added to Refuse & Recycling Checklist: <i>“Communal storage should be housed in well-designed enclosures that complement the scheme.”</i>
	5bb	Amenity -Page 55 I believe the separation distances between the backs of houses described are excessive. These should be predicated upon the location (urban, sub-urban, rural etc.) For sub urban these should be 15 & 18m back to back, and rear to side: 8m. The problem with many of Swindon’s housing estates is that they lack density and therefore definition. Frontage to frontage relationships should also be defined.	The prescribed rear to rear separation distances need to allow more flexibility within more sustainably-located higher-density locations such as within the Compact Mixed-Use Core, where higher density arrangements are acceptable. Within the town centre area there is flexibility to reduce this distance as long as the other aspects of amenity are maintained as in set out in Chapter 6.	Text amended to read: <i>“Separation distances should be adhered to (in addition to the 45° rule), <u>for non-mixed-use developments outside the Urban Core</u>”.</i>
	5cc	Space -Whereas minimum standards for dwelling sizes are welcomed these remain small and would not comply with Housing Corporation requirements. The Council could express a preference for higher standards.	These are the Nationally Described Space Standards and are provided for reference. The LPA cannot adopt these or even higher standards without taking these through a local plan process.	No change
	5dd	Public Realm - Page 59 Figure 92 poor quality scheme example. Figure 96 single tree image does not demonstrate any special or public realm advantage.	The examples on this page illustrate good landscaped areas surrounded by good quality housing development. The single tree illustrates a heavy standard tree in a new development signifying an investment in the public realm. The revised document includes a few revised images including a play area as part of the public realm.	Illustrations revised on this page (p61) and through this section to strengthen the visual representation of good quality precedent.
	5ee	Layout - Page 62 smaller images are difficult to understand.	Noted. This section has been revised to provide better clarity throughout.	Images removed.

	5ff	Mews - Page 66 this is not a good example, where car parking becomes the centre-piece of the scheme, and road surface area is double backed to no advantage.	Noted.	The image has been removed.
	5gg	General - The statement gives no guidance, suggestions on signage, street fittings and fixtures which form an important part of any design.	Street signage is not controlled by the LPA. Street furniture is mentioned under public realm.	Text added: 7.2 <i>“The use of quality street furniture, materials and public art installations all contribute to the value of a place and help secure local identity. When these come together at places of community interaction such as retail hubs, schools and play spaces they can combine to great effect.”</i>
	5hh	There is no guidance regarding satellite dishes the Council could express a preference for communal aerial systems.	Satellite dishes are discussed in the detailing section where a preference for them not being visible from the public realm is expressed. The preference for cable and / or shared satellite received stations for communal schemes is also mentioned.	Text added to Servicing checklist: <i>“Satellite receiver stations should be considered on large schemes to avoid dishes on facades. (p49)</i>
	5ii	Although these notes are critical they pick-up on generally small points in a good document which is much welcomed.	Noted with thanks.	

6. Bob Walton Police Architectural Liaison Officer	6a	Page 26 - Safety and Security. The first paragraph makes reference to the principles of 'Secured by Design.' May I suggest that the following link to the 'Secured by Design' guide – http://www.securedbydesign.com/industry-advice-and-guides/ is included under References on page 75.	Agreed.	Link added within main body of document in the Safety & Security section (page 22).
7. Ed Tucker Architect	7a	Well written and comprehensive.	Noted with thanks.	
	7b	Request that all major development proposals are encouraged to include 3D design information so they can be readily understood by planners and lay-people alike. This will enable the pre-app process to be more efficient. 3D software is readily available now and all respectable designers should be using it.	Agreed this should be encouraged within the text.	Text added to introduction: <i>“The quality of submissions is also a key factor in ensuring a scheme is fully understood. The use of tools such as 3D software and the inclusion of quality elevations, street scenes and 3D massing can assist in interpretation and in understanding the likely impact of a development.”</i>
	7c	I would also like to see more control exerted by the Council over detailing, as all too often this is left to builders and you end up with poorly proportioned windows, poor eaves detailing etc which then lets down an otherwise good concept design.	Agreed. The section on Detailing (Under Form) was specifically included for this reason.	Checklists for the various aspects of detailing have been included in this section to aid clarity.
	7d	Will there be a new SPD on Residential extensions too? I'd like to see an insistence on higher quality application drawings here too. Too many people think a plan drawn with a blunt pencil by an un-qualified “designer” will do!	There will be a revision of the existing Residential Extensions SPD to accord with Policy DE1. This will also go through the statutory consultation process.	No change

8. Cllr Andrew Forman Inglesham Parish Council	8a	Could you please confirm that the Document is based on the NPPF issued in March 2012, as indicated on page 1, as there is difficulty matching the cross references given. For example, NPPF para. 59 deals with design codes and not car parking as suggested on page 27. There appear to be a number of other inconsistencies of this nature.	Noted. The references within the document are based on the NPPF issued in 2012. There were a few inconsistencies with some of the NPPF references as identified within this comment and these have been corrected.	Discrepancies corrected.
9. Planning Committee (11.8.2015)	9a	Town Centre needs more emphasis, encouraging mixed use and improving night time economy.	Agreed. There is arguably too much emphasis in Draft 1 on major residential sites with limited discussion on mixed use, higher density layouts, and town centre residential typologies and forms. Although the emphasis of the document remains for development on greenfield land, the final version provides more imagery on higher-density development more appropriate to town centre context.	Different typologies more akin to higher density developments have been included to balance out the range of development examples.
	9b	Appreciated use of Swindon images such as the Railway Village.	Noted. Such images to remain and non-Swindon images to be replaced where possible. Some examples from elsewhere may also help particularly when illustrating innovative design solutions.	Use Swindon images that promote its heritage.
	9c	Figure 18 - HAB triangle development, was not popular among Members.	Noted.	The image has been removed and rather included within the backland section, and the scheme itself further discussed in the final chapter.
	9d	Queried Design Review Panel. Such matters must be clearer within the document.	Agreed.	The document has been updated accordingly with clearer explanation of design review.
	9e	Affordable Housing policy and other policies must be cross-referenced	Agreed.	Where necessary, the document refers to other

				relevant Local Plan Policies.
	9f	Make sure terms like Ginnel are in the Glossary	Noted.	Glossary updated.
	9g	Emphasis on green amenity space for residents is supported and should be further strengthened.	Noted. Support for the provision, accessibility and quality to green space provision is encouraged on new developments through this guide. The standards in terms of provision cannot be changed here as this is based on Open Space standards as set out in the Local Plan.	No change.
	9h	Ensure Backland section includes consideration of the rear of properties and the impact of public realm within what was a private space.	Agreed. The section on Backland development under Context and Character and the Amenity section specifically focus on the impact that new development has on existing and future amenity provision in respect of: overshadowing and privacy.	No change
	9i	Ensure that all the principles / requirements of the previous Backland and Infill SPD (under the 2011 Local Plan) are carried through into this document.	Noted. The requirements of the Backland and Infill SPD have been incorporated into the guidance, mostly within the Context & Character section.	
	9j	Need to make more of Public Art and encourage it.	Agreed. There is currently no detailed policy on this matter so it has to be achieved through encouragement.	Words “public art” added to 7.3
	9k	Questioned Lifetime Homes and Building for Life standards. Space standards also supported.	Lifetime Homes has been incorporated into the Housing Standards Review and in order to adopt the government’s Space Standards the LPA would need to do this through a local plan examination.	No change.

