

Swindon Borough Council

Planning Committee

Tuesday, 14 February 2017

Council Chamber, Civic Offices

At 6.00 p.m.

Conservative Councillors

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

Labour Councillors

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

Liberal Democrat Councillors

Stan Pajak

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

Committee Officer: Shaun Banks (Telephone 01793 463606)
email: sbanks@swindon.gov.uk

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

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

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

AGENDA

1. Apologies for Absence

2. Declarations of Interest

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

3. Minutes (Pages 1 - 4)

To receive the minutes of the meeting held on 13th December 2016.

4. Public Question Time

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

5. **Determination of Planning and Related Applications** (Pages 5 - 8)
6. **S/HOU/16/2167/IH Erection of single storey rear extension, 13 Carlton Gate, Broome Manor Swindon** (Pages 9 - 16)
7. **S/HOU/16/2018/NIHO Erection of a part two storey part single storey rear extension, 25 Eastbury Way, Redhouse, Swindon, SN25 2EL** (Pages 17 - 24)
8. **Sustainable Drainage Systems (SuDS) Vision for the New Eastern Villages Supplementary Planning Document** (Pages 25 - 32)
9. **New Eastern Villages Green Infrastructure Strategy Draft Supplementary Planning Document (SPD)** (Pages 33 - 40)
10. **New Eastern Villages (NEV) Island Bridge Vision Draft Supplementary Planning Document (SPD)** (Pages 41 - 46)

Date of Despatch: 06 February 2017

Key:

Officer:

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, 13 DECEMBER 2016

PRESENT: - Councillors Kevin Parry (Chair), John Ballman, Vera Tomlinson, Peter Watts, Nick Martin, Alan Bishop, Cathy Martyn, Stan Pajak, Timothy Swinyard, Steph Exell, Derique Montaut, James Robbins, Gary Sumner, Vera Tomlinson and Peter Watts.

24. Declarations of Interest

The Chair reminded Councillors to declare any known interests in any of the matters to be considered by the Committee. No such declarations were made.

25. Minutes

Resolved – That the minutes of the meeting held on 11th October 2016 be confirmed and signed as a correct record.

26. Exempt Items - Exclusion of Press and Public

Resolved - That, in accordance with Section 100A(4) of the Local Government Act 1972, the public be excluded during the discussion of the matters referred in Agenda Item 10 on the grounds that it would involve the likely disclosure of exempt information as defined in Paragraphs 1 and 2 of Schedule 12A to the Act, and that the public interest in maintaining the exemption outweighs the public interest in disclosing the information concerned.

27. Public Question Time

No public questions were asked or submitted for this meeting.

28. 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;
- (d) The comments of Councillors Peter Watts, Gary Sumner, Stan Pajak, Nick Martin, Alan Bishop and Timothy Swinyard in respect of application numbered S/16/1627/TB.
- (e) The comments of Councillors Vera Tomlinson, Cathy Martyn, Peter Watts, Steph Exell in respect of application numbered S/15/1885/HC.
- (f) The comments of the following interested persons:-

<u>App No.</u>	<u>Name</u>	<u>Address/Organisation</u>
S/15/1885/HC	Councillor Jane Milner-Barry Councillor Nadine Watts Linda Kasmaty Colin Doubleday Mr Bailey	Agent Pipers Area Residents Association Applicant
S/16/1627/TB	Cllr Vince Walsh Stephanie Jones	Wroughton Parish Council Agent

Resolved – (1) That permission be refused in respect of application numbered S/15/1885/HC for the following reasons:

Reason: The proposal fails to provide adequate parking provision to serve the development in accord with the Adopted Technical Guidance on Parking Standards 2007. As such the proposal represents an overdevelopment of the site that is likely to lead to the parking of additional vehicles in the vicinity of the site, where on-street parking is already very limited, to the detriment of local highway conditions. The Proposal is contrary to Policies DE1 and TR2 of the Swindon Borough Local Plan 2016.

Informative

CIL Liable Development:

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

(2) That permission to develop be granted in respect of application numbered S/16/1627/TB subject to the conditions set out in the agenda and with the description revised to clarify that application has been amended and now proposes the erection of a double garage.

29. Planning Agreements

The Director of Law and Democratic Services submitted a report concerning the current position in relation to Deeds of Planning Obligation (i.e. Section 106 Agreement or Section 106 Unilateral Undertaking) authorised by the Council in its role as local planning authority.

In response to a query regarding developer's payments for the upkeep of play areas and infrastructure contributions, the Head of Conveyancing, Environment and Contracts confirmed that these were different from case to case.

Resolved – That the report be noted.

30.

Enforcement

The Director of Law and Democratic Services submitted a report concerning the current position in relation to Planning Enforcement Action authorised by the Council in its role as local planning authority.

Resolved – That the report be noted.

Determination of Planning and related Applications

Planning Committee

Date: 14th February 2017

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 Shaun Banks, Direct Dial Telephone Number, (01793) 463606, sbanks@swindon.gov.uk.

Determination of Planning and related Applications

Planning Committee

Date: 14th February 2017

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

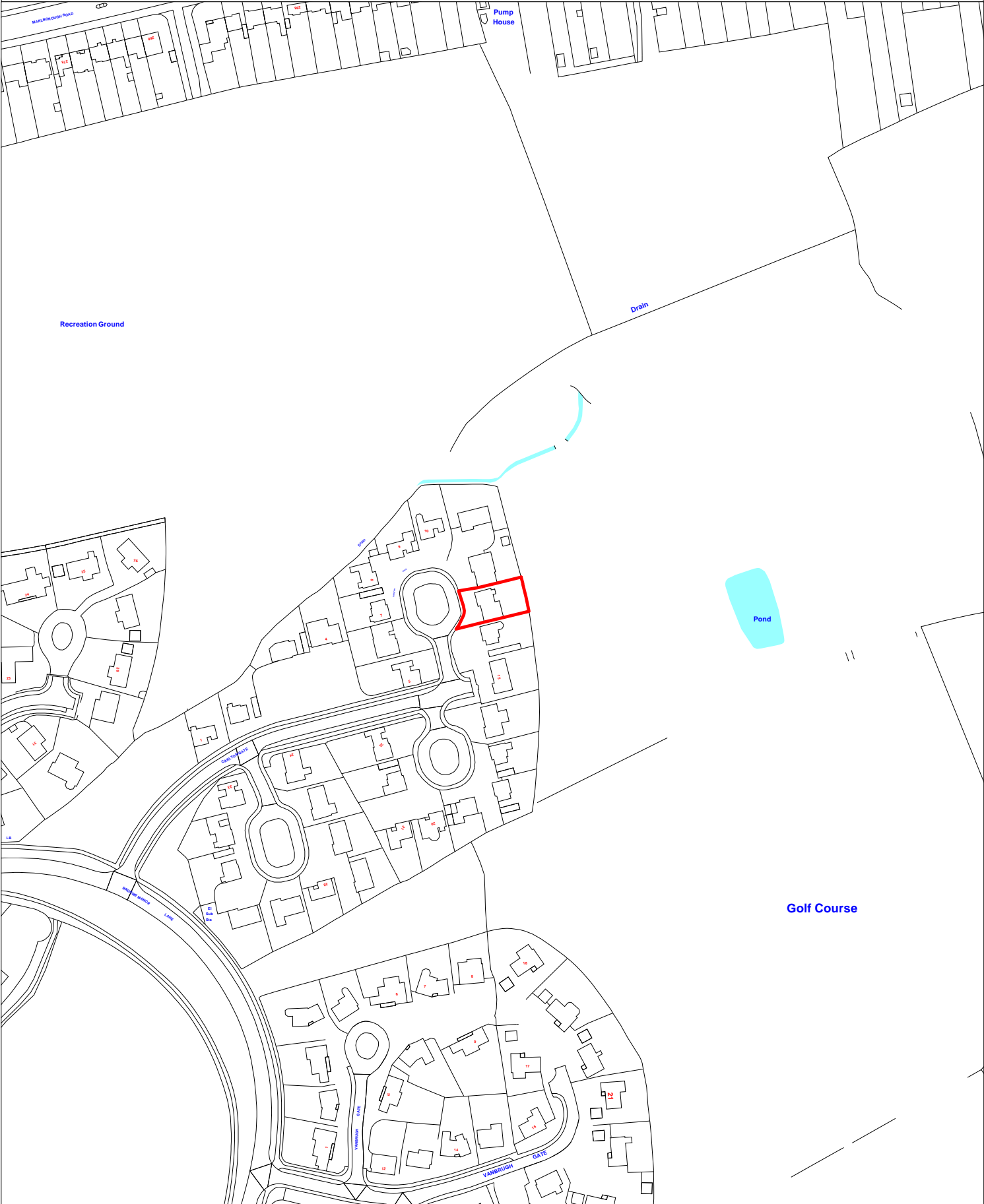
APPENDIX 1

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

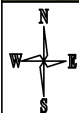
1. The approved Development Plan, consisting of
 - Swindon Borough Local Plan 2026, (2015), and the Swindon Borough Local Plan 2026 Policies Map (2015)
 - Wiltshire and Swindon Minerals Core Strategy, (2009)
 - Wiltshire and Swindon Minerals Development Control Policies DPD (2009)
 - Wiltshire and Swindon 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)
 - Wroughton Neighbourhood Plan (2016): for applications in Wroughton Parish
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

Erection of a single storey rear extension.

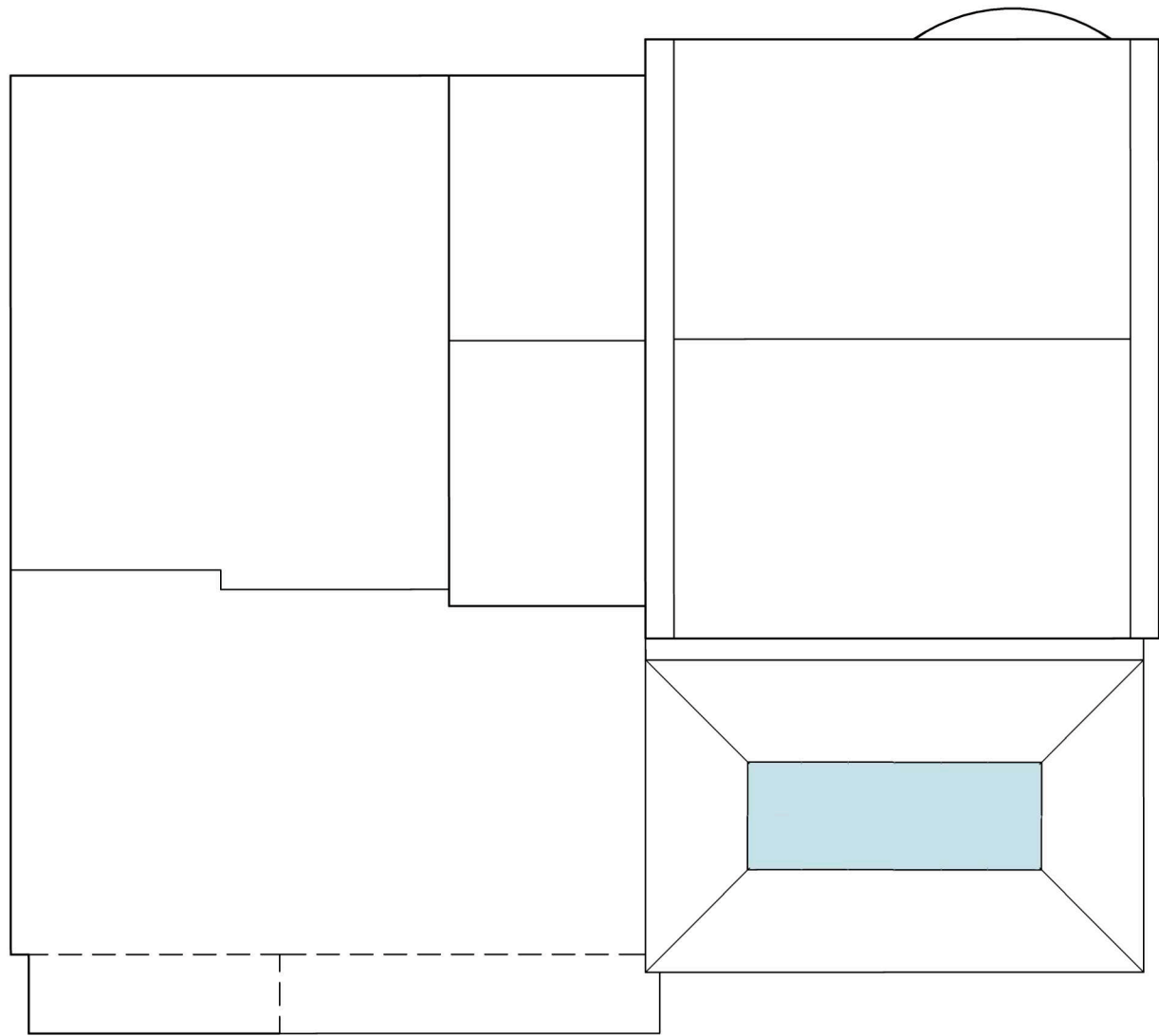
13 Carlton Gate Broome Manor Swindon SN3 1NF



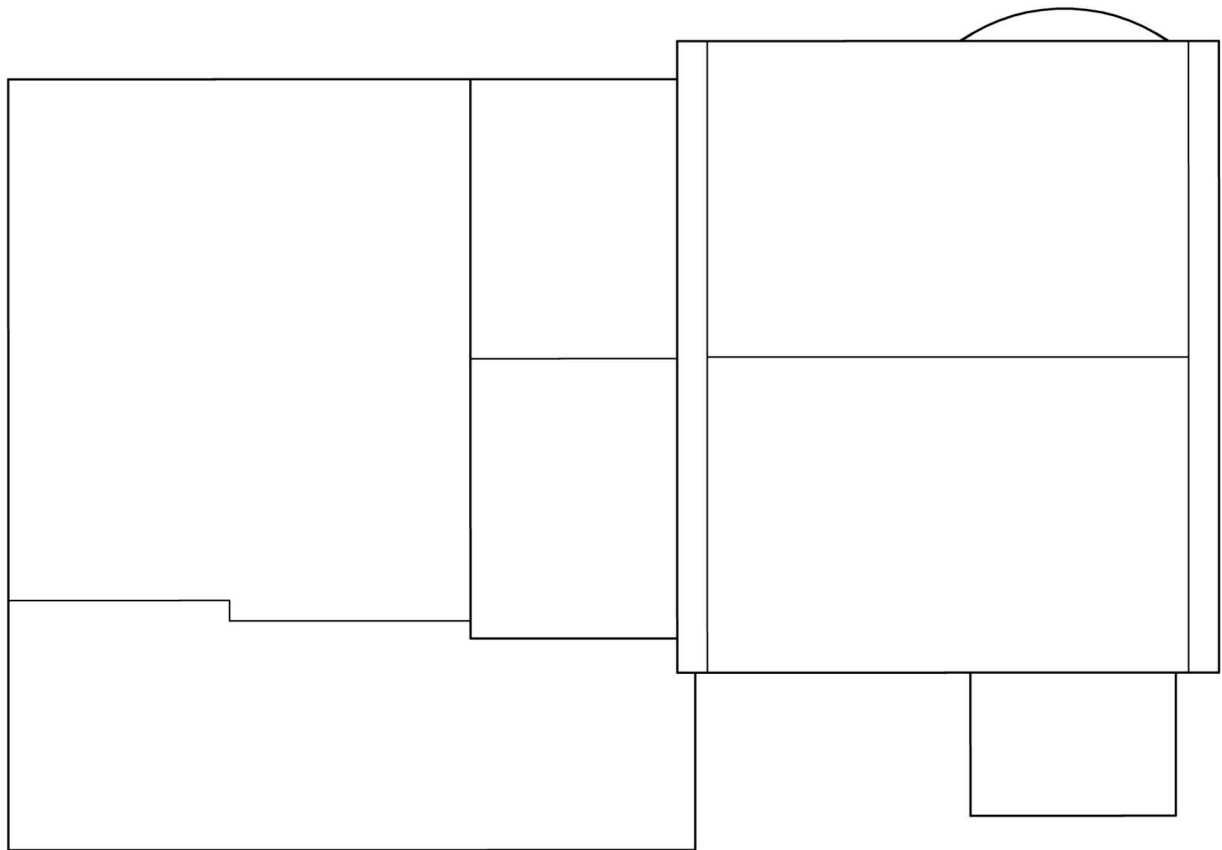
This Plan is for illustrative purposes only and is not intended to provide accurate representation of the development.
In all cases references should be made to the submitted plans.



