

# Swindon Borough Council Local Plan Review

Draft Development Management Policies  
July 2019





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### 1 Table of policies

The table below shows the proposed replacements for the policies of the Swindon Borough Local Plan 2026. We aim to reduce 45 development management policies at present to circa 35 in the new plan.

However, we will be proposing increasing the number of site allocation policies from the present 5, to: (1) reflect a greater emphasis on allocating sites of a range of sizes and in a range of locations, and (2) to promote and seek to secure good design on the major regeneration sites.

Local Plan 2026 Policy	Proposed Local Plan 2036 Policy
SD1: Sustainable Development Principles	Not carried forward
SD2: The Sustainable Development Strategy	To be confirmed
SD3: Managing Development	Not carried forward
DE1: High Quality Design	Policy DM 1 'Place Making Principles' Policy DM 2 'Design of Buildings' Policy DM 3 'Design in Larger Developments'
DE2: Sustainable Construction	Not carried forward
EC1: Economic Growth through Existing Business and Inward Investment	Not carried forward
EC2: Employment Land and Premises (B Use Classes)	Policy DM 5 'Core Employment Sites' Policy DM 6 'Employment Land' Policy DM 7 'Office Development'
EC3: The Role of the Centres and Main Town Centre Uses	Policy DM 9 'Centres and Main Town Centre Uses (Excluding Offices)' Policy DM 10 'Land Uses Within Centres'
EC4: Conversions of Buildings to Employment Use in the Countryside	Policy DM 36 'Development in the Countryside'
EC5: Farm Diversification	Policy DM 36 'Development in the Countryside'
HA1: Mix, Type and Density	Policy DM 14 'Mix and Density'
HA2: Affordable Housing	Policy DM 15 'Affordable Housing'
HA3: Wheelchair Accessible Housing	Policy DM 17 'Accessible Housing'
HA4: Subdivision of Housing / Houses in Multiple Occupation	Not carried forward

## 1 Table of policies

Local Plan 2026 Policy	Proposed Local Plan 2036 Policy
HA5: Rural Exception Sites	Policy DM 36 'Development in the Countryside'
HA6: Agricultural Workers Dwellings	Policy DM 19 'Agricultural Workers' Dwellings'
HA7: Conversion of Buildings to Residential Use in the Countryside	Policy DM 36 'Development in the Countryside'
HA8: Gypsies, Travellers, and Travelling Showpeople Pitches and Sites	Policy DM 21 'Gypsies', Travellers' and Travelling Showpeople's Pitches and Sites '
TR1: Sustainable Transport Networks	Policy DM 22 'Transport and Development'
TR2: Transport and Development	Policy DM 22 'Transport and Development'
IN1: Infrastructure Provision	Policy DM 23 'Infrastructure Requirements Resulting from Development'
IN2: Water Supply and Wastewater	Policy DM 24 'Water Supply and Wastewater and Sewerage Infrastructure'
IN3: ICT & Telecommunications	Policy DM 26 'ICT and Telecommunications'
IN4: Low Carbon and Renewable Energy	Policy DM 25 'Low Carbon and Renewable Energy'
CM1: Education	Not carried forward
CM2: Active, Healthy and Safe Lifestyles	Not carried forward
CM3: Integrating Facilities and Delivering Services	Not carried forward
CM4: Maintaining and Enhancing Community Facilities	Policy DM 27 'Community Facilities'
EN1: Green Infrastructure Network	Policy DM 28 'Green Infrastructure'
EN2: Community Forest	Policy DM 29 'Great Western Community Forest'
EN3: Open Space	Policy DM 30 'Protecting Open Space' Policy DM 31 'Open Space in New Development'
EN4: Biodiversity and Geodiversity	Policy DM 32 'Biodiversity '
EN5: Landscape Character and Historical Landscape	Policy DM 33 'Landscape'
EN6: Flood Risk	Policy DM 34 'Flood Risk'
EN7: Pollution	Policy DM 35 'Pollution'
EN8: Unstable Land	Policy DM 35 'Pollution'

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Local Plan 2026 Policy	Proposed Local Plan 2036 Policy
EN9: Contaminated Land	Policy DM 35 'Pollution'
EN10: Historic Environment & Heritage Assets	'Historic Environment Policy Options'
EN11: Heritage Transport	'Heritage Transport Options'
SC1: Swindon's Central Area	Not carried forward
SC2: Swindon's Existing Urban Communities	Not carried forward
NC1: Wichelstowe	Policy SA 1 'Wichelstowe'
NC2: Commonhead	Not carried forward
NC3: New Eastern Villages	Policy SA 3 'New Eastern Villages - Including Rowborough and South Marston Village Expansion'
NC4: Tadpole Farm	Not carried forward
NC5: Kingsdown (East of A419)	Policy SA 2 'Kingsdown'
RA1: Highworth	Not carried forward
RA2: Wroughton	Not carried forward
RA3: South Marston	Not carried forward
LN1: Local and Neighbourhood Planning	Not carried forward

### Proposed Policies Covering New Topics

The following policies cover new topic areas that do not appear in Local Plan 2026:

Policy LA 1 'Kimmerfields'

Policy LA 2 'North Star'

Policy LA 3 'Swindon Railway Station'

Policy LA 4 'Cultural Quarter'

Policy LA 5 'Hospital Expansion Land'

Policy LA 6 'The Old Town Hall and Corn Exchange'

Policy LA 7 'Setting Protection of Coate Water'

Policy DM 4 'Inclusive Design '

Policy DM 8 'Retail and Leisure on Employment Land'

Policy DM 11 'Hot Food Takeaways, Drinking Establishments, Betting Offices and Payday Loan Shops'

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Policy DM 12 'Supporting the Night Time Economy'

Policy DM 13 'Residential Standards'

Policy DM 16 'Housing for Older People'

Policy DM 17 'Accessible Housing'

Policy DM 18 'Annex Accommodation'

Policy DM 20 'Housing on Retail Parks'

## 1 New Communities

### 1.1 SA1 Wichelstowe

#### Policy SA 1

##### Wichelstowe

1. Land at Wichelstowe, as defined on the policies map, is allocated for a mixed-use development.
2. The development at Wichelstowe shall provide:
  - a. a total of 4,500 homes (including those already completed);
  - b. 12.5 hectares of employment land within Use Class B1 and B2;
  - c. a total of 4 local centres, one of which includes a food store with 2,000 – 2,500m<sup>2</sup> floorspace in the central neighbourhood;
  - d. a total of 3 (2 forms-of-entry) primary schools (or an additional 6 forms-of-entry);
  - e. a secondary school;
  - f. public open space in accordance with the Borough Council's Open Space Standards and extending the River Ray green corridor to the wider countryside;
  - g. high quality public realm;
  - h. community facilities as follows:
    - i. 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;
    - ii. buildings for use by the community, service providers and for worship, including dual-use facilities at all schools;
    - iii. police / emergency services point; and
    - iv. health care facilities including GP surgery, dentist and pharmacy in the central neighbourhood.
3. Development at Wichelstowe shall protect, enhance and integrate with existing environmental assets, including:
  - a. the historic environment including the Scheduled Monument of Westleaze Medieval Village;
  - b. biodiversity, including Old Town Railway Path County Wildlife Site, the river corridors and natural springs;
  - c. the North Wessex Downs AONB landscape and views from it; and
  - d. off-site landscape and biodiversity mitigation south of the M4.
4. The development at Wichelstowe shall provide sustainable transport links that integrate with Swindon including:
  - a. an express bus link to Swindon Town Centre and additional public transport links within the site;
  - b. walking and cycle links to Swindon's existing communities and the wider countryside;
  - c. a link to Junction 16 of the M4;
  - d. a link from Croft Road to Hay Lane; and
  - e. a Park and Ride site.

## 1 New Communities

5. The risk of flooding shall be minimised, both within the development and adjacent properties.
6. The route for the Wilts & Berks Canal, as set out on the policies map, shall be safeguarded and protected from development.
7. The character and identity of Wroughton will be protected by a principle of non-coalescence between the settlements. The land between Wichelstowe and the village shall remain part of the countryside. However, small scale development within this area, as defined on the Policies Map, will be permitted where it retains or enhances the existing character of the countryside and:
  - a. involves the re-use, conversion or extension of existing buildings at a scale appropriate to their location; or
  - b. is an essential requirement directly related to the economic or social needs of the rural community.

**1.1.1** East Wichel and parts of the Wichelstowe District Centre have been completed, but middle and west Wichel and the Wichelstowe employment land will be constructed in the period to 2036. The inset diagram below shows the disposition of land uses and infrastructure within the development.

### What has changed?

The reference to average density across the whole site is deleted as this is not capable of being applied in the determination of reserved matters planning applications.

The reference to affordable housing provision in accordance with policy is deleted as this doesn't need to be stated.

The reference to a requirement for a specific housing mix is deleted as the Council does not have a policy which requires a specific housing mix.

The reference to district heating is deleted as this will not now be taken forward because a feasibility study did not support its technical feasibility and financial viability.

The cross reference to Policy DE1 for development in the non-coalescence area is removed. This cross-reference is unnecessary, because DE1 applies to all development.

## 1.2 SA2 Kingsdown (East of A419)

### Policy SA 2

#### Kingsdown

1. Land at Kingsdown (East of the A419) is allocated for a new mixed-use development, as defined on the policies map.
2. The development shall provide:
  - a. a total of 1,650 dwellings;
  - b. affordable housing shall be provided in accordance with Policy DM15;
  - c. a mixed use Local Centre of not more than 1000m<sup>2</sup> retail floorspace with no more than 20% of that as comparison goods;

## 1 New Communities

- d. a 2 forms of entry primary school;
  - e. contributions towards the delivery of 2 forms-of-entry secondary school places off-site;
  - f. green infrastructure in accordance with Policies DM28 and DM31 which connects with Broad Blunsdon and the wider countryside;
  - g. landscape mitigation to reduce the visual impact of development to the north and east of the site;
  - h. sport, leisure, and community facilities;
  - i. high quality design and public realm in accord with Policies DM1 to DM4.
3. Following outline permission being granted, detailed design submissions including reserved matters applications should be guided by an overarching design approach that is set out through design codes.
  4. Development at Kingsdown shall provide sustainable transport links that integrate with Swindon including:
    - a. a new all vehicular bridge across the A419 to connect to the Swindon urban area as the primary access route;
    - b. public transport links from the first phase of development mitigation contributions for the highway network;
    - c. vehicular access routes from Cold Harbour Junction and the B4019 east of Broad Blunsdon, designed in such a way to discourage additional trips through Broad Blunsdon and Broadbush and protect the amenity of Kingsdown Lane including appropriate green infrastructure to facilitate walking and cycling networks;
    - d. measures to minimise 'rat-running' through Broad Blunsdon village and from Cold Harbour Junction; and
    - e. connections for walking and cycling to Swindon and Broad Blunsdon.
  5. Development at Kingsdown will protect, integrate and enhance existing assets including:
    - a. Bydemill Brook and its tributaries; and
    - b. Stratton Wood
  6. Development at Kingsdown shall include mitigation to reduce the impact of development upon:
    - a. existing biodiversity and geodiversity assets;
    - b. the risk of flooding at new and existing communities;
    - c. the historic environment, including listed buildings and any archaeological features; and
    - d. the context and character of Broad Blunsdon at the northern edge of the site, through the design of the development.
  7. The character and identity of Broad Blunsdon, including Broadbush, shall be protected by a principle of non-coalescence between the settlements. The masterplan should include and provide for a form of development that contributes towards the principles of green infrastructure. The land between the Kingsdown development and the village shall remain part of the countryside. However, small scale development within this area, as defined on the policies map, will be supported where it retains or enhances the existing character of the countryside and:

# 1 New Communities

- a. involves the re-use, conversion or extension of existing buildings at a scale appropriate to their location; or
  - b. is an essential requirement directly related to the economic or social needs of the rural community.
8. Management strategies will be required and agreed to secure the long term maintenance of infrastructure prior to development.

**1.2.1** The Kingsdown site was allocated in the Local Plan 2026 and is subject to a planning application. The primary access will be via a new bridge over the A419 linking into the Swindon urban area including walking and cycling. The vehicular bridge should be delivered early in the development. This may be secured through conditions relating to occupancy of residential units. Improvements to Cricklade Road shall be considered in the context of the proposed Kingsdown development and other developments.

**1.2.2** It is important that any impact on Broad Blunsdon is minimised and mitigated. The policy includes measures to reduce 'rat-running' and for the development to respect the context and character of the village. The area between the proposed development and Broad Blunsdon shall remain part of the countryside to maintain the separate identity of the village. A plan of the proposed development is shown below.

## What has changed?

Reference to a community approach to renewable energy is deleted.

The cross reference to Policy DE1 for development in the non-coalescence area is removed. This cross-reference is unnecessary, because DE1 applies to all development.