10. Savills - on behalf of Thames Water	9L	Text size in document was queried.	This was due to the reproduction in the Committee Report and not representative of the actual Draft 1 which is set at font size 12.	No change.
	10a	A key sustainability objective for the preparation of the Local Plan and supporting documents should be for new development to be coordinated with the infrastructure it demands and to take into account the capacity of existing infrastructure - Paragraph 156 of the NPPF). Paragraph 162 of the NPPF relates to infrastructure.	The requirements for infrastructure delivery to enable residential development are not covered by Local Plan Policy DE1 and are outside of the scope of this guidance. See Local Plan Policy IN2.	No change.
	10b	Thames Water supports water conservation and the efficient use of water. Thames Water have a water efficiency website: www.thameswater.co.uk/waterwisely The Policy / supporting text could make reference to this guidance. However, managing demand alone will not be sufficient meet increasing demand and Thames Water adopt the Government's twin-track approach of managing demand for water and, where necessary, developing new sources, as reflected in the latest Thames Water Water Resource Management Plan.	The Design Guide requires a collaborative approach to be taken on integrating site constraints with development aspirations at an early stage of the design process. Householder use of water is likely best controlled under Building Regulations. No change.	
	10c	Thames Water recognises the environmental and economic benefits of surface water source control, and encourages its appropriate application, where it is to the overall benefit of their customers. However, it should also be recognised that SuDS are not appropriate for use in all areas, for example areas with high ground water levels or clay soils which do not allow free drainage. SuDS also require regular maintenance to ensure their effectiveness. Thames Water have advocated an approach to SuDS that limits as far as possible the volume of and rate at	Noted. The document under the SUDs section under Function does refer to all these potential positive aspects of SUDs.	No change.

	10d	<p>which surface water enters the public sewer system. By doing this, SuDS have the potential to play an important role in helping to ensure the sewerage network has the capacity to cater for population growth and the effects of climate change.</p> <p>SuDS not only help to mitigate flooding, they can also help to:</p> <ul style="list-style-type: none"> • improve water quality • provide opportunities for water efficiency • provide enhanced landscape and visual features • support wildlife • and provide amenity and recreational benefits <p>With regard to surface water drainage, Thames Water request that the following paragraph should be included in the Design SPD: <i>“It is the responsibility of a developer to make proper provision for surface water drainage to ground, water courses or surface water sewer. It must not be allowed to drain to the foul sewer, as this is the major contributor to sewer flooding.”</i></p>	<p>The section on SUDs is at a higher level and a more comprehensive document is to be produced on more detailed GI matters where this would be more appropriate.</p>	<p>No change.</p>
<p>11. Housing Officer SBC</p>	10e	<p>Thames Water recognises the environmental benefits of trees and encourages the planting of them. However, the indiscriminate planting of trees and shrubs can cause serious damage to underground infrastructure and consideration should be given to this in the selection of species and location of planting.</p>	<p>Noted.</p>	<p>Paragraph 4.53 refers</p>
	11a	<p>May I firstly say well done, it's a great document. It covers all the things I would like covered with regard to AH on developments i.e. rear access, parking, wheelie bin blight, meter boxes, etc. It clearly demonstrates that SBC are interested in creating good quality new spaces and that developments can't be governed purely by floor space – we have established clear rules and want good design.</p>	<p>Noted with thanks.</p>	<p>Support</p>

	11b	I only have the following few minor points: On Page 50 - reference to 'large parking courts' – do you need to define what is considered to be large, to avoid argument?	Noted.	The current wording refers to the <u>overuse</u> of parking arrangements that dominate the environment. The word 'large' has been removed as it applies to all types of parking arrangements.
	11c	Page 51 - reference 'to most housing typologies' – I'm a bit concerned that this may be interpreted to mean excluding AH.	Agreed.	The text has been amended to make this clearer - it excludes apartments and terraces not AH.
	11d	Page 51 - reference to 'all detached and semi-detached houses must have on-plot parking' and 'parallel on-street parking is reserved for ...apartments and terraced properties'. Happy with the detached and semi bit but am concerned that AH will continue to be accommodated into apartments and terraces. Also does the parking advice conflict with the advice on p.67? I like the Fig 109 solution and shows that on-plot parking can be accommodated.	Text will added to encourage on plot parking for terraces.	
12. Blunsdon Parish Council	11e	P.52 - do you need to add advice about refuse, recycling etc. for terraced properties? It needs to be considered early on in the design and not an afterthought.	Agreed.	Text added to Refuse Recycling and Cycle Provision.
	12a	Blunsdon St Andrew Parish Council supports the proposals and suggestions within the draft Design Guide and would like to think that these would be enforced whenever applicable.	Noted with thanks.	
13. Highways England	13a	HE welcomes and supports the objectives of the SPD. They consider it will not detrimentally impact on the SRN. They like the external review process because it supports sustainable travel modes.	Noted with thanks.	Support

	13b	HE are committed to early engagement with any development with SBC also and look forward to it.	Noted with thanks.	Support
14. Wichelstowe Project Team	14a	Well done progressing document to this stage. It looks good and flows.	Noted with thanks.	Support
	14b	Page 2 para 3 - Not sure what the message is here. Surely the 'expectation' of quality doesn't cost anything so how is it a small price to pay. Should this instead be 'investing in quality is a small price to pay'?	Agreed.	The word " <i>expecting</i> " has been replaced by " <i>investing</i> ".
	14c	Page 5 - Not sure what the diagram is illustrating. It misses out the relationship between the Client and the design team and between the planning authority and stakeholders/public which are key elements described in the text.	Agreed.	Diagram amended to include wider relationships between LPA and Client and Design teams and also the Public through effective public consultation.
	14d	Page 6 - This is the first reference to a panel. For clarity suggest this is explained further or changed to 'The Design Review Panel'	Agreed.	Minor text modification made to read as: The Design Review Panel.
	14e	Page 10 Whilst all efforts should be made to incorporate existing elements it is not always possible or desirable. Suggest a caveat such as 'as far as possible' is added.	Agreed.	Minor text modification to include the words: ' <i>as far as possible</i> '.
	14f	Page 10 Point two in the tick box hasn't been addressed in the text.	Noted.	This point has been moved a couple pages forward in the Responding to Existing Character section to accompany relevant text.
	14g	Page 11 Under the building line category a number of boxes have 'none' as the response. Is this referring to there being no setback rather than there being no building line. This wasn't clear.	Noted.	The term " <i>frontage</i> " has been substituted in place of " <i>building line</i> " to be clear.

	14h	Page 11 - The continuity of form box is blank for Village / Small town core.	Noted.	Editing error has been amended.
	14i	Page 13 Some of the figures don't have accompanying narratives explaining what they show. In this case, is figure 15 being shown as a good or bad example of infill development?	Noted.	Narratives for each image have been added throughout document and fig15 has subsequently been replaced.
	14j	Is the LPA Design Review Panel the same as the Panel referred to on page 6. If so suggest the references are kept consistent.	Yes in a sense these are the same however the reference to 'Panel' in this instance refers to the subject of Design Review more generally.	No change.
	14k	Page 14 This reads quite negatively in terms of innovation. Can it be re-worded more positively as surely there are many occasions where challenging the established character would be encouraged. Rather than saying it will be scrutinised could developers be encouraged to undertake early consultation or something similar.	Noted.	The words "scrutinised" has been replaced by "referred"
	14L	Page 20 Makes reference to LLAPs. When we recently suggested including them at Wichelstowe I recall we were told that the Council does not deliver LLAPs.	In this instance the guide is referring to the distance from different types of play areas / facilities, not to who is delivering them.	No change.
	14m	Page 23 A comment such as the LPA will resist such proposals could be included here to strengthen the point.	Agreed.	Text added to end of this sentence to read: "...are generally hotspots for crime and will be resisted".
	14n	Page 24 Figure 32 remove.	Agreed.	Figure 32 removed as it was too small to illustrate the point already illustrated with the larger image.
	14o	Page 29 Queries the use of charts and scales.	Noted.	Charts and layout section moved to the last chapter on case studies.