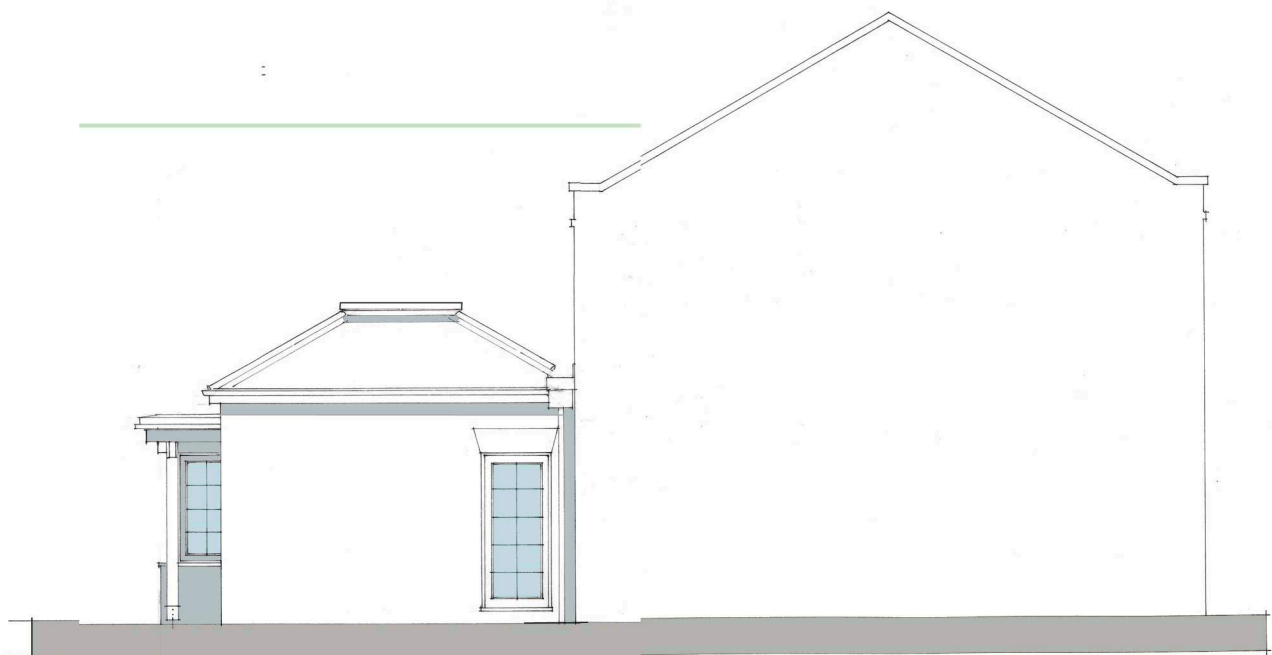
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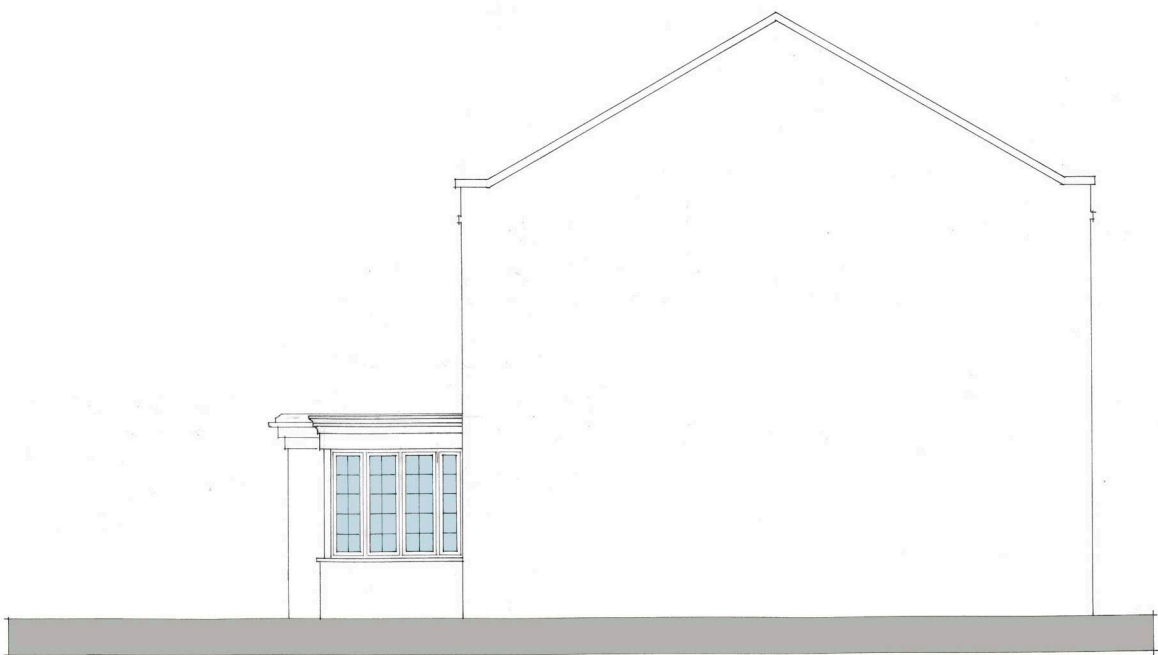
Proposed roof plan