## 1.3 SA3 New Eastern Villages

### Policy SA 3

#### New Eastern Villages - Including Rowborough and South Marston Village Expansion

1. Land to the East of the A419, as defined on the policies map, is allocated for a mixed-use development. The form of the development shall comprise a series of new inter-connected distinct villages and an expanded South Marston village defined by the network of green infrastructure corridors.

#### Housing

2. The development shall provide a design led approach to housing density leading to an overall average density of 40 dwellings per hectare, comprising:
  - a. about 6,000 dwellings at the New Eastern Villages (south of the A420);
  - b. about 1,500 dwellings at Rowborough (north of the A420);
  - c. 500 dwellings at South Marston; and
  - d. affordable housing shall be provided at Rowborough and south of the A420 in accordance with Policy DM15.

### Transport

3. Sustainable transport measures shall include:
  - a. walking and cycle network improvements that integrate with existing networks and provide good connectivity within the development and to the surrounding area;
  - b. the provision of public highway links , including the provision of a walking and bicycle network, to connect the Eastern Villages;
  - c. an integrated public transport route through the District Centre that connects the Eastern Villages to Swindon Town Centre, which includes residential development north of the A420, the District Centre and the employment allocation;
  - d. additional public transport services to connect with Swindon and internally within the development;
  - e. an improved gateway junction at White Hart to manage additional demand and deliver high quality public realm;
  - f. improvements to the Oxford Road/Drakes Way and Covingham Road/Dorcan Way transport corridors including public transport links to the town centre;
  - g. a bridge, known as Great Stall, across the A419 near Covingham Drive to provide for walking, cycling and public transport;
  - h. a new road link, known as the Southern Connector Road, to the Commonhead Roundabout;
  - i. a new road link under the Bristol to London railway line connecting the development north and south at Rowborough;
  - j. new and/or improved accesses to the A420 for proposed residential and employment uses;
  - k. a 1000 (3ha.) space Park and Ride site;
  - l. traffic calming measures to minimise rat-running through existing adjacent villages and east Swindon; and
  - m. management strategies will be required and agreed to secure the long term maintenance of infrastructure prior to development.

### Employment and Centres

4. The development shall deliver about 40 hectares net of employment land in total (B Class Uses) to be located south and east of the A420 and A419 respectively adjacent to the White Hart Junction, in a form that complements the mixed-use District Centre, and safeguards its connection with the wider residential development in the Eastern Villages and distributed as follows:
  - a. 2.5 hectares within B1a use-class to be located at and/or adjacent to the District Centre;
  - b. 7.5 hectares. within B1b/c or B2 use-class; and 30 hectares within B8 use-class; and
  - c. about 12,000m<sup>2</sup> (gross) of retail floorspace including a high quality District Centre with strong connectivity to the adjacent residential areas, comprising an anchor food store and complementary uses, and a network of Local Centres that offer retail provision of a scale that meets the daily shopping needs of the communities they serve, including the existing community at South Marston.

### Community Facilities

5. The development shall deliver:

# 1 New Communities

- a. a minimum of 8 forms-of-entry of secondary provision;
- b. a minimum of 13 forms-of-entry of primary provision with early years facilities;
- c. community facilities including provision for educational learning facilities by the means of safeguarded land and/or developer contributions, including where appropriate, flexible, multi-purpose buildings for use by the community, the public sector and for worship at the District Centre and local centres;
- d. a health care facility with GP, dentist and pharmacy at the District Centre;
- e. a sewage treatment works if required; and
- f. sports and leisure facilities, including playing pitches a leisure centre and a 25m swimming pool; and
- g. management strategies will be required and agreed to secure the long term maintenance of infrastructure prior to development.
- h. safeguarded land for a fire station towards the southern part of the site.

## **Design, Green Infrastructure and Public Realm**

6. Following outline permission being granted, detailed design submissions including reserved matters applications should be guided by an overarching design approach that is set out through design codes.
7. The development shall provide:
  - a. an extensive green infrastructure network (this includes the provision of all typologies of public open space as set out in Policy DM31) that maximises opportunities for habitat connectivity and enhanced biodiversity including extending the River Cole green infrastructure corridor and connecting with Nightingale Wood;
  - b. in accord with the aims and objectives of the Great Western Community Forest (Policy DM29) to deliver a 30% net increase in tree cover within the development; and
  - c. High quality public realm, in accord with Policies DM1 to DM4, including outdoor civic public space and public art.

## **Landscape and Biodiversity**

8. The development will ensure that:
  - a. the landscape context and views to and from the North Wessex Downs AONB are respected, including potential off-site mitigation;
  - b. the risk of flooding from the development is minimised, both within the development and at existing neighbouring communities;
  - c. biodiversity, including the River Cole Corridor and River Cole Meadow County Wildlife Sites, is protected, integrated and enhanced; and
  - d. the historic environment, including the Scheduled Monument, Earls court Manor, Great Moorleaze Farm and other Listed Buildings are protected, acknowledged and enhanced.
9. The route for the Wilts & Berks Canal as set out on the policies map will be safeguarded and protected from development.
10. The character and identity of Wanborough, Bishopstone and Bourton will be protected by a principle of non-coalescence between the settlements. The land between the New Eastern Villages site boundary and the existing villages shall remain part of the countryside. However, small scale development within this area, as defined on the policies map, will be permitted where it retains or enhances the existing character of the countryside and:

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

### **South Marston Village Expansion**

12. Development at South Marston shall be in accordance with the South Marston Neighbourhood Plan and must contribute towards the creation of an integrated village with a distinct rural and separate identity from Swindon and other settlements. Expansion of the village will be as part of the New Eastern Villages strategic allocation and through allocated brownfield opportunities, as shown on the Policies Map.
13. Development at South Marston shall:
14.
  - a. ensure it respects the character of the existing village by:
    - i. providing housing at an average of 30 dwellings per hectare;
    - ii. providing affordable housing in accordance with Policy DM15, but at a proportion of no more than 20%; and
    - iii. following outline permission being granted, detailed design submissions including reserved matters applications should be guided by an overarching design approach that is set out through design codes.
  - b. provide community, recreation facilities and retail provision of an appropriate scale, as part of a village centre;
  - c. provide green infrastructure in accordance with Policies DM28 and DM31 proportionate to the scale of expansion;
  - d. provide an extended recreation ground to include the field to the south-west of the current recreation ground with recreational facilities of an appropriate type and scale;
  - e. protect historical landscape features, archaeological assets and existing green-infrastructure;
  - f. deliver primary school places within the village to meet the needs of an expanded South Marston;
  - g. provide a new road connection between Thornhill Road and Old Vicarage Lane, which should be positively integrated within the limits of the expanded village;
  - h. provide traffic management and sustainable transport measures to minimise the volume of traffic, including traffic passing through the village, and to reduce the impact on the village, in particular at Pound Corner;
  - i. 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;
  - j. provide mitigation measures to protect the village from flood risk in accord with Policy DM34; and

## 1 New Communities

- k. where possible realise opportunities to facilitate main drainage and utilities supply to existing properties that currently lack connections; and
- l. no new development shall be served from Nightingale Lane or Rowborough Lane and traffic measures will be implemented to deter extraneous traffic from using these routes.

### Protection of existing villages

1. The character and identity of Wanborough, South Marston, Bishopstone and Bourton will be protected by a principle of non-coalescence between the settlements, as defined on the Policies Map. The land between the New Eastern Villages site boundary and the existing villages shall remain part of the countryside. To ensure non-coalescence of South Marston with Swindon and the New Eastern Villages, the land between the expanded village and the railway to the south shall remain part of the countryside. Development within this area, as defined on the Policies Map, shall only be permitted where it retains or enhances the existing character of the countryside and
  - a. involves the re-use, conversion or extension of existing buildings at a scale appropriate to their location; or
  - b. is an essential requirement directly related to the economic or social needs of the rural community.

**1.3.1** The New Eastern Villages was allocated in the Local Plan 2026 and is subject to several planning applications. [reasoned justification text that incorporates additional policy requirements should be moved into the policy].

### What has changed?

As the policy is long, sub-headings are introduced and the paragraphs grouped by theme for ease of reference. Clarity has been added around the protection of existing villages.

Primary education provision has been changed from 8 forms-of-entry to 13 forms-of-entry to reflect the Council's updated position.

The cross-reference to Policy DE1 for development in the non-coalescence area is removed. This cross-reference is unnecessary because DE1 (now DM1) applies to all development.



## 2 Local Site Allocations

### 2 Local Site Allocations

#### 2.1 Central Swindon

##### Policy LA 1

###### Kimmerfields

Kimmerfields, as shown on the policies map, is allocated for developed as a mixed use office, residential and leisure quarter. Development proposals, whether delivered individually or comprehensively, are required to comply with the following principles:

- a. A new pedestrian and bicycle link shall be provided between Fleming Way and Wellington Street.
- b. A new green focal public space shall be provided at the western edge of the site.
- c. Tree planting shall be provided along the site's Fleming Way edge.
- d. A two-way bicycle track shall be provided along Fleming Way built to the standards in the London Cycling Design Standards.
- e. The development shall re-establish a street-based layout and rectilinear block structure which makes connections with surrounding streets.
- f. Residential uses shall predominate at the north east of the site adjacent to the residential area of Broadgreen.
- g. Building heights at the north east corner fronting Manchester Road and Corporation Street shall not exceed 4 storeys to achieve a satisfactory relationship with Victorian/Edwardian residential properties on Manchester Road and Corporation Street. Additionally, sufficient set-back should be provided from these streets to ensure that the development does not result in a deterioration of air quality through the creation of a street canyon.
- h. Building heights of up to 8 storeys are appropriate on the site's Fleming Way edge and on its edge with the Tri Centre, although the impact of such buildings on overshadowing within the site should be carefully considered. Tall buildings above 8 storeys on the Kimmerfields site are not supported.
- i. Development should employ durable high-grade materials, and restrained, simple architectural form and expression which emphasises quality and a sense of place.
- j. The mix of housing provided shall include housing suitable for families.
- k. Car parking shall not dominate streets or communal areas as this would detract from place making. On street parking will be considered appropriate but must not undermine the permeability and legibility of the development for pedestrians. Ground floor under-croft parking is not considered an appropriate solution for widespread use across the scheme unless it is 'wrapped' in active ground floor uses.

**2.1.1** Kimmerfields, formerly known as Union Square, is the flagship redevelopment site in central Swindon. The site is owned by Swindon Borough Council and Homes England. The proposed policy sets some basic design parameters that are sought by the local planning authority and are intended to guide future proposals for the development of the site.

##### What has changed?

This is a new policy.

## 2 Local Site Allocations

### Policy LA 2

#### North Star

North Star, as shown on the policies map, is allocated for the development of a new regional leisure facility. Development proposals, whether delivered individually or comprehensively, are required to comply with the following principles:

- a. The development of North Star shall be comprehensively masterplanned.
- b. Improved pedestrian and bicycle links from the north of the railway line to Swindon Railway Station and the core of the town centre shall be provided.
- c. Comparison retail provision shall be limited and should be focussed on specialist sport retail to avoid undermining the Primary Shopping Area. Similarly, the level of food and beverage offer should not undermine the Primary Shopping Area.
- d. The priority is to create an environment with an urban character comprising a coherent urban structure of streets and spaces defined by buildings rather than a retail-park type environment structured around surface car parking.
- e. The provision of residential uses within the development is supported.
- f. In light of the area's lack of an established prevailing character, heritage assets, or sensitive neighbouring uses, North Star is considered to be an appropriate location for taller buildings. However, care should be taken in considering the impact of such buildings on the street level environment to avoid overshadowing or the creation of canyons.
- g. The mix of housing provided shall include housing suitable for families.

**2.1.2** North Star is an important development site in central Swindon. The proposed policy sets out parameters that the Council will expect development of the site to meet.

#### What has changed?

This is a new proposed policy

### Policy LA 3

#### Swindon Railway Station

Redevelopment of the Swindon Railway Station and its adjacent car parks, as shown on the policies map, is supported. Development proposals, whether delivered individually or comprehensively, are required to comply with the following principles:

- a. Comparison retail shall be of a scale and type to serve the needs of station users to avoid undermining the role of the Primary Shopping Area.
- b. The creation of a significant food and beverage cluster is also not supported in this location because of its potential to detract from the function of Old Town and the Primary Shopping Area. Food and beverage uses should be limited to the scale and type appropriate to serve station users.
- c. Development should create an additional public pedestrian link across the railway line from north to south.
- d. The provision of office and residential uses as part of the redevelopment will be supported.

## 2 Local Site Allocations

- e. Development should create a new landmark principal station façade to Station Road. A new landmark façade would help reflect the importance of the railway to Swindon's history. Modern, innovative or daring design will be supported.
- f. The quantum of car parking provided on surface should be reduced and re-provided in a multi-storey car park, to enable a more efficient use of space and support the creation of a more urban character.