	14p	Page 38 What is meant by 'host dwelling' in this context.	Noted. Host dwelling is a recognised planning term relating to the 'main' or 'principle' dwelling, however this primarily refers to development proposals such as extensions which are covered in other guidance.	The word 'host' has been removed from the sentence.
	14q	Page 48 Sustainable drainage used in heading with SUDs in brackets where as it is sustainable <u>urban</u> drainage (SUDs) in the first paragraph.	Noted.	Text amended to ensure consistency of the use of this acronym.
	14r	Page 50 What is meant by failing? Does that mean it is not acceptable to the planning authority?	Noted.	Para 5.16: "... <u>fails in function terms and is therefore poor design. Car parking that dominates the frontage or street and results in no other private, defensible space or public realm, also fails.</u> "
	14s	Page 51 The text focusses on ensuring that careful thought is given to the parking solution making use of a range of on-plot and on-street solutions. This is in contrast to the tick box which includes mandatory requirements for detached and semi-detached properties (on-plot) and restrictions on when parallel parking can be used. Suggest that the tick boxes are softened to say that generally detached and semi-detached should have on-plot parking etc.	Noted. The term 'must' substituted by: 'should'.	Wording changed to: "All detached and semi-detached houses <u>should</u> have on-plot parking. Text about parallel on-street parking checklist point has been removed.
	14t	Page 51 Not clear on requirement here. Does this relate to every 10 on street parking spaces or every 10 in total? Are the trees to be included in the public realm or within gardens?	Noted.	This requirement has been removed from checklist text.
	14u	Page 52 Can a photo be added? Carry distances are referred to but not detailed whereas the requirements are included in later sections. Suggest they are added here for completeness.	Agreed.	Carry distance of 10m has been removed from the apartment section as the highway authority standards may change in future.

	14v	Page 60 Whilst we agree that developers should be required to demonstrate how land that is not put forward for adoption is managed we do not consider it appropriate to state that it is compulsory for all purchasers to be members. Whilst this is a likely solution there are other options.	Agreed.	Text amended to reflect this comment in the quality of public realm section.
	14w	Page 62 Plot is used both in the heading and in the kits of parts. Perhaps the heading should be house typology.	Agreed.	This section has been amended.
15. Public Health SBC	15a	The use of illustrations of good and bad practice is very useful. Nice to use examples from existing developments that are good such as the railway village.	Noted.	No change
	15b	Good design has a social, environmental and economic value but also a value to health & wellbeing?	Noted. This definition of good design stems from the NPPF. Good design does have a positive impact on health, and while this falls under the broad umbrella of 'social' it has an important role to play in improving public health. Noted.	Added text box to Range of context & character considerations figure (chapter 2): Social Context: "health & access to open space."
	15c	(p.6) Design review is encouraged for developments >10 houses – could this be stronger e.g. recommended?	It won't be possible to insist on all major development (over 10) going to design review as it may become too onerous a requirement, especially on sites where design guidance already exists. But on the other hand there may be a case to take a much smaller scheme should it impact on historically-important heritage for example.	Text added: "Not all schemes will be referred to the Design Review Panel but scale alone is not the defining reason for a referral; any scheme could be referred – the absence of a design code, brief or overarching masterplan or framework plan may also necessitate the need for Design Review as well as those schemes that potentially impact upon Heritage assets."

	15d	Good to balance the character and context – could resident well-being be part of the context?	Noted.	A new box: “Social Context” inserted into the ‘Range of context and character considerations’ diagram. The subtitles include: cultural & community factors, security & perception, health & access to open space, and demographics and housing. Most of these relate strongly in one way or another to resident well-being as part of the existing context.
	15e	(p.8) recognition of the impact of nature of individual well-being and promoting health via the natural and built environment.	The section discusses the need to address the existing features of the existing natural, built and historic environment, and in that particular paragraph is not discussing the individual merits of what each of those are capable of, but rather that they are properly accommodated for (spatially) within new development proposals.	No change
	15f	(p.9) is there a role to acknowledge how all these features and characteristics contribute to a sense of community and that design can facilitate or impede community structure, engagement and reduce isolation?	The understanding of the existing social structure is important in understanding the needs of the community and how new development can contribute towards this. The link to Social Health to include a deeper understanding of the existing community has been added.	New box (social context) included which addresses this point.
	15g	(p.15) Support the backland development focus including seeking advice of the CPDA.	Noted	No change
	15h	(p.17) good to encourage the idea of a vision for a site with a holistic approach to liveability.	Noted	No change

	15i	(p.18) all positive – but perhaps needs to acknowledge the need not to continue a piecemeal approach in areas that have been designed this way in the past and working with existing residents to develop a forward vision for their area that can shape future design decisions.	Agree.	Refer to the Design Process Diagram (Collaborative Design Process) which reads: <i>‘early engagement with statutory consultees, the public and key stakeholders helps to bring together local knowledge and wider expertise on all aspects of the development.’</i>
	15j	(p.19) support the rectilinear block formation but encourage thought about car parking to maintain an open inclusive playable street.	Noted.	NO change
	15k	(p.20) absolutely support walkable neighbourhoods and those that encourage cycling.	Noted	No change
	15L	(p.21) important to consider safety and designing out crime when considering connectivity. Good line of sight assists this.	Noted.	Text added: <i>“maintain a good line of sight”</i>
	15m	Useful to add LEAP, LLAP and NEAP to list of acronyms.	These acronyms have been added to the glossary.	
	15n	Recognise value of green space: People who live within a 10 minutes’ walk of a local open space are twice as likely to achieve the recommended levels of healthy walking compared with those whose local open space is further away. Access to green space and to nature has been shown to have particular benefits for people with dementia, including better mood, memory and communication and improved concentration.	Noted. Paragraph will be added to include these benefits.	Linkages added throughout document – Introduction, Accessibility, Quality of the Public Realm.
	15o	(p.24) support the use of landmarks and public art (particularly chosen / designed by the local community) as this promotes a sense of community	Noted.	No change.

	15p	and also is good for people with poorer cognition who use landmarks to check where they are. This also needs to take into account the needs of people with sight impairment though. Recognition that frailer people tend to look down when they walk so streetscapes need to take this into account.	Noted. This relates to the quality of detailing and landscaping within the public realm (chapter 7).	No change.
	15q	(p.29) support the density and layout proposed – but this needs to be linked to good sound proofing and appropriate privacy.	Noted.	This example has been moved to a case study section at the end of the document. Soundproofing is a building control issue, but valid point nevertheless.
	15r	Although the guide includes advice about clarity between public and private space some examples e.g. fig 58, fig 105 confuses this?	Noted. Fig105 is of a Mews Street which typically adopt shared surfaces which purposefully join traditional thresholds between road and pavement.	Fig 58 removed. Captions included on all images to add clarity.
	15s	(p.45) support the approach with balcony – they must be useable as a way of providing outside space and not decorative. Value in encouraging south facing balconies where possible.	Noted.	Text amended to read: <i>“...balconies need to be designed to be functional <u>and not just decorative</u>, in order to be used and appreciated by their occupiers.”</i>
	15t	(p.51) recognise the need for adequate width to make bus access viable on main roads in developments and link to the recommended walking distance to a bus stop which will define required routes.	This is generally covered in paragraph 5.20 (preventing conflict between quality and functionality...) The specific width requirements for bus routes are mostly a consideration for the Highway Authority in line with the Transport Requirements for Development (TRFD). The recommended walking distance to	No change.

			a bus stop is covered in Accessibility (600m).	
15u	(p.58) "places that promote healthier lifestyles and a strong community spirit"	Noted.		Text added to sentence: "...and places that promote healthier lifestyles <u>and a strong community spirit.</u> "
15v	(p.59) Really value the importance of good quality public realm, green space and community areas which benefit mental and physical health, encourage intergenerational mixing and provide definition for communities and a central hub for community events.	Noted.		Added text: "...ecological, physical and mental health benefits that such well-designed spaces and green infrastructure corridors can provide for communities." Sentence added: "Good quality public realm also provides place for intergenerational mixing and a central hub for community events."
15w	(p.60) Could include strong guidance on children's play areas – good line of sight, central to housing, safe and accessible – and encouragement of outside adult gyms in developments to encourage participation from all members of the community.	Agree that new play areas should where possible be designed as central focus points within development proposals. They should be attractive and functional and form an inherent part of the wider development proposed. The guidance in this document does not go into any more detail than the location, safety and legibility of layout design and new play areas form part of those aspects being assessed on layout designs.		No change.
15x	(p.65) as well as balconies roof terraces could be encouraged to promote access to outside space.	Noted.		