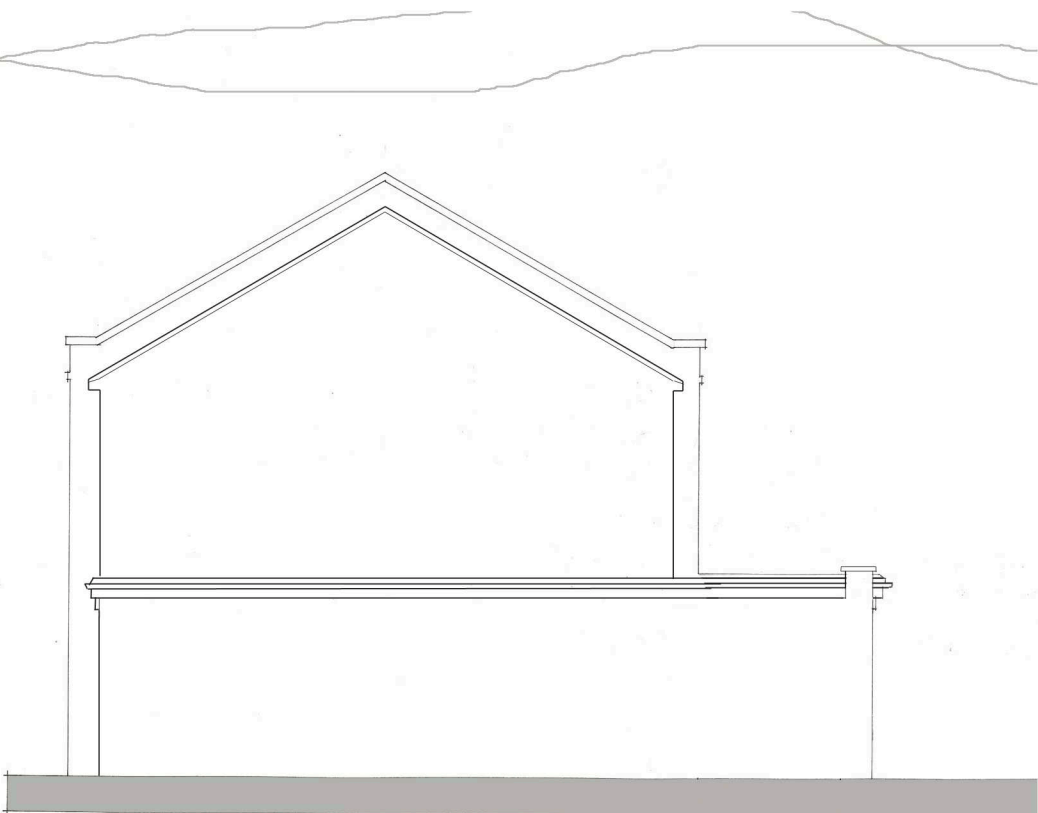
Existing roof plan



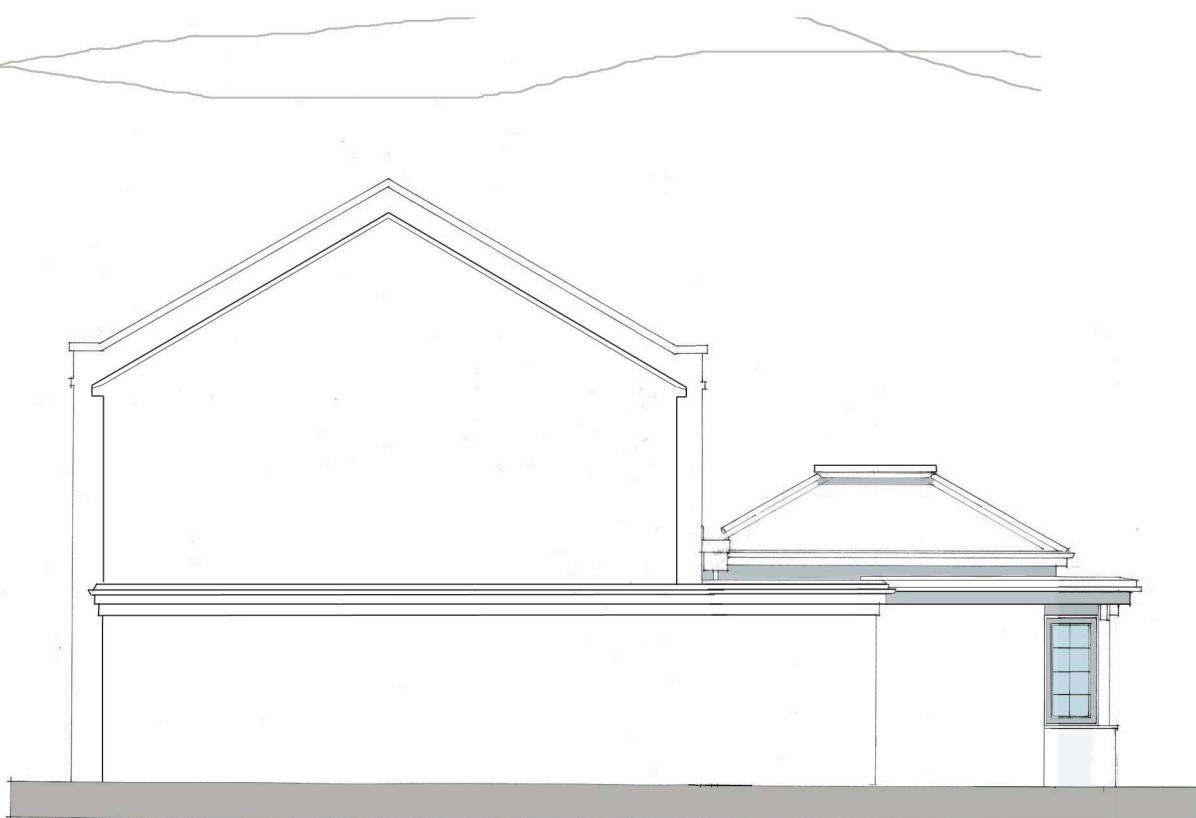
Proposed north-west elevation



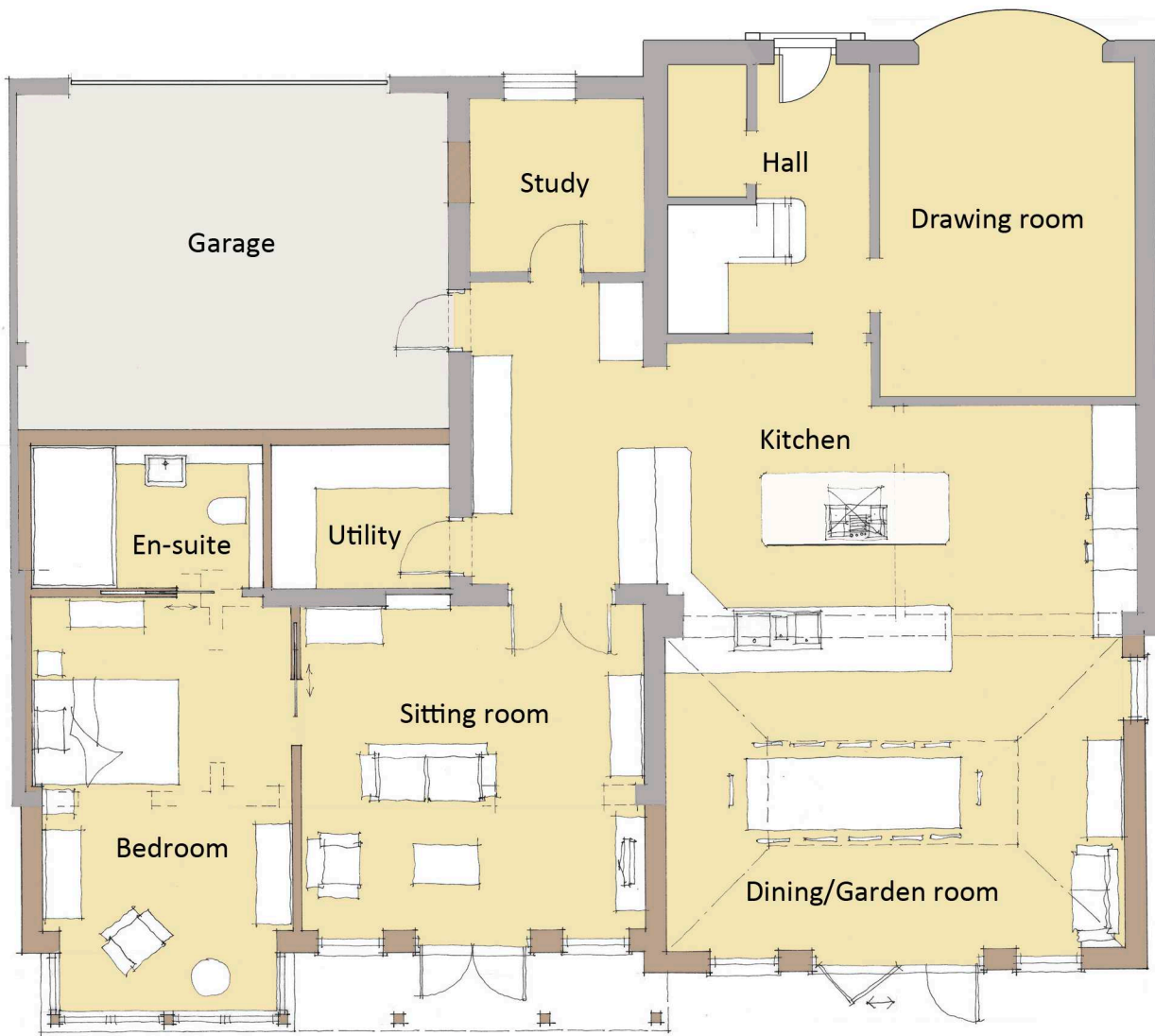
Existing north-west elevation



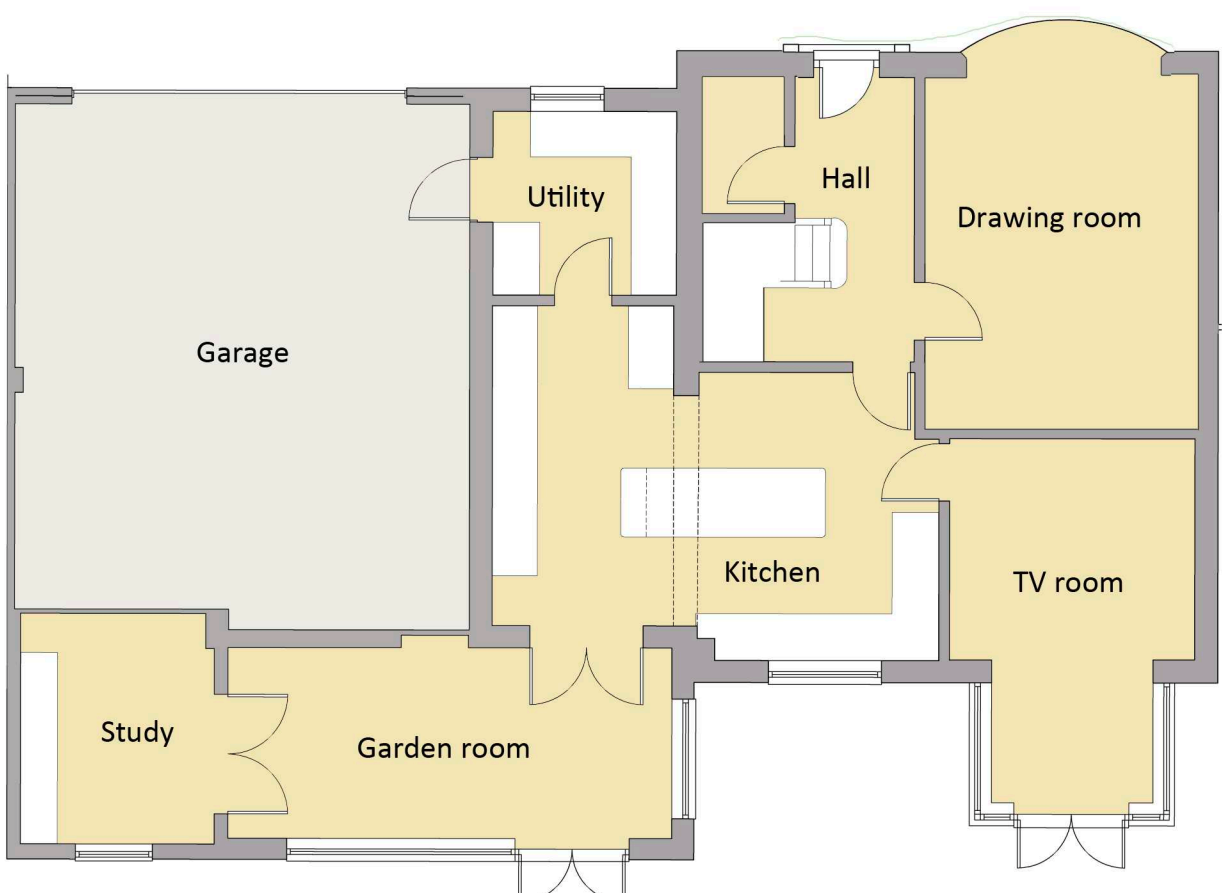
Existing south-east elevation



Proposed south-east elevation



Proposed ground floor plan



Existing ground floor plan

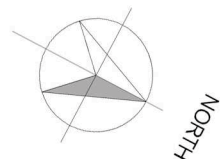
Please note that the front elevation (south-west) would be unchanged and unaffected by the proposed extension, and is therefore not shown.



Proposed north-east elevation



Existing north-east elevation





COMMITTEE REPORT

Item Number:
Application Number:
S/HOU/16/2167/IH

Ward: Chiseldon And Lawn
Parish: No Parish

Proposal: Erection of a single storey rear extension.

Site Location: 13 Carlton Gate, Broome Manor, Swindon

Case Officer: Miss Fern Lynch

Contact Details: tel.: 01793 466282 email: flynnch@swindon.gov.uk

Agent:
Mr Howard Waters
Mathewson Waters Architects
The Old Surgery
Crowle Road
Lambourn
Hungerford
RG17 8NR

Applicant
Ms F Foley
13 Carlton Gate
Broome Manor
Swindon
SN3 1NF

Officers Report

Background:

This application is been brought before the committee in accord with the Members Planning Code of Good Practice as the applicant is a Member of the Council.

Summary of Recommendation:

1 That planning permission be **GRANTED** with Conditions.

The Proposal:

2 This application seeks full planning permission for the erection of a single storey rear extension comprising two elements. The first element will extend out beyond the northern part of the rear elevation by 4.7 metres and will have a width of 7 metres and a height to the top of the pitched roof of 4.3 metres. The roof will incorporate a capped roof light with the rear elevation comprising full length window / French door openings facing into the garden.

3 The second proposed element along the southern part of the rear elevation will extend 3.1 metres from an existing extension to the rear of the garage which measures 3.3 metres.

This will comprise of a flat roof with a decorative eaves, a square bay window and veranda with full length openings. It will have a width of 9 metres and be 2.8 metres in height. The external finishes are proposed to match the host dwelling, which consists of orange-red brick walls, grey roof tiles and UPVC windows and doors.

The Site and Surroundings:

4 The application site a detached two storey dwelling with an attached single storey double garage and located on the eastern side of a residential cul-de-sac within the Broome Manor area. The rear garden comprising a paved patio area and lawn extends 15 metres to a well treed boundary with the Broome Manor golf course.

Representations:

5 Neighbours: One representation has been received from No.14 Carlton Gate which are the immediate neighbours to the south of the application site. An objection is made in respect of the small glazed side light to the bay window proposed to the rear of the property. The concerns are over its proximity to the boundary line between the properties. With this being proposed as a bedroom window on the ground floor, they believed that there will be an issue of overlooking and loss of privacy, in the event that they remove their own and existing boundary fence.

6 They add, 'we do currently have a wooden fence along the boundary, but this will shortly be removed. The bedroom window will look directly into the glass doors of our reception room located at the back of our property as well as our garden. A possible solution is amending the plans by erecting a wall (built using materials in keeping with the existing ones) projecting at least 3 metres from the existing corner of the house and standing at a height of at least 2 metres.'

Planning Considerations:

7 The main considerations with regards to this application relate to the design and appearance of the proposal in relation to the host building and surrounding area. The impact upon the neighbour's amenity must also be taken into consideration.

Relevant Planning Policies and Guidance:

8 Swindon Borough Local Plan 2026 (adopted 26th April 2015)

- Policy SD1 (Sustainable Development Principles)
- Policy DE1 (High Quality Design)

9 Supplementary Planning Documents (SPD)

- Adopted Residential Extensions and Alterations (SPD) (2011)

10 National Planning Policy Framework (2012).

- Paragraph 2 of the National Planning Policy Framework (NPPF) states that decisions on planning applications must be made in accordance with the development plan, unless there are material considerations that indicate otherwise.
- The NPPF sets out a number of core planning principles that should underpin

both plan making and decision taking. One of these principles states in part, that planning should, 'always seek to secure high quality design'.

Design:

11 Local Plan policy DE1 provides a number of design principles that proposals must be assessed against; including but not limited to, the principle of context and character. The above Supplementary Planning Document (SPD) supports policy DE1 in greater detail, including guidance on the "45 degree rule" to assess any effects of overshadowing on neighbours and maximum lengths of extensions. In general rear single storey extensions should not extend outwards by more than 4 metres. However on detached properties, where there is considered to be an ample curtilage to extend within and sufficient distance from neighbouring properties, it is considered that there is scope to extend further when an extension will be subordinate in scale to the host dwelling and continue to be in character and proportion.

12 The design of the proposed extension is considered to be sympathetic to the appearance of the existing rear elevation and will maintain the character of the house and the area in which it is situated. As the proposal is located to the rear of the property the rear extension will have no impact on any street scene nor will it affect the uniform and formal character of the frontages of Carlton Gate.

Amenity Impact:

13 Policy DE1 of the Local Plan also requires all proposals to be assessed against a number of amenity principles; in respect of light, privacy, outlook, noise, disturbance, smell, pollution and space.

14 Paragraph 2.7 of the Residential Extensions and Alterations SPD states that, 'The effect of an extension will be assessed with regard to the impact upon residential amenity to ensure there would not be unacceptable harm by reason of light, visual intrusion, privacy or nuisance'.

15 One of the core planning principles of the NPPF (paragraph 17) states in part, that planning should, 'always seek to secure...a good standard of amenity for all existing and future occupants of land and buildings'.

16 One objection has been received from an immediate neighbour to the south raising concerns over the potential for privacy loss and overlooking in relation to the proposed bay window along the southern part of the extension. The bay window is set in slightly by 400mm from the side elevation and the glazed part on the southern eastern facing side of that bay is 700mm wide. It will also be partially screened by the parapet of the extension roof and it is considered that existing boundary treatments will minimise any potential overlooking and will not adversely harm the amenity of that neighbour.

17 The comments from the objector suggest that there would currently be a loss of privacy but this would change if they remove their own fence and that appropriate mitigation would be for the applicant to construct a new wall at this location. The Local Planning Authority is however obliged to consider the present position as the suggested removal of the fence may or may not happen. In any event, the neighbour would be in control of that and in any

event could themselves erect a replacement screen, fence or wall. It is therefore considered that a refusal reason on this ground would not be reasonable.

18 Whilst the extension extends beyond the rear elevations of both neighbouring dwellings at numbers 12 and 14, the 45 degree line as measured from the centre of the rear of number 14's conservatory to the south will only marginally be clipped. However due to the movement of the sun throughout the day it is not considered that there will be any loss of light to that neighbouring property as the development is entirely to the north. There will be no adverse impact upon the amenity of number 12 to the north of the application site by way of any loss of light or privacy.

19 The dwelling is a detached property within a reasonably generous plot and as such adequate garden space will remain which is well in excess of the minimum guidelines set out in the SPD. The addition will not represent development that is out of character with the form and nature of development in the area.

Community Infrastructure Levy:

20 Whilst the development proposed generates a net gain in floor space, the development proposed does not constitute Community Infrastructure Levy (CIL) liable development and is exempt from CIL liability as the proposed net gain in Gross Internal Area (GIA) of floor space is below 100 square metres.

Concluding Comments:

21 The design of proposed extension will complement the character of the host property and surrounding residential area. It is of a form that would not unacceptably harm the residential amenity of the neighbouring properties and would not result in any overlooking or loss of privacy outlook that could cause any significant levels of harm. The proposed is also not considered to lead to any unacceptable impact in regards to levels of light received by neighbouring properties. In addition a satisfactory amount of amenity space will continue to be available to the occupants of No.13 at the rear of the dwelling after completion. Overall, the proposal is considered to be in accordance with Policy DE1 of the Local Plan and the Residential Extensions and Alterations Supplementary Planning Document and will contribute towards sustainable development in accordance with policy SD1 and the NPPF.

Recommendation:

21 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 drawing no.1659.01 (Site Location & Block Plan), 1659.02 (Existing Floor Plan), 1659.07.B (Plans & Elevations) received by the Local

Planning Authority on 19th December 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.

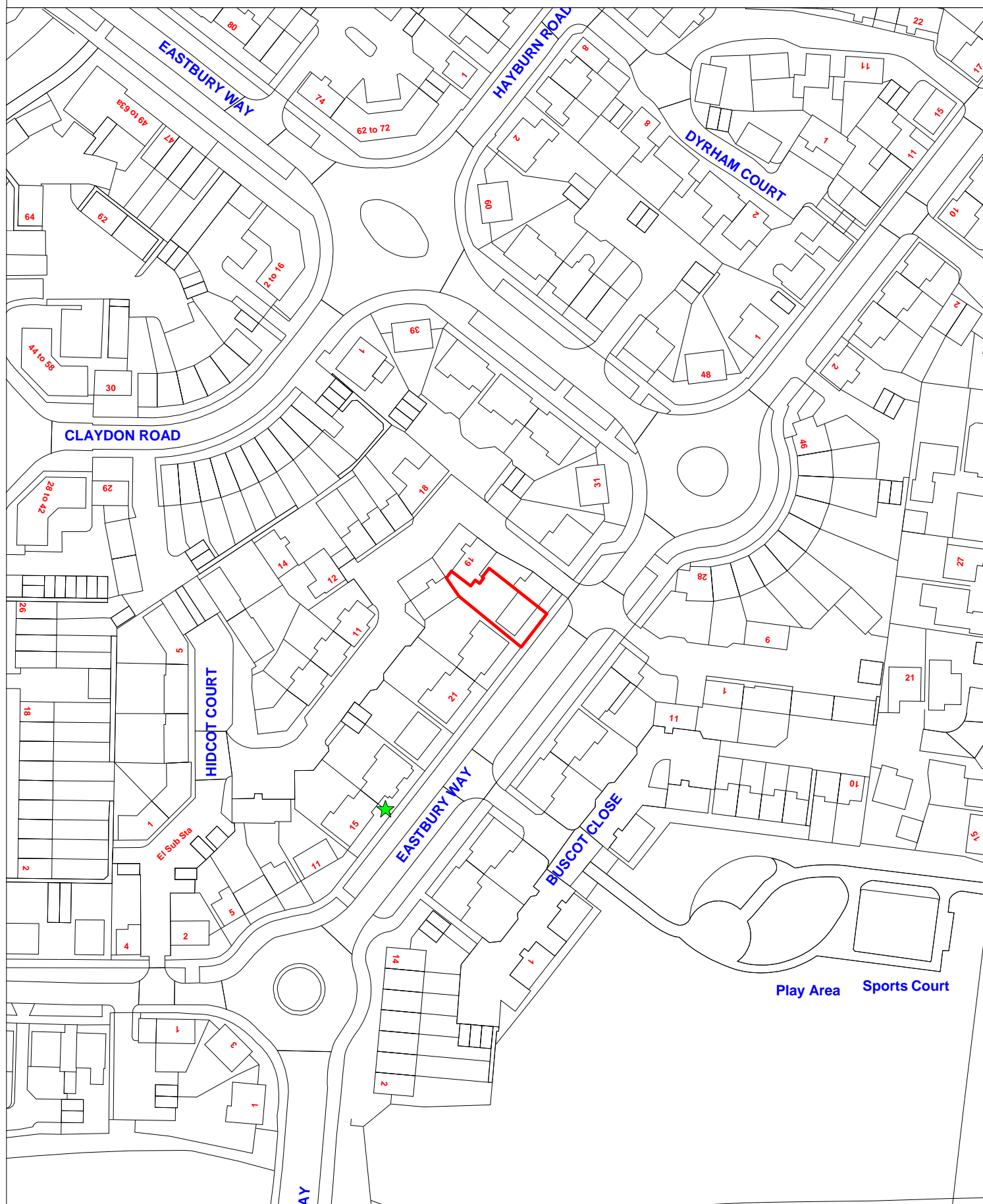
Informatives

1. Whilst the development proposed generates a net gain in floor space, the development proposed does not constitute Community Infrastructure Levy (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 sq.m.