**2.1.3** Land around Swindon railway station is predominantly occupied by surface car parking and this lends the station a 'parkway' character that is not consistent with its town centre location. There are clear opportunities to intensify the use of land around the station and deliver an upgraded station which reflect the railway's prominence in Swindon's history, and the high level of use of the station (with 3,679,242 entries and exits in 2017 and electrification likely to support further passenger numbers growth).

### What has changed?

This is a new policy.

### Policy LA 4

#### Cultural Quarter

1. The renovation, remodelling and/or redevelopment of land indicated on the policies map as a cultural quarter is proposed to accommodate expanded theatre capacity, a new home for Swindon's museum and art gallery, dwellings, food and beverage uses, and workspaces.
2. Development of the cultural quarter shall:
  - a. Improve the legibility of pedestrian routes between Regent Street and the proposed cultural facilities.
  - b. Provide a solution to resolve the unattractive level change between the Wyvern Theatre and its car park to its north to create better north-south pedestrian permeability.
  - c. Comprise high-quality, contextually appropriate new or redeveloped buildings.
  - d. Retain visually important trees and supplement them with additional tree planting on the Princes Street frontage.
  - e. Support the creation of a high-quality, family friendly night time economy cluster in this location, in accordance with Policy DM12.

**2.1.4** Aspirations to develop improved cultural facilities on the site of the current Wyvern Theatre car park date back to a Casson, Conder and Partners 1965 proposal for a civic centre incorporating a 2,000 seat auditorium. More recently 'The Promenade' cultural quarter was promoted through the Swindon Central Area Action Plan (2009), Cultural Quarter SPD (2006) and Swindon Borough Local Plan 2026 (2015). There is a widespread feeling that Swindon's cultural facilities have not kept up with the development of the town in other areas and improving cultural facilities in the town is seen as a central component of efforts to regenerate the town's central area. In particular, the town is

## 2 Local Site Allocations

unable to display its Swindon Collection of modern art due to inadequate facilities at the existing town museum and art gallery. Similarly, The Wyvern Theatre lacks capacity to attract higher profile touring shows and performances.

### What has changed?

This is a new policy.

## 2.2 Rest of the Borough

### Policy LA 5

#### Hospital Expansion Land

5.5 hectares of land adjoining the Great Western Hospital, as shown on the policies map, is safeguarded for future expansion of the Great Western Hospital, incorporating provision for emergency services if required.

**2.2.1** The Great Western Hospital NHS Foundation Trust and Great Western Hospital have identified that there is a need for land adjacent to the hospital to be safeguarded to accommodate future growth needs. The need to safeguard this land remains, despite the fact that the adjacent Badbury Park housing development (a site allocation under the Swindon Borough Local Plan 2026) is nearing completion.

### What has changed?

This is a new policy. It retains the safeguarding of land for hospital expansion which was included in Local Plan 2026 Policy NC2.

### Policy LA 6

#### The Old Town Hall and Corn Exchange

Redevelopment of the Old Town Hall and Corn Exchange and adjacent land, as shown on the policies map, are supported. Development proposals, whether delivered individually or comprehensively, are required to comply with the following principles:

- a. The retention and restoration of the remaining external walls of the listed Market Hall and Old Town Hall is required, but restoration of the internal fabric of the buildings is not required and there is flexibility over treatment of the internal spaces.
- b. Market square should be pedestrianised as a public space.
- c. A new building at the 'head of the square' of 3-4 storeys would be appropriate to enclose the market square at its eastern end.
- d. The remaining external stone walls of the historic Butter Market should be conservatively repaired, but flexibility exists in the treatment of spaces and internal details.

## 2 Local Site Allocations

- e. Building heights should respond to the prevailing character of the area which comprises 3-4 storey buildings.
- f. In view of parking pressures in Old Town, the Council will seek a parking ratio of 1:1 for residential units and will require access to be provided for the servicing of commercial units.

**2.2.2** The Old Town Hall and Corn Exchange is an important redevelopment site which provides an opportunity to restore important Swindon landmarks into active use. The policy provides some parameters that the Council will expect redevelopment of this site to meet.

### What has changed?

This is a new policy.

### Policy LA 7

#### Setting Protection of Coate Water

The area between Coate Water and the Badbury Park housing development, as indicated on the Policies Map will be protected from development to preserve the setting to the Coate Water Country Park, and the function of Day House Lane as a green corridor will be safeguarded.

**2.2.3** Given their status, there is a requirement to protect the Day House Copse County Wildlife Site, Coate Water Nature Reserve and Burderop Wood Country Wildlife Site. It is important that the setting and role of Coate Water Country Park is protected over the long-term and therefore the land between it and the Badbury park residential area is safeguarded from development. This area may also aid the local interpretation of the literary associations of the area.

### What has changed?

This is a new policy. It retains the setting protection for Coate Water which was included in Local Plan 2026 Policy NC2.



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## 3 Development Management Policies

### 3 Development Management Policies

#### 3.1 Design

##### Policy DM 1

###### Place Making Principles

All new development must be of high quality and contribute to a strong sense of place by meeting the following principles:

- a. Prioritise pedestrians to create walkable environments and ensure that car parking does not dominate.
- b. Minimise opportunities for and the fear of crime through layouts which provide active frontages and passive surveillance.
- c. Take opportunities for sustainable design and energy efficiency through passive solar design and efficient layouts which minimise the amount of land used for development.
- d. Protect the amenity of users of existing and proposed buildings and spaces including daylight and sunlight levels, privacy and outlook.
- e. Create high quality, attractive, functional private external areas and public realm and secure arrangements for their long term maintenance. Take opportunities to green the area by including landscaping, sustainable drainage and street tree planting.
- f. Respect the local natural, built and historic character unless a change or different response is justified and would contribute to creating a positive local character.
- g. Make convenient, direct, attractive and understandable physical and visual connections with adjacent areas. Create permeable places with interconnected street layouts that are easy to move around and understand.

**3.1.1** The council has set a vision for Swindon which seeks to ensure: "...[Swindon] will be physically transformed with existing heritage and landmarks complimented by new ones that people who live, work and visit here will recognise and admire." To help fulfil this and in line with paragraph 9 of the NPPF the Local Planning Authority has formulated local design policies. These seek to protect and enhance our town and secure high quality development to realise our vision for change and our placemaking ambition. The policy outlines principles applicable to all developments for how this can be achieved.

##### Policy DM 2

###### Design of Buildings

1. All buildings must comprise high quality, well functioning, visually attractive architecture.
2. All buildings shall:
  - a. use high quality, durable materials and detailing with elevations, building forms and compositions that are harmonious;
  - b. orientate active frontages to face or enhance the public realm;
  - c. use strong landscaping and boundary treatments to define the private - public interface;
  - d. provide attractive, spacious, legible and accessible main entrances;
  - e. provide the necessary storage and servicing for the building, in a convenient and accessible location, without compromising the visual appearance of the building or

## 3 Development Management Policies

the public realm. The location of refuse and recycling storage should consider collection requirements. It should be easily accessible from the public highway and achieve the minimum carry-distances as required by the Local Highway Authority Standards<sup>(1)</sup>;

- f. respect the context and local character by complementing and reinforcing existing attractive attributes or by setting a new higher standard of contemporary design; and
  - g. be of an appropriate scale to other buildings in their vicinity in terms of height and massing unless a building of greater scale is justified by the location, function and importance of the building.
3. Tall buildings<sup>(2)</sup> shall:
- a. contribute positively to the overall townscape through high architectural quality;
  - b. have an appropriate relationship with neighbouring buildings;
  - c. protect important views;
  - d. avoid overshadowing public spaces or creating tunnels or microclimatic effects; and
  - e. are encouraged to be scrutinised by design review.
4. Extensions must be sensitive to the host building and local character in terms of existing architectural elements, materials, proportion, roof shape, scale, patterns of openings, and detailing.

**3.1.2** The objective of this policy is to ensure that all new development is of a high standard of design. The revised National Planning Policy Framework provides a greater emphasis on design, with links to health and wellbeing and accessibility. There is also a greater focus on clearly articulated design policies and stronger wording on the use of design review panels. The policy therefore expands on the previous principles of Policy DE1 to provide more detailed criteria to be considered when assessing all new development proposals. More detailed guidance for new residential developments can be found in the Swindon Residential Design Guide SPD.

### Policy DM 3

#### Design in Larger Developments

- 1. Developments which create new neighbourhoods must be preceded by a framework for creating distinctive places. This will, as a minimum, include the submission of an overarching masterplan and more detailed design codes for the development or subsections/phases thereof. Placemaking frameworks, masterplans and design codes will be encouraged to be assessed by design review.
- 2. Such development must also:
  - a. ensure a coordinated and comprehensive development of the wider development area;
  - b. ensure there are no gaps or ransom strips between the development and adjacent areas that would compromise connectivity;
  - c. create a spatial structure using legible elements to define and shape the whole development;

1 The Local Highway Authority standards are that the refuse collection vehicle needs to be able to get within 10m of the bin collection point. Routes to bin collection points should be no more than 30m and in accordance with the Approved Document to Part H of the Building Regulations and Manual for Streets.

2 means any building that is more than 50% taller than the prevailing height of surrounding buildings

## 3 Development Management Policies

- d. include an interconnected, permeable street pattern with block lengths usually not exceeding 100m; and
- e. use street typologies that achieve strong edges and create street cross-sections that provide enclosure appropriate to the scale of the movement routes.

**3.1.3** The policy applies to developments that create new neighbourhoods comprising streets, public space and multiple buildings. These include the new communities. In the case of residential developments, such developments will usually comprise 20 or more dwellings. Larger developments are central to the Borough's development strategy. The policy seeks to ensure that larger developments in the Borough are well planned, come forward comprehensively, and that design quality is maintained throughout the development.

### What has changed?

We propose to replace existing policies DE1 and DE2 with three new policies. The new policies expand Policy DE1 to provide more detailed policy guidance. This reflects the emphasis placed on design and character in the revised NPPF.

### Policy DM 4

#### Inclusive Design

1. Development proposals will be supported which:
  - a. achieve high standards of inclusive design;
  - b. are fully accessible to everyone and can be entered, exited, used and navigated independently, safely and easily by everyone; and
  - c. have no disabling barriers to separate or require special treatment for those with impaired mobility or disability.
2. Development proposals should provide an inclusive design statement within the Design and Access Statement which demonstrates how inclusive design and accessibility have been addressed in order to meet the above principles.

**3.1.4** As our population ages, the proportions of people living with a disability will increase. The Council aims to ensure residents can live in their own homes as long as possible. However, for people to live independently they must be able to access the employment, leisure, medical and social places that they require. Conversely an inaccessible built environment can restrict the lives of disabled people and force them to rely unnecessarily on assistance from others.

**3.1.5** The Local Plan 2026 sought to address inclusivity and accessibility through a general policy on design, including them within a wide range of design principles. However, it is proposed to incorporate a separate policy that specifically addresses inclusive design and access, in order to provide a broader and stronger policy approach.

## 3 Development Management Policies

### What has changed?

This is a new policy.

### 3.2 Economy

**3.2.1** The Employment Land Review 2017 documents that between 2001 and 2011 censuses Swindon Borough moved from being a net importer to a net exporter of labour as employment growth did not keep up with the expansion of housing. This pattern is expected to have intensified in the period since 2011. This is an important spatial planning issue the plan review must seek to address. The evidence of Swindon's lack of availability of employment land of all types to meet demand supports a continued robust approach to the protection of employment land alongside efforts to deliver new employment locations.

#### Policy DM 5

##### Core Employment Sites

1. Within the Core Employment Sites identified on the policies map, the creation of or expansion of buildings in B1b, B1c, B2 and B8 uses and employment generating sui-generis uses will be supported. B1(a) office developments of 1,000m<sup>2</sup> in gross floor area or under will be supported. Above this size threshold, Policy DM7 will apply.
2. Applications for uses outside of the categories listed in paragraph a. will not be supported unless there is an exceptional justification.
3. Sites allocated in the plan for employment development will be afforded the same level of protection as Core Employment Sites unless there is shown to be no reasonable prospect of the allocated development coming forward.

##### Core Employment Site Locations

Honda, BMW, Windmill Hill, Keypoint, G Park, South Marston Park, DB Symmetry Park, Blagrove/Euroway, Pipers Way (Intel and Nationwide), Kembrey Business Park, Iceland Distribution Centre.

**3.2.2** Swindon has a strong industrial market and this is a strength of the Borough's economy. Protecting the Borough's highest quality employment sites - as evidenced in the Employment Land Review 2017 - from changes of use that might erode their attractiveness to occupiers is important for the future competitiveness of the Borough. The policy supports the expansion of and seeks to resist loss of employment uses at these 'crown jewel' employment sites.

**3.2.3** Swindon's town centre is not listed as a core employment site because, following expansions of the Town and Country Planning (General Permitted Development) Order 2015, local authorities have little ability to restrict changes of use of office buildings.

### What has changed?

Local Plan 2026 policy EC2 is split into three policies, reflecting a proposed two tier approach to the protection of employment land, with a third separate policy on the location of new office development.