		There is increasing evidence of the value of vitamin D particularly as people get older and encouraging access to outside space either in private (via gardens, balconies, roof terraces or roof gardens) and in the public realm is very important.		
Phil Sheldrake Conservation Officer Royal Society for the Protection of Birds	16a	We only found a limited reference to your obligations to protect and enhance biodiversity under the NERC Act 2006 supported by the NPPF.	The design guide supports policy DE1 (Design Quality) and the obligations for GI are to be addressed by a Green Infrastructure SPD to support the Swindon Borough Policies in this regard.	No change.
	16b	The Exeter Residential Design Guide SPD is referred to as an exemplar of good practice in the latter and we have attached an Extract of the Biodiversity Requirements which are summarised on page 58.	Noted.	No change.
	16c	Swift bricks – good for birds could include in more developments.	Noted. The detailed aspects of biodiversity enhancement through new development will be covered within future guidance on Green Infrastructure.	No change.
	16d	Design SUDS for better biodiversity.	Noted. The use of SUDs to encourage better biodiversity is appreciated and mentioned in the SuDs section (under Function), and is balanced against the other requirements in order to achieve multi-functionality (Biodiversity – Amenity – Water Quality – Water Quantity and Flood Risk). It is important that these elements remain in balance and not overwhelmed by only one.	No change.

Wroughton Parish Council	17a	Wroughton Parish Council welcomes the proposed design guide which we believe is a big improvement on its predecessor.	Noted with thanks.	
	17b	The design guide benefits from not being too prescriptive and so encourages good design without limiting creativity or innovation.	Noted	
	17c	We are pleased that it recognises that different solutions are required for rural and semi-rural areas to those for urban areas, and believe that this will benefit the Parish of Wroughton.	Noted	
	17d	We also welcome the desire to improve passive energy efficiency through the appropriate orientation of dwellings.	Noted.	No change.
	17e	We support sustainability and would encourage more emphasis on tackling climate change and water conservation within the Design Guide.	Water conservation within the home is covered within Building Regulations and outside of the scope of this document. Water retention on site is encouraged through sustainable drainage systems so that water run-off is slowed down in order to reduce flooding, to improve its quality and to encourage biodiversity.	
	17f	The emphasis on accessibility for all, which will encourage independent living is welcome.	Noted.	No change.
	17g	We also support the importance placed on permeability of new developments but we are concerned that the examples of layout emphasise the use of land for Public Open Space at the expense of gardens. We believe that adequate garden space is essential for families.	Permeability – Noted. The example layout has been moved to the end of the document as a local case study and some positives and negatives have been drawn out as a comparison.	No change.

	17h	How is the guide going to consider the inclusion of cycleways within new development. (Comment made at public lecture series – rising to the challenge - Swindon Borough Council – good design during consultation).	This is covered in the connectivity section.	No change.
Chiseldon Parish Council	18a	No comments		
South Marston Parish Council	19a	SMPC have agreed that the guide is an extremely useful document and it was met with approval. They support its production and hope that it is accepted into legislation quickly.	Noted with thanks.	
Persimmon Homes	20a	It is the view of Persimmon Homes that it would be inappropriate to introduce a Design Guide on a Borough-wide scale. This means urban regeneration projects, urban extensions and development at rural settlements will have to comply with the same design requirements. We are especially concerned due to the prescriptive design requirements proposed which will stifle response to local context as well as potentially undermine site efficiency, deliverability, marketability and viability. In Persimmon Homes' experience and indeed as alluded to in national policy and guidance, Design Guides are most appropriate and usually used at a site or neighbourhood specific scale, are particularly effective on complex larger schemes in multiple ownership. Design Codes are often required for allocated sites under the associated site specific policies or through conditions attributed to the Decision Notice. These interface with the masterplans which are either generated through policy requirements for such developments as residential urban extensions or as are approved through large scale planning applications. This approach is wholly logical and has been welcomed by Persimmon Homes as part of their interaction with	<p>This document does not constitute a design code. Design codes are good mechanisms to enable/ implement large scale developments.</p> <p>The design requirements of the guide in chapter 2 (Context and Character) specifically set out the need for each development to respond to the existing characteristics of the local area in order to build on existing character. This is key to ensuring an appropriate approach for any site whether it be in a rural-countryside setting or an inner-urban context.</p> <p>The requirements are not 'absolute' in the wording and in most cases there is flexibility for other design approaches to be considered.</p> <p>The word 'must' has been revised to 'throughout the document. This is in response to ensure there is the opportunity for flexibility where an alternative design approach is</p>	Changes have been made throughout the document to address the concerns raised.

		<p>various Local Planning Authorities. This approach enables strategic policy requirements (including design quality) to be compiled with on site-specific basis whilst responding to site context.</p> <p>NPPG states that "to promote speed of implementation, avoid stifling responsible innovation and provide flexibility, design codes should wherever possible avoid overly prescriptive detail and encourage sense of place and variety (unless local circumstances can clearly justify a different approach)". It is the view of Persimmon Homes that the draft SPD does not align with this objective and local circumstances do not justify a different approach.</p>	<p>proposed that may be equally good / better in design layout terms.</p> <p>It is the view of officers that the majority of housing layout schemes for major development proposals in Swindon are of a mediocre / poor quality and generally fail to address the challenge set out by government of improving standards of design.</p> <p>Improving design quality across the Borough needs to be addressed through a number of mechanisms, one of those is the application of local plan policy and its detail which is fleshed out through this supplementary planning document. For the most part, the requirements relate to very rudimentary housing layout design principles and practice that the majority of well-considered housing layouts would satisfactorily address. The NPPF sets a very high agenda for Design, appreciating its impact on wider issues such as health, economy, inclusiveness, social inclusion and environmental gain. The Swindon Residential Design Guide has been written in line with the National Planning Policy Framework together with the Swindon Borough Local Plan with the driver of improvement of design quality at its core.</p> <p>To only promote and encourage 'sense of place' and 'variety' through</p>	
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			a design guide will unfortunately not create any 'step-change' as there is no clear mechanism in place to be able to refuse poor quality proposals. The previous Swindon Design Guide was very positive and aspirational about Swindon's past and future in both its imagery and text, but established no formal set of policy-based criteria in order to guide or assess development layouts by.	
	20b	P20 Accessibility. Whilst we agree with a number of the high level principles in the document, the Draft design guide also proposes extremely prescriptive qualitative and quantitative design requirements which persimmon Homes believe are unjustified, untested and the subject of no dialogue with the development industry but will have huge implications for the developers of housing sites in the Swindon Borough Council area.	<p>All the principles of this document are already adopted policy in the Local Plan. We respond to the individual points raised.</p> <p>The NPPF does not prescribe the detailed requirement or criteria to achieve walkable neighbourhoods. The wording in the draft guide is clear that these criteria are illustrative of good practice and these illustrative distances are evidenced as good practice for liveable, healthy neighbourhoods. These criteria are complementary to the objectives of the NPPF.</p> <p>Reference to Hugh Barton, Shaping Neighbourhoods, p 121-122. Reference to Marmot review and CABE, Urban Design Compendium and Public Health justification.</p>	
	20c	P21-22. Connectivity & Permeability. Whilst it is agreed that internal permeability and connectivity are important within a development, stating that layouts which do not directly connect to surrounding developments will not be accepted is naïve. Whilst	Noted. 'must' is replaced with 'should' to allow some flexibility for difficult sites in sustainable locations.	Text amended: "Developments should integrate with adjacent environments via safe, clear, direct and attractive routes."