End of Report

Erection of a part two storey part single storey rear extension.

25 Eastbury Way Redhouse Swindon SN25 2EL



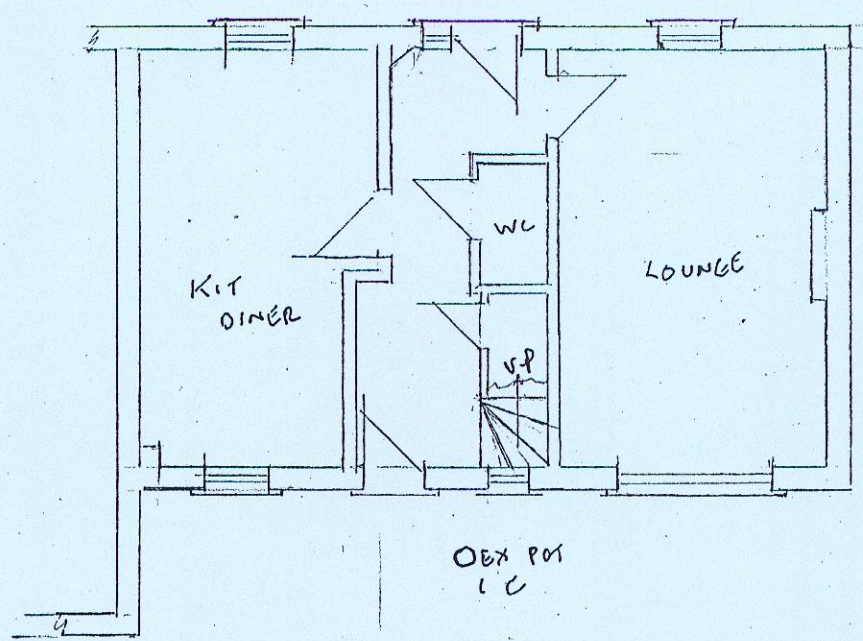
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Erection of a part two storey part single storey rear extension.

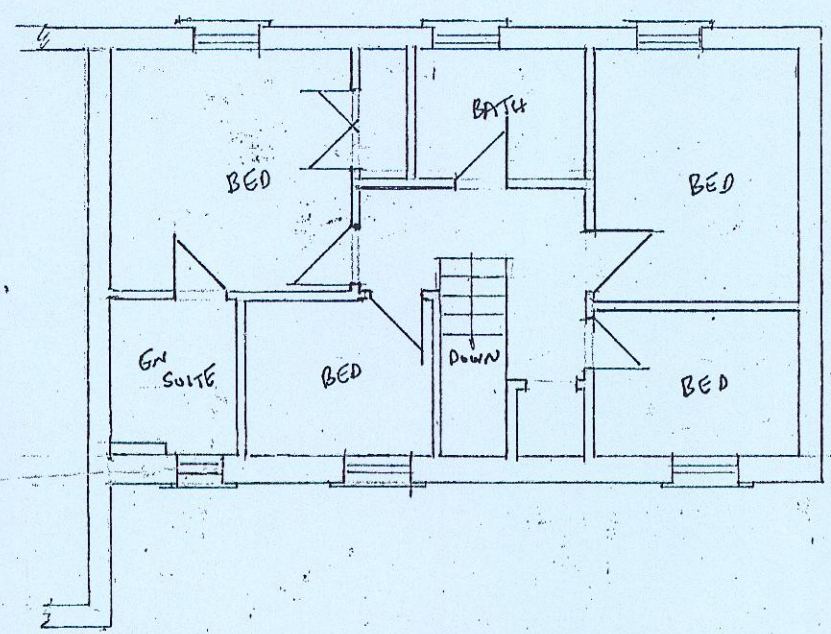
25 Eastbury Way Redhouse Swindon SN25 2EL



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In all cases references should be made to the submitted plans.