## 3 Development Management Policies

The changes seek to restrict the loss of the best employment land to other uses.

### Policy DM 6

#### Employment Land

Maintaining a portfolio of available employment land is necessary to allow local businesses to expand and attract new businesses to the Borough. Therefore, subject to Policy DM8 (Retail and Leisure on Employment Land), outside of the Core Employment Sites change of use of Employment Land shown on the policies map to non-employment uses will only be supported where:

- a. the proposed development would not adversely impact on the regeneration of Swindon Town Centre; and
- b. the site is no longer attractive as an employment location. To demonstrate this the site must be actively marketed for a minimum of two years at a price which accords with other property of a similar type in the area; and
- c. the proposed non-employment use would not harm the employment function or attractiveness to employment occupiers of neighbouring employment land or the wider employment area; and
- d. it would not be viable to re-develop the land for employment uses.

**3.2.4** The policy provides a criteria-based approach for considering proposals for the change of use of employment land outside of the Core Employment Sites. The latest evidence in the Employment Land Review 2017 records that the level of available industrial space in the Borough has not kept up with continually strong levels of occupier demand. It therefore recommends that the protection of employment land from loss to other uses is retained in order to reduce the risks that industrial occupiers are displaced from the Borough because of a lack of alternatives.

#### What has changed?

Current policy EC2 is split into three policies, reflecting a proposed two tier approach to the protection of employment land, with a third policy on the location of office development.

The changes seek to restrict the loss of the best employment land to other uses.

The requirement for marketing evidence to support an argument that a site is no longer attractive as an employment location is extended from 6 months to 2 years to reflect realistic time-frames for business relocations.

## 3 Development Management Policies

### Policy DM 7

#### Office Development

Office developments should be focused on the Kimmerfields site or other sites in Swindon Town Centre and the allocated employment land within the new communities. Proposed office developments of in excess of 1,000m<sup>2</sup> in gross floor area outside of Swindon Town Centre, the New Eastern Villages District Centre or the Wichelstowe employment land will only be permitted if:

- a. the proposed development would not have an adverse effect upon:
  - i. the regeneration of Swindon Town Centre; and
  - ii. committed, planned or proposed public and private investment in Swindon Town Centre or other defined centre; and
  - iii. the vitality and viability of Swindon Town Centre or other defined centre; and
- b. there are no sequentially preferable sites available within Swindon Town Centre, at the New Eastern Villages District Centre, on the Wichelstowe employment land or - if sites at these locations are not suitable and available - on the edge of Swindon Town Centre, and
- c. the development would have a good standard of access by a choice of modes of transport, including high frequency public transport (they should lie within 400m of a public transport stop with a minimum of 2 services per hour weekday day time), bicycle and foot, and by people with disabilities.

**3.2.5** This policy outlines the Council's approach to the location of office development. The review of the plan retains a local threshold of 1,000m<sup>2</sup> of gross floor space above which an impact and sequential assessment will be required. The local threshold is set below the national threshold in view of the acknowledged weakness and lack of high quality office accommodation in Swindon town centre and the importance of delivering office accommodation there and at the allocated employment land at the New Eastern Villages and Wichelstowe, as set out in the Employment Land Review (2017). This threshold will allow the Council to assess the impacts on these centres of out-of-centre office schemes above the threshold.

**3.2.6** Local policy continues to depart from national policy in not requiring a 'town centre first' sequential approach for offices below 1,000m<sup>2</sup> in gross floor space. While it is considered important that large-scale office proposals above the threshold are directed to the town centre and allocated employment sites to support the delivery of the office stock the Borough needs, the policy also recognises that office space in Swindon Borough is very dispersed. The Employment Land Review 2017 supports the need for further out-of-town offices and this policy supports the delivery of smaller and mid-sized offices across the Borough.

**3.2.7** Planning applications which are required to undertake a sequential test should be supported by a sequential site assessment, the scope of which should be agreed in pre-application discussions with the local planning authority.

#### What has changed?

New reference is added to Kimmerfields, the edge of Swindon Town Centre, and to the Wichelstowe employment land as specific sequentially preferable locations for offices. In addition, the policy on accessibility is expanded to define what a good standard of access means in the context of Swindon Borough.

## 3 Development Management Policies

### Policy DM 8

#### Retail and Leisure on Employment Land

Planning permission will be refused for A-use class (shops, financial and professional services provided principally to visiting members of the public, restaurants and cafes, drinking establishments, and hot food takeaways) development and Class D2 (assembly and leisure) development on Employment Land shown on the policies map unless the proposed use is either:

- a. ancillary to on-site production or storage; or
- b. a car showroom, vehicle repairs garage or other car-related retail use.

**3.2.8** The Borough has seen recent high-profile losses of employment land to retail. For example at Swindon Gateway North and at Blackworth in Highworth. Other employment sites, such as Drakes Way and Bridgemoor, have seen their industrial character eroded by conversions to A uses and D2 uses. The proliferation of retail and leisure uses on employment land in turn contributes to weakening Swindon's town centre and district centres. The policy seeks to restrict this trend to preserve the attractiveness of Swindon's industrial locations to industrial and distribution occupiers.

**3.2.9** 'Car-related retail' refers to the retail of car parts. It does not include 'drive thru' food and beverage uses.

**3.2.10** 'Ancillary' means a subsidiary or secondary use or operation closely associated with the main use of a building or piece of land.

#### What has changed?

This is a new proposed policy.

### 3.3 Town, District and Local Centres

#### Policy DM 9

#### Centres and Main Town Centre Uses (Excluding Offices)

1. Planning applications for main town centre uses<sup>(3)</sup> should be located in defined centres identified on the policies map and listed below, should be consistent with the role of the centre in which they are located and should not compromise the health of other centres.
2. Subject to paragraph 3 of this policy, applications for main town centre uses (including proposals for the subdivision, expansion or removal of restrictions on existing units) outside of the boundaries of the defined centres will not be permitted unless:

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

### 3 Development Management Policies

- a. they satisfy the sequential test set out in national planning policy. The sequential test will be applied using the hierarchy of defined centres set out in this policy with priority given to higher tier centres. In applying the sequential test, flexibility on store format and (where the proposal comprises more than one unit) disaggregation shall be shown, and
  - b. they would have a good standard of access by a choice of modes of transport, including high frequency public transport (they should lie within 400m of a public transport stop with a minimum of 3 services per hour weekday day times), bicycle and foot, and by people with disabilities, and
  - c. where a proposed development, including proposals for the expansion of existing units, would result in an increase in floor area in excess of 600m<sup>2</sup>, it would not have an adverse impact upon:
    - i. the regeneration of Swindon Town Centre;
    - ii. committed, planned or proposed public and private investment in Swindon Town Centre or another defined centre; or
    - iii. the vitality and viability of the Swindon Primary Shopping Area or another defined centre.
3. Proposals for small, single convenience shop units (A1-Use Class) of no greater than 250sqm in gross floor area will be permitted within settlement boundaries where they provide only for the daily shopping needs of the local population and are within walking distance of the community they serve.
  4. In villages, outside of the Swindon Primary Urban Area, but not including Highworth and Wroughton, small-scale sites for single units in main town centre use with no greater than 100m<sup>2</sup> in tradeable floor area will be permitted on sites in accessible locations within the rural settlement boundary.

Hierarchy of centres	Role
<b>Regional Centre:</b>	
Swindon Primary Shopping Area	The Swindon Primary Shopping Area will be the principal location for additional comparison shopping floor space.
Swindon Town Centre	Swindon Town Centre will be the main focus for expansion of main town centre uses in the Borough.
<b>District and Primary Rural Centres:</b>	
Old Town District Centre	These centres provide convenience and comparison shopping and some higher tier services and facilities (such as libraries) to a district, small town or village catchment. Levels of retail and food and beverage floor space growth should be appropriate to the size and function of the centre and should not detract from the regional role of Swindon Primary Shopping Area. The edge of district centres is not a sequentially preferable location.
West Swindon District Centre	
Cavendish Square District Centre	
Gorse Hill District Centre	

## 3 Development Management Policies

Orbital Shopping Park District Centre	
Highworth Primary Rural Centre	
Wroughton Primary Rural Centre	
Wichelstowe District Centre	
New Eastern Villages District Centre	
<b>Local Centres:</b> As shown on the Policies Map	These centres provide shops and services of a local nature, serving a small neighbourhood catchment. Within local centres comparison retail and food and beverage uses will be acceptable in line with the size of the centre and provided that the proposal is aimed at catering for the local catchment population.

**3.3.1** In accordance with national policy, the policy defines a hierarchy of centres<sup>(4)</sup>. The role of each tier of centre is defined in the policy and a primary shopping area is defined.

**3.3.2** The policy reflects national policy in its sequential and impact tests. However, in light of Swindon Town Centre's continued weakness and ongoing efforts for its regeneration, together with efforts to improve and protect primary rural centres at Wroughton and Highworth:

- a locally-specific test of 'adverse impact' rather than 'significant adverse impact' is used in applying the impact test; and
- a 600m<sup>2</sup> threshold for impact assessment is used; and
- an additional, Swindon Borough-specific, test that development should not harm the regeneration of Swindon Town Centre is included.

**3.3.3** In applying the sequential test, where a proposal comprises more than one unit, the policy requires the ability of individual units to be disaggregated and accommodated within centres to be considered. Not considering disaggregation in such circumstances would make it easier for a large out of town scheme comprising multiple units to pass the sequential test than a proposal for a single out of town unit. This outcome would defeat the purpose of the policy by favouring larger out of town developments.

**3.3.4** In considering flexibility over store format, commercial preferences for proximity to large amounts of free car parking or for the lower rents offered by out-of-town units will not be considered to be valid reasons for rejecting otherwise suitable and available units within centres.

4 supported by the Swindon Borough Retail and Leisure Needs Assessment 2017

## 3 Development Management Policies

### What has changed?

Local Plan 2026 Policy EC3 is split into two policies, one on the location of main town centre uses (excluding offices) and the other on land uses within town, district and local centres.

The policy on the location of main town centre uses is similar in format to the current policy, but seeks to define in greater detail some things that the current policy does not make clear:

- What is the intended role of the town, district and local centres?
- What is the maximum size for small scale convenience retail to serve the daily shopping needs for the local community (which are an exception to town centre first)?

There are also some new paragraphs:

- In accordance with national policy's support for small rural main town centre uses (NPPF paragraphs 73 and 88) a paragraph that seeks to support small scale main town centre uses at villages.
- A paragraph that, consistent with national policy, makes accessibility a criteria in assessing out-of-centre proposals for main town centre uses and provides accessibility standards.

### Policy DM 10

#### Land Uses Within Centres

1. Within primary frontages shown on the policies map planning permission will not be granted unless:
  - a. It will retain or provide continuous ground floor A1, A2, A3 or other main town centre use (excluding office), and
  - b. It will retain or provide a shopfront with a display function that is directly accessible to the public from the street.
2. Elsewhere within the Swindon Primary Shopping Area, District and Primary Rural centres, planning applications will not be permitted unless they maintain frontages with active visual engagement between the street and the ground floor of buildings. This requires continuous street frontages with shallow setbacks from the street, and regular entrances and ground floor windows.
3. Subject to Policy DM27 (policy on community facilities), planning permission will be granted for non-A1 retail uses in Local Centres if:

## 3 Development Management Policies

- a. at least one general convenience store will remain in the centre, and
  - b. the proposed use would not adversely affect the amenity of neighbouring properties or the surrounding area.
4. Within centres 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.

**3.3.5** Shopping and town centres are changing nationally, and Swindon Borough is no exception. Evidence locally and nationally and consultation with local stakeholders<sup>(5)</sup> supports the need to diversify the range of land uses within our centres to support their vitality and ability to compete with online and out-of-town options. A more flexible planning approach supports the ability of centres to respond to changing consumer preferences and shopping patterns.

**3.3.6** In accordance with national policy, primary frontages and a primary shopping area are defined. These will be the focus for main town centre uses. Elsewhere within our centres, a more flexible approach is adopted which emphasises maintaining active building frontages rather than seeking to restrict buildings to particular land uses. In our local centres, the policy focuses on maintaining a general convenience store for the local community, protecting community facilities and residential amenity.

### What has changed?

This policy reflects a proposed new approach to land uses within town centres. We know from local and national evidence that the most successful centres are those that support a diversity of activities and land uses. Our view is that planning policy should support that diversification while ensuring that the main frontages within our centres are in use for main town centre uses such as shops, cafes, restaurants, services like banks and estate agents, or leisure and community uses.

Outside of the primary frontages, we feel that ensuring buildings provide active frontages to the street is more important than seeking to specify land uses. This new approach will allow ground floor offices and residential uses in these parts of the centres. We have amended the town centre primary frontages, for example Bridge Street is now excluded.

We have re-drawn some of the centres on the policies map to take into account changes in land use since the map was last produced and to adopt a consistent approach to how we draw the boundaries. We have removed the Broadgreen Local Centre designation as the further growth of this centre could undermine the residential character of the area.