		on the majority of developments connectivity will be pursued, ransom demands and legal restrictions can on occasion make this unachievable. In this instance, this section of the draft design guide prescribes that such development will not be acceptable; potentially restricting housing in what otherwise may be a beneficial and sustainable location. This does not accord with the principles of the NPPF which has a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking.		
	20d (i)	P26 – Safety & Security. This section stipulates that the use of private, poorly surveyed rear pathways will not be acceptable and instead ginnels should be incorporated to provide pedestrian access to the side/ rear of dwellings. This is impractical as it causes legal maintenance complexities associated with what is commonly termed a 'flying freehold'. Under paragraph 154 of the NPPF, Local plans should be aspirational but realistic. This unrealistic requirement should be removed.	<p>Officers appreciate that flying freehold arrangements may add further requirements for some lenders which may be mitigated through insurance. This has to be balanced with the benefits ginnel arrangements can bring to a layout (security and layout efficiency). Ginnels have been successfully used in recent developments in Swindon and officers disagree with the removal of such an option from the guidance.</p> <p>The document does not stipulate ginnels as the one and only option for rear access, but rather encourages it as a good layout design option.</p> <p>The text has been amended to emphasise the issue where a lack of security is proposed and prohibits 'unsecured' rear or side pathways instead.</p>	<p>Text amended: Paragraph 3.40: "Unsecured, narrow, rear shared pathways..."</p> <p>Checklist: "Poorly surveyed, protracted and unsecured side and rear pathways will not be acceptable."</p>
	20d (ii)	P31-32 (Energy Efficiency) Persimmon Homes work hard to achieve energy efficiency levels which far	Noted. Wording has been revised by replacing 'must' with 'should' instead.	Wording: Energy Efficiency Checklist:

		exceed those required under building regulations and this is seen through the application of a fabric first approach, reducing emissions and making homes more energy efficient through the construction methods and materials used. The drafting of this section means that development must demonstrate passive solar design; this would mean that a highly efficient layout which means high levels of energy efficiency through ways other than passive solar energy would be deemed unacceptable.		“Development should demonstrate passive solar design.”
	20e	P33 (Adaptability and Space) The adaptability section requires that the buildings along key routes must allow for an extra 1m in ground floor height along key routes to accommodate future conversion opportunities. This has not been tested for viability and relates to the construction and internal layout of new dwellings. The inclusion of this requirement will lead to material wastage on site and whilst the majority of the document is geared towards sustainability in line with the principles of the NPPF, this is not a sustainable approach to designing schemes.	Agree.	The 1m extra height along ground floor requirement has been removed from the document.
	20f	<p>P43 - Whilst Persimmon Homes welcome guidance on principles relating to detailing of buildings on future developments, elements of this section have not been given due attention to the practical and technical impacts they would have on developers.</p> <p>This section is dictatorial and too prescriptive. As an example the requirement for meter boxes to be fitted to side and rear elevations does not account for the practical ease of access for utility providers, the innovative and varied design of such boxes to mitigate the aesthetic impact or the practicalities of their location in relation to the standard house types the majority of house builders set up as standard in order to increase build efficiency. It stifles innovative</p>	<p>The reason for this detailing section is because when detailing is poorly implemented it can negatively impact on the design quality quite significantly. This involves boundary treatments, balconies, building detailing, etc.</p> <p>Instances with the wording ‘must’ have been replaced with ‘should’ and the various aspects of detailing have been listed in helpful guidance checklists.</p>	Wording ‘must’ replaced with ‘should’.

		design and its implications are the terraced homes will not be possible on schemes. There are also technical issues surrounding the location of flues and vents which have not been considered. It is not accepted or good practice to have flues or vents located on side elevations which often vent onto adjacent property ownership.		
	20g	The draft design guide seeks the use of chimneys as 'heat-stack ventilation'. It should be recognised that the incorporation of working chimneys into modern residential properties can pose significant cost implications. The requirements of pressure testing of dwellings and modern construction techniques including the use of timber frame make the inclusion of working chimneys cost prohibited.	The document does not dictate the provision of chimneys on new housing, but that where proposed, they form integral parts of a building, not false add-ons. Options for chimney features could include heat-stack ventilation or as traditional or contemporary flues where appropriate.	No change.
	20h	This is far more evidently the case with the section which relates to space. This prescribes to internal space standards and as such is in clear contradiction to the government stance set out above. Including space standards within this SPD will affect choice in the market, reduce choice to consumers and will have a detrimental impact on the affordability of homes. These 2 sections should be removed.	Noted. The standards in table 1 have not yet been adopted by the LPA however are included as good guidance on internal space standards for good future practice in all new housing. The wording is amended to be clear about this point.	Text revised to read: "While the standards in table 1 have no material planning weight, they have been repeated here for ease of reference as it is the LPA's intention to use them as a guide until such time as they are adopted and brought forward in line with the requirements as set out by the Government's Technical Housing Standards (March 2015)."
	20i	P50-51 This section of the document is too prescriptive and does not allow flexibility for changing contexts. The wording stipulates that grouped parking must include 1m breaks for tree planting and pedestrian access every 5 parking bays and that for every 10 car parking spaces 1 tree must be provided. Trees are not the only landscaping feature which can	The wording here is not intended to be a one-size fits all approach, but rather that car parking does not compromise the quality of the urban environment.	Change: paragraph 5.21: "Communal parking areas (5+cars), should include space for soft landscaping..." The requirement to include 1 tree per 10 spaces has been removed.

		be incorporated into a scheme to create a break in the parking within a streetscene. The best feature to be used for this break will vary dependent on the site context and the design of the overall scheme.		
	20j	P54 – Amenity - It is the view of Persimmon Homes that this section is one of the most concerning elements of the draft design guide in terms of being overly prescriptive. It also runs in contradiction to many of the principles the rest of the document is trying to achieve. For instance, the back to back distances given and the requirement to meet the BRE 45 degree rule for a minimum of 12 metres does not take into account the differing expected densities and urban grain for areas of the Borough set out at the start of the document or the section relating to layout efficiency. The requirements of this section are overly onerous and far exceed that ever required by Code for Sustainable Homes.	Agreed that some of the wording is prescriptive and this has been amended throughout. The requirements for back to back distances and the 45 degree rule remain as they always have for many years; however a level of flexibility is introduced for the core urban area where high density development is appropriate. In these areas the BRE calculations to address impacts on amenity such as overshadowing, overbearing and privacy.	
	20k	Viability Testing - To deliver sustainable development there needs to be a balance of social, environmental and economic roles. Sites in lesser market areas cannot always achieve an environment of the highest quality and viability needs to be a key consideration. This testing must be undertaken as part of the formal plan-making process and subject to Examination in Public (EiP).	Agreed on the need for a balance between the 3 pillars of sustainable development as defined by the NPPF; however the purpose of this design guidance for Swindon does not aim to achieve the highest quality, it aims to simply deliver good design of a high quality. Considerations of layout design are proven to be more viable for development as the use of land is generally very efficient when these principles are applied. While Swindon currently has lower land values than its neighbouring areas, the need to achieve good quality is even more important in policymaking as it is in everybody's interest over the long-term. This design guidance hangs off Local Plan Policy which has already	

			undergone examination. The only aspect of viability which needs further testing are the space standards and these would need to be done in conjunction with CIL viability testing to assess their potential impact on viability across the Borough.	
	20L	The additional financial burdens identified in the draft Design Guide have not been tested cumulatively with all other requirements of the recently adopted Swindon Borough Local Plan 2026 and impact upon delivery is not known. It is for this very reason that the NPPF makes it clear that SPD's should not be used to add unnecessarily to the financial burdens on development.	<p>While viability is a key consideration it has to be balanced against the social and environmental elements of development also. The NPPF also states that: Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.</p> <p>The NPPF core planning principles also states that one should always seek to secure high quality and a good standard of amenity for all existing and future occupants of land and buildings.</p> <p>We appreciate that there should be some flexibility introduced in relevant sections of the guide in order to relate to higher densities such as the town centre.</p> <p>Overall the policy and its accompanying guidance aspire to achieving a consistent balance between function, amenity and quality of place.</p>	
	20m	Clearly the SPD proposes requirements which will add to developer burden and should only be introduced via the local plan process. Persimmon	General good quality design in buildings and residential development layouts should not constitute a burden	No change.