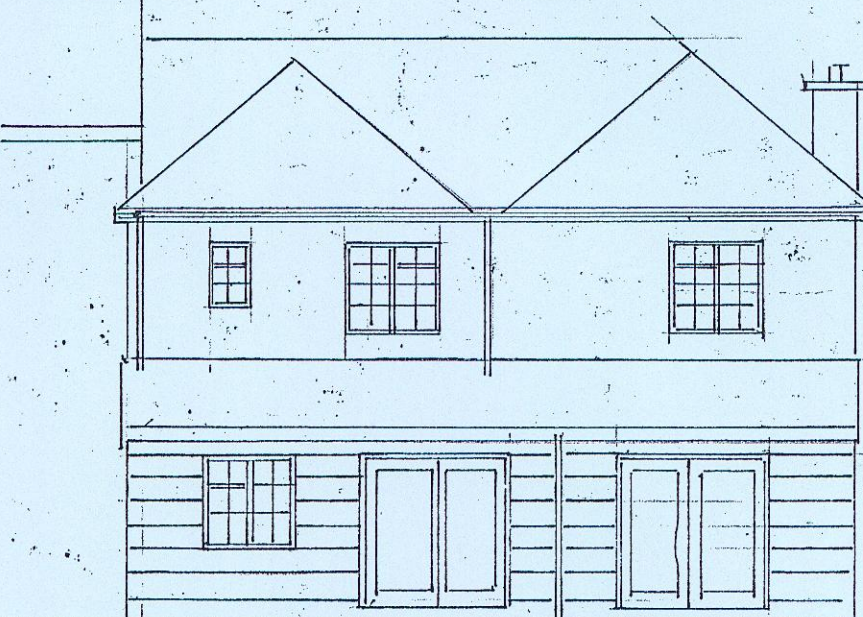
EXISTING GROUND FLOOR PLAN



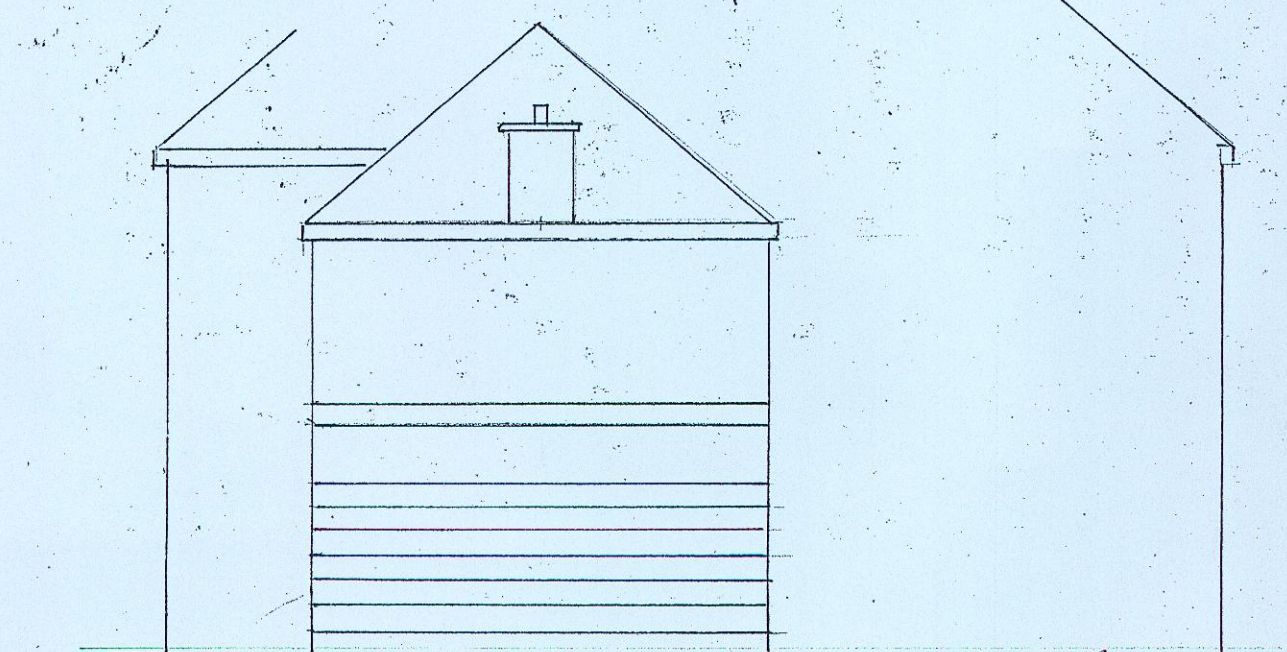
EXISTING FIRST FLOOR PLAN



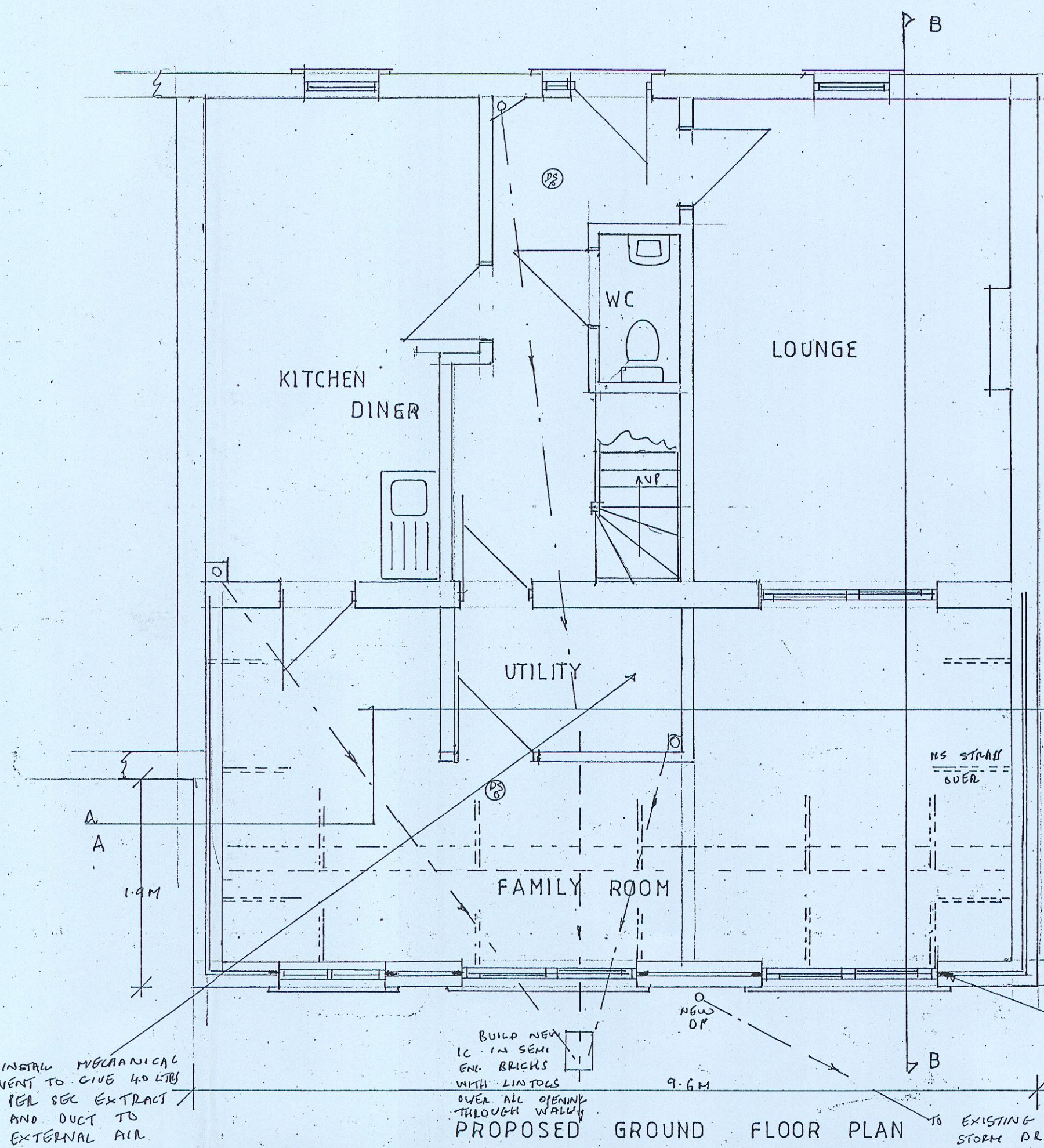
EXISTING REAR ELEVATION



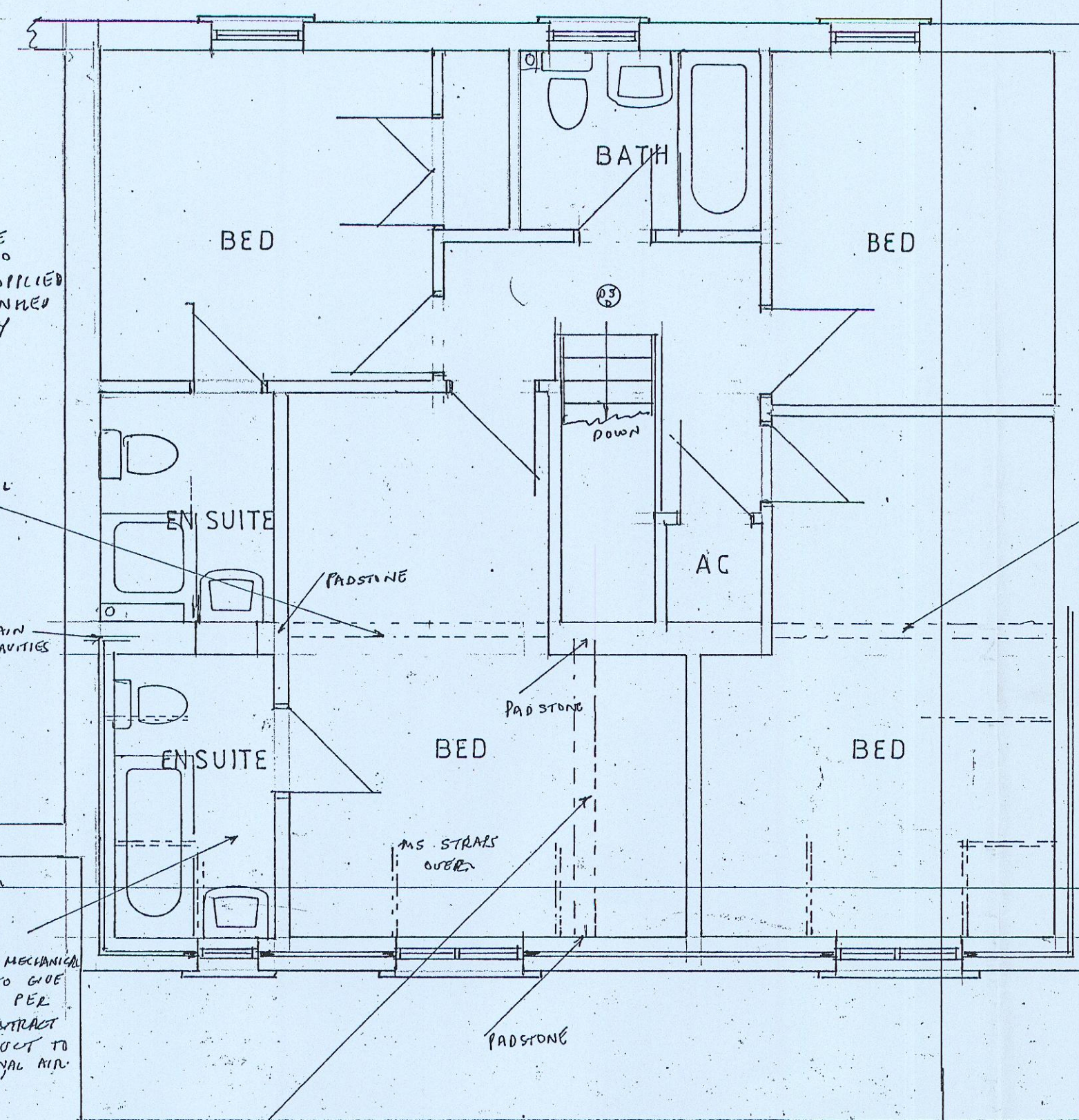
PROPOSED REAR ELEVATION



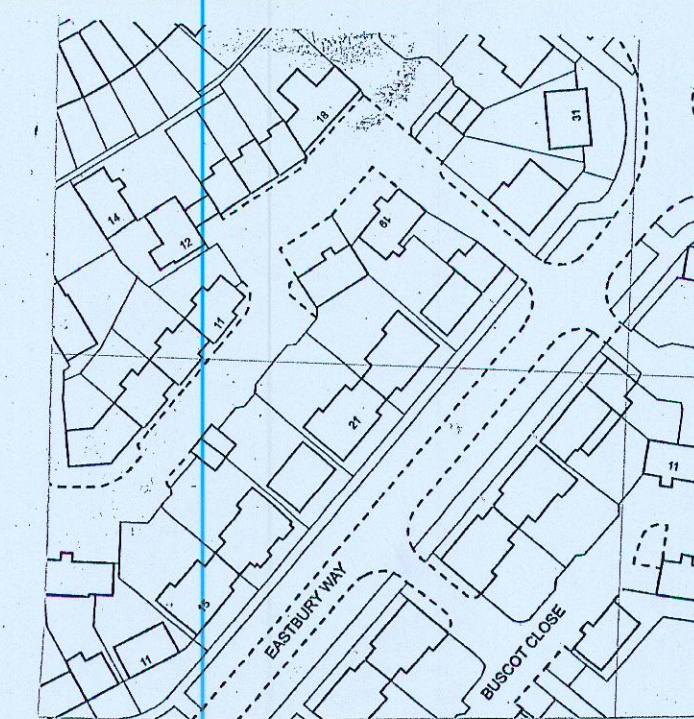
EXISTING SIDE ELEVATIONS



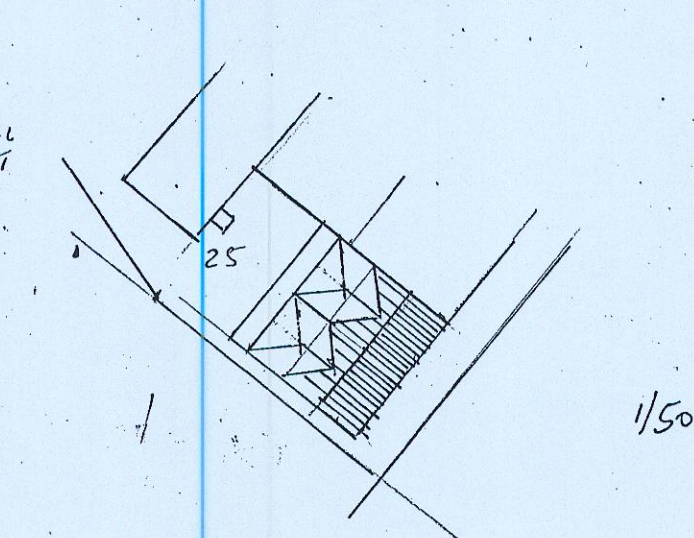
PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



BLOCK & SITE PLAN



ROOF PLAN

INSTALL MECHANICAL VENT TO GIVE 40 LBS PER SEC EXTRACT AND DUCT TO EXTERNAL AIR

ALL SMOKE DETECTORS TO BE HANG SUPPLIED AND INTERLINKED AND BATTERY BACK UP

REMOVE WALL AND INSERT OVER

MAINTAIN ALL CAVITIES

INSTALL MECHANICAL VENT TO GIVE 11 LBS PER SEC EXTRACT AND DUCT TO EXTERNAL AIR

INSULATED CAVITY CLOSER TO CLOSE ALL CAVITIES

INSTALL OVER AND COVER IN 2 LAYERS PLASTER BOARD 9 SKIM

REMOVE WALL AND INSERT OVER

FORM VALLEY GUTTER WITH CODE 5 LEAD LAY ON 25MM VALLEY BOARD

CONC TILES TO MATCH MAIN ROOF ON TRUSSED RAFTERS AND BRACING TO BS

NOTE:
ALL FOUNDATIONS AND DRAINAGE TO THE SATISFACTION OF THE LOCAL AUTHORITY AND ALL TIMBER TO BE SC2 GRADE NEW WINDBOARDS TO BS DOUBLE GLAZED WITH FILIKINGTONE 'K' CLASS U VALUE 1.5 W/M2 AND TRICKLE VENTS OF 5000 MM2 AND OPENING VENTS OF 750 X450 CLEAR AS MEANS OF ESCAPE ALL ELECTRICAL WIRING TO BE CARRIED OUT BY A COMPETENT PERSON TO COMPLY WITH ADP.4 AND BS 7671

WALL
BINDER TO MATCH EXISTING WITH RECESSED GROOVE ON 100 MM CONC BLOCK 100 MM CAVITY ROCKWOOL CAVITY Batts 100 MM CELCOR PLASTER 9 SKIM STAINLESS STEEL WALL TIES AT 750 C/L HORIZONTAL AND 450 C/L VERTICAL STAGGERED

