

Appendix 1a – Swindon Borough Local Plan 2026 Policies

Policy SD1 Sustainable Development Principles

To enable the delivery of sustainable development and sustainable communities in the Borough all development proposals will:

- **be of high quality design;**
- **promote healthy, safe and inclusive communities;**
- **respect, conserve, and enhance the natural, built and historic environment;**
- **assess and address the impact of climate change through mitigation and / or adaption measures;**
- **provide or contribute to the assessed local and borough wide infrastructure and service requirements;**
- **contribute to the retention and growth of the local economy and complement town centre regeneration;**
- **be accessible by walking, cycling and/or public transport; and,**
- **use land and resources (such as water, energy, minerals and waste) in an efficient and effective way; and**

Policy SD2: The Sustainable Development Strategy

- a. Recognising its role and function in the wider area development in the Borough will be concentrated at Swindon through a combination of:**
 - **realising development opportunities within Swindon's urban area; and,**
 - **allocated strategic sites at; Wichelstowe, Commonhead, Tadpole Farm, Kingsdown and the proposed New Eastern Villages, Rowborough and expanded South Marston, as defined on the Key Diagram;**
- b. The Swindon Central Area, as defined on the Key Diagram and at Figure 7, will be the main focus and first preference for the location of built civic, cultural, further education, office, retail, leisure and regional sports facilities.**
- c. Outside Swindon:**
 - **rural development will be located primarily at Highworth and Wroughton, which (of the rural settlements) are the most accessible and maintain the largest range of facilities;**
 - **South Marston will be extended as part of the allocated strategic extension sites in part a. above;**
 - **development at Broad Blunsdon, Chiseldon, Wanborough and Bishopstone will be supported where it delivers (at least) the quantum of development identified in the Plan and responds positively to address local needs through the Neighbourhood Plan process or further site allocation work as detailed in policy LN1; and,**
 - **development proposals in rural and countryside locations outside these named settlements will be permitted where:**
 - **local needs have been identified and allocated through**

a Neighbourhood Plan or Neighbourhood Development Order, and /or;

- **it supports the expansion of tourist and visitor facilities in appropriate locations where identified needs are not met by existing facilities in rural service centre; or**
- **the proposals satisfy the policy requirements of this Plan.**

d. Sustainable economic and housing growth will be delivered in Swindon Borough during the plan period through the provision of:

- **120.26 hectares of employment land through:**
 - **77.5 hectares of additional employment land; and,**
 - **42.76 hectares with permission and existing allocations**
- **About 22,000 homes between 2011 and 2026, phased as follows:**
 - **1,150 per annum between 2011 and 2016; and,**
 - **1,625 per annum between 2016 and 2026.**

e. This quantum of employment land and housing numbers for the period 2011-26 will be distributed as set out below:

	Dwellings	Additional Employment Land & Floorspace
Swindon's Central Area	about 1,000	90,000 m² office
Remainder Swindon's existing urban area	about 3,500	
Northern Development Area	589	
Wichelstowe	4,064	12.5 hectares

Commonhead	890	15 hectares
Tadpole Farm	1,695	5 hectares
New Eastern Villages	about 6,000	about 40 hectares
Rowborough	about 1,500	
South Marston Village:		
Greenfield	500	
Brownfield	about 140	
Kingsdown	about 1,650	
Highworth	at least 200*	5 hectares
Wroughton	at least 150*	
Other Villages	at least 100*	

The Northern Development Area, Wichelstowe, Commonhead and Tadpole Farm have existing permissions. The number of dwellings and employment land for these area are per the permissions.

* The Neighbourhood Planning process allows for the additional allocation of specific numbers of dwellings above that set in adopted Local Plans, where they have been tested through the Neighbourhood Planning process, and the Plans proceed to adoption by the Borough Council.

Policy SD3: Managing Development

- a. **When considering development proposals, a positive approach will be taken to reflect a presumption in favour of sustainable development. This means:**
 - **applicants will work with the local planning authority to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions, and promotes health and well-being, for those**

people living and working in Swindon Borough;

- **planning applications that are in accordance with the policies in this Local Plan (and with policies in adopted neighbourhood plans) will be approved, unless material considerations indicate otherwise; and,**
- **where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Borough Council will grant permission unless material considerations indicate otherwise – 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**
 - **specific policies in that Framework indicate that development should be restricted**

b. At all major development areas:

- **following outline permission being given to proposals comprehensive Design Codes and / or Framework Plans will be adopted prior to the approval of any Reserved Matters;**
- **management strategies will be agreed to secure the long term maintenance of infrastructure prior to development, and**
- **the production of Diversity Impact Assessments and Health Impact Assessments will be encouraged**

c. For the Swindon Central Area a Masterplan will be produced to give further guidance to development proposals to realise the

aims of this Plan and the Central Area Action Plan

- d. For the Strategic Allocations a tariff or model legal agreement will be developed to ensure timely delivery of infrastructure, maintenance and mitigation and fair and equitable contributions between phases. This will require landowners to enter into equalisation agreements.**
- e. For the New Eastern Villages (including Rowborough), and South Marston Village Supplementary Planning Documents will be adopted.**

Policy DE1: High Quality Design

a. High standards of design are required for all types of development. Proposals for development shall respond to the objectives of sustainable development through high quality design and place-making principles. To ensure this, proposals should address and will be assessed against all the following design principles:

- **context and character, and**
- **layout, form and function of the development, including:**
 - **accessibility;**
 - **integration;**
 - **legibility;**
 - **inclusivity;**
 - **safety & security;**
 - **efficiency;**
 - **permeability; and**
 - **adaptability;**
- **amenity; and**
- **the quality of the public realm**

b. All development should address and incorporate the following considerations as applicable:

- **sustainable construction (in accordance with Policy DE2);**
- **managing flood risk (in accordance with Policy EN6);**
- **transport (in accordance with Policy TR2);**
- **green infrastructure (in accordance with Policy EN1); and**
- **the historic environment (in accordance with Policy EN10)**

Policy DE2: Sustainable Construction

- a. Development shall demonstrate passive solar benefits, (heating, ventilation, cooling and lighting) in accordance with Policy DE1, through the layout and design of the site, and orientation and design of buildings
- b. All major development¹ shall meet the following sustainable construction standards¹

<i>Development type</i>	<i>By April 2013²</i>	<i>2013 – 2016²</i>	<i>2016²</i>
Residential	Code for Sustainable Homes level 3 (In full)	Code for Sustainable Homes level 4 (In full)	Code for Sustainable Homes level 5 (In full)
Non-residential	BREEAM Excellent		

- c. Where on-site provision of renewable technologies is not appropriate, new development can meet CO₂ reduction requirements through off-site provision by making ‘allowable solutions contributions’. Funds gathered will be used for wider energy efficiency and energy generation initiatives.
- d. The use of combined heat and power (CHP), and/or combined, cooling, heat and power (CCHP) with district heating is encouraged. Within the identified “District Heating Priority Areas” and urban extensions, as shown on the Proposals Map, major development shall:
- demonstrate a thermal master-planning approach considering issues such as mix of uses, anchor loads, density and heat load profiles to maximise opportunities for the use of district heating; and

¹ “Zero carbon” requirements reflect current Government timescales.

² Timescales in line with current building regulations which may be subject to change

- incorporate infrastructure for district heating and connect to existing systems where and when they are available or fully justify any alternative approach.