		Homes wish to stress that the proposed requirements cannot be sought without evidence gathering, policy formulation, viability testing and ultimately EIP. If the proposed requirements are to be sought, this should have been done as part of the Local Plan evidence base and tested at examination.	on viability, it should be the 'norm' in setting out our new places and communities for Swindon in both new and existing areas. Design guidance in Supplementary Planning Document format does not require examination by an inspector; the policies underpinning this guidance have already undergone examination and the guidance follows on naturally from these policies. See paragraph 208 of the inspector's report for reference.	
Hannick Homes	21a	P6: Design Review: The draft Design Guide includes a recommendation that most development over 10 units should engage in Design Review. The draft Design Guide does not make clear how this process will operate for smaller sized developments. Whilst Hannick Homes appreciates and agrees with the need for good design, the means by which design quality is appraised needs to be proportionate to the scale of development being planned Hannick Homes is of the view that in most cases the level of appraisal required for ++\smaller scale and less significant projects should be achievable as part of the formal pre-planning advice service (i.e. input via the urban design officer's response).	Noted.	Text amended to include the words: "as appropriate." Also the following paragraph has been added: "Not all schemes will be referred to the Design Review Panel but scale alone is not the defining reason for a referral; any scheme could be referred - the absence of a design code, brief or overarching masterplan or framework plan may also necessitate the need for Design Review as well as those schemes that potentially impact on historic assets."
	21b	P16 (Site assembly & Backland) Backland development typically requires the cooperation of a number of landowners and therefore, in some instances, it may not be possible to bring forward the comprehensive development of a large area of opportunity. Piecemeal development of such areas	As worded, the document seeks that backland sites in complicated ownership scenarios still take a long-term view in their layout design so that if developing only part of a future larger development site, a comprehensive	No change.

		should be permitted if each parcel of land is designed to allow any further land to come forward at a future date. As currently worded, the Design Guide seems to suggest that this approach would be unacceptable.	scheme can be realised. This is in the interest of securing principles such as connectivity, permeability and response to character over the long term.	
	21c	P20 Accessibility Criteria. The accessibility distances outlined on page 20 are referred to as recommended distances and Hannick Homes assumes they will be treated as such. For a variety of reasons, not all developments will be able to meet all of these criteria and we assume Swindon Borough Council would not use this as a reason for refusal. This should be further clarified in the Design Guide.	The role of the accessibility criteria are defined in paragraph 3.9.	
	21d	P25 Inclusivity – affordable housing. The design Guide appears to discourage the clustering of non-market/affordable housing within mixed tenure schemes. However, the clustering of affordable housing, as opposed to 'pepper potting', is usually preferred by Registered Providers, primarily for ease of management. Hannick Homes is of the view that guidance on the provision of affordable housing should be omitted from the Design Guide and, as is the case with most other LPA's, it should be provided within a separate Affordable Housing SPD or similar document.	Noted.	Text amended to say: "The LPA prefers groups of no more than 10-15 affordable units together in a row or clustered across both sides of a street." Further guidance on affordable housing and the type and tenure of housing required is provided in SBC's Housing Strategy.
	21e	P26 - 27 - When designing new development it is important to also take into account the needs and preference of future occupiers. From our 37 years' experience of building houses in the Borough and beyond, we have that purchasers of houses have a strong preference for access to back gardens to be provided via rear pathways. There are many examples within the Borough where this form of access functions satisfactorily. There should be clearer recognition within the Design Guide that, where designed appropriately, such access arrangements - including for terraced properties -	The document does not stipulate ginnels as the one and only option for rear access, but rather encourages it as a good layout design option. The text has been amended to emphasise the issue where a lack of security is proposed and prohibits 'unsecured' rear or side pathways instead.	Text amended: Paragraph 3.40: "Unsecured, narrow, rear shared pathways..." Checklist: "Poorly surveyed, protracted and unsecured side and rear pathways will not be acceptable."

		can be acceptable.		
	21f	P33 (Adaptability and Space) – same point made by Persimmon Homes.	<p>Refer to text in draft version p.57 (4th paragraph) 'These standards are repeated here for ease of reference as it is the LPAs intention to use them as a guide until such time that they are adopted and brought forward in line with the requirements as set out by the governments technical housing standards march 2015'.</p> <p>The document clearly states that these minimum floor areas are used as a guide only and therefore not enforceable.</p>	
	21g	P51 - Much of this guidance is overly prescriptive, and thus restrictive, and will not permit site specific design responses which, in some cases, may necessitate slightly different parking arrangements. For example, on constrained sites, some rear courtyard parking may be appropriate or, in other cases, it may not be possible to provide on-plot parking for some semi-detached properties. Through good design, there may be other ways of providing parking which is acceptable.	Noted.	<p>The revised document now states under the Function section: "this section sets out general principles relating to the provision of parking for new housing. Other solutions may be more appropriate in historic parts of the Borough or where a defining local characteristic requires it. All parking arrangements not detailed in this SPD will require further negotiation and agreement with the LPA and the Local Highway Authority (LHA). In all cases developments will be expected to meet the Council's current parking standards."</p> <p>See also section under Mews Building Typologies which provides further guidance on</p>

				courtyards.
	21h	P57 - Space Standards. The Design Guide should make it clear that the space standards presented in Table 1 have no material planning weight. Minimum Space standards can only be specified by LPAs if they are introduced through policies within the adopted Local Plan, and robust justification in terms of need and viability must be provided to a Local Plan Inspector to permit their inclusion. The adopted Swindon Local Plan does not have such a policy.	Noted. The standards in table 1 have not yet been adopted by the LPA however are included as good guidance on internal space standard for good future practice in all new housing. The wording is amended to be clear about this point.	Text revised to read: "While the standards in table 1 have no material planning weight, they have been repeated here for ease of reference as it is the LPA's intention to use them as a guide until such time as they are adopted and brought forward in line with the requirements as set out by the Government's Technical Housing Standards (March 2015)."
	21i	Conclusion – summary: Although Hannick Homes agrees with what the Design Guide is seeking to achieve (i.e. high standards of design and sustainable development), and appreciates the time and effort put in by officers to prepare the draft Design Guide, our primary concern is that the current draft is far too prescriptive and does not allow the flexibility advocated by national planning policy and guidance. Design should be an iterative process capable of incorporating site specific solutions. As currently drafted, the Design Guide does not permit this. For example, for small backland and infill sites, which by their nature can be highly constrained, a less	Noted. Same comment made above as to respondent number 20.	