100X50 WALL PLATE FIRED DOWN AT 12M C/L WITH NS STRIPS

22 MM TFG WE/LOC 175 X50 JOISTS AT 450 C/L

100 MM INSULATED STUD PARTITION

ROOF VENTED AND CAVITY CLOSED WITH MASTER BOARD VENT TO BS 25 MM CONTINUOUS

WORKING BONE SUBMITTING TO COVER OF STAIR

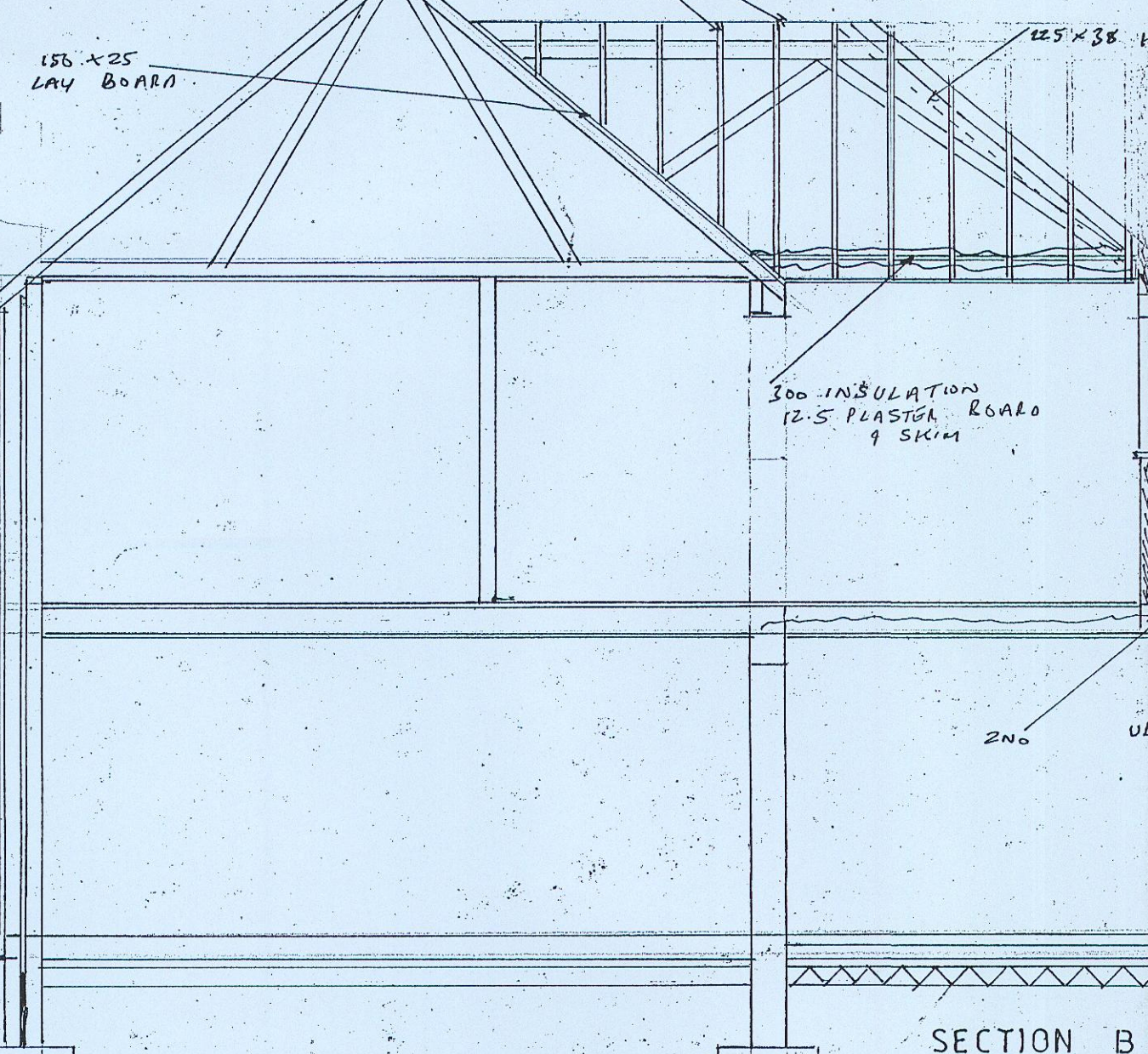
100 MM CONC BLOCK

50 MM SCOTCH 100 MM CONC 1200 X 6 DIM 80MM C/C LOTEN 1200 X 6 DIM 150 BLINDED HANDED

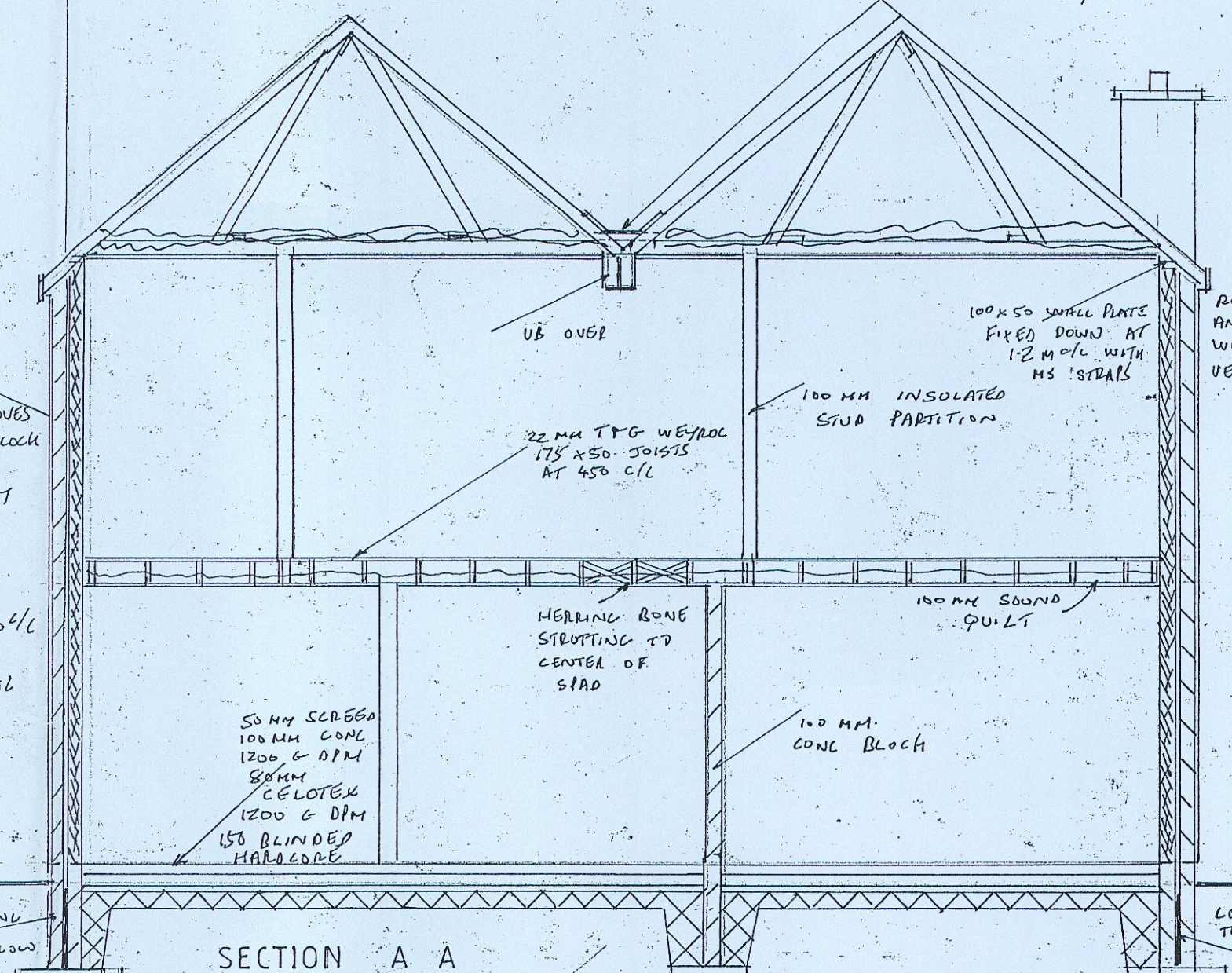
DANCE CONC BLOCKS BELOW DPC LEVEL

LEARN MIX FILL TO CAVITY 200 BELOW DPC LEVEL

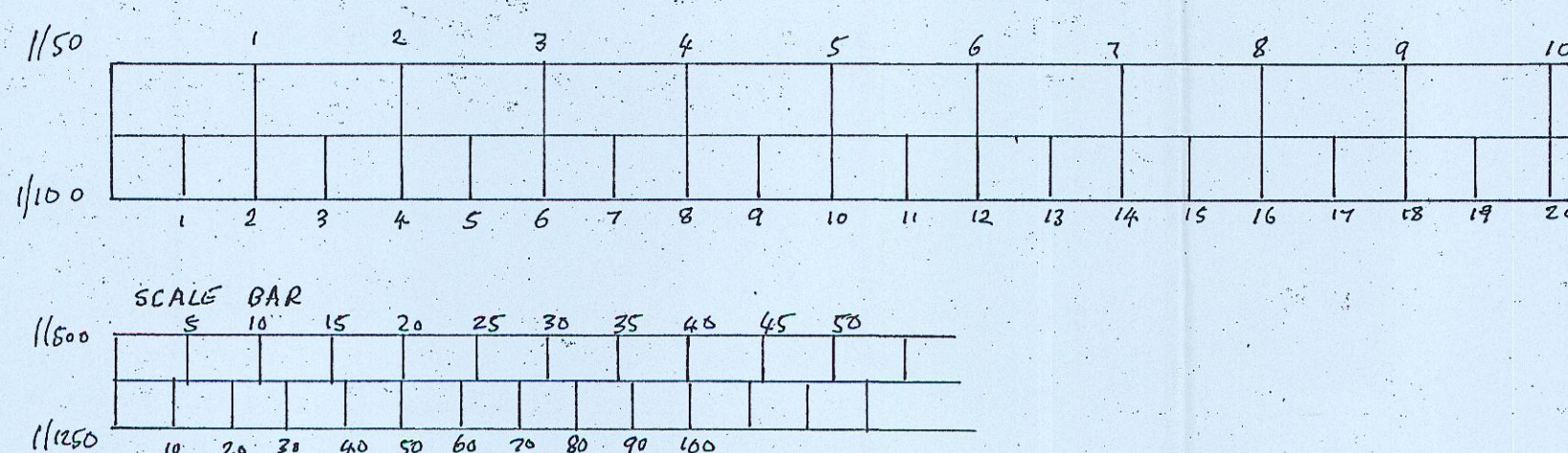
320 K/M2 CONC



SECTION BB



SECTION AA



CHRIS MERRITT DESIGN
12 SORREL CLOSE
ROYAL WOOTTON BASSETT
NR SWINDON
WILTS
SN 4 7JG
TELE 01793 852248

Swindon Borough Council
Planning Department

NOTE ALL DIMENSIONS AND DRAINAGE POSITIONS TO BE CHECKED ON SITE

Job title
PROPOSED TWO STOREY REAR EXTENSION AT 25 EASTBURY WAY ABBEYMEADS

drawing title
EXISTING AND PROPOSED PLAN SECTIONS AND ELEVATIONS

scale	date	drawn
1/100 1/50	NOV 16	

A1 16/42



COMMITTEE REPORT

Item Number:
Application Number:
S/HOU/16/2018/NIHO

Ward: St Andrews
Parish: Blunsdon St Andrew

Proposal: Erection of a part two storey part single storey rear extension.

Site Location: 25 Eastbury Way, Redhouse, Swindon, SN25 2EL

Case Officer: Mr Nikita Hooper (T: 01793 466298)

Agent:
Mr Chris Merritt
12 Sorrel Close
Wootton Bassett
Swindon, Wilts
SN4 7JG

Applicant:
Mr J Gaulton
25 Eastbury Way
Redhouse
Swindon
SN25 2EL

Officers Report

Background:

1. The application is brought before the committee at the request of Blunsdon St Andrew Parish Council.

Summary of recommendation:

2. That planning permission be GRANTED with CONDITIONS.

The proposal:

3. The application proposes the erection of a part two storey and part single storey rear extension. The scheme has been amended since originally submitted to alter the roofline at first floor to be hipped rather than be gables and the revised plans are before the committee for consideration.

4. The ground floor element will have a depth of 4.3m from the rear wall of the original dwelling. The property is set back from the adjoining dwelling (no.27) therefore at ground floor will only extend beyond the side wall of No. 27 Eastbury Way (No.27) by 2.4m. The first floor section will have a depth of 3m from the rear wall of the original dwelling but will only extend beyond the side wall of No. 27 by 1.1m. Fenestration will comprise 1no. window

and 2no. pairs of doors to the rear elevation at ground floor level and 3no. windows at first floor level, that will serve an en suite and bedrooms. The side elevations are to be blank. The proposed materials are to match those of the existing dwelling.

The site and surroundings:

5. The host dwelling is a two storey semi-detached residential property. The attached property to the north-east is a three-storey dwelling and the neighbouring property to the south-west of the site is two storey. The rear of the host dwelling faces north-west. Abutting the rear boundary of the site is a residential property, 19 Hidcot Court.

Representations:

6. Parish Council: Objected to the original plans:

“The Parish Council felt that because of the poor quality of the documents on the portal, it could not establish the effect of this proposal on the neighbours in terms of light or loss of amenity. However, there appeared to be an over intensification of the footprint and a loss of amenity eg the garden”.

7. The Parish Council; Amended plans:

“The PC agreed that there was an over intensification of the plot. There was loss of amenity and light and in addition they supported the neighbours comments.”

8. Neighbours:

9 Occupant of 27 Eastbury Way; Original and revised plans; Object: We are in the process of selling the property and object; will result in a significant loss of sunlight and daylight, overlooking, loss of privacy, the effect on the foundations of 27 Eastbury Way, overbearing and disturbance caused by construction work.

10. The “potential new title holder/property owner of 27 Eastbury Way”

Original and revised plans -Object- ; risk of subsistence, noise and disturbance, layout and building density, visual amenity, loss of privacy/overlooking and loss of light/overshadowing. During construction; adequacy of parking, traffic generation and limited road access, hazardous materials/waste and machinery and boundary line access. In conclusion the correspondence states, “This area is currently unspoilt. If the plans were to go ahead, this area will be no different to the rest of the densely populated areas within North Swindon.”

Planning Considerations:

11. The key considerations that relate to the development are, the design and appearance of the proposal in relation to the host dwelling and surrounding area, and the impact upon residential amenity.

Policy and guidance:

12. Relevant policy is contained within the;
 Adopted Swindon Borough Local Plan 2026 (2015) (Local Plan)
 Adopted SPD Residential Extensions and Alterations (2011) (SPD)
 National Planning Policy Framework (2012) (NPPF)

Visual impact / design:

13. The NPPF sets out a number of core planning principles that should underpin both plan making and decision taking. One of the principles states in part, that planning should, “Always seek to secure high quality design”.

14. Policy DE1 (High Quality Design) of the Local Plan provides a number of design principles that proposals will be assessed against, including but not limited to, the principle of context and character.

15. The SPD provides guidance that states that all extension should, “Be well sited, in scale and proportion, with a shape, mass, vertical or horizontal emphasis and roof in character with the existing dwelling”.

16. Whilst buildings in an area may not have been subject to many extensions and alterations, there is no blanket exclusion or special area based policy or reason that prevents appropriate development from taking place, subject to consideration against the relevant and material considerations, including those listed in Para 14. The form, scale, and materials of the proposed extension, sited at the rear of the property does not represent an incongruous addition that will harm or subsume the character of the host dwelling or unacceptably harm the appearance and character of the host property or immediate area and on balance is considered to be in accord with Policy DE1 of the Local Plan, the SPD and the NPPF.

Amenity:

17. The NPPF sets out a number of core planning principles that should underpin both plan making and decision taking. One of the principles states in part, that planning should, “Always seek to secure...a good standard of amenity for all existing and future occupants of land and buildings”.

18. Policy DE1 of the Local Plan requires all proposals to be assessed against a number of design principles, including amenity, DE1 (c), in respect of: light, privacy, outlook, noise, disturbance, smell, pollution and space.

19. The adopted SPD states that, “The effect of an extension will be assessed with regard to the impact upon residential amenity to ensure there would not be unacceptable harm”.

20. Given the conclusions of paragraph 17, the proposed development will not unacceptably harm residential visual amenity.

21. The fenestration of the proposed extension is limited to the rear elevation and at first floor is situated in similar positions to that of the existing windows, there are no windows

proposed for the side elevations. The fenestration at first floor level would be situated in a wall which is further forward than the building line of the rear elevation of 27 Eastbury Way (No. 27), so overlooking of the more private areas of the garden of No. 27, considered to be those areas immediate outside the rear of the dwelling, would be negligible. The fenestration as presented given its siting and outlook would on balance not lead to unacceptable overlooking or loss of privacy, to the 2no. properties flanking the site or the 2no. properties immediately to the north-west of the site. A condition is proposed that precludes the insertion of windows in the side elevation of the extension to prevent unacceptable levels overlooking or loss of privacy

22. The rear elevation of the host dwelling and the 2no. flanking properties face north-west. The most private area of the rear of No. 27 is considered to be the area immediately outside the kitchen window. This location is shielded to the south-west by the projecting element to the rear elevation of No. 27 which forms part of the boundary with the proposal site. Given this natural light to this area is limited by the existing form of No. 27. At ground floor the proposal will extend beyond the projecting part of the rear elevation of (No. 27) by 2.4m and at first floor level by 1.1m.

23 The proposed extension is not considered to significantly detract from light to the rear of No. 27 due to the limited extent of the development and the orientation of the properties to the passage of the sun. The nearest first floor window of No. 27 to the host dwelling appears to serve a bedroom. The proposed extension does not appear to significantly breach the 45 degree guidance as per the SPD. On balance the proposed extension will not lead to the unacceptable loss of light to neighbouring properties and is in accord with policy and guidance.

24. The Parish Council raise concerns regarding an over intensive development of the plot. If the proposed extension were constructed the resultant area of the rear garden would be 57m² and would be in accord with the guidance in the SPD that suggests that for a dwelling with 4+no. bedrooms (as here) the private garden space should be a minimum of 50m². Given this sufficient outdoor amenity space would remain and therefore it is contended as regards this aspect no over intensification would result.

25. In conclusion, the proposed scheme is of a form that would not unacceptably harm the residential amenity of the neighbouring properties and is on balance in line with Policy DE1 of the Local Plan, the SPD and the NPPF.

Material planning considerations:

26. The potential owners of No. 27 have objected to the proposal on grounds of risk of subsistence, and noise and disturbance and during construction; adequacy of parking, traffic generation and limited road access, hazardous materials/waste and machinery and boundary line access. These issues fall to be controlled under other legislation e.g. Building Regulations, Environmental Health, Traffic Regulations and civil issues and cannot be used as reasons for rejection this planning application.

Concluding Comments:

27. It is considered that the proposal will not lead to unacceptable harm to the character and appearance of the host dwelling or the immediate surrounding area, or residential amenity

and that the scheme is in accord with the Local Plan, the SPD and the NPPF and according the recommendation to the committee is that planning permission should be granted.

Recommendation:

28. That planning permission be GRANTED with CONDITIONS.

Conditions/Reasons

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

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

2. This decision shall be in respect of the drawing numbered 16/42, received by the Local Planning Authority on 8 December 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.

3. Notwithstanding the provisions of the Town and Country Planning (General permitted Development)(England) Order 2015 (as amended), no windows shall be formed in the side elevations of the extension hereby permitted.

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 Community Infrastructure (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

Sustainable Drainage Systems (SuDS) Vision for the New Eastern Villages Supplementary Planning Document

Planning Committee

Date: 14th February 2017

Author: Head of Planning, Regulatory Services and Heritage

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

Purpose

- The Sustainable Drainage System (SuDS) Vision for the New Eastern Villages (NEV) Supplementary Planning Document (SPD) has undergone a public consultation exercise between 21st July 2016 and 1st September 2016.
- This report summarises the comments received following public consultation on the document and recommends adoption of the SPD by Planning Committee, subject to a number of changes in response to comments received.
- The SPD seeks to provide further guidance on the Swindon Borough Local Plan 2026, in particular Policies NC3 and EN6 which provide a framework for delivery at the NEV and seek to ensure the risk of flooding from the development is minimised, protecting the existing neighbouring communities.
- The SPD will be a material consideration in the determination of planning applications in the NEV. The SPD in conjunction with the Swindon Borough Local Plan 2026 seeks to contribute towards the Council's Strategic Objectives and is line with the Council's Vision, priorities and pledges.

Recommendation

That the Planning Committee agrees to:

1. Adopt the SuDS Vision for the New Eastern Villages (NEV) Supplementary Planning Document (SPD), and to make publicly available in accordance with the arrangements set out in paragraph 8.1.
2. Authorise the Head of Planning, Regulatory Services and Heritage, in consultation with the Director of Law and Democratic Services to make minor changes to the content of the document, if required, prior to publication.
3. Authorise the Head of Planning, Regulatory Services and Heritage, in consultation with the Director of Law and Democratic Services, the Chair of the Planning Committee and the Cabinet Member for Strategic Planning, to make any necessary minor amendments to the content to the documents, prior to publication.

Sustainable Drainage Systems (SuDS) Vision for the New Eastern Villages Supplementary Planning Document

Planning Committee

Date: 14th February 2017

1. Background & Reason

Local Policy Context

- 1.1 Policy NC3 of the adopted Swindon Borough Local Plan 2026 (Local Plan) allocates a new mixed use development of about 8,000 new homes with associated employment, education, retail and leisure uses to the east of the A419¹, referred to as the New Eastern Villages (NEV). Policy NC3 also seeks to ensure the risk of flooding from the development is minimised, both within the development and at existing neighbouring sites, as well as encouraging the use of existing watercourses such as the River Cole, to be utilised as areas of biodiversity.
- 1.2 Policy EN6 of the Local Plan seeks to minimise the risk and impact of flooding through the effective assessment and management of development proposals. Specifically all developments will be required to provide a drainage strategy. Developments will be expected to incorporate sustainable drainage systems (SuDS) and ensure that run-off rates are attenuated to greenfield run-off rates. Higher (run-off) rates would need to be justified and the risks quantified. In addition, SuDS should seek to enhance water quality and diversity. The Local Plan also makes it clear that for major developments a complete and functional SuDS design should be submitted at outline planning application stage, and early engagement with the Council is essential.