Policy EC1: Economic Growth through Existing Business and Inward Investment

- a. Inward investment and the growth and retention of existing business will be enabled by:
 - promoting Swindon Central Area as the first preference for office development;
 - protecting the best employment sites for employment use (B-class) and enabling development opportunities at others where it will enhance investment opportunities;
 - identifying new employment sites;
 - supporting large inward investment proposals where there is significant net economic or social benefit; and
 - the provision of a university and/or enhanced higher education facilities in Swindon Central Area to meet business skills needs, enhance the town's profile and provide a local highly qualified and skilled workforce
- b. Opportunities to develop the following key employment sectors will be particularly supported:
 - specialist manufacturing in East Swindon;
 - financial and business services at the Central Area;
 - distribution and logistics in the A419 corridor;
 - environmental, tourism and leisure, information

communication technologies (ICT), education, health, retailing and creative industries at appropriate locations; and

- **low carbon development and manufacturing at appropriate locations and in conjunction with Policy IN4**

Policy EC2: Employment Land and Premises (B Use Classes)

- a. **The Key Employment Areas defined on the Proposals Map and listed below, shall be retained primarily for employment generating uses within the Use Classes B1, B2 and B8. Planning permission will be given for Class B1, B2 and B8 uses, and for sui generis uses, in these areas, subject to the Class B1(a) office development not adversely impacting upon the regeneration of Swindon Central Area.**
- b. **The change of use or redevelopment of land and buildings or development for other uses, within the key employment areas and Central Swindon, shall only be supported where it can be demonstrated that:**
 - **the development proposal will not adversely impact upon the regeneration of the Swindon Central Area; and**
 - **the premises has been vacant for 6 months or more and genuine marketing for commercial (B class) uses for that period of time, at reasonable market values, has proved unsuccessful, and**
 - **a sequential site search has been undertaken that takes account of the current quality of the Employment Area such that loss of the highest quality employment land is minimised, assessing the following factors:**
 - **strategic and local road access;**
 - **access to labour, public transport and services;**

- compatibility of adjacent land uses;
- site characteristics, conditions and development constraints; and
- attractiveness to the market including vacancy and market activity; and,

- proposals for retail development have undertaken a sequential site search in accordance with Policy EC3

In addition the change of use proposal should demonstrate at least one of the following criteria:

- the development proposal will generate the same number, or more permanent jobs than could be expected from the existing, or any potential employment use; and/or
- the site is not appropriate for the continuation of its present or any employment use due to a significant detriment to the environment or amenity of the area; and/or
- the site is no longer capable of meeting modern business needs; and/or
- it can be shown that the loss of a small proportion of employment floorspace would facilitate the redevelopment and continuation of employment uses on a greater part of the site, providing the same number or more permanent jobs than on the original whole site; and/or
- the change of use is to facilitate the relocation of an existing business from buildings that are no longer fit for purpose to more suitable premises elsewhere within the Borough and no other B-class occupiers are likely to take up the site

- c. At the strategic allocations of Wichelstowe, Commonhead, Tadpole Farm, Kingsdown and the Eastern Villages, employment land allocations will be implemented in accordance with Policies NC1, NC2, NC3, NC4 and NC5. To ensure the delivery of

sustainable mixed-use developments, these sites will be protected for specified B class employment uses for a period of 18 months from completion of buildings. After this point, proposals for the change of use of buildings or redevelopment will be subject to Policy EC2b.

- d. Proposals for office development (Use Class B1(a)) over 1,000m² gross floorspace which are located outside of Swindon's Central Area will be supported where they:**
- do not harm or undermine the regeneration of Swindon's Central Area; and,**
 - demonstrate a sequential approach to site selection in order of preference and priority as follows:**
 - 1. Swindon's Central Area**
 - 2. Swindon's urban area well served by public transport or the employment allocation at the New Eastern Villages; within the floor space limits specified in NC4) and,**
 - 3. Peripheral sites in locations that are accessible by a choice of transport modes.**
- e. Where employment development does not comply with parking standards, development may be permitted where the impact of off-street parking, safety and amenity is acceptable, including parking provision for disabled people. Parking dedicated for the use of disabled persons should always be provided in accordance with the required standard.**

Policy EC3: The Role of the Centre and Town Centre Uses

- a. **Proposals for main town centre uses³ (not including offices covered by Policy EC2c above) outside Swindon Central Area shall be permitted:**
- **where they do not harm or undermine the regeneration of Swindon's Central Area; and,**
 - **where they do not undermine the vitality and viability of existing District, Primary Rural Centres and Local Centres**
 - **a sequential approach to site selection has been undertaken and demonstrated, where a proposal's delivery is not dependant on location at a specific site because its use is tied to that location, in order of preference and priority as follows:**
 - 1. Swindon Town Centre;**
 - 2. Edge of Town Centre;**
 - 3. District and Primary Rural Centres: Cavendish Square, Gorse Hill, Highworth Town Centre, Orbital Retail Park, Old Town, West Swindon, Wroughton Village Centre and the Eastern Villages District Centre**
 - 4. Local Centres: as shown on the proposals map including those at Wichelstowe, Commonhead, Tadpole Farm and Kingsdown developments**
- b. **Outside the defined hierarchy of centres:**
- **proposals for new single shop units (Class A1⁴) will be permitted where it can be demonstrated that they provide**

³ Defined in the Glossary of the NPPF as Retail development (including warehouse clubs and factory outlet centres); leisure, entertainment facilities the more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, night-clubs, casinos, health and fitness centres, indoor bowling centres, and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities)

- only for the daily shopping needs of the local population and do not harm the vitality and viability of existing centres; and
- existing single shop units (Class A1) will be protected from changes of use to non-Class A1 uses, where the proposed use is not compatible with the local area in which it is set
- c. To protect the shopping function of the Town Centre and other centres, as defined on the Proposals Map:
- in the Town Centre, Class A1 uses should occupy at least 75% of the primary frontage and 60% of the secondary frontage;
 - in District and Primary Rural Centres Class A1 uses should occupy at least 70% of the street frontage; and,
 - in Local Centres Class A1 uses should be predominant.
- Proposals for non-class A1 uses will be permitted only where they enhance the local retail centre function and do not by themselves or cumulatively harm the vitality and viability of the centre's retail function
- d. All retail development proposals with a floorspace exceeding 600m² should be accompanied by a Retail Impact Assessment to ensure they would not have an adverse impact on the town centre or hierarchy of centres.
- e. Within the town centre, or any district or Primary Rural centre, where the percentage of the street frontage is already at or below the threshold of the desired Class A1 Uses (retail) identified above, proposals for more than 323m² for non-A1 uses will normally be permitted where they demonstrate that:
- at least 12 consecutive months active marketing of the premises for Class A1 Use (retail) has been undertaken; and,

⁴ All use class references relate to Use Class Order (1995) as amended (2006).

- the proposed use is appropriate for its location

f. Street trading will be permitted where it satisfies other development management policies, and is in accordance with the adopted Street Trading & Ancillary Retail Kiosks Development Management Guidance Note.

Policy EC4: Conversion of Buildings to Employment Use in the Countryside

In the countryside, proposals for the conversion of a building or structure for employment use not related to policy EC5 shall be permitted provided:

- it is structurally sound and capable of conversion without substantial reconstruction;
- the conversion maintains the original character of the building and does not have a detrimental effect on the fabric and character of any adjacent buildings, including listed buildings, or the landscape character type generally;
- utilities can be provided and the building has adequate access to a metalled road without creating traffic hazards and without involving road improvements incompatible with the character of the area; and
- the conversion does not lead to a dispersal of employment activity on such a scale as to adversely affect the vitality of neighbouring rural settlements.

Policy EC5: Farm Diversification

In rural areas, proposals for economic activities that bring about farm diversification (as defined by the EU) shall normally be permitted, providing that:

- the proposals are operated as part of a viable farm holding

and contribute to the viability of the holding;

- it is not detrimental to the character and appearance of existing buildings and their setting within the Landscape Character Area;**
- existing buildings are used in preference to new buildings or extensions;**
- utilities and other infrastructure is available or can be provided; and**
- there is access by means of an existing road; no traffic hazards are created or increased; and road improvements incompatible with the character of the surrounding area are not required.**

Policy HA1: Mix, Types and Density

a. Housing development should be design-led, in particular:

- densities, house types and sizes should be respect the character of the surrounding area;**
- there should be a variety of densities, house types and sizes within larger developments;**
- higher densities should be directed towards Swindon's Central Area and locations served by a good range of services and facilities; and**
- lower densities and larger homes should be provided to satisfy the higher value end of the market where they are in accord with the context and character of the local area**

b. Large development proposals will be expected to consider the contribution self-build can make to the mix and type of development

Policy HA2: Affordable Housing

- a. On all developments of 15 homes or more, or on sites larger than 0.5 hectares and subject to economic viability assessment:
 - a target of 30%⁵ affordable homes should be provided on-site; or
 - a proportionate contribution should be provided towards affordable homes off-site where on-site provision is not suitable.
- b. Where affordable homes are to be provided on-site affordable housing should be integrated within the design and layout of a development and of a mix and tenure that reflects current need.