		prescriptive approach to design may be required. Without this ability, such sites, which are often in highly sustainable locations, may never be developed or may need to be designed to a lower density than required. It is our view that SBC should be trying to promote backland development given that it is typically located within sustainable areas relatively close to existing facilities and services. This form of windfall development also makes a valuable contribution to meeting the Borough's housing requirement.		
Tetlow King	22a	Our comments are not intended to be exhaustive, however we seek to set out our principle points of concern which relate to the level of prescription referred to in the draft Residential Design Guide SPD, an approach that is not justified through the parent Policy DE1 of the Local Plan, nor through the NPPF or its supporting Planning Practice Guidance.	The design SPD is directly written in line with Policy DE1 and expands on each of the principles of the policy. Design SPDs are required by their nature to expand on overarching policies with more detail; for example assessing amenity impacts. This was supported by the inspector in his report for the SBLP 2026 examination. It has been noted that some of the document is written in a very prescriptive manner and this has been addressed through changes to the text, more explanations of the illustrations / images and general more clarity overall in the revised document. Due to consultation responses, some aspects which were found to be too onerous have subsequently removed, and other aspects have been revised through text changes to allow more flexibility in requirements.	Changes made throughout document to improve flexibility and remove certain aspects found to have the potential to be too onerous.
David Lock	23a	An SPD should not include a level of prescription that stymies proposals from reaching appropriate master planning and design conclusions as to how best to achieve sustainable development in the	Point taken, same point as with Consultee no. 20, 21 and 22. (above)	Changes made throughout document to improve flexibility and remove certain aspects found to have the potential to

		<p>round, as advocated by the NPPF. Indeed para 59 of the Framework emphasis that 'design policies should avoid unnecessary prescription or detail and should concentrate on guiding (our emphasis) the overall scale, density, massing, height, landscape, layout materials and access of new development in relation to neighbouring buildings and the local area more generally (our emphasis).</p> <p>To support our comments we set out a number of examples of where the draft SPD applies a level of prescription that is onerous and does not easily allow good design to flourish. It is important to note that we do not consider that it is necessary to identify each case where the draft wording is overly prescriptive; it is a general point and therefore is relevant to the document as a whole, and as such, general regard should be had to this issue, to ensure that the SPD accords with the principles enshrined in the NPPF and further amplified in the PPG.</p>	.	be too onerous.
	23b	<p>P6 Design Review. The requirement (at page 6) for proposals of 10 or more dwellings to undertake a design review is unreasonable. Paragraph 62 of the NPPF states that only "when appropriate" should "major projects" be referred for a national design review. It is unreasonable for an SPD to provide a higher level of prescription above that required at a national level. Furthermore Swindon Local Plan, at paragraph 4.27, reference the design review process by appropriately acknowledging the advice contained within the NPPF. This is sufficient.</p>	Similar comment as previous (Ref 21a)	See Response no: 21a.
	23c	<p>P20 Accessibility. Accessibility - Sites that perform poorly (against what criteria?) or would not provide good access to essential facilities (what are considered essential?) are not acceptable p.20.</p>	Same response made as to respondent no:20 and 21.	
	23d	<p>P21 – (Concern over level of prescription) "Emphasis that development layouts "must" provide strong safe</p>	Same response as for 20c.	See Response no. 20c

		and direct connections to adjoining areas."		
	23e	P26 Safety & Security. Use of ginnels prioritised to provide rear access to properties, over other acceptable design responses.	Same response as for response 21e.	See Response no. 21e.
	23f	P31 – Energy Efficiency. Prioritisation of east-west orientation of dwellings that have natural southerly aspect to either front or rear of dwelling.	Same response as for 20d(ii).	See Response no. 20d(ii).
	23g	P33 – Adaptability and Space – same comments as comment references 20h and 21h.	Noted.	Adaptability - the 1m extra height requirement has been removed. Space Standards – same response as 20h and 21h. Standards (March 2015)."
	23h	P36 - Orientation - changes in levels along a terraced streetscene must be accommodated in party wall and not ridgeline.	This comment probably refers to 'Siting' not orientation. The document does not dictate this approach as the only option and the wording uses terms such as: "usually better to create a level change at the party wall between dwellings, and not within the area of the dwelling itself." This is general good practice referred to in the document as guidance.	No change.
	23i	P42-44 - Detailing - utility meters, boxes, satellite dishes cannot be placed directly on principal elevation of a dwelling p.44 NB many of the elements described in this section are permitted development; railings must be mounted on plinths p.42; windows overhanging the public realm must have minimum of 300 private margin to accommodate overhang p.43.	While some of these detailed elements are technically outside of planning requirements especially the positioning of utility meter boxes; the guidance set out illustrates good practice. Unsightly, poorly detailed elements of a building can have a marked negative impact on the quality of a development. This guidance strives to avoid this wherever possible.	
	23j	P51 - Car parking - rear parking courts must be avoided: all detached and semi-detached houses must have on plot parking; and 1 tree must be	Noted.	The wording has been amended to read: "Other solutions may be more

		provided for every 5 parking bays.		<p>appropriate in historic parts of the Borough or where a defining local characteristic requires it. All parking arrangements not detailed in this SPD will require further negotiation and agreement with the LPA and the Local Highway Authority (LHA). In all cases developments will be expected to meet the Council's current parking standards."</p> <p>See also Mews Building Typology section at end of the document which provides guidance on courtyards.</p>
	23k	P57 – Space. Space - application of minimum space standards, inappropriately predicts the Government's adopted space standards p.57.	Noted.	Same comments as 20h and 21h.
	23L	P65 Apartment Buildings. Apartment Buildings – “each apartment must be dual aspect; and must include 10 sqm minimum outdoor private space.”	Noted.	This sentence is replaced with: “A usable area of 10sqm is suggested per apartment, but this should be greater for larger units that may attract families.”
	23M	Conclusion - PPG states that Supplementary planning documents should be prepared only where necessary and in line with Para 153 of the NPPF (reference ID: 12-028-20140306). Para 153 of the NPPF 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".	The wording of the guide is set out to promote and establish good quality design for residential development in line with the NPPF and the local plan more specifically. This document is designed in order to help applicants make successful applications which are required by national and local government policy to be of a high quality design. Good design in the	

			<p>planning system is a core requirement and should not be seen as an unnecessary burden by developers.</p> <p>The document has undergone some revision to the wording (where appropriate, and in line with useful comments made throughout the consultation process) in order to refine the wording, make certain aspects clearer, improve the imagery and examples, and to also introduce a level of flexibility where certain requirements were too prescriptive.</p>	
Colin McEwen	24a	Generally a good and helpful document.	Noted with thanks.	
	24b	Lack of clarity as to the obligation on developers to supply a Design Code or similar.	<p>This document does not set out these requirements. The Swindon Borough Local Plan (SBLP 2026) sets out a the requirements for design codes where appropriate: See policy SD3(b) (Managing Development). See paragraph 3.35 See paragraph 4.30 and See also paragraph 4.5: in particular: "...It is expected that Design Codes will be produced for all major development proposals on large or complex sites where land is in multiple ownership, multiple developers are involved or where development phasing is proposed...."</p>	No change.
	24c	Public Realm Maintenance: The Management Company model may be at odds with the Parish Council and Precept model, which may be simpler and preferable. The conflict will become more	The arrangements of management companies, future Borough to Parish Council or even Private management contracts and arrangements are outside	No change.