5 See Swindon Borough Council Local Plan Review Main Centre Uses (Excluding Retail) Topic Paper

## 3 Development Management Policies

### Policy DM 11

#### Hot Food Takeaways, Drinking Establishments, Betting Offices and Payday Loan Shops

1. Planning applications for hot food takeaways, drinking establishments, betting offices, adult gaming centres and payday loan shops will not be supported if:
  - a. they would cause a harmful cumulative impact on the vitality and viability of the defined centre or frontage in which they are located, taking into account the number and distribution of existing such uses and non-implemented planning permissions; or
  - b. in the case of hot food takeaways and drinking establishments, they would lead to or exacerbate issues of crime and anti-social behaviour, including littering.
2. Hot food takeaways (including street trading units) will not be permitted within 400 metres' walking distance of an existing or proposed primary or secondary school entrance, unless the proposed takeaway is within a defined retail centre, as defined in Policy DM9.

**3.3.7** Some areas of the Borough have seen the development of increased concentrations of hot food takeaway uses, drinking establishments, betting offices and payday loan shops. Concentrations of these uses have been linked to adult and childhood obesity (in the case of hot food takeaways <sup>(6)</sup>), to anti-social behaviour and to the decline in the vitality of and footfall within centres. The policy allows the Council in determining planning applications to take account of the cumulative impact of concentrations of these uses.

#### What has changed?

This is a new policy.

### Policy DM 12

#### Supporting the Night Time Economy

1. Expansion of the night-time economy shall be focussed on the Regent Circus Night-Time Economy Cluster as identified in the policies map. Within this area, proposals for night time economy uses including restaurants, cafes, bars, cultural and music venues will, subject to policy DM11 (policy on Hot Food Takeaways, Drinking Establishments, Betting Offices and Payday Loan Shops), be supported.
2. Within Old Town District Centre planning applications for night time economy uses should not lead cumulatively to such a proliferation of night time uses as to undermine the district centre's daytime role.
3. The 'agent of change' principle in national planning policy will be applied to planning applications that would potentially impact upon the operation of public houses or night time economy venues.

6 see Swindon Borough Council Local Plan Review Hot Food Takeaway Topic Paper

## 3 Development Management Policies

**3.3.8** A successful and diverse night time economy is an important aspect of successful town centres. The Council will use its planning and licensing powers to support the development of a diverse, family-friendly night time economy in the right locations as part of Swindon town centre's regeneration. The policy supports the expansion of high quality night time economy uses around the existing restaurant cluster at Regent Circus, the Regent Circus Cinema, MECA and Wyvern Theatre venues. In Old Town the objective will be to manage and restrict further growth of the night time economy to protect the area's district centre function and residential environment.

**3.3.9** The 'agent of change' principle is set out in paragraph 182 of the NPPF 2019.

**3.3.10** Night time economy venues will be protected in accordance with Policy DM27 (policy on community facilities).

### What has changed?

This is a new policy.

## 3.4 Housing

### Policy DM 13

#### Residential Standards

1. All residential development including extensions must meet the Nationally Described Space Standards.
2. Apartments must also:
  - a. include natural ventilation by, where possible, avoiding single-aspect units. Where included, single aspect units may only be east, west or south-facing and must include additional mitigating measures such as projecting or inset balconies;
  - b. avoid long internal corridors with no natural light, and ensure each core serves no more than 8 units per floor;
  - c. have access to private external space of at least 10m<sup>2</sup> per apartment (5m<sup>2</sup> in the Town Centre). This may be provided as either private balcony space or shared amenity gardens or both. The minimum depth and width for all balconies and other private external spaces is 1500mm.

**3.4.1** The policy proposed adoption the Nationally Described Space Standards. In the Written Ministerial Statement of March 2015<sup>(7)</sup>, the Government gave Local Authorities the option to set technical standards for new housing, which are additional technical requirements exceeding the minimum standards required by building regulations. One of these optional standards is the Nationally Described Space Standard (NDSS)<sup>(8)</sup>.

**3.4.2** Residential development should provide an acceptable level of internal and external amenity for all types of dwellings in order to protect future users and contribute to sustaining populations within their communities over the long term. The Nationally Described Space Standards sets out requirements

7 Written Statement to Parliament: Planning Update march 2015

8 Technical Housing Standards - Nationally Described Space Standard, DCLG March 2015

## 3 Development Management Policies

for the Gross Internal (floor) Area of new dwellings at a defined level of occupancy as well as floor areas and dimensions for key parts of the home, notably bedrooms, storage and floor to ceiling height, as shown in the table below:

Number of bedrooms(b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37) *			1.0
	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	79		
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	
4b	5p	90	97	103	3.0
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	
5b	6p	103	110	116	3.5
	7p	112	119	125	
	8p	121	128	134	
6b	7p	116	123	129	4.0
	8p	125	132	138	

### What has changed?

This is a new policy.

### Policy DM 14

#### Mix and Density

1. Subject to compliance with Policy DM13 (on national space standards), the unit size mix of market housing will be determined by developers in response to market demand. However, all major development comprising dwellings - with the exception of specialist housing developments - should provide some variety of dwelling sizes, to facilitate choice in the marketplace.
2. The unit size mix of social or affordable rented housing should be determined in consultation with the local planning authority housing department based on the most up to date evidence of need<sup>(9)</sup>.
3. The table below defines minimum gross residential densities<sup>(10)</sup> using local character and a transect-based approach. Maximum densities are not defined and appropriate densities should be determined based on:

<sup>9</sup> using Swindon Homebid affordable housing waiting lists

<sup>10</sup> in defining gross densities roads serving residential development and open spaces serving that development should be included but non-residential uses such as employment areas or schools and open spaces serving a wider area should be excluded

### 3 Development Management Policies

- a. accessibility to services and facilities by foot and access to high quality public transport;
- b. ability to achieve applicable parking standards;
- c. maximum densities consistent with achieving high quality design; and
- d. sunlight and daylight penetration and privacy.

			
Swindon Town and District Centres and 400m walk thereto, and Primary Rural Centres	Urban	Sub-urban	Urban-fringe/rural
50dph +	45dph	30dph	25dph

**3.4.3** The Swindon and Wiltshire Strategic Housing Market Area Assessment 2017 (SHMA) provides evidence of the projected need for different types of housing in Swindon Borough. The SHMA 2017 projection of future unit size mix requirements is shown in the table below alongside the unit size mix of dwellings built in the Borough between 2011 and 2018. On the face of it, this comparison appears to show under-delivery of 2 and 3-bed houses. However, the SHMA projection is based upon the assumption that newly forming households will occupy the same type and size of housing that existing households of similar age and size currently occupy. Yet, the existing houses occupied by households may simply be a reflection of the houses available (and therefore historic patterns of housebuilding) rather than households' preferences or the accommodation that would be best suited to their needs.

**3.4.4** 'Specialist housing' means accommodation for a group of people with specific needs (such as purpose-built accommodation for the elderly or students).

	SHMA 2017 projected mix 2016-2036	Dwellings build 2011-2018	Difference
1 bed flat	8%	13%	4%
2+ bed flat	6%	13%	6%
1 bed house	1%	1%	0%
2 bed house	18%	8%	-10%
3 bed house	52%	30%	-22%
4+ bed house	14%	36%	22%

**3.4.5** Overall, the Borough Council is of the view that housebuilders are generally far better placed than local government to assess the types and sizes of houses that their prospective purchasers would want to buy. It is therefore not proposed to seek to specify the dwelling mix that should be built

## 3 Development Management Policies

on sites, save in relation to affordable housing. However, the Borough Council considers that as a minimum major developments should contribute to providing some choice of dwellings. For example, development comprising exclusively 1-bedroom flats should be avoided. This will promote consumer choice and facilitate more rapid build out rates.

**3.4.6** Density is determined by developer assessments of the most viable form of development for the site and consumer demand. The Council's standards for on-plot car parking provision also determine densities, making it difficult to deliver densities in excess of circa 40 dwellings per hectare in most areas of the Borough. Within these constraints, the policy sets density minima based on character and the transect-based approach to density outlined in the Swindon Residential Design Guide SPD.

### What has changed?

The policy proposes to adopt a market-led approach to housing mix.

The new policy sets minimum residential densities to ensure effective use of land. Minimum densities would be based on local character.

### Policy DM 15

#### Affordable Housing

1. Except in Swindon Town Centre, to which paragraph 3 of this policy applies, on all developments of 10 homes or more, or on development sites of 0.5 hectares or more in area:
  - a. 10% of dwellings proposed in the development should be provided as affordable home ownership products and 20% of dwellings proposed in the development should be provided as affordable or social rented housing; or
  - b. where it can be robustly demonstrated to be appropriate, a proportionate contribution should be provided towards affordable homes off-site where on-site provision is not suitable.
2. On-site affordable housing should be integrated within the design and layout of a development so as not to be distinguishable from housing for open market sale and should be of a mix and tenure that reflects current need as advised by the Council's housing officer.
3. Within Swindon Town Centre (as shown on the policies map) 10% affordable housing will be sought as affordable home ownership housing.
4. The policy applies to any self-contained units of accommodation within a residential institution (Use Class C2).

**3.4.7** The Swindon and Wiltshire Strategic Housing Market Area Assessment 2017 (SHMA) found that affordable housing need in Swindon Borough would be equivalent to 31% of overall housing need. The policy seeks 30%.

**3.4.8** In accordance with national planning policy, 10% of dwellings on sites (other than build to rent sites, specialist housing, self or custom build, affordable housing only, or rural exception or entry-level exception sites) will be sought as affordable home ownership products as defined in national policy.

## 3 Development Management Policies

**3.4.9** The SHMA identifies that 78% of affordable housing need in Swindon Borough is likely to comprise need for affordable rented or social rented housing. Therefore, the remainder of affordable housing provision (20% of dwellings) is required by the policy to be provided as affordable or social rent.

**3.4.10** Paragraph 4 of the policy seeks that self-contained, 'extra care' housing that may fall within Use Class C2, should contribute to the provision of affordable housing.

**3.4.11** Within Swindon Town Centre the Council's recent development management experience is that development is unable to viably support affordable housing. In order to support the development of housing in the town centre to support its revitalisation, affordable housing requirement is limited to 10% for affordable home ownership products as required by national policy.

### What has changed?

In comparison to Local Plan Policy HA1, the threshold for seeking affordable housing is dropped from 15 dwellings to 10 dwellings to ensure consistency with updated national policy.

The policy and supporting text is also updated to reflect the national policy requirement for delivery of 10% of dwellings as 'affordable home ownership' houses.

The policy is amended to require that 'extra care' residential units which fall within planning use class C2 but are self contained (i.e. have a kitchen and bathroom) should contribute to the provision of affordable housing. At present, affordable housing is only sought from new homes which fall within the C3 use class.

It is proposed to adopt a lower requirement for affordable housing (10% rather than 30%) in Swindon Town Centre to encourage development in this area as recent applications have been unable to viably support the delivery of affordable housing. This policy, if supported, will be tested as part of a whole-plan viability assessment.

A requirement for 30% affordable housing is proposed to be retained as this is supported by the SHMA 2017.

### Policy DM 16

#### Housing for Older People

1. In order to meet the needs of an ageing population the Council encourages the provision of a range of specialist housing types, including extra care, retirement apartments and mainstream housing such as bungalows and sheltered housing.
2. Proposals will be permitted where they:
  - a. are accessible to a defined centre by a range of transport options including the public transport network and walking; and
  - b. can demonstrate that they have been designed to meet the specific needs of occupants with:
    - individual dwellings with inbuilt flexibility in accordance with the optional Building Regulations M4(2) Category 2: Accessible and adaptable dwellings) in order to enable easy adaptation to meet changing needs over time; and

## 3 Development Management Policies

- at least 50% of dwellings suitable for occupation by wheelchair users, or easily adaptable for residents who are wheelchair users (in accordance with the optional Building Regulations M4(3) Category 3: Wheelchair user dwellings); and
- all communal spaces and facilities (internal and external) provided as fully wheelchair accessible; and
- appropriate provision for the storage of scooters and wheelchairs.

**3.4.12** Evidence nationally and locally<sup>(11)</sup> supports the need to provide for specialist housing types to support an ageing population.

**3.4.13** The SHMA identifies that is an overall need in Swindon Borough in the period 2016-2036 for 3,050 older person homes, broken down into the various house types in the table below.

**3.4.14** Where applicable pre-application discussions with SBC Adult Social Care or the Clinical Commissioning Group (CCG) are recommended in order to ensure proposals respond to identified local need.

SHMA 2017 Demand for older person housing 2016-2036		
Extra care	Owned	480
	Rented	240
Sheltered 'plus' or 'enhanced' sheltered	Owned	160
	Rented	160
Dementia		100
Leasehold Schemes for the Elderly (LSE)		1,910
<b>TOTAL</b>		<b>3,050</b>

### What has changed?

This is a new policy.