Policy HA3: Wheelchair Accessible Housing

Development proposals for 50 dwellings or more should provide at least 2% of the dwellings to be suitable for occupation by wheelchair users to ensure all delivered housing is of a high quality and there is a wide choice of housing available.

Policy HA4: Subdivision of Housing and Houses in Multiple Occupation

- a. Proposals for sub-division of dwellings into flats and for Houses in Multiple Occupation (HMOs), where planning permission is required shall only be permitted where:
 - the internal floorspace of the original dwelling is at least 100m²;
 - they will not harm the character of the area, streetscene or amenity of neighbouring residents including through the

⁵ This level of provision should be delivered with nil public subsidy, unless otherwise agreed by the council

provision of parking, refuse and cycle storage;

- **the application of car parking standards does not result in the loss of the majority of existing front and rear garden space and landscaping;**
- **they will not harm traffic or pedestrian safety due to increased parking pressures or exacerbate existing parking problems; and**
- **room sizes and internal arrangements meet the current standards defined by Swindon Borough Council**

- b. In order to support mixed and balanced communities, and to ensure that a range of household needs continue to be accommodated throughout the Borough, applications for changes of use to a House in Multiple Occupation (HMO)⁶ shall only be permitted where the proposal would not adversely affect the character of the surrounding area or lead to an unacceptable concentration of Houses in Multiple Occupation within a given area.**

Policy HA5: Rural Exception Sites

- a. As an exception to the rural strategy principles in Policy SD2c, housing development to meet local affordable housing needs may be permitted outside defined rural settlement boundaries where it can be demonstrated that the following criteria can be met :**
- **no other suitable sites are available within the settlement boundary;**
 - **the housing shall remain affordable in perpetuity to people with a local connection;**

⁶ For the purposes of this policy, dwellings in use as Class C4, mixed C3/C4 use and HMOs in *sui generis* use will be considered to be HMOs.

- there is evidence of local need, through the Council's Strategic Housing Market Assessment and/or a Local Needs Survey;
 - the proposal is appropriate in scale and style taking into account landscape value, settlement character, and site characteristics;
 - environmentally sensitive sites such as SSSIs are not affected;
 - good design principles are demonstrated that meet the Council's residential design standards, with the design process beginning from the outset;
 - an option with the landowner is secured at an early stage in the development process to ensure the scheme can proceed.
- b. Where such a proposal is initiated and supported by the local community and it is aligned with the Local Plan policies, there will be a presumption to grant.
- c. In exceptional circumstances, where it is demonstrated, by means of a viability assessment, that there is insufficient public funding to make the scheme viable, an element of private market housing will be acceptable to provide a cross subsidy, secured through a legal obligation. The market housing would need to meet the same design principles as the affordable element.

Policy HA6: Agricultural Workers Dwellings

- a. Planning permission for a new dwelling in the countryside based upon the essential needs of agriculture and forestry shall only be granted provided that:
- an independent appraisal is submitted with the application demonstrating that there is a functional need for the proposed dwelling which cannot be met by existing suitable accommodation available in the area, or by rearranging duties

and responsibilities between workers; and

- **the size of the proposed dwelling is appropriate to its functional need; and**
- **in all cases a financial test is also submitted to demonstrate the viability of the business proposed or as proposed to be expanded; and**
- **the dwelling cannot be provided by adapting an existing building on the holding; and**
- **the proposed dwelling is located within or adjacent to the existing farm buildings or other dwellings on the holding; and**
- **the design of the proposed dwelling is in harmony with the landscape character type and appearance of the countryside, particularly in the Area of Outstanding Natural Beauty; and**
- **occupancy is limited by way of a planning condition or obligation**

- b. Any proposal for a farm unit which has been subject to fragmentation, or is known to be about to be affected by it, shall be subject to planning obligations to tie the dwellings to adjacent farm buildings to prevent them being sold separately.**

Policy HA7: Conversion of Buildings to Residential Use in the Countryside

In the countryside, proposals for the conversion of an existing building or structure to residential shall be permitted provided they comply with the following criteria:

- **the building is worthy of retention, structurally sound and capable of conversion without substantial reconstruction; and**
- **the conversion is in keeping with the original character of the**

building and enhances the fabric and character of any adjacent buildings, or the landscape character type generally; and

- **the number of units and density of development is appropriate to the building's location; and**
- **the building shall have an existing curtilage or a curtilage can be created which does not adversely affect the landscape character type, the building itself or any adjacent structure; and**
- **utilities can be provided and the building has adequate access to a metalled road without creating traffic hazards and without involving road improvements incompatible with the character of the area**

Policy HA8: Gypsies, Travellers and Travelling Showpeople Pitches and Sites

- a. **Provision for gypsies and travellers and travelling show people will be made in accordance with the updated Need Assessment. The location(s) of this additional requirement will be identified in a Site Allocations Development Plan Document**
- b. **Development to accommodate Gypsies, Travellers and Travelling Show People will be permitted provided that the site:**
 - **is accessible to shops, schools and health facilities by public transport, on foot or by cycle;**
 - **has good access to the highway network and will not cause traffic congestion or safety problems;**
 - **has sufficient space for the parking and manoeuvring of all**

vehicles associated with the occupiers;

- **is provided with adequate on-site services for water supply; power; drainage; sewage disposal; and waste disposal facilities;**
- **includes appropriate landscape measures to avoid any adverse visual impact and to ensure adequate levels of privacy and residential amenity for occupiers and adjacent occupiers, that avoid the use of high walls and fences;**
- **does not accommodate non-residential uses that would not cause, by virtue of smell, noise or vibration, significant adverse impact on neighbouring business or residents; and**
- **is in accord with the Flood Risk Policy EN6**

c. In addition, development for travelling show people will be permitted provided that the site:

- **be occupied by bona fide members of the Showmen's Guild, and**
- **includes sufficient space for storage and maintenance of equipment separate from residential caravans.**

d. Unless the site is in close proximity to an existing children's recreational area, the site should also include a designated area for children's games and recreation.

Policy TR1: Sustainable Transport Networks

- a. The council will use its planning and transport powers to help reduce the need to travel, and support and encourage the sustainable, safe and efficient movement of people and goods within and through the Borough. This will be achieved by:**

- **enabling a reliable and efficient transport network that:**
 - minimises congestion;
 - maximises consistent journey times;
 - prioritises trips to and from Swindon town centre; and
 - supports the distribution and logistics employment sector
- **promoting and improving safety, security and healthy lifestyles through:**
 - maximising opportunities to walk and cycle;
 - reducing severance caused by transport corridors and the dominance of the car on the streetscene;
 - education, training and enforcement;
 - engineering and design and highway maintenance; and
 - overlooking and surveillance of bus stops, car parks, footpaths and cycleways to increase safety.
- **promoting equality of opportunity and access to services and facilities for all by:**
 - delivering walkable mixed use development;
 - inclusive design;
 - good public transport provision; and
 - encouraging innovative transport initiatives for rural areas
- **minimising emissions from transport by:**
 - reducing the need to travel;
 - promoting more sustainable travel choices;
 - personal, workplace and school travel planning; and
 - designing the built environment to encourage healthy lifestyles and travel choices.
- **supporting and contributing towards improving Swindon's sense of place and quality of life by:**
 - integrating public realm and green infrastructure into

the design of transport schemes;