National Policy Context

- 1.3 The Sustainable Drainage Systems (SuDS) Policy (Written Statement HCWS161), which came into force on the 6th April 2015, ensures that sustainable drainage systems for the management of run-off are put in place, unless demonstrated to be inappropriate, on all applications relating to major development, as defined in Part 1, Section 2 of the Town and Country Planning (Development Management Procedure) (England) Order 2010. This is also a requirement of Policy EN6 of the Local Plan.
- 1.4 The SuDS Policy also implemented changes to the Town and Country Planning (Development Management Procedure) (England) Order 2010, to make the Lead Local Flood Authority (LLFA) a statutory Consultee for Major Applications in relation to surface water drainage. This was implemented in place of the SuDS Approval Bodies (SAB's) proposed in Schedule 3 of the Flood and Water Management Act 2010.

¹ Including Rowborough and South Marston Village expansion, north of the A420

Sustainable Drainage Systems (SuDS) Vision for the New Eastern Villages Supplementary Planning Document

Planning Committee

Date: 14th February 2017

- 1.5 The National Planning Policy Framework (NPPF) and the Planning Practice Guidance² (PPG), requires the use of SuDS where proposed development is located in an area at risk of flooding; Development must only be considered in areas at risk of flooding if “it gives priority to the use of sustainable drainage systems” (NPPF Paragraph 103).
- 1.6 “New development should only be considered appropriate in areas at risk of flooding if priority has been given to the use of sustainable drainage systems. Additionally, and more widely, when considering major development, as defined in the Town and Country Planning (Development Management Procedure) (England) Order 2015, sustainable drainage systems should be provided unless demonstrated to be inappropriate” (Planning Practice Guidance, para 079).
- 1.7 There are a number of main rivers crossing the NEV development area and large areas are shown to be within Flood Zones 2 and 3. Although the main development areas (islands) may be outside Flood Zones 2 and 3, there are vast areas that are shown to be at risk of surface water flooding. Also, these development islands are between or adjacent to the river flood zones and will have linkages between which will be crossing them. There are known existing flooding issues to communities neighbouring the NEV development area and therefore the NEV development area must be considered as an area at risk of flooding and priority must be given to the use of SuDS.
- 1.8 Due to the requirements within national and local policy, SuDS can play an important role in flood and pollution prevention, as well as providing environmental and aesthetic value. To ensure a cohesive approach to SuDS across the NEV development, this SPD has been produced to inform pre-application discussions and assist with the formulation of masterplans. It also provides guidance on effective design solutions for SuDS schemes to encourage current planning applications to create high-quality sustainable communities.
- 2. Detail**
- 2.1 Sustainable drainage systems employ drainage techniques which mimic natural drainage to manage water at or near the surface. These techniques are used in series to manage water flow and help treat pollution in a process known as the management train. Each part of the management train contributes to controlling the quantity and quality of water entering the wider environment.

² Town and Country Planning (Development Management Procedure) (England) Order 2015

Sustainable Drainage Systems (SuDS) Vision for the New Eastern Villages Supplementary Planning Document

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Date: 14th February 2017

2.2 The effective design of drainage for the NEV development will enhance delivery, helping to create sustainable, well-designed places where people want to live, work and spend time. In particular the effective design of the drainage within the NEV can help the development to:

- sensitively and positively respond to the existing landscape context, natural and historic assets and the character and identity of the surrounding villages as well as enhancing biodiversity and green infrastructure;
- create vibrant, attractive places that are functional, durable and capable of adapting to accommodate changing lifestyles in line with sustainable communities;
- conserve and enhance natural systems, watercourses, biodiversity and landscape settings, including integration with green infrastructure to help mitigate and facilitate adaptation to climate change.

Consultation

- 2.3 The SPD, which can be found at **Appendix 1** of this report, has been amended to reflect changes following public consultation on the draft SPD.
- 2.4 The public consultation exercise was undertaken, with the SPD available for comment for 6 weeks from Thursday 21st July to Thursday 1st September 2016. A total of 16 responses were received, generating 91 comments. A Statement of Consultation (December 2016) setting out a summary of comments and Officer responses can be found at **Appendix 2** of this report.

Key Amendments

- 2.5 As a result of the public consultation exercise, a number of amendments have been made to the SPD. These are listed below.
- Amendments have been made to the structure of the document, increasing the number of Sections from 4 to 5.
 - Additional policy references have been included within Section 1, whilst additional clarity has been provided to the existing policy context.
 - The table of relevant policy and legislation has been condensed. Full details of relevant policy and legislation is listed within Appendix A.

Sustainable Drainage Systems (SuDS) Vision for the New Eastern Villages Supplementary Planning Document

Planning Committee

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- Annex 1, which consisted of village specific data has been removed, with a majority of the information and maps being relocated to Section 2 of the main document.
- The village plans have been updated and additional flood risk information has been included for the specific islands, where appropriate.
- Amendments have been made to the Planning Approval Process flowcharts within Section 3.

3. Alternative Options

- 3.1 The Council could delay adoption of the SPD and chose to rely solely on the Local Plan policies to guide the detailed delivery of water management within the NEV. The Local Plan sets the strategic policy framework for Swindon but this alone is not considered sufficient to ensure a sustainable approach to all aspects of the vision are delivered, managed and secured in a phased and co-ordinated manner.
- 3.2 Delay to the adoption and publication of the SPD is likely to prejudice the Council's ability to establish a comprehensive planning framework to guide the nature and quality of the development to the detriment of the proper planning of this strategic development. This would result in a missed opportunity to coordinate a sustainable approach to water management within the NEV.

4. Implications, Diversity Impact Assessment and Risk Management

Financial and Procurement Implications

- 4.1 The financial implications arising from the adoption and publication of the SuDS Vision for the NEV SPD are to be met from the Planning budgets for 2016/2017.
- 4.2 The financial implications of coordinating the Council's approach to drainage and flooding at the NEV are significant. Identifying and encouraging the implementation of SuDS in advance of development will ensure that the Council will not be required to fund additional infrastructure or maintenance costs required by new developments from its own budgets.

Legal and Human Rights Implications

- 4.3 Human rights legislation has been considered in the preparation of this report and it is considered to be compatible with convention rights.

Sustainable Drainage Systems (SuDS) Vision for the New Eastern Villages Supplementary Planning Document

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4.4 The preparation and adoption of the SPD is a process covered by the Planning and Compulsory Purchase Act 2004 and associated regulations and amendments.

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

5.1 There are no immediate staffing implications of such a document, which provide further guidance to Policy NC3 and Policy EN6 in assessing proposals for development at the New Eastern Villages.

5.2 The Council has a duty to ensure that the preparation of the SPD is in accordance with the sustainability principles of the National Planning Policy Framework (NPPF).

5.3 The SPD conforms to the policies in the Local Plan which has already been subject to a Sustainability Appraisal (SA) incorporating SEA and Health Impact Assessment (HIA) to ensure that the impact of proposals can be minimised with the least negative impact possible.

Diversity Impact Assessment

5.4 The SPD conforms to the policies in the Local Plan which has already undergone a DIA and no negative impacts were predicted. However, an additional DIA has accompanied the SPD throughout the consultation. The amendments to the SPD are such that no further alterations are required to the existing DIA, which is available upon request.

6. Risk Management

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

7. Consultees

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

Sustainable Drainage Systems (SuDS) Vision for the New Eastern Villages Supplementary Planning Document

Planning Committee

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8. Next Steps

- 8.1 If Planning Committee adopt the SPD, it will be printed as soon as reasonably practical. Copies of the SPD will be distributed to the Borough's libraries and the Borough's Town and Parish Councils. Hard copies of the document would also be made available for inspection at the Civic Offices and will be available online on the Council's website.

9. Background Papers

- 9.1 Appendix 1 – SuDS Vision for NEV SPD (February 2016)
- 9.2 Appendix 2 – SuDS Vision for the NEV SPD – Statement of Consultation (February 2016)

Appendices 1 and 2 will be available as part of a Supplementary Pack. An electronic copy will be available on the Council's Website and hard copies of the documentation have been made available to the Political Groups and are available for public inspection at Customer Services at the Civic Offices.

Sustainable Drainage Systems (SuDS) Vision for the New Eastern Villages Supplementary Planning Document

Planning Committee

Date: 14th February 2017

New Eastern Villages Green Infrastructure Strategy Draft Supplementary Planning Document (SPD)

Planning Committee

Date: 14th February 2017

Author: Head of Planning, Regulatory Services and Heritage

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

Purpose

- To update the Planning Committee on the preparation of the Green Infrastructure (GI) Strategy for the New Eastern Villages (NEV) Supplementary Planning Document (SPD), and
- To seek approval from the Planning Committee for public consultation on the draft SPD.

Recommendation

That the Planning Committee:

1. endorses the NEV Green Infrastructure Strategy draft SPD for a six week period of public consultation (attached at Appendix 1 of this report), to commence as soon as reasonably practical, in accordance with the arrangements set out in paragraph 8.1 of this report; and
2. authorises the Head of Planning, Regulatory Services and Heritage, in consultation with the Director of Law and Democratic Services, to update the draft SPD in accordance with any updated national guidance and to make minor changes to the content of the document, if required, prior to carrying out the public consultation.

1 Background & Reason

Local Policy Context

- 1.1 Policy NC3 of the adopted Swindon Borough Local Plan 2026 (Local Plan) allocates a new mixed use development of about 8,000 new homes with associated employment, education, retail and leisure uses to the east of the A419¹, referred to as the New Eastern Villages (NEV).

¹ Including Rowborough and South Marston Village expansion, north of the A420

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

New Eastern Villages Green Infrastructure Strategy

Draft Supplementary Planning Document (SPD)

Planning Committee

Date: 14th February 2017

- 1.2 As part of delivering comprehensive development at the NEV, Policy NC3 seeks to ensure the delivery of an integrated and connected Green Infrastructure (GI) network and green spaces. Policy NC3 states specifically that:

“The form of the development shall comprise a series of new inter-connected distinct villages and an expanded South Marston village defined by the network of green infrastructure corridors.”

- 1.3 The policy expands upon this further and seeks to ensure the delivery of:

“an extensive green infrastructure network which should maximise opportunities for habitat connectivity and enhanced biodiversity including extending the River Cole green infrastructure corridor and connecting with Nightingale Wood,” and

“sports and leisure facilities, including playing pitches”.

- 1.4 In accord with other policies in the Local Plan (EN1, EN2, EN3, EN4, EN5, EN6, EN10 and EN11), the development should:

- Protect, integrate and enhance biodiversity, including the River Cole Corridor and River Cole Meadow County Wildlife Sites;
- Protect, acknowledge and enhance the historic environment, including the Scheduled Monument, Earls court Manor, Great Moorleaze Farm and other Listed Buildings; and
- Protect and safeguard a route for the Wilts & Berks Canal as set out on the Local Plan Policies Map.

- 1.5 GI will play a key part in delivering sustainable transport links; mitigating impacts of the NEV on landscape character and views from the North Wessex Downs Area of Outstanding Natural Beauty (AONB); and minimising flood risk.

- 1.6 The recently adopted NEV Planning Obligations SPD develops the GI infrastructure requirements that will be delivered at the NEV, as detailed in Policy NC3. It identifies the GI required to achieve a comprehensive network; to be delivered at the strategic and local level. In particular, this includes green routes and green corridors, a nature reserve, outdoor sports facilities (including playing pitches delivered through sports hubs), allotments, children’s play space and general recreational areas that are within easy walking and cycling distance from each new village.

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

New Eastern Villages Green Infrastructure Strategy

Draft Supplementary Planning Document (SPD)

Planning Committee

Date: 14th February 2017

National Policy Context

- 1.7 The National Planning Policy Framework (NPPF) defines green infrastructure as “*a network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities*”. Planning Practice Guidance (PPG) acknowledges that the preparation of a GI strategy can assist in planning positively for GI, and should be based upon an assessment of current GI provision and identify opportunities for improvement.
- 1.8 The draft SPD supports the Council’s Corporate vision and pledges, the core principles of the Local Plan, and the stated objectives of the NPPF.

2. Detail

- 2.1 In accord with the Local Plan, GI is defined as a network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities. In Swindon this includes country and town parks, a wide range of major and local open spaces, outdoor sport facilities including playing pitches, children’s play space, allotments, semi-natural greenspaces including woodlands and water bodies, trees and hedgerows, biodiversity sites and scheduled monuments and other nationally important archaeological sites. These are also known as open space ‘typologies’.
- 2.2 GI is important because it provides many social, economic and environmental benefits close to where people live and work, and in accord with Policy EN1 it can:
- Connect and enrich biodiversity habitats and ecological networks;
 - Enable the provision of education and visitor facilities to improve access and opportunities for recreation and tourism;
 - Contribute to the health and wellbeing of the residents of Swindon;
 - Enhance landscape character and respect local distinctiveness;
 - Help meet the challenges of climate change; and
 - Realise the potential of historical and cultural heritage features to contribute to local identity and sense of place.
- 2.3 There is significant opportunity to deliver a well-designed network of inter-connected green spaces across the NEV, reflecting a broad range of GI typologies that are multifunctional and accessible to all.
- 2.4 The NEV GI Strategy is inextricably linked to the NEV Planning Obligations SPD as it seeks to provide further detail on the delivery of open space and GI at every

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

New Eastern Villages Green Infrastructure Strategy

Draft Supplementary Planning Document (SPD)

Planning Committee

Date: 14th February 2017

village. The delivery of each GI typology is in accord with the requirements detailed in the Infrastructure Delivery Plan (IDP) for the NEV.

- 2.5 Once adopted, the SPD will be a material consideration in the determination of planning applications for all development proposals within the NEV. It will help to secure the delivery of GI in a holistic and coordinated way, providing a multitude of benefits to existing and new communities.
- 2.6 There are a number of 'GI Key Principles' throughout the document to inform developers and applicants what is expected from them when they submit proposals at the NEV. This includes an open space calculator to determine the quantum of open space generated by residential development and how this should be provided both locally within the context of the new village, and strategically within the context of delivering an extensive GI network that provides permeability and connectivity across the NEV.
- 2.7 On this basis, the SPD aims to be concise and present a forward looking design approach to the delivery of GI for the NEV with a 'Leisure Lifestyle' where outdoor activity is available from your doorstep and integrated into daily life.
- 2.8 Through well designed GI, the NEV can be a flagship example of delivering sustainable development objectives and support the promotion of healthy and active lifestyles.
- 2.9 The delivery, implementation and monitoring of the GI Strategy can be guided by the GI Vision, as detailed in each of the chapters of the strategy. These are:
 - Landscape Character – to deliver a net gain in landscape character. All homes will be connected by high quality and distinctively designed GI networks to mitigate adverse impacts on, and loss of, landscape character and features. This includes the positive role that the Great Western Community Forest (GWCF) can achieve to landscape setting through the delivery of community woodland projects.
 - Biodiversity – to live within close proximity to habitat networks including flood meadows, managed jointly for wildlife and farming, to conserve protected species.
 - Green Routes - to live within close proximity to tranquil green routes managed for multiple travel modes, provide direct links to schools, local centres, employment and Swindon Town Centre.