### Policy DM 17

#### Accessible Housing

1. In order to provide homes which are suitable for a range of occupants with differing needs and which will allow adaptation to meet the changing needs of occupants over time:

11 see Swindon Borough Council Local Plan Review specialist housing topic paper

## 3 Development Management Policies

- a. Development proposals of 10 dwellings or more should provide all new housing in accordance with the optional Building Regulations M4(2): Category 2 (Accessible and adaptable dwellings) or any subsequent update.
  - b. Development proposals for 25 dwellings or more should provide at least 10% of the dwellings to be suitable for occupation by wheelchair users in accordance with the optional Building Regulations M4(3): Category 3 requirements (Wheelchair user dwellings) or any subsequent update.
2. Providers of wheelchair user dwellings should have early discussions with the Council in order to obtain the most up-to-date information on specific need in the local area. Where through lifts are to be provided, these should be located in circulation space ie hallway/landing.
  3. In order to demonstrate that a dwelling is capable of meeting the provisions for a wheelchair user dwelling, furnished plan layouts that show the access zones and other provisions should be provided to a scale of at least 1:100.
  4. The Council will also support the provision of proposals for specialist housing other than wheelchair user homes where they meet the specific needs of people with disabilities.

**3.4.15** National policy emphasises the importance of addressing the needs of groups with specific housing requirements, including those with disabilities, and that this should be assessed and reflected in planning policies.

**3.4.16** Local evidence indicates demand for wheelchair user homes is high and that there is a lack of housing suitable for people with mobility issues and for wheelchair users in the Borough <sup>(12)</sup>.

### What has changed?

The proportion required by Policy HA3 has been increased (from 2% to 10%) in order to increase provision and meet the demand for wheelchair user homes in the Borough.

The threshold has also been reduced from 50 to 25 dwellings to ensure that wheelchair user homes are delivered on a wide range of sites and potentially in a wider range of locations, not just on the strategic allocated sites.

The process of matching wheelchair user homes to potential occupants and ensuring that the adaptations (such as through lifts) meet their specific needs is complex. The policy therefore now includes wording to ensure providers enter into early discussions with the Council at the planning stage and that sufficient information is provided.

The policy now refers to the national accessibility standards included within the Part M4 Building Regulations. Requiring a proportion of Category 2 homes will help increase the Boroughs' stock of visitable and easily adaptable dwellings and enable older people to remain in their own homes for longer.

This policy, if supported, will be tested as part of a whole-plan viability assessment.

12 see Swindon Borough Council Local Plan Review specialist housing topic paper

## 3 Development Management Policies

### Policy DM 18

#### Annex Accommodation

Proposals for annex accommodation will be permitted where they are:

- a. in the same ownership as the principal dwelling and will continue to be so
- b. within the curtilage of the principal dwelling and shares its vehicular access and amenities including garden spaces
- c. ancillary to and subservient in scale to the principal dwelling
- d. have a functional link with the principal dwelling

**3.4.17** Granny annexes' form part of the wider offer of accommodation which can enable multi-generational living. They enable younger, older or disabled family members to live independently but still call on support from family members when needed.

**3.4.18** However, annexes should not create a self-contained dwelling.

#### What has changed?

This is a new policy.

### Policy DM 19

#### Agricultural Workers' Dwellings

1. Planning permission for a new dwelling to enable an agricultural worker to live at, or in the immediate vicinity of, their place of work will only be granted to support existing agricultural activities on an existing agricultural unit where:
  - a. an independent appraisal is submitted with the application demonstrating that there is an essential functional need for the proposed dwelling which cannot be met by existing suitable accommodation available in the area, or by rearranging duties and responsibilities between workers;
  - b. the size of the proposed dwelling is appropriate in light of that functional need;
  - c. financial information is submitted with the application to demonstrate the viability of the business;
  - d. where practicable, the dwelling should be provided by adapting an existing building on the holding. If this is not possible the new dwelling should be located in close proximity to existing farm buildings or other dwellings on the holding;

## 3 Development Management Policies

- e. the proposed dwelling would not result in harm to landscape character or visual amenity; and
  - f. occupancy is limited by way of a planning condition or obligation.
2. It may be necessary to impose a planning condition or obligation to prevent the severance of an agricultural dwelling from some or all of the land comprised in the agricultural unit the functional needs of which the dwelling is intended to meet.

**3.4.19** In accordance with national policy, Swindon Borough Council supports new rural workers' dwellings where they meet an essential need for a worker to live permanently at or near their place of work in the countryside.

### What has changed?

The wording of new policy seeks to increase the clarity of the meaning of Local Plan 2026 Policy HA5.

The policy is re-worded to explain that the purpose of the dwelling is to enable a person to live at their place of work. Also, it is re-worded to apply only to existing agricultural units, not proposed agricultural businesses.

Rather than seeking that design harmonises with landscape character (this is difficult to judge), the proposed new wording seeks to avoid landscape and visual harm.

Paragraph 2 is a re-wording of the existing policy to reflect the fact that the purpose of an anti-severance condition is to prevent sale of the land separately to the dwelling, rather than to prevent it being sold separately to other farm buildings.

### Policy DM 20

#### Housing on Retail Parks

Planning applications for the residential-led mixed-use or wholly residential redevelopment of out of town retail parks will be supported.

**3.4.20** Projected changes to shopping patterns mean that the demand for out-of-town retail warehouses is likely to reduce through the plan-period. The Swindon Retail and Leisure Needs Assessment 2017 shows that there is an over-supply of such premises in the Borough. This presents opportunities to create new homes on brownfield land in accessible locations. The Council will support such proposals, but will not support proposals for the creation within out of town retail parks of concentrations of leisure uses which might undermine the regeneration of Swindon Town Centre and the role of the district centres.

**3.4.21** 'Out of town retail parks' refers to any concentration of more than one retail unit which is not within a defined retail centre but is within the Swindon Urban Area or Rural Settlement Boundaries. The principal out of town retail parks in Swindon are identified in the Swindon Retail and Leisure Needs Assessment 2017 and are: Greenbridge Retail Park, Bridgemead/Mannington Retail Park, Ocotol Way, Oxford Road/St Margaret's Retail Park, Paddington Drive and Barnfield Road.

## 3 Development Management Policies

### What has changed?

This is a new policy.

### Policy DM 21

#### Gypsies', Travellers' and Travelling Showpeople's Pitches and Sites

1. In the period 2018 to 2036 there is a need for between 11 and 23 additional pitches and 14 additional travelling showpeople's plots.
2. New permanent Gypsy and Traveller sites, and extensions to existing lawful sites will be permitted where:
  - a. The need for the new site/site extension has been demonstrated;
  - b. Access to shops, schools and health facilities from the site is adequate;
  - c. The design of the site provides adequate services, on site storage, landscaping and amenity space; and
  - d. The proposed development is acceptable under other policies of this plan, in particular Policy DM22 (Transport and Development), DM33 (Landscape), DM35 (Pollution).

**3.4.22** National Planning Policy for Traveller Sites (PPTS) requires local authorities to assess the need for pitches and plots for Gypsies, Travellers and Travelling Showpeople in their areas and to develop a strategy to meet the land requirement to meet those needs.

**3.4.23** The Swindon Borough Council Gypsy and Traveller Accommodation Assessment 2019 (RRR Consultancy) identifies an overall accommodation need in the local authority area over the period 2019-2036 for 23 additional pitches (ethnic definition), 20 pitches (PPTS 2015 definition) or 11 pitches (work PPTS interpretation). Additionally, there is a need for 14 additional Travelling Showpeople plots during the same period.

### What has changed?

The Council has commissioned updated evidence of the need for Gypsy and Travelling Showpeople's accommodation in the period to 2036. It is the Council's intention to identify and allocate land capable of accommodating this need and a call-for-sites is being undertaken alongside consultation on the draft plan.

## 3 Development Management Policies

### 3.5 Transport

#### Policy DM 22

##### Transport and Development

1. New development should be located and designed to reduce the need to travel and to encourage the use of sustainable transport modes, particularly walking and cycling, and provide the potential to maximise bus travel.
2. Development shall provide vehicular access that is appropriate to its scale, type and location without detriment to highway safety and local amenity, and safe and convenient pedestrian and cycle access.
3. Development shall not prejudice or impede an existing or planned cycle route, unless provision is made for an improved route for cyclists which is equally or more direct.
4. Development that results in the loss of existing rights of way or their disruption shall only be permitted when adequate, acceptable alternative provision or diversions are arranged.
5. Development shall not remove, narrow or materially impair the Thames Path or Ridgeway National Trails or public access to them.
6. Development shall provide appropriate mitigating measures to offset any adverse impacts on the transport network at both the construction and operational stages.
7. Parking provision, including secure cycle and motorcycle parking and electric vehicle charging points, should be provided in accordance with the Council's adopted parking standards.
8. Development proposals should integrate active travel routes and recreation routes into green infrastructure where possible.

**3.5.1** The policy requires development to provide for access by public transport, cycling and walking, including proper provision for access for all sections of the community.

**3.5.2** The policy also seeks to ensure that development will not harm national trails and existing and proposed bicycle routes. Proposed bicycle routes are defined in the Swindon Borough Local Cycling and Walking Infrastructure Plan.

**3.5.3** The Transport Requirements for Development SPD provides the detailed Local Highway Authority parameters for highway design together with detail on highways consenting processes and should be referred to in preparing planning applications.

#### What has changed?

The references in the current version of Policy TR2 to the need for transport assessments, transport statements and travel plans, which are validation requirements for planning applications, are deleted. These requirements are set out in the Planning Practice Guidance and in the Transport Requirements for Development SPD.

Policies TR1 and TR2 are consolidated into a single policy.

A new reference to integrating active travel routes and recreation routes within green infrastructure is added.

## 3 Development Management Policies

### 3.6 Infrastructure

#### Policy DM 23

##### Infrastructure Requirements Resulting from Development

All development, including development adjacent to but outside of the Swindon Borough boundary, shall make provision to:

- a. meet the cost of new infrastructure made necessary by the development (including cumulatively with other development);
- b. mitigate unacceptable impacts of the development on existing infrastructure and on the local community; and
- c. provide for the on-going management and maintenance of infrastructure delivered as a result of the development.

**3.6.1** The policy seeks to secure that infrastructure is provided to support new building in the Borough. The tests set out in national policy and in Regulation 122 of The Community Infrastructure Levy Regulations 2010 (as amended, or any successor legislation) will be applied in determining whether or not planning conditions or obligations can be used to secure the provision of infrastructure as part of the approval of a planning application.

#### What has changed?

The fourth and fifth bullet point of the current policy IN1 would only be consistent with Regulation 122 of the Community Infrastructure Levy Regulations 2010 if such infrastructure is necessary to mitigate the impact of the development. The mitigation of impacts is covered by the second bullet point. Therefore bullet points 4 and 5 of the current policy are deleted.

#### Policy DM 24

##### Water Supply and Wastewater and Sewerage Infrastructure

1. Developers will be required to demonstrate that there is adequate water supply, waste water capacity and surface water drainage both on and off the site to serve the development and that it would not lead to problems for existing or new users. Development will not be permitted unless such capacity is in place before the development is occupied. In some circumstances it may be necessary for developers to fund studies to ascertain whether the proposed development will lead to overloading of existing water and/or waste water infrastructure.
2. Drainage on the site must maintain separation of foul and surface flows.

## 3 Development Management Policies

3. Where there is an infrastructure capacity constraint the Council will require the developer to set out what appropriate improvements are required and how they will be delivered.
4. New dwellings must meet the Building Regulations optional requirement of 110 litres/person/day<sup>(13)</sup>(or successor standards).

**3.6.2** Swindon forms a part of Thames Water's Swindon and Oxfordshire Water Resources Zone (SWOX). Thames Water acknowledge that pressure on water resources within their region will increase significantly as a result of planned housing growth. The whole region, including SWOX, is classified as being seriously water stressed.

**3.6.3** The Swindon Water Cycle Study (2014) concluded that, with demand management measures, there would be sufficient water supplies to deliver the anticipated level for population growth in Swindon Borough up to 2026.

**3.6.4** In SWOX Thames Water predicts a water supply deficit in a dry year critical period growing from -1 MI/d in 2020 to -32 MI/d by 2040. These changes are principally driven by the impact of climate change on groundwater sources and therefore a reduction in available deployable output. The Thames Water Resources Management Plan 2015 – 2040 proposes demand management to address a supply/demand balance shortfall.

**3.6.5** The water supply position:

- shows the importance of assessing through the development management process the adequacy of both water supply and waste water to serve prospective development; and
- provides a strong justification for the use of the optional requirement in the Building Regulations for water efficiency in dwellings.

### What has changed

This is an updated version of Policy IN2 suggested by Thames Water. In view of water stress in the region, it is proposed to adopt the enhanced Building Regulations standard for water efficiency in new dwellings.