- **minimising the impact of congestion, noise and air quality;**
- **improving the legibility and ease of movement within Swindon town centre; and**
- **improving the image and experience of using Swindon's public transport.**

- **targeted investment to improve key junctions and corridors**
- **enabling the provision of a rapid transit network from the new urban extensions to Swindon Town Centre**
- **medium to long distance vehicle movements will be positively encouraged through site access/egress locations, road design, and other highway measures to access the strategic highway network at its nearest point in Swindon rather than rat-run through inappropriate rural roads in the Borough, Wiltshire and adjacent areas**

- b. The route of the Purton Road to Iffley Junction Relief Road as shown on the Proposals Map is safeguarded to enable its future construction.**

Policy TR2: Transport and Development

- a. New development should be located and designed to reduce the need to travel and to encourage the use of sustainable transport alternatives, particularly walking and cycling, and provide the potential to maximise bus travel.**
- b. Development shall be permitted where proposals provide access that is appropriate to the scale, type and location without detriment to highways safety and local amenity, and where there is an existing safe and convenient pedestrian and cycle access or provision is made for such access.**

- c. Development shall be permitted where proposals will not prejudice or impede an existing or planned cycle route, or provision is made for a more satisfactory route.**
- d. Development that results in the loss of existing rights of way or their disruption shall only be permitted when adequate, acceptable alternative provision or diversions be arranged.**
- e. Development shall be permitted where proposals do not remove, narrow or materially impair the approved line of the Thames Path or Ridgeway National Trails, and/or public access to them.**
- f. Developments shall provide appropriate mitigating measures to offset any adverse impacts on the transport network at both the construction and operational stages.**
- g. To assess and mitigate the impact of development and to promote sustainable travel choices, the following information will be required to support planning applications:**
 - A Transport Assessment: where the proposed development is likely to have significant transport and related environmental impact (in accordance with Department for Transport guidance);**
 - A Transport Statement: where the development has relatively minor transport implications (in accordance with Department for Transport guidance); and**
 - A Travel Plan: where the proposed development is likely to have significant transport and related environmental impact (in accordance with Department for Transport guidance).**
- h. Parking provision, including secure cycle and motorcycle parking, should be provided in accordance with the Council's adopted parking standards.**

Policy IN1: Infrastructure Provision

- a. In order to make a positive contribution to the sustainable growth of Swindon, all development, including development adjacent to but outside the Swindon Borough boundary, shall where appropriate, and within the context of economic viability make provision to:
- meet the cost of new infrastructure made necessary by the development;
 - mitigate the impact of development on existing infrastructure;
 - provide for the ongoing maintenance of infrastructure delivered as a result of development where appropriate;
 - contribute to the delivery of strategic infrastructure to address the cumulative impacts of development; and,
 - contribute to initiatives to increase the effectiveness and efficiency of infrastructure

Policy IN2: Water Supply and Wastewater

- a. Future water supply will be addressed through the implementation of demand management measures in new development to reduce the use of water and the prevention of leakage to increase supply.
- b. The development or expansion of water supply or sewerage waste/water treatment facilities, including sewage sludge, shall normally be permitted either where needed to serve existing or proposed new development, or in the interests of long term water supply and waste water management provided that the need for such facilities outweighs any adverse land use or environmental impact that any such adverse impact is minimised.

- c. Future wastewater treatment and improvements in related river quality will be addressed through the timely expansion of the Rodbourne Sewage Treatment Works and / or an additional Sewage Treatment Works to the east of Swindon to serve the New Eastern Villages developments, if proven to be the most sustainable option, particularly to ensure delivery of the housing trajectory.**
- d. Development proposals should take account of the capacity of existing off-site water and sewerage/waste water treatment infrastructure and the impact of development proposals on them. Where necessary, the Council will seek improvements to water and/or sewerage/waste water treatment infrastructure related and appropriate to the development so that the improvements are completed prior to occupation of the development.**

Policy IN3: ICT and Telecommunications

- a. All Information Communication Technology (ICT) and telecommunications proposals should be sited and designed in such a way that the appearance of the surrounding area is not adversely affected by the development. Proposals for ICT and telecommunications developments shall be supported provided that:**
 - the siting of the proposal and any other additional equipment involved with the development does not unduly detract from the appearance of the surrounding area or form an intrusive addition to the street scene; and**
 - the amenities of any neighbouring sites are not unacceptably harmed by the proximity of the proposed telecommunication development; and**

- the colour and profile are sympathetic to the sites surroundings and the size of the development is kept to a technical minimum to ensure any adverse impact on the environment is minimised; and
 - there is justification demonstrating that all alternative sites and potential mast sharing opportunities which fulfil the functional requirements of the development have been assessed
- b. Development should where possible make provision to incorporate super-fast broadband.

Policy IN4: Low Carbon and Renewable Energy

- a. Appropriate renewable and low carbon energy infrastructure which has benefits for local communities and the local economy will be encouraged and supported. Proposals for low carbon and renewable energy infrastructure, including large-scale freestanding installations, will be assessed under national policies and against the following:
- social and economic benefits (including local job creation opportunities);
 - the impacts on, and benefits to local communities; and,
 - environmental impact.
- Any heat produced as part of a renewable energy or combined heat and power (CHP) installation should be productively used on-site or linked to a district energy network.
- b. A locally delivered modular district energy network shall be enabled and supported which is
- focused around areas of high and constant heat demand, and
 - capable of incorporating additional low and zero carbon energy sources and generation technologies e.g. biomass,

waste and combined heat and power.

- c. Energy efficiency and low carbon energy generation schemes brought forward by communities, or with major community benefits, will be encouraged and supported in principle.**
- d. Proposals for wind turbines, including any ancillary buildings and structures, shall be permitted only where there is no unacceptably adverse impact due to noise, shadow flicker, amplitude modulation, reflected light or electronic disturbance on:**
 - the built and natural heritage, and/or**
 - the amenity of properties, and/or**
 - areas important for tourism or recreational use of the countryside**

Visual impact shall be minimised through siting, landscaping, design and use of materials.

Policy CM1: Education

- a. To meet the long-term primary and secondary school place needs the provision for the following should be made:**
 - 11 new primary schools (or 22 new forms of entry in total);**
 - 3 new secondary schools, expansion of existing schools and the use of projected surplus places (or 22 new forms of entry in total); and**
 - Additional temporary primary and secondary school accommodation at the urban extensions to manage the temporary demographic peak in pupils**
- b. To meet the long-term needs for post-16 education provision, the following will be enabled:**
 - expansion of Swindon College and New College;**

- provision of a 13-19 year-old Specialist Vocational Centre;
- provision of new 6th Forms at existing and new Secondary Schools; and,
- a new university or enhanced tertiary facility in Swindon's Central Area

c. To meet long-term Special Education Needs (SEN) the following will be enabled:

- the extension of existing SEN facilities;
- provision of Special Resource facilities at new and existing primary and secondary schools; and
- provision of a new 0-19 SEN facility as part of an integrated education campus for severe, profound and multiple learning difficulties

d. To meet the long-term early years needs the following will be enabled:

- the provision of nursery facilities at all new primary schools; and
- the provision of facilities by the private and voluntary sector

e. Schools should be sited within the heart of their communities and be designed to provide safe walking and cycling access

Policy CM2: Active, Healthy and Safe Lifestyles

a. Active, healthy and safe lifestyles will be enabled by:

- increasing opportunities to walk and cycle and encouraging more sustainable travel choices;
- increasing access to green spaces to promote health and mental wellbeing;

- **designing out crime and designing in health;**
- **the provision of open space, sports and leisure facilities;**
- **the protection and improvement in the stock of playing pitches; and,**
- **the provision of cultural, health, fire, police, faith and multi-use community facilities**

b. To meet demand, promote sporting participation and achievement the following will be enabled:

- **measures to increase the capacity and quality of existing sports centres;**
- **the provision of new sports centres;**
- **the development of a network of sporting centres of excellence; and**
- **the co-location of sports centres with schools**

c. To improve the cultural offer in Swindon Borough the following will be enabled:

- **the development of a cultural quarter in Swindon Town Centre as a focus for cultural activities;**
- **the promotion Swindon Town Centre as a key centre for the arts and creative industries; and**
- **the enhancement of tourism and cultural venues to help sustain their viability, particularly:**
 - **The Wyvern Theatre;**
 - **The Steam Museum;**
 - **The Science Museum at Wroughton;**
 - **The Swindon & Cricklade Railway; and**
 - **The Wilts & Berks Canal**

- d. Proposals for the redevelopment of Swindon Town Football Club at the County Ground will be supported where they deliver enhanced facilities and do not conflict with town centre regeneration.**

Policy CM3: Integrating Facilities and Delivering Services

- a. increased local and integrated service delivery will be supported in conjunction with local communities, particularly:**
- flexible multi-use buildings in public and community ownership;**
 - co-location of sports centres and playing pitches with schools;**
 - agreements to use schools and other public buildings for community use;**
 - co-location of doctor, dentist and pharmacy facilities; and**
 - to share and integrate police, fire and ambulance facilities.**
- b. To meet the long-term health, social care and emergency service needs in the Borough and the wider population the following will be enabled:**
- expansion of The Great Western Hospital as required;**
 - enhanced and new social care and local healthcare facilities; and**
 - a reorganisation of existing fire infrastructure and provision of new fire stations.**

Policy CM4: Maintaining and Enhancing Community Facilities

- a. **Proposals for new or extended community facilities will be supported, particularly where:**
 - **the site is located within or adjacent to existing settlements;**
 - **it is accessible for all members of the community and promotes social inclusion, and**
 - **if possible they can be co-located with other community uses**
- b. **Proposals that result in the loss of established community facilities shall only be permitted where it can be demonstrated that:**
 - **commercial facilities have been genuinely marketed for the established use for at least one year;**
 - **the facility is no longer economically viable for the established use, or there is a suitable and sustainable alternative to that facility nearby, or the facility is no longer required.**

Policy EN1: Green Infrastructure Network

- a. **Development shall protect and enhance green infrastructure and assets as identified in Appendix 5. This includes the requirement that development must provide for the protection and integration of existing trees, hedges and woodlands.**
- b. **Development shall design green infrastructure to maximise its connections and functions and ensure the sustainable maintenance and management of it.**

Policy EN2: Community Forest

Development shall contribute towards the aims and objectives of the Great Western Community Forest (GWFC) in Swindon. This will be achieved by:

- **ensuring a net increase in tree cover through the planting of new woodland and trees;**
- **creating or enhancing habitats for biodiversity, including built structures in accordance with Policies EN1 and EN4; and**
- **ensuring access to local woodlands and opportunities for communities and businesses to benefit from GWCF**

Policy EN3: Open Space

A. All development shall provide or contribute towards public open space in line with open space standards as set out at Appendix 4, including:

- **children and teenager's play areas**
- **outdoor sports facilities**
- **general recreational Areas**
- **Allotments**

Residential development of 25 dwellings or more should provide open space on site.

B. Public open space assets defined on the Proposals Map will be protected from development unless:

- **it can be demonstrated that alternative provision can be made locally of equivalent or better size, quality and accessibility; or**
- **the proposed development is ancillary to the main use of the site and protects its public open space function; or**

- the proposed development is subject to an appraisal to ensure it does not adversely affect local needs and existing quality of open space within the area in accordance with the Council's Standards, as set out in Appendix 4 and in the most recent Open Space Audit and Assessment); or
- the proposed development provides community benefit which outweighs the loss of open space.

Policy EN4: Biodiversity and Geodiversity

- a. Development will avoid direct and indirect negative impacts upon biodiversity and geodiversity sites as identified on the Proposals Map. This will be achieved through sensitive site location and layout, and by maintaining sufficient buffers and ecological connectivity with the wider environment. Damage or disturbance to local sites will generally be unacceptable, other than in exceptional circumstances where it has been demonstrated that such impacts are:
 - unavoidable and reduced as far as possible or are outweighed by other planning considerations in the public interest, and
 - where appropriate compensation measures can be secured
- b. All development shall protect and enhance biodiversity and provide net local biodiversity gain. Where this is demonstrably not achievable, mitigation and compensation measures may be acceptable.

Policy EN5: Landscape

(Landscape Character and Historic Landscape)

- a. **Proposals for development should ensure that:**
- **the intrinsic character, diversity and local distinctiveness of landscape within Swindon Borough are protected, conserved and enhanced;**
 - **the design of the development and materials used are sympathetic to the surrounding landscape;**
 - **unacceptable impacts upon the landscape are avoided; and,**
 - **where other negative impacts are considered unavoidable, they are satisfactorily mitigated**
- b. **In meeting the requirements of EN5a, applicants for development should demonstrate how they have taken into account Landscape Character Assessments and assessed the potential impact of the proposal upon the following attributes of the landscape:**
- **existing landscape form, features, topography and character;**
 - **the contribution of the landscape to biodiversity and wildlife;**
 - **local geology and geo-diversity;**
 - **views, visual amenity and the landscape setting;**
 - **valuable historic and heritage areas and assets;**
 - **environmental amenity such as tranquillity & noise, pollution and light pollution); and,**
 - **the existing social, physical, economic and environmental roles and functions of the landscape at the local and strategic scale (for example as a place of cultural and leisure activity, living, employment and separation of settlements)**
- c. **The North Wessex Downs Area of Outstanding Natural Beauty**

(AONB) is a nationally recognised area of landscape protection. Proposals within the Borough which are within and / or about the North Wessex Downs AONB must accord with relevant criteria set out in the AONB Management Plan. Proposals outside the AONB should not adversely affect its setting.

Policy EN6: Flood Risk

- a. The risk and impact of flooding will be minimised through:**
 - directing new development to areas with the lowest probability of flooding;
 - ensuring that all new development addresses the effective management of flood risk;
 - ensuring that development does not increase the risk of flooding elsewhere including on adjoining and surrounding land; and
 - ensuring wider environmental benefits of development in relation to flood risk.
- b. The suitability of development proposed in flood zones will be assessed using the Sequential Test, and, where necessary, the Exceptions Test. A sequential approach should be used at site level.**
- c. A site specific flood risk assessment will be required for development proposals of one hectare or greater in Flood Zone 1 and for all proposals for new development (including minor development and change of use) in Flood Zones 2 and 3 and Critical Drainage Areas, and also where proposed development or a change of use to a more vulnerable class may be subject to other sources of flooding. Appropriate mitigation and management measures must be implemented.**
- d. All development proposals must be assessed against the**

Swindon Surface Water Management Plan and the Local Flood Risk Management Strategy to address locally significant flooding. Appropriate mitigation and management measures must be implemented.

- e. All development shall be required to provide a drainage strategy. Developments will be expected to incorporate sustainable drainage systems and ensure that run-off rates are attenuated to greenfield run-off rates. Higher rates would need to be justified and the risks quantified.**

Policy EN7: Pollution

Development that is likely to lead to emissions of pollutants such as noise, light, vibration, smell, fumes, smoke, soot, ash, dust, grit or toxic substances that may adversely affect existing development and vulnerable wildlife habitats, shall only be permitted where such emissions are controlled to a point where there is no significant loss of amenity for existing land uses, or habitats.

Policy EN8: Unstable Land

- a. Development of land that is either known to be unstable, or is strongly suspected of instability, shall only be permitted when:**
 - an evaluation has been submitted of the level and precise nature of any instability; and**
 - there are no significant adverse effects on adjacent sites; and**
 - the extent of remedial measure required to achieve a level of land stability suitable for the propose use, capable of supporting future development loads has been identified.**
- b. Where planning permission is granted, conditions may be**

imposed requiring the execution of any necessary remedial works.