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

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- Recreation, Sport & Play - to live within close proximity to free adventurous play opportunities for young children and teenagers. These are to include both informal natural opportunities as well as formal equipped play facilities.
- Art, Heritage, & Education - to live in a village where public art, heritage, architecture and parks and open space all work together to create a distinctive village character, identity and educational setting and resource.
- Water Management – to ensure water is conveyed and controlled through shallow above ground conveyance systems mimicking the natural drainage features of the site, as part of an attractive, playable, and sustainable landscape.

Early Engagement

2.10 Early engagement with key stakeholders has been undertaken to inform the GI draft SPD. Workshops facilitated by the Council were held during autumn 2016 and proved invaluable to the process.

2.11 Engagement has been undertaken with:

- South Marston Parish Council
- Wanborough Parish Council
- North Wessex Downs AONB;
- the RSPB;
- the Wiltshire Wildlife Trust;
- The Ramblers;
- Swindon Bicycle Users Group;
- Wilts & Berks Canal Trust;
- Natural England;
- The Woodland Trust;
- the Forestry Commission;
- Wiltshire Sport;
- and Swindon Museums.

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

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Outcomes of the early engagement

- 2.12 Positive feedback from the workshops based upon an early draft of the GI Strategy were received, in particular from the Wiltshire Wildlife Trust and the North Wessex Downs AONB. Detailed comments were made on various aspects including the possible impact on nearby woodland areas, the importance of enriching and widening hedgerows and securing permissive routes. Consideration to sensitive lighting throughout the development was also raised by North Wessex Downs AONB.

3 Alternative Options

- 3.1 The Council could delay consultation on the draft SPD and chose to rely solely on the GI related policies in the Local Plan to guide the detailed delivery of the NEV. The Local Plan sets the strategic policy framework for Swindon but this alone is not considered adequate to ensure all aspects of the GI vision at the NEV can be delivered, managed and secured in a phased and co-ordinated manner.
- 3.2 Delay to the publication and future adoption of the SPD is likely to prejudice the Council's ability to guide the nature and quality of GI at the NEV to the detriment of the proper planning of this strategic development. This would result in a missed opportunity to coordinate the delivery of GI at the strategic and local level.

4 Implications, Diversity Impact Assessment and Risk Management

Financial and Procurement Implications

- 4.1 The financial implications arising from publishing and consulting on the NEV Green Infrastructure Strategy draft SPD are to be met from the Planning budgets for 2016/2017.
- 4.2 The financial implications of coordinating the Council's approach to delivering an extensive GI network across the NEV is significant. The delivery of GI in advance and as an intrinsic part of development at the NEV will ensure that the Council will not be required to fund additional infrastructure or maintenance costs required by new developments from its own budgets.

Legal and Human Rights Implications

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

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

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

- 5.1 There are no immediate staffing implications of such a document, which provide further guidance to Policy NC3 and related policies EN1, EN2, EN3, EN4, EN5, EN6, EN10 and EN11 in assessing proposals for development at the NEV.
- 5.2 The Council has a duty to ensure that the preparation of the SPD is in accordance with the sustainability principles of the National Planning Policy Framework (NPPF).
- 5.3 The draft SPD conforms to the policies in the Local Plan which has already been subject to a Sustainability Appraisal (SA) incorporating SEA and Health Impact Assessment (HIA) to ensure that the impact of proposals can be minimised with the least negative impact possible.

Diversity Impact Assessment

- 5.4 The draft SPD conforms to the policies in the Local Plan which has already undergone a DIA and no negative impacts were predicted. Notwithstanding this, a specific DIA which will be made available alongside the draft SPD during the consultation period.

6 Risk Management

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

7 Consultees

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

8 Next Steps

- 8.1 If Planning Committee approve the recommendations of this report, the draft SPD will be made available for public consultation for a period of six weeks as soon as reasonably practical in accordance with the Council's Statement of Community Involvement in Planning. Copies of the draft SPD, and accompanying documents, would be distributed to a wide range of statutory consultees, including Parish Councils. The documents would be made available for inspection at the Civic Offices, at libraries in the Borough, and on the Council's website.

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

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- 8.2 Following completion of the public consultation period, all representations and suggested minor changes by the Council to the SPD will be submitted to a subsequent Planning Committee for adoption under the Planning and Compulsory Purchase Act 2004 (as amended). Should the document, as a result of the consultation need major revision, it will be recommended that a revised draft is produced for further consultation.

9 Background Papers

- 9.1 Appendix 1 - Green Infrastructure Strategy Draft Supplementary Planning Document (February 2017).

Appendix 1 will be available as part of a Supplementary Pack. An electronic copy will be available on the Council's Website and hard copies of the documentation have been made available to the Political Groups and are available for public inspection at Customer Services at the Civic Offices.

New Eastern Villages (NEV) Island Bridge Vision Draft Supplementary Planning Document (SPD)

Planning Committee

Date: 14th February 2017

Author: Head of Planning, Regulatory Services and Heritage

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

Purpose

- To update the Planning Committee on the preparation of the New Eastern Villages (NEV) Island Bridge Vision Supplementary Planning Document (SPD), and
- To seek approval from the Planning Committee for public consultation on the draft SPD.

Recommendation

That the Planning Committee:

1. Endorses the draft New Eastern Villages Island Bridge Vision Supplementary Planning Document for a six week public consultation as soon as reasonably practical, in accordance with the arrangements set out in paragraph 8.1 of this report; and
2. Authorises the Head of Planning, Regulatory Services and Heritage, in consultation with the Director of Law and Democratic Services to update the draft SPD and to make minor changes to the content of the document, if required, prior to carrying out the public consultation.

1 Background & Reason

Local Policy Context

- 1.1 Policy NC3 (New Eastern Villages – including Rowborough and South Marston Village Expansion) of the adopted Swindon Borough Local Plan 2026 (Local Plan) allocates a new mixed use development of about 8,000 new homes with associated employment, education, retail and leisure uses to the east of the A419¹, referred to as the New Eastern Villages (NEV). Policy NC3 also states that

¹ Including Rowborough and South Marston Village expansion, north of the A420

Further information on the subject of this report can be obtained from Robert Sweetnam, New Eastern Villages Delivery Team, Direct Dial 07341077574, NEVBridgeVision@swindon.gov.uk.

New Eastern Villages (NEV) Island Bridge Vision

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the development should comprise a series of new inter-connected distinct villages and an expanded South Marston village defined by the network of green infrastructure corridors.

1.2 Additionally the development will:

- provide sustainable transport links including walking and cycle network improvements that integrate with existing networks and provide good connectivity within the development and to the surrounding area;
- provide an extensive green infrastructure network that maximises opportunities for habitat connectivity and enhanced biodiversity including extending the River Cole green infrastructure corridor and connecting with Nightingale Wood;
- ensure that biodiversity, including the River Cole Corridor and River Cole Meadow County Wildlife Sites, is protected, integrated and enhanced; and
- ensure the route for the Wilts & Berks Canal as set out on the Policies Map will be safeguarded and protected from development.

1.3 Policy RA3 (South Marston) sets out the approach to delivering development at South Marston, included as part of the NEV, whilst Policy DE1 (High Quality Design) requires high standards of design for all types of development. Policy IN1 (Infrastructure Provision) sets out the overarching policy for ensuring development makes a positive contribution to sustainable growth.

1.4 Policy TR1 (Sustainable Transport Networks) seeks to deliver a high quality transport network throughout the Borough, which supports economic growth, regeneration and housing growth. Furthermore, Policy TR2 (Transport and Development) seeks to ensure new development is located and designed to reduce the need to travel and to encourage sustainable modes of transport.

1.5 Policy CM2 (Active, Healthy and Safe Lifestyles) seeks to increase opportunities to walk and cycle and encourage more sustainable travel choices.

1.6 Policy EN6 (Flood Risk) seeks to reduce the risk and impact of flood risk. Given the location of the NEV villages on higher ground situated within a floodplain, the bridges will need to be designed in a manner and sited in locations that do not adversely affect flood risk, whilst allowing for environmental improvements along ecological corridors.

1.7 Policy EN1 (Green Infrastructure Network) requires development to provide and design green infrastructure. The NEV contains the River Cole Green Infrastructure Corridor as identified on the Policies Map which the Bridge Strategy will need to support.

Further information on the subject of this report can be obtained from Robert Sweetnam, New Eastern Villages Delivery Team, Direct Dial 07341077574, NEVBridgeVision@swindon.gov.uk.

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National Policy Context

- 1.8 National Planning Policy Framework (NPPF) sets out the planning policies for England and how they are expected to be applied. Paragraph 35 requires development to be located and designed where practical to *“give priority to pedestrian and cycle movements, and have access to high quality public transport facilities”*; *“create safe and secure layouts which minimise conflicts between traffic and cyclists or pedestrians...”*; and *“consider the needs of people with disabilities by all modes of transport”* (amongst other objectives).
- 1.9 Further to this Paragraph 56 states *“good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people”*.
- 1.10 The Planning Practice Guidance (PPG) details a number of planning objectives to help achieve good design and characteristics which well design new or changing places should have. These include providing safe, connected and efficient streets; creating cohesive and vibrant neighbourhoods; and encouraging ease of movement.
- 1.11 The draft SPD supports the Council’s Corporate vision and pledges, the core principles of the Local Plan, and the stated objectives of the NPPF.

2 Detail

- 2.1 The NEV allocation includes a network of river corridors, streams, brooks and tributaries including the River Cole, Liden Brook, Dorcan Stream and South Marston Brook. These river and stream routes draw meandering paths across the site forming field boundaries and influencing vegetation patterns. As a result, parts of the NEV lie within medium and high risk flood zones as defined by the Environment Agency (Flood Zones 2 and 3 respectively).
- 2.2 South of the A420, NEV villages correspond with higher ground within the flood plain and comprise: Great Stall West, Great Stall East, Upper Lotmead, Lotmead Village, Lower Lotmead, Redlands and Foxbridge. These villages will be delivered by developers, with some gaps between application boundaries. Swindon Borough Council recognises that responsibility for delivering some of these links may rest with the Council. This SPD therefore sets out to provide the vision for connectivity between the southern NEV development islands. These links will comprise:
- Primary infrastructure for vehicular traffic; and
 - Secondary infrastructure within green corridors for non-motorised users.

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- 2.3 This document provides a cost beneficial crossing vision that meets highways demands and minimises impact on flood risk and the environment. It also details the design requirements for the proposed links and outlines the key environmental and biodiversity benefits resulting from the connections.
- 2.4 It is important that the views of local residents and businesses are also taken into account in finalising the SPD. Therefore it is proposed to subject the draft SPD to a period of 6 week public consultation.

3 Alternative Options

- 3.1 The Council could delay consultation on the draft SPD and chose to rely solely on the policies in the Local Plan, specifically Policy NC3 to guide the detailed delivery of the NEV. The Local Plan sets the strategic policy framework for Swindon but this alone is not considered adequate to ensure all aspects of the necessary infrastructure at the NEV can be delivered, managed and secured in a phased and co-ordinated manner.
- 3.2 Delay to the publication and future adoption of the SPD is likely to prejudice the Council's ability to guide the location and design of the highway links at the NEV to the detriment of the proper planning of this strategic development. This would result in a missed opportunity to coordinate the delivery of a series of inter-connected villages.

4 Implications, Diversity Impact Assessment and Risk Management

Financial and Procurement Implications

- 4.1 The financial implications arising from publishing and consulting on the Draft SPD are to be met from the Planning Budgets for 2016/2017.
- 4.2 The financial implications of coordinating the Council's approach to delivering the NEV is significant. The consideration of highway links between development islands in advance, and delivery of these links as an intrinsic part of development at the NEV, will ensure that the Council will not be required to fund additional infrastructure or maintenance costs required by new developments from its own budgets.

Legal and Human Rights Implications

- 4.3 Human rights legislation has been considered in the preparation of this report and it is considered to be compatible with convention rights.

Further information on the subject of this report can be obtained from Robert Sweetnam, New Eastern Villages Delivery Team, Direct Dial 07341077574, NEVBridgeVision@swindon.gov.uk.

New Eastern Villages (NEV) Island Bridge Vision

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- 4.4 The preparation and adoption of the SPD is a process covered by the Planning and Compulsory Purchase Act 2004 and associated regulations and amendments.

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

- 5.1 There are no immediate staffing implications of such a document, which provide further guidance on policies within the Local Plan 2026, in particular Policy NC3, in assessing proposals for development at the New Eastern Villages.
- 5.2 The Council has a duty to ensure that the preparation of the SPD is in accordance with the sustainability principles of the National Planning Policy Framework (NPPF).
- 5.3 The draft SPD conforms to the policies in the Local Plan which has already been subject to a Sustainability Appraisal (SA) incorporating SEA and Health Impact Assessment (HIA) to ensure that the impact of proposals can be minimised with the least negative impact possible.

Diversity Impact Assessment

- 5.4 The draft SPD conforms to the policies in the Local Plan which has already undergone a DIA and no negative impacts were predicted. Notwithstanding this, a specific DIA will be available alongside the draft SPD during the consultation period.

6 Risk Management

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

7 Consultees

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

8 Next Steps

- 8.1 If Planning Committee approve the recommendations of this report, the draft SPD will be made available for public consultation for a period of six weeks as soon as reasonably practical in accordance with the Council's Statement of Community

Further information on the subject of this report can be obtained from Robert Sweetnam, New Eastern Villages Delivery Team, Direct Dial 07341077574, NEVBridgeVision@swindon.gov.uk.

New Eastern Villages (NEV) Island Bridge Vision

Draft Supplementary Planning Document (SPD)

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Involvement in Planning. Copies of the draft SPD, and accompanying documents, would be distributed to a wide range of statutory consultees, including Parish Councils. The documents would be made available for inspection at the Civic Offices, at libraries in the Borough, and on the Council's website.

- 8.2 Following completion of the public consultation period, all representations and suggested minor changes by the Council to the SPD will be submitted to a subsequent Planning Committee for adoption under the Planning and Compulsory Purchase Act 2004 (as amended). Should the document, as a result of the consultation need major revision, it will be recommended that a revised draft is produced for further consultation.

9 Background Papers

- 9.1 Appendix 1 – NEV Island Bridge Vision Draft SPD (February 2017)
- 9.2 Appendix 2 – NEV Island Bridge Vision Draft SPD: Appendix C (February 2017)

Appendices 1 and 2 will be available as part of a Supplementary Pack. An electronic copy will be available on the Council's Website and hard copies of the documentation have been made available to the Political Groups and are available for public inspection at Customer Services at the Civic Offices.