### Policy DM 25

#### Low Carbon and Renewable Energy

1. Renewable and low carbon energy infrastructure will be encouraged. Such proposals, including large-scale freestanding installations, will be assessed under national policies and in terms of their:
  - a. social and economic benefits (including local job creation opportunities); and
  - b. whether any adverse environmental or amenity impacts are or can be made acceptable.

13 The Building Regulations 2010 Approved Document G2

## 3 Development Management Policies

2. Any heat produced as part of energy generation should be productively used on-site or linked to a district energy network.
3. Renewable and low carbon energy generation schemes brought forward by communities, or with major community benefits, will be encouraged and supported in principle.
4. The provision of renewable, decentralised or low carbon energy supply as part of wider development schemes, for example residential or business developments, will be supported.
5. In accordance with national policy, wind turbines will only be supported in locations identified as suitable for such development in a neighbourhood plan, and provided, following consultation, it can be demonstrated that the planning impacts identified by the affected local community have been fully addressed and the proposal has their backing.

**3.6.6** Swindon Borough Council is investing in renewable energy projects with two solar park projects: a 40MW PV solar farm at Wroughton Airfield and an 8MW solar farm at the former landfill at Chapel Farm. The Council has made Local Development Orders covering several sites for solar arrays and solar farms. Renewable energy generation in the Borough in 2017 was 2.21 megawatt hours per household, the 118th highest of 406 UK and Northern Irish local authorities<sup>(14)</sup>.

**3.6.7** The policy supports the development of further renewable energy proposals in appropriate locations, subject to their being able to acceptably address their impacts. Environmental and amenity impacts will be assessed against the policies of this plan and could include (without limitation) air quality impacts, odour, noise, shadow flicker, insect and vermin infestation, landscape and visual impacts, impacts on the road network, water contamination, impacts on the setting of heritage assets, and impacts on biodiversity.

### What has changed?

Reference in current Policy IN4 to the low carbon electricity target by 2020 is deleted as this is now out of date.

References to a locally delivered modular district energy network are deleted on the basis that this is now unlikely to be delivered. This is replaced with a policy supporting decentralised, renewable or low carbon energy.

The wording is amended to match national policy which asks whether adverse impacts are or can be made acceptable.

The identification of suitable locations for wind turbines would be locally led through neighbourhood planning.

### Policy DM 26

#### ICT and Telecommunications

Communications infrastructure will be supported in accordance with national policy, provided that:

14 Department for Business, Energy and Industrial Strategy Regional Renewable Statistic <https://www.gov.uk/government/statistics/regional-renewable-statistics>

## 3 Development Management Policies

- a. the siting of the proposal and any other additional equipment involved with the development does not unduly detract from the appearance of the surrounding area or form an adversely intrusive addition to the street scene;
- b. the amenities of neighbouring occupiers are not unacceptably harmed;
- c. the colour and profile are sympathetic to the site surroundings and the size of the development is kept to a technical minimum to ensure any adverse impact on the environment is minimised; and
- d. the application demonstrates that alternative sites, including mast sharing and the use of existing buildings and structures, which fulfil the functional requirements of the development but which would have a lesser impact on the appearance of the surrounding area and on neighbouring occupiers, have been assessed and found not to be available.

**3.6.8** This criteria-based policy provides the basis for assessment of all applications for telecommunication development, whether they are progressed as prior approval applications or full planning applications. It provides guidance for both new and replacement masts, whilst providing the flexibility to allow for an efficient expansion of the network and to meet the demands imposed by technological advancements.

**3.6.9** Applicants should also have regard to national policy, which requires that applicants demonstrate that the proposed development will not exceed International Commission guidelines on non-ionising radiation protection, that they have undertaken consultation with those affected by the development, and that the development would not cause significant and irremediable interference with other electrical equipment, air traffic services or instrumentation operated in the national interest.

### What has changed?

Paragraph 112 of the NPPF provides policy on electronic communications and the proposed updated version of Policy IN3 reflects that.

Paragraph d of the policy is amended to clarify which alternative sites need to be considered. The requirement in current Policy IN3 to consider 'all alternative sites' is considered to be excessively onerous and is amended.

## 3.7 Community Facilities

### Policy DM 27

#### Community Facilities

1. Proposals for new or extended community facilities will be supported where:
  - a. the site is located within or adjacent to existing settlements;

## 3 Development Management Policies

- b. the site is accessible for all members of the community and by a range of transport modes including walking and cycling; and
  - c. if possible, the site is co-located with or will support co-location with other community uses.
2. Proposals that result in the loss of established community facilities shall only be permitted where it can be demonstrated that:
- a. commercial facilities have been genuinely marketed for the established use for at least one year; and
  - b. the facility is no longer economically viable for the established use, or there is a suitable alternative or equivalent quality to that facility nearby, or the facility is no longer required by the local community.

**3.7.1** The policy supports the provision of community facilities in appropriate locations. In accordance with national policy, the Borough will seek to retain community facilities, including (without limitation): public halls (including community/youth centres), church halls; Post Offices; local shops within both urban and rural areas; indoor and outdoor sports facilities; schools and non-residential education and training centres; places of worship; libraries; day nurseries/crèches; health centres, clinics, consulting rooms (including GP surgeries and dental practices); museums, art galleries; Public Houses; leisure facilities; open space; emergency services; cultural event space; and cemeteries/ burial grounds. This list is not exhaustive and all proposals will be considered on a case by case basis, taking into account the importance of the facility to the local community.

### What has changed?

The use of the words 'particularly where' in current Policy CM4 render the following paragraphs on the location of community facilities advisory only. 'Particularly' is therefore deleted.

The words of Policy CM4 referring to facilities being located where they would 'promote social inclusion' are replaced with a more precise reference to facilities being accessible by a range of transport modes.

In the final bullet point, 'no longer required' is amended to say 'no longer required by the local community' to make it clear that it is the requirements of the community for the facility, not the requirements of the landowner, that are being assessed.

## 3 Development Management Policies

### 3.8 Open Space and Green Infrastructure

#### Policy DM 28

##### Green Infrastructure

1. Development shall maintain, enhance and where possible provide additional green infrastructure,<sup>(15)</sup> to provide recreation, climate change mitigation, water management, connectivity and accessibility by walking and cycling, and to sustain and increase ecological networks.
2. Development should not result in the loss of visually or ecologically important features including trees, hedges and woodlands<sup>(16)</sup>. Existing trees, hedgerows and woodland should be sympathetically integrated into the design of development. Where the development would result in the loss of existing trees, hedgerows or woodland, and this can be justified by the benefits of the development, the loss should be mitigated by new tree planting within the development.
3. The integrity of green infrastructure corridors (as shown on the policies map) should be protected and enhanced as a result of development. Development that would sever or significantly reduce a green infrastructure corridor will be refused.
4. Development proposals should integrate green infrastructure into the development design, and maximise connections with existing green infrastructure.
5. The multifunctionality of green infrastructure in new development should be maximised, whilst ensuring it can properly fulfill its main functions.
6. Details of long-term maintenance, management and funding arrangements for each green infrastructure function must be provided at the application stage. The Borough Council does not adopt or maintain green infrastructure and a management or community interest company arrangement should be used save where the Parish Council is willing to take ownership of and maintain the space.

**3.8.1** The policy seeks to protect and create (and ensure the maintenance of) a multifunctional and connected green infrastructure network. The policy seeks to ensure that within developments green infrastructure is designed in such a way that opportunities to provide connectivity with existing green infrastructure at Boroughwide and local level are taken forward.

**3.8.2** The protection and expansion of trees and woodland could make a significant contribution to climate change adaptation and mitigation<sup>(17)</sup> and the policy seeks to protect this resource.

**3.8.3** Where trees, hedges or woodlands are present on or adjacent to a development site a full report to BS5837:2012 'Trees in relation to design, demolition and construction – recommendations' will be required when considering the proposal to assess its impact on trees. The report will define the minimum distance between construction and retained trees and hedges which the Borough Council may increase where appropriate to account for site specific circumstances and to eliminate post development pressure on trees, hedges and woodlands.

15 A network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities. This includes: biodiversity sites; country parks; semi natural greenspaces; cemeteries; trees and hedgerows; green roofs; rights of way and designated pedestrian/cycle routes; the canal network; water courses and associated floodplains; linear green routes; open spaces (including outdoor sports facilities, general recreational areas, allotments and play areas); and woodlands.

16 ancient woodlands and veteran trees are protected by Policy DM32

17 As highlighted by the Committee on Climate Change report 'Land use: reducing emissions and preparing for climate change' (November 2018).

## 3 Development Management Policies

**3.8.4** The Council will be undertaking a Nature Recovery Strategy which will incorporate a review of the Green Infrastructure Strategy (2011). This will identify strategic measures to restore and enhance the green infrastructure network. The green infrastructure policy and associated policies (DM28-DM32) may therefore change following any recommendations that emerge from this work.

### What has changed?

The current policy is not consistent with national policy as it suggests that the loss of irreplaceable habitats including ancient woodland and veteran trees should simply be weighed against the need for development. National policy states that there must be wholly exceptional circumstances to justify such loss. This wording more appropriately sits within policy on biodiversity and so is deleted from this policy and moved to Policy DM32.

The new policy wording provides more detail about the protection and integration of trees, hedgerows and woodlands into new development and when their loss can be justified and how this should be mitigated.

New wording is also included about the protection of the integrity of the strategic green infrastructure corridors shown on the policies map.

New wording is included regarding requirements for new green infrastructure. This includes wording on the integration of green infrastructure as part of the development design and with existing green infrastructure, as well as new wording to ensure the multifunctionality of new green infrastructure does not compromise the ability for it to fulfil its intended functions.

Finally, new wording is included regarding arrangements for the future maintenance, management and funding of new green infrastructure.

### Policy DM 29

#### Great Western Community Forest

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

- a. ensuring a net increase in tree cover through the planting of new woodland and trees;
- b. creating or enhancing habitats for biodiversity, including built structures in accordance with Policy DM32; and
- c. ensuring access to local woodlands and opportunities for communities and businesses to benefit from GWCF.

**3.8.5** The Great Western Community Forest (GWCF) covers the whole of Swindon Borough and reaches into neighbouring Oxfordshire and Wiltshire. The purpose of GWCF is to create a multi-purpose forest throughout Swindon Borough. Multi-purpose forestry encompasses the creation and use of a diverse natural and built environment including trees and woodland, grassland, wetlands, hedgerows, ponds and rivers. A Forest Plan (1994, 2002- 2027) sets out GWCF objectives to meet environmental, social and economic aims. The range of functions and benefits include carbon capture, biomass production, and control of micro-climate in addition to landscape, recreation, biodiversity and other eco-system service benefits. The GWCF is an integral part of developing Swindon Borough's green infrastructure.

## 3 Development Management Policies

**3.8.6** The GWCF has an overall target of achieving 30% woodland and tree cover across the Borough. A recent study showed that Swindon has amongst the lowest percentages of tree cover of major UK towns and cities at 8%<sup>(18)</sup>.

### What has changed?

This policy is unaltered.

### Policy DM 30

#### Protecting Open Space

Public open space assets defined on the policies map will be protected from development unless:

- a. the proposed development is ancillary to and protects the main open space function of the site; or
- b. the proposed development is of a community facility the benefits of which outweigh the loss of open space; or
- c. the development of a small part of a larger area will provide enhancements to the quality of the remaining area without compromising the integrity or role of the open space as a whole; or
- d. the proposed development is supported by an open space appraisal which shows that the open space is surplus to requirements because there are sufficient open spaces in the ward to meet the quantity requirements in Appendix 1 and there are alternative open spaces of satisfactory quality within the walking catchments set out in Appendix 1; or
- e. the proposed development will re-provide open space of at least equivalent size, quality and accessibility the benefits of which to the community will outweigh the loss.

In accordance with national policy, the policy seeks to protect public open spaces save in the circumstances specified, where the loss is justified.

### What has changed?

Current Local Plan Policy EN3 has been amended to introduce a new category of acceptable development of public open space for where development of a small part of an open space can enhance the remainder.

The wording of the 'provides community benefit' exception is amended to make clear that this only applies to community facilities.

18 Doick, K.J., Davies, H.J., Moss, J., Coventry, R., Handley, P., Rogers, K. and Simpkin, P., 2017. The Canopy Cover of England's Towns and Cities: baselining and setting targets to improve human health and well-being. *Trees, People and the Built Environment III, Birmingham*.