Policy EN9: Contaminated Land

- a. Development of land that is either contaminated, or is strongly suspected of being contaminated, shall only be permitted when:**
- an evaluation has been submitted of the level and precise nature of any contamination and need for removal or treatment; and**
 - the potential of existing contaminants to pollute both surface water and ground water, both during and after construction has been established; and**
 - the decontamination measures required to achieve a level of land quality suitable for the proposed end use have been identified; and**
 - measures are taken to ensure that migrating gas is safely dealt with where development is proposed on land adjacent to an uncontrolled 'gassing' landfill site**
- b. Where planning permission is granted, conditions may be imposed requiring the execution of any necessary remedial works.**

Policy EN10: Historic Environment & Historic Assets

- a. Swindon'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 or enhance their significance and setting.**

Policy EN11: Canals

- a. The alignments of the Wilts & Berks Canal and North Wilts Canal, as shown on the Proposals Map, shall be safeguarded with a view to their long term re-establishment as navigable waterways, by:
 - ensuring that development protects the integrity of the canal alignment and its associated structures; and
 - ensuring that where the canal is affected by development, the alignment is protected or an alternative alignment is provided; and
 - ensuring associated infrastructure of development does not prejudice the delivery of the canal
- b. Proposals will be permitted that are designed to develop the canal's recreational and nature conservation potential, in particular, the use of the old line of the canal for walking, cycling and interpretation.

Policy SC1: Swindon's Central Area

In order to improve and enhance Swindon's Central Area:

- a. High quality design shall be required of all new development in Central Swindon, in particular delivering clearly defined public and private space, improved public realm and access for all.
- b. The following areas will have their own specific role within Swindon's Central Area:
 - The Retail Core - the focus of retail-led development;
 - The Promenade - the focus for cultural activities, but will also provide civic and leisure facilities;
 - The Commercial Quarter - the focus for a flagship new office area;

- **The Railway Corridor - the focus for a vibrant, high-density, mixed-use development scheme;**
- **North Star - the location for a new regional leisure facility;**
- **Railway Heritage Area - the focus of visitor activities that are sympathetic to the historic character of the area, would not adversely impact on the amenity of Railway Village residents, and would complement and not undermine the Town Centre offer; and**
- **Old Town - the focus niche shopping and leisure uses, complementing the shopping and leisure offer in the Town centre.**

c. Provision shall be made in the Central Area for:

- **at least 53,700m² net comparison retail floorspace in the Town Centre Primary shopping area (retail core);**
- **at least 90,000m² of new office floorspace;**
- **about 1,000 additional homes;**
- **a new bus interchange;**
- **a new 1,000 space car park to the north of the railway line; and**
- **a community wide approach to renewable energy**

d. A 'Green Spine' will provide:

- **a primary north-south green route that will link Old Town, the Town Centre and North Star; and**
- **a focal point connecting Swindon's green infrastructure corridors**

e. High quality, safe and continuous pedestrian routes and cycling networks will be provided, including:

- a new rail crossing to address the severance from the Town Centre to North Star, and
- f. To secure Central Swindon as the focal point for Swindon's network of specialist leisure facilities
 - the Oasis Leisure Centre will be enabled to be redeveloped and expanded to reinforce its role as Swindon's flagship regional leisure destination; and
 - the historic role of the Health Hydro will be enabled to be enhanced for water sports and as a spa facility
- g. Education provision will be made for:
 - a new university and/or higher education facilities; and
 - 2 new primary schools (or 3 forms-of-entry) if required.
- h. Carfax Street Health Centre will be enabled to be relocated to increase the capacity and improve the quality and accessibility of health facilities within Central Swindon.
- i. The route of the Wilts & Berks Canal as set out on the Proposals Map will be safeguarded to enable the re-instatement of it as a navigable water body, subject to detailed route assessments
- j. The regeneration and development of Swindon's central area must integrate positively with, and contribute towards improvement of and mitigate their impact upon existing adjacent communities.

Policy SC2: Swindon's Existing Urban Communities

- a. In Swindon's existing urban communities, the priorities are:
 - the regeneration of the central area; and

- the protection and enhancement of existing built, semi-natural and natural assets of economic, social and / or environmental value to residents, employees and visitors; and,
- regeneration at targeted areas in need of renewal and investment, particularly at the local centres

b. These priorities will be implemented through application of the adopted Central Area Action Plan and other policies of this Plan, in particular:

- the protection and delivery of green infrastructure and open space in accordance with Policy EN1 and EN3;
- the provision of educational facilities in accordance with Policy CM1;
- the provision of sports facilities in accordance with Policy CM2;
- the provision of emergency service facilities in accordance with Policy CM3;
- the provision of a district heating network in accordance with Policy IN4; and
- improvements to the transport network in accordance with Policy TR1

Policy NC1: Wichelstowe

- a. Land at Wichelstowe, as defined on the Proposals Map, is allocated for a mixed-use development.
- b. The development at Wichelstowe shall provide:
- a total of 4,500 homes (including those already completed) an average density of 40 dwellings per hectare and a mix and

percentage of affordable homes in accordance with Policy HA2;

- **12.5 hectares of employment land within use class B1 and B2;**
- **a total of 4 local centres, one of which includes a food store with 2,000 – 2,500m² floorspace in the central neighbourhood;**
- **a total of 3 (2-forms of entry) primary schools (or an additional 6 forms-of-entry);**
- **a secondary school (or contributions towards the delivery of 6 forms of entry off-site);**
- **public open space in accordance with the Borough Council's Open Space Standards and extending the River Ray green corridor to the wider countryside;**
- **high quality public realm**
- **community facilities as follows:**
 - **a leisure centre associated with the secondary school; or a combination of on-site leisure facilities and increased capacity and improvements at Croft and Ridgeway; and**
 - **buildings for use by the community, service providers and for worship, including dual-use facilities at all schools; and**
 - **police / emergency services point; and**
 - **health care facilities including GP surgery, dentist and pharmacy in the central neighbourhood; and,**
- **a community wide approach to renewable energy, preferably with a district heating system**

c. Development at Wichelstowe shall protect, enhance and integrate with existing environmental assets, including:

- **the historic environment including the Scheduled Monument of Westleaze Medieval Village**

- biodiversity, including Old Town Railway Path County Wildlife Site, the river corridors and natural springs
- the North Wessex Downs AONB landscape and views from it ,
- off-site landscape and biodiversity mitigation south of the M4

d. The development at Wichelstowe shall provide sustainable transport links that integrate with Swindon including:

- a rapid transit link to Swindon town centre and additional public transport links within the site;
- walking and cycle links to Swindon's existing communities and the wider countryside;
- a link to Junction 16 of the M4;
- a link from Croft Road to Hay Lane; and
- a Park and Ride site

e. The risk of flooding shall be minimised, both within the development and adjacent properties, in accordance with Policy EN6;

The route for the Wilts & Berks Canal as set out on the Proposals Map shall be safeguarded and protected from development.

The character and identity of Wroughton will be protected by a principle of non-coalescence between the settlements. The land between Wichelstowe and the village shall remain part of the countryside. However, small scale development within this area, as defined on the Proposals Map, will be permitted where it retains or enhances the existing character of the countryside and:

- involves the re-use, conversion or extension of existing buildings at a scale appropriate to their location, in

accordance with the criteria specified in Policy DE1; or

- **is an essential requirement directly related to the economic or social needs of the rural community.**

Policy NC2: Commonhead

- a. **Land at Commonhead as defined on the Proposals Map, is allocated for a mixed-use development.**
- b. **The development at Commonhead shall provide:**
 - **a total of 890 dwellings at an average density of 30 dwellings per hectare**
 - **affordable homes in accordance with Policy HA2;**
 - **15 hectares of employment land within use-class B1 and/or B2**
 - **a local centre of a maximum of 1000m² retail floorspace ;**
 - **a primary school (or 1 form-of-entry) incorporating community facilities;**
 - **contributions towards the delivery of 1 form of entry secondary school places off-site;**
 - **temporary accommodation to manage the demographic peak at primary, and contributions as such at secondary schools;**
 - **Green Infrastructure in accordance with Policy EN1 and which connects to the urban area and wider countryside ;**
 - **sport, leisure and community facilities in accordance with Policy CM2;**
 - **high quality public realm;**
 - **a community wide approach to renewable energy; and**
 - **5.5 hectares of land safeguarded for future expansion of the Great Western Hospital, incorporating provision for emergency**

services if required.