		marked as PCs are obliged to take on an increased responsibility from the Borough.	of the scope of this SPD. However the need to establish early on what and how the management arrangements are to be set up for the long term is emphasised in the document under public realm quality as this is key to ensuring quality public realm over long periods of time.	
Swindon Civic Voice	25a	The use of “must” makes it overly prescriptive with us.	Noted.	The word must has in most instances now been replaced in most instances with ‘should’.
	25b	It is not always clear whether the photographs are illustrating good or bad practice – often both. A comment could sometimes be helpful. The guide requires more good advice on parking. More advice is needed on secure and convenient bicycle storage.	Agreed. Some of the illustrations were not always clear about intention. The revised document makes this much clearer.	Examples have been added to the detailing section under Form on secure and convenient bicycle storage is expected, and examples of solid structures built for bicycle, refuse and recycling.
	25c	Request that Policy DE1 SBLP be defined within the second paragraph.	Acronyms used throughout are set out in a glossary of terms at the end of the document.	No change.
	25d	Request amendment to bullet point 2: ‘to achieve high standards of design and construction’	Noted.	
	25e	Request to amend bullet point 3 to ‘to enable successful applications	Noted.	Wording amended to ‘enable’. (1.4)
	25f	It is suggested to move the ‘Design Team’ paragraph up to above ‘Local Authority’.	Noted. Diagram amended to include this change.	
	25g	Request to correct the final sentence within the Design Team paragraph to ‘Good designers are custodians of their schemes and lead projects in a collaborative and integrated `way.”	Noted.	Paragraph 1.14: amended to read as suggested.
	25h	It is suggested that two paragraphs are Included Applicants’ and ‘SBC’	Noted.	
	25i	A comment raised in response to the success of design review in Swindon - which ones in particular?	There have been a number of design reviews in Swindon for key sites such as the Corn Exchange in developing the Planning Brief for this important	No change.

			site. Another example are the current works on the Chain Test House which improved the design considerations quite significantly through design review.	
	25j	The word 'very' before positive role should be taken out.	Noted.	
	25k	Request that final sentence be rephrased to read; More information on design review is available from the Planning Department.	Noted.	
	25L	-Who are the Design Review Panel? And who appoints these? -What are their qualifications? -What is the purpose for the inclusion of this image on P.6?	Please see introduction where this has been explained in more detail.	
	25m	P.7 - It is suggested to include policy DE1 definition here.	Local Plan Policy should not unnecessarily be repeated in the text of an SPD.	No change.
	25n	Request that place making has been mentioned too late in this paragraph and should be more prioritised by moving this to the beginning of this page.	Noted.	
	25o	The 1st sentence should include the social element, not just built and historic environment.	Noted.	
	25p	It is advised that another bullet point be included <ul style="list-style-type: none"> Social and use context: Present (especially) / Future intent. 	Noted.	
	25q	Wonderful choice of image on P7.	Noted.	No change.
	25r	After the words 'inherited assets that' the word 'require' should be replaced with deserve.	Noted.	
	25s	The natural environment paragraph suggests separation of the hedgerows, river corridors, water courses from the protected species and habitats...	Noted.	
	25t	It is suggested that a heading 'Social' should be included before the sentence begins with 'Existing site conditions'...	Noted	
	25u	It is suggested that the final sentence be corrected to	Noted.	

		read: "This is particularly true of the successful retention of existing mature trees and hedgerows – succession planning for existing vegetation, that provide immediate impact and sense of place to any neighbourhood whether old or new."		
	25v	P.9 The diagram on this page is praised, however it is suggested that it include a box of principles for 'social'.	Agreed.	Social Context considerations box added with the following sub-headings: cultural & community factors, security and perception, health and access to open space, demographics and housing.
	25w	P.11 The diagram, column under 'Compact Mixed Use Core' – Density should be changed to 50+ /unit	The density already reads as 50+, the density measurement has been amended to read as: du/ha. (dwelling units per hectare).	No change.
	25x	P.15 The example of the triangular site is not favored. It is suggested that this image be removed and that a proper evaluation is undertaken for this site. It is suggested that this scheme provides for more of a gated community.	Noted.	Fig p15 replaced and the triangle site moved to the end of the document as a case study.
	25y	P18 It is suggested that the final sentence be finished with 'of which the residents can be proud.'	Agreed.	Minor text change.
	25z	P31 Orientation of dwellings, final sentence requests the inclusion of the word 'artificial' before the words 'heating period'.	Agreed.	Word 'artificial' added to text.
	25aa	P61 - Community needs to be linked to a place. There are a lack of these types of uses: 'People' in a place – Butcher, Baker, candlestick maker, Internet entrepreneur. (image of this type of community), with more images needed to illustrate different types of public realm in Swindon.	Noted. Further work on characterisation of the different places across Swindon is needed, but it is felt that this will form part of another piece of future work.	No change.
Barratt Homes	26a	P10 - Constraints and opportunities should extend beyond the application boundary. Document does not say to what extent. This could prove difficult in some instances as we cannot survey 3rd party land.	Noted.	
	26b	P11/12 - We appreciate this section is an	Noted.	Text added to fig 7: 'Strong,

		assessment of the context and existing character however with current car parking standards it will be almost impossible to reflect some of these characteristics if that is required. The Urban characteristic on pg 11 suggests densities of 45-55dph with 'continuous form, few breaks'. This would be difficult to reflect with current car parking standards, and will lead to car parking courts everywhere.		continuity of Form, Few Breaks for Compact, Mixed-Use, and Regular continuity of form, few breaks for Urban.
	26c	P26-27 - We suggest that semi-detached dwellings/small terraces with car parking to the side or front of the dwellings may be the only option to satisfy this criteria. We cannot propose ginnels as they are likely to access rear courtyard parking, a solution the design guide suggests to be avoided or limited, and where just proposed as an access to rear gardens this becomes unviable. We believe that limiting the options for accommodating car parking, together with avoiding car parking that is 'poorly associated with the host dwelling' will have an impact on the variety of character areas that can be achieved. We suggest more flexibility is required to enable more creative places. Note, the car parking section on page 50 does suggest other solutions may be possible.	Ginnels are not an 'absolute' requirement of the guide. Other options are ofcourse possible. The guidance sets out the benefits of using ginnels to housing layout design, and the dis-benefits of circuitous rear accessways to properties that are sometimes proposed.	No change.
	26d	P28-29 - discusses grouping similar typologies. This will have a detrimental effect on the scheme as we wish to provide variety to the street scene with interesting roofscape, streets and spaces. Commercially, groupings of the same typology will restrict the sales rate to the detriment of the viability.	This is not an absolute requirement in the wording of the document. There are many cases of very good quality, award-winning schemes over recent years that use the grouping of similar house typologies to create a strong sense of place along a street or space. This has also worked very well historically - consider periods such as the Victorian, Georgian, Arts and Crafts movement, Garden City movement, Inter-war housing etc.	No change

	26e	P32 - 'development must demonstrate passive solar design'. We masterplan and detail design all of our schemes with this in mind.	Noted.	No change
	26f	P33 - increased floor to ceiling heights along main routes and nodes is not practicable, as there will be a need for variations to types due to staircasing issues, for something that is extremely unlikely to happen	Agreed.	This requirement / guidance has been removed from the document.
	26g	P41 / 46 - we disagree with the comment 'railings should be mounted on plinths' as we have many examples of where railings on their own have worked very well.	It generally is good practice to mount railings onto a plinth. There are very limited scenarios where railings work without plinths such as in front of hedges.	No change.
	26h	P44 - service media off the front of the buildings in particular. This is unachievable without severely limiting the house type design, as kitchens have to go on the back to flue the boiler. Vents will need to go to the front in most cases – longer runs of vents require larger fans, and are a long term issue for the homeowner, and meter boxes are unavoidable, but we agree that we can deal with them as sensitively as possible.	Noted.	No change.
	26i	P54 - Review of garage roof configurations should reduce this concern.	Noted.	
	26j	P57 – NSS (National Space Standards) we have been advised by officers that SBC are not adopting the NSS and will just use it as guidance for where there are dramatic discrepancies between sizes.	Noted.	No change
	26k	P57 - NSS - built in internal storage areas (same as above)	Noted.	No change
	26L	P65 - Apartment external amenity area balconies are expensive, and requiring 10sq.m is unachievable.	Noted.	This has been amended to be more flexible and can be provided within shared outdoor space.