## 3 Development Management Policies

### Policy DM 31

#### Open Space in New Development

1. Residential development shall provide on-site or contribute towards provision of outdoor sports space, children's and teenagers' play-space, allotments and general recreational areas in accordance with the standards and specifications set out in Council's open space requirements at Appendix 1.
2. Where on-site provision of public open space is required by the standards, this should be provided unless the size or nature of the site means that this is not possible in design terms.
3. Where the development exceeds the threshold in paragraph 1 of this policy but on-site provision is not required by the standards in Appendix 1 or is determined not to be possible or desirable under paragraph 2, contributions towards off-site provision will be required and will be calculated in accordance with Appendix 1. Contributions will be applied to projects to create new public spaces or enhance existing public spaces in the relevant category.
4. Within Swindon Town Centre, provision of general recreation areas at levels below the area standards in Appendix 1 will be supported provided that the proposed public open space is of high quality design and materials which would enable it to support intensive use.
5. Arrangements for the future maintenance, management and funding of open space provided on-site must be put in place. Unless a parish council is willing to take ownership and/or maintain the public space, a management or community interest company should be established. In the event that the open space is to be maintained by a parish council, a contribution towards five years' establishment maintenance, calculated in accordance with Appendix 1, will be required. Where contributions to off-site open space public open space provision are provided in lieu of on-site provision, those contributions will include a contribution to establishment maintenance as set out in Appendix 1.

**3.8.7** The policy seeks to ensure that new residential developments provide or contribute to the provision of new public open space to meet their needs. Appendix 1 provides the Council's standards which are informed by the Open Space Audit and Assessment 2019. The policy seeks provision of open space of three broad types:

#### Outdoor Sports

**3.8.8** The Open Space Audit and Assessment 2014 found under-provision of open space for outdoor sports as against standards in all but two of the Borough's wards. The Playing Pitch Strategy 2017 evidences a need to deliver additional playing pitches for pitch sports in the period to 2021. Appendix 10 of the Strategy indicates a standard of 0.8 hectares of playing pitches per 1,000 people across the Borough would be required in 2021 adjusting for changes in demand. This calculation is based on the area of the pitches themselves and does not incorporate the area taken by changing rooms, fencing or enclosure planting, flood lighting, paths between pitches, car parking, etc. Additionally, this number excludes non-pitch outdoor sports facilities, such as tennis and basketball courts, bowls greens or athletic tracks. Similarly, this number does not take into account existing quantitative and qualitative under-provision as documented in the Playing Pitch Strategy. Therefore, the standard of 1.6ha/1,000 people for outdoor sports contained in the Swindon Local Plan 2026 and used in Fields in Trust's 2015 Guidance for Outdoor Sports and Play remains an appropriate standard for use in new development.

## 3 Development Management Policies

**3.8.9** In accordance with The Playing Pitch Strategy, the policy of the Borough will be to secure and upgrade existing outdoor sports facilities, while providing new pitches and other facilities in sports hubs which would have sufficient usage to pay for their own maintenance over the longer term. The nature of sports facilities and clubs is that they have a Borough-wide catchment. All new housebuilding will increase the need for new sports facilities and the intensity of use of existing facilities. It is therefore necessary that all housebuilding, not just that on large sites which will provide pitches on-site, contributes to meeting the additional demand it generates for outdoor sports facilities and mitigating the impact of this on existing facilities. Contributions are based on the cost of providing the new or like-for-like replacement of facilities (excluding land cost) necessary to accommodate the demand created by residents of the proposed housing.

### Play Space

**3.8.10** The Open Space Audit and Assessment 2019 update demonstrates that there is a shortage of play spaces in all of the Borough's wards when compared to the standard of 0.3ha per 1,000 people in the Local Plan 2026. The Borough's standard of 0.3ha/1,000 people is below the Fields in Trust 2015 guidance which seeks 0.55ha/1,000 people for equipped designated areas and other outdoor provision combined. However, the Borough's lower standard is considered to achieve an appropriate balance between quantity and quality of provision, and is considered to remain appropriate.

**3.8.11** New developments above the site size thresholds will need to deliver on-site provision of play space. Development which is not large enough to support the creation of a new play spaces within its site area will increase the intensity of use of existing play areas, which will consequently require more frequent refurbishment and replacement, and may exacerbate existing under-provision in an area creating the need for new play areas for be provided off-site. It is therefore necessary that all residential developments of 10 dwellings or more or 1,000m<sup>2</sup> in gross floor area contribute to mitigate their impact on existing play spaces or to provide for new spaces off-site, unless it can be shown that all dwellings within the development are within the threshold walking distances (600m for a Neighbourhood level equipped play space, or 250m for a local level equipped play space) of existing play spaces of acceptable quality. Contributions are based on the cost of providing the relevant fraction of a new facility (excluding land cost) that the population of the proposed housing would require. The cost of a new facility is an appropriate basis for calculating contributions because the refurbishment or upgrading of existing facilities which are below quality standards will require the purchase of new equipment and furniture and resurfacing and re-fencing of areas. These are the same costs that would be incurred in the provision of a new facility.

**3.8.12** Specifications for play spaces appear in the table in Appendix 1. Note that the Borough's standards and typologies are not the same as those used in Fields in Trust guidance. The Borough Council does not seek local areas of play (LAPs) as referred to in Fields in Trust guidance as the Council's experience is that LAPs provide limited utility to residents and can create a maintenance obligation which it may be difficult for adjacent properties to support. Larger, better equipped areas of play are therefore sought.

### General Recreational Areas

**3.8.13** There is a growing body of evidence on the importance to physical and mental health and to climate change mitigation and adaptation of providing green space within development. Fields in Trust recommends a requirement of 3.2ha per 1,000 population for informal recreation which it breaks down into sub-categories of parks and gardens, amenity green space, and natural and semi-natural space. Swindon Borough Council has historically adopted a requirement of 1ha for general recreational areas, incorporating all of the Fields in Trust categories, per 1,000 persons. The Open Space Assessment and Audit 2019 finds acceptable levels of provision against this target in all of the Borough's wards, but much existing provision comprises areas of lower functionality for recreational use. Experience has shown that on some new housing estates, significant parts of the 1ha/1,000 persons requirement have been used up in accommodating drainage features, verges and other

## 3 Development Management Policies

incidental areas of space which are unsuitable for informal recreation. Therefore, the policy includes a new specification (set out in Appendix 1) for general recreational areas which excludes such areas and provides quality requirements to ensure that functional green spaces are provided.

### Allotments

**3.8.14** The National Society of Allotment and Leisure Gardeners recommends the provision of one full allotment per 200 people, which equates to a standard of 0.25 hectares per 1,000 people. Swindon Borough's Local Plan 2026 uses a standard of 0.3 hectares per 1,000 people to allow for the provision of car parking and access footpaths to serve allotments. The Borough has 37.27ha of allotments and an estimated mid 2017 population of 220,363. Existing level of provision Borough-wide is therefore 0.17ha per 1,000 people. On this basis it is considered appropriate to retain a standard of 0.3ha/1,000 for new development in the Borough.

### Installation

**3.8.15** The Council will through planning obligations ensure that areas of public open space and landscaping are provided in accordance with approved plans before 80% of dwellings in the relevant phase are occupied. Planning obligations will ensure the ongoing monitoring and maintenance/replacement of the space until it is established and will provide for management arrangements thereafter.

### Management Companies

**3.8.16** The Council intends to publish guidance on setting up management companies to manage public open space.

#### What has changed?

The policy retains the categories of outdoor sports, play space and amenity green space. To provide greater clarity for developers, the triggers for on-site provision and specifications for the open spaces are provided in appendix 1. Appendix 1 also provides details of contributions that will be sought.

## 3.9 Landscape, Biodiversity and Heritage

### Policy DM 32

#### Biodiversity

1. All development shall minimise its impact upon and provide net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.
2. The effect of development proposals on the sites and species identified in the table below must be assessed and protection commensurate with their designation or status (identified in the table below) and in accordance with national policy will be given.
3. National policy and applicable legislation on habitats and biodiversity – including the 'mitigation hierarchy' of avoid, mitigate, compensate – will be applied in the determination of planning applications.
4. All developments must secure measurable net gains for biodiversity.

### 3 Development Management Policies

Internationally/European designated sites	<p>There are no such sites within the Borough, but the potential cross-boundary and in-combination impacts on sites outside of the Borough should be considered. These sites include:</p> <ul style="list-style-type: none"> <li>i) Special Protection Areas and Special Areas of Conservation</li> <li>ii) potential Special Protection Areas and possible Special Areas of Conservation</li> <li>iii) Listed or proposed Ramsar sites</li> <li>iv) Sites identified, or required, as compensatory measures for adverse effects on habitats sites, potential Special Protection Areas and possible Special Areas of Conservation, and listed or proposed Ramsar sites.</li> </ul> <p>The location of sites can be found on DEFRA's MagicMap: <a href="https://magic.defra.gov.uk/MagicMap.aspx">https://magic.defra.gov.uk/MagicMap.aspx</a></p>
Nationally designated sites	Sites of Special Scientific Interest as shown on the DEFRA's MagicMap: <a href="https://magic.defra.gov.uk/MagicMap.aspx">https://magic.defra.gov.uk/MagicMap.aspx</a>
Irreplaceable habitats or ecological features	Include ancient woodland which is mapped in DEFRA mapping <a href="https://magic.defra.gov.uk/MagicMap.aspx">https://magic.defra.gov.uk/MagicMap.aspx</a> and species-rich grassland, veteran trees, hedgerows derived from ancient woodland, wood-pasture and parkland.
Protected and priority species and priority habitats	European protected species and UK priority species and habitats <sup>(19)</sup> .
Locally designated sites	County Wildlife Sites and Local Nature Reserves as shown on the policies map
Other sites	Existing green infrastructure where this could constitute an ecological network, wildlife corridor, nodes and stepping stones for wildlife. Green infrastructure corridors are shown on the policies map (see Policy DM28 Green Infrastructure).

**3.9.1** In accordance with national policy, the policy identifies the hierarchy of designated sites within Swindon Borough and gives effect to national policy on protecting and enhancing biodiversity.

#### What has changed?

Policy EN4 is simplified to avoid paraphrasing national policy.

Additionally, the new policy reflects national requirements to ensure that new development achieved net gains for biodiversity.

<sup>19</sup> Species and Habitats of Principal Importance included in the England Biodiversity List published by the Secretary of State under section 41 of the Natural Environment and Rural Communities Act 2006

## 3 Development Management Policies

### Policy DM 33

#### Landscape

1. Proposals for development will only be permitted when:
  - a. the intrinsic character, diversity and local distinctiveness of landscape within Swindon Borough are protected, conserved and enhanced;
  - b. the design of the development and materials used are sympathetic to the surrounding landscape;
  - c. unacceptable impacts upon the landscape are avoided; and,
  - d. where other negative impacts are considered unavoidable, they are satisfactorily mitigated.
2. In meeting the requirements of paragraph 1 of this policy, applicants for development should demonstrate how they have taken into account Landscape Character Assessments and assessed the potential impact of the proposal upon the following attributes of the landscape:
  - a. existing landscape form, features, topography and character;
  - b. the contribution of the landscape to biodiversity and wildlife;
  - c. local geology and geo-diversity;
  - d. views, visual amenity and the landscape setting;
  - e. valuable historic and heritage areas and assets;
  - f. environmental amenity such as tranquillity and noise, pollution and light pollution; and,
  - g. the existing social, physical, economic and environmental roles and functions of the landscape at the local and strategic scale (for example as a place of cultural and leisure activity, living, employment and separation of settlements).
3. National policy and legislation will be applied in assessing proposals within or affecting the setting of The North Wessex Downs Area of Outstanding Natural Beauty. Regard will be had to the North Wessex Downs AONB Management Plan in considering such applications.

**3.9.2** Development proposals should take account of their surroundings, harmonising with their surroundings and the local landscape features.

**3.9.3** It is essential that new development should help sustain and/or create landscapes with a strong sense of place and local identity and take account of the following features:

- Biodiversity - locally distinctive and characteristic pattern and species composition of natural features such as trees hedgerows, woodland field boundaries watercourses and water-bodies;

## 3 Development Management Policies

- Geology - locally distinctive and characteristic landforms and topographical features throughout the Borough such as locally important views, sensitive sky lines, ridges and valleys;
- History - locally distinctive settlement patterns, building materials, and heritage assets;
- Views both in and out - visually sensitive skylines, geological and topographical features; and
- The separate identity of settlements and the transition between man-made and natural landscapes at the urban fringe.

**3.9.4** The North Wessex Downs AONB lies to the south, partly within Swindon Borough. AONBs are protected under the existing statutory requirements of Section 85 of the Countryside and Rights of Way Act 2000. National policy sets out the government's required approach to considering development proposals within AONBs.

**3.9.5** The North Wessex Downs Management Plan sets out a planning and management approach to the North Wessex Downs and should be used to inform relevant development proposals.

### What has changed?

Only minor amendments have been made to Policy EN5. The new proposed policy wording makes cross-references to national policy and legislation on development in Areas of Outstanding Natural Beauty.

## Historic Environment

**3.9.6** Swindon Borough has more than 1,000 listed buildings, 28 Conservation Areas (shown on the policies map) and 53 Scheduled Ancient Monuments. The Swindon Railway Quarter Heritage Action Zone designation provides an opportunity to revitalise Swindon's railway quarter. Policy LA6 sets out principles for the redevelopment of the Old Town Hall and Corn Exchange.

**3.9.7** National Planning Policy Framework and Planning Practice Guidance provide policy to be applied in considering development proposals that may affect designated or