- c. Development at Commonhead shall provide sustainable transport links that integrate with Swindon including:**
 - **public transport links to Swindon town centre;**
 - **walking and cycle links to Swindon's existing communities, Coate Water Country Park and Great Western Hospital; and**
 - **access to the site from Marlborough Road.**
- d. Development at Commonhead shall protect, enhance and integrate with existing environmental assets including:**
 - **Coate Water Country Park and Day House Copse;**
 - **views to and from the North Wessex Downs AONB and Coate Water Country Park;**
 - **protection of the existing historic environment, including the setting of listed buildings and on-site archaeological features**
 - **habitat connectivity and enhanced biodiversity**
- e. The area between Coate Water and the new development will be protected from development, and the function of Day House Lane as a green corridor will be safeguarded.**
- f. The route for the Wilts & Berks Canal as set out on the Proposals Map will be safeguarded and protected from development.**

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

- a. Land to the East of the A419as defined on the Proposals Map, is allocated for a mixed-use development. The form of the development shall comprise a series of new distinct villages and**

an expanded South Marston village.

b. The development shall provide:

- **an overall average density of 40 dwellings per hectare; comprising:**
 - **about 6,000 dwellings at the New Eastern Villages (south of the A420);**
 - **about 1,500 dwellings at Rowborough (north of the A420), and**
 - **500 dwellings at South Marston.**
- **high quality public realm including outdoor civic public space; and**
- **sustainable transport links including:**
 - **a rapid transit link to Swindon town centre from the Eastern Villages through the district centre as part of phase 1 of the development;**
 - **additional public transport services to connect with Swindon and internally within the development;**
 - **an improved gateway junction at White Hart to manage additional demand and deliver high quality public realm;**
 - **improvements to the Oxford Road/Drakes Way and Covingham Road/Dorcan Way transport corridors;**
 - **a green bridge across the A419 near Covingham Drive to provide for walking, cycling and public transport;**
 - **a new road link to the Commonhead Roundabout;**
 - **a new road link under or across the Bristol to London railway line connecting the development north and south;**

- a 1000 (3ha.) space Park and Ride site;
 - measures to minimise rat-running through existing adjacent villages and east Swindon.
- an extensive green infrastructure network that maximises opportunities for habitat connectivity and enhanced biodiversity including a parkland extending the River Cole Green Infrastructure Corridor and connecting with Nightingale Wood;
 - sports and leisure facilities, including playing pitches a leisure centre and a 25m swimming pool;
 - about 40 hectares of employment land in total (B Class uses) to be located south and east of the A420 and A419 respectively adjacent to the White Hart Junction, in a form that complements the mixed-use District Centre, and safeguards its connection with the wider residential development in the Eastern Villages and distributed as follows:
 - 2.5 hectares within B1a use-class to be located at and/or adjacent to the District Centre;
 - 7.5 hectares. within B1b/c or B2 use-class to be located south and west of the District Centre; and
 - 30 hectares within B8 use-class to be located south and west of the District Centre.
 - a maximum of 12,000m² (gross) of retail and complementary uses, of which no more than 20% will be comparison goods. This will comprise a maximum 10,000m² (gross) anchor food store as well as 1,000m² of other small scale retail and complementary uses within the District Centre. The remaining 1,000m² of retail floor space will be distributed across the three new Local Centres and within the expanded South Marston;

- **a new learning campus, comprising an 8-form entry secondary school, a 2-form entry primary school, a special school for children with profound, multiple and severe learning difficulties for ages 0-19, and a Children's Centre;**
- **3 new 2-form entry primary schools with early years facilities as well as a 1-form entry extension to the existing primary school at South Marston;**
- **capacity to manage the demographic peak at primary and secondary schools (for up to 4 forms of entry);**
- **community facilities by the means of safeguarded land and/or developer contributions, including flexible, multi-purpose buildings for use by the community, the public sector and for worship at the district centre, local centres and the learning campus;**
- **a health care facility with GP, dentist and pharmacy at the District Centre;**
- **safeguarded land for a fire station towards the southern part of the site, and**
- **a sewage treatment works if required.**

c. The development will ensure:

- **the landscape context and views to and from the North Wessex Downs AONB are respected, including potential off-site mitigation;**
- **the risk of flooding from the development is minimised, both within the development and at existing neighbouring communities in accordance with Policy EN6;**
- **biodiversity including the River Cole Corridor and River Cole Meadow County Wildlife Sites is protected, integrated and enhanced; and**

- the historic environment, including the Scheduled Monument, Earls court Manor, Great Moorleaze Farm and other Listed Buildings are protected, acknowledged and enhanced.
- d. The route for the Wilts & Berks Canal as set out on the Proposals Map will be safeguarded and protected from development.
- e. The character and identity of Wanborough, Bishopstone and Bourton will be protected by a principle of non-coalescence between the settlements. The land between the Eastern Village site boundary and the existing villages shall remain part of the countryside. However, small scale development within this area, as defined on the Proposals Map, will be permitted where it retains or enhances the existing character of the countryside and:
 - involves the re-use, conversion or extension of existing buildings at a scale appropriate to their location, in accordance with the criteria specified in Policy DE1; or
 - is an essential requirement directly related to the economic or social needs of the rural community.
- f. The character and identity of South Marston will be protected as set out in Policy RA3.

Policy NC4: Tadpole Farm

- a. Land at Tadpole Farm is allocated for a new mixed-use development as defined on the Proposals Map including:
- b. The development shall provide:
 - a total of 1,695 dwellings;
 - 5 hectares of employment land (B1 and or B2 Class uses);
 - a mixed use local centre of no more than 1000m² retail

floorspace

- **a 2 forms of entry primary school (or 2 forms of entry);**
- **contributions towards the delivery of 2 forms of entry secondary school places off-site;**
- **temporary accommodation to manage the demographic peak at primary and contributions as such for secondary schools;**
- **green Infrastructure in accordance with Policy EN1 which connects with the urban area and countryside, particularly the Cricklade Country Way;**
- **a wildlife corridor associated with the River Ray;**
- **sport, leisure, and community facilities in accordance with Policy CM2 , including off-site contributions towards indoor leisure facilities; and**
- **a community wide approach to renewable energy.**

c. Development at Tadpole Farm shall provide sustainable transport links that integrate with Swindon including:

- **a Rapid Transit link between Tadpole Farm and Swindon town centre and other public transport links;**
- **contributions towards mitigation on the highway network;**
- **vehicular access routes from Tadpole Lane and a new route north to connect to Swindon via the former A419**
- **measures to avoid through traffic from Thamesdown Drive to Blunsdon via Tadpole Lane;**
- **additional pedestrian and cycle connections between the development and North Swindon**
- **walking and cycling links to North Swindon, and**
- **a link to the National Cycle Route 45 at the Cricklade Country Way,**

- Development at Tadpole Farm shall protect, integrate and enhance existing assets including habitat connectivity and biodiversity, particularly at the River Ray Corridor

d. The development shall include mitigation to reduce the impact of development upon:

- the strategic landscape of Blunsdon Hill
- the rural area to the north of the site
- the risk of flooding at new and existing communities and avoid development in the area of flood risk associated with the River Ray

Policy NC5: Kingsdown

a. Land at Kingsdown is allocated for a new mixed-use development as defined on the Proposals Map including:

b. The Development shall provide:

- a total of 1,650 dwellings;
- a mixed use local centre of not more than 1000m² retail floorspace with no more than 20% of that as comparison goods
- a 2 forms of entry primary school and a children's centre;
- contributions towards the delivery of 2 forms of entry secondary school places off-site
- temporary accommodation to manage the demographic peak at the primary school and contributions as such for secondary schools;
- green infrastructure in accordance with Policy EN1 which connects with Broad Blunsdon and the wider countryside;

- landscape mitigation to reduce the visual impact of development to the north and east of the site;
- sport, leisure, and community facilities in accordance with the objectives of Policy CM2;
- high quality public realm; and;
- a community wide approach to renewable energy in accord with Policy DE2;

c. Development at Kingsdown shall provide sustainable transport links that integrate with Swindon including:

- •public Transport links from the first phase of development
- •mitigation contributions for the highway network;
- •vehicular access routes from Cold harbour Junction, the B4109 east of Broad Blunsdon;
- a new all vehicular bridge across the A419 to connect to the Swindon urban area;
- •measures to minimise rat running through Broad Blunsdon village and from Cold Harbour Junction; and
- •connections for walking and cycling to Swindon and Broad Blunsdon

d. Development at Kingsdown will protect, integrate and enhance existing assets including:

- Bydemill Brook and its tributaries
- Stratton Wood

e. Development at Kingsdown shall include mitigation to reduce the impact of development upon:

- existing biodiversity and geodiversity assets in accordance with Policy EN4

- the risk of flooding at new and existing communities in accordance with Policy EN7
- the historic environment, including listed buildings and any archaeological features in accordance with Policy EN10.
- the context and character of Broad Blunsdon at the northern edge of the site, through the design of the development

f. The character and identity of Broad Blunsdon shall be protected by a principle of non-coalescence between the settlements. The land between the Kingsdown development and the village shall remain part of the countryside. However, small scale development within this area, as defined on the Proposals Map, will be permitted where it retains or enhances the existing character of the countryside and:

- involves the re-use, conversion or extension of existing buildings at a scale appropriate to their location, in accordance with the criteria specified in Policy DE1; or
- is an essential requirement directly related to the economic or social needs of the rural community.

Policy RA1: Highworth

a. Development at Highworth shall be in accordance with Policies SD1 and SD2 and should support the following local priorities:

- maintain the separate identity of Highworth as a hill top market town and respect its landscape setting;
- rejuvenation of Highworth town centre to create a lively, thriving and attractive focus for the town by:
 - maintaining and enhancing the character and function of Highworth town centre;
 - seeking that appropriate development contributes

towards the improvement and unification of
Highworth town centre and points of access to it;

- preventing the loss of existing shops, services and facilities from Highworth town centre;
- focusing shops, services and facilities at Highworth town centre in accordance with Policy DS1; and
- improving the accessibility of Highworth by means of public transport, walking and cycling

■ **Support a sustainable market town economy for Highworth by:**

- supporting the expansion of existing business and encouraging economic development opportunities in accordance with Policy EC1;
- realising tourist potential, in the form of appropriate attractions and accommodation, as a historic market town and gateway to the Cotswolds; and
- improving the visual and physical appearance of the key points of access into the town.

■ **Prevention of significant adverse environmental impact.**

■ **Provision of a range of social and recreational facilities.**

■ **Protection and enhancement of the role of Pentylands Park, as defined on the Proposals Map, as a place to visit for recreational purposes and related activities; and**

- b. Land north of Blackworth Industrial Estate as shown on the proposal map is allocated for B-Class employment use, with no more than 50% of it being used for B8-use.

Policy RA2: Wroughton

- a. Development at Wroughton shall be in accordance with Policies SD1 and SD2 and should support the following local

priorities at Wroughton:

- retain Wroughton's independent identity from Swindon by maintaining separation between Wichelstowe and the village;
- strengthen links, particularly by public transport, between Wroughton and Swindon including to:
 - Swindon's southern employment areas
 - the Great Western Hospital
 - West Swindon;
- strengthen the role of Wroughton village centre as a focus for the village by:
 - strengthening links between Wroughton High Street and the Ellendune Centre;
 - preventing the loss of existing shops and facilities;
 - focusing shops and facilities at Wroughton village centre in accordance with Policy EC3; and
 - maintaining and enhancing the character of Wroughton High Street.
- maximise opportunities associated with the Science Museum and Wichelstowe to benefit Wroughton and the Borough through:
 - realising tourism benefits associated with the Science Museum;
 - allowing expansion of museum activities providing the benefits are delivered sustainably and do not conflict with other policies in the Local Plan; and
 - access to new services, jobs and facilities.
- the provision of further sports and play facilities.

Policy RA3: South Marston

- a. Development at South Marston shall be in accordance with

Policies SD1 and SD2 and must contribute towards the creation of an integrated village with a distinct and separate identity from Swindon and other settlements. Expansion of the village will be as part of the Proposed Eastern Villages strategic allocation and through allocated brownfield opportunities as shown on the Proposals Map.

b. Development at South Marston shall:

- **ensure it respects the character of the existing village by:**
 - **providing housing at an average of 30 dwellings per hectare; and**
 - **providing affordable housing in accordance with Policy HA2, but at a proportion of no more than 20%.**
- **provide community, recreation facilities and retail provision of an appropriate scale, as part of a village centre; and**
- **provide Green Infrastructure in accordance with Policy EN1 proportionate to the scale of expansion; and**
- **provide an extended recreation ground to include the field to the south-west of the current recreation ground with recreational facilities of an appropriate type and scale; and**
- **protect historical landscape features, archaeological assets and existing green-infrastructure; and**
- **deliver primary school places within the village to meet the needs of an expanded South Marston; and**
- **provide a new road connection between Thornhill Road and Old Vicarage Lane, within the limits of the expanded village and designed so that it does not form a bypass to South Marston; and**
- **provide traffic management and sustainable transport measures to minimise the volume of traffic, including through traffic, and to reduce the impact on the village, in particular at**

Pound Corner; and

- **ensure other development/redevelopment opportunities on existing (brownfield) sites in the west and north of the village provide strong links with the village and make the appropriate infrastructure contributions to mitigate their impact in broad accordance with the South Marston Village SPD; and**
- **provide mitigation measures to protect the village from flood risk; and**
- **realise opportunities to facilitate main drainage and utilities supply to existing properties that currently lack connections where possible.**

c. To ensure non-coalescence of South Marston with Swindon and the other proposed Eastern Villages the land between the expanded village and the railway to the south shall remain part of the countryside. Development within this area, as defined on the Proposals Map, shall only be permitted where it retains or enhances the existing character of the countryside and:

- **involves the re-use, conversion or extension of existing buildings at a scale appropriate to their location, in accordance with the criteria specified in Policy DE1; or**
- **is an essential requirement directly related to the economic or social needs of the rural community.**

Policy LN1: Local and Neighbourhood Planning

a. In order to maximise opportunities for Swindon's community to comment on and influence growth and change in the Borough, good communication between the Borough Council, local community, and developers will be maintained through:

- **engagement and consultation in the preparation of development plans, masterplans, supplementary planning**

documents and in determining planning applications;

- encouraging pre-application discussions between developers and the local community; and,**
- ensuring that the Borough Council's decision making process is transparent and with reasons for decisions communicated effectively.**

- b. The production of non-statutory community plans by Parish Councils and other recognised organisations representative of the local community will be supported where possible to help ensure objectives, priorities and policies are broadly aligned with those of this Plan.**
- c. The preparation of statutory Neighbourhood Plans and Neighbourhood Development Orders by designated Neighbourhood Forums will be supported in accordance with the Council's Neighbourhood Planning Protocol and the requirements of local planning authorities set by the Localism Act 2011 and accompanying Regulations.**
- d. Should Neighbourhood Plans and / or Neighbourhood Development Orders not be commenced to bring forward sufficient allocations of local housing development in conformity with this Plan, or sufficient developer proposals for such housing development not have been approved within the first five years of the plan period, the Borough Council will seek to identify such sites through further separate site specific development plan allocations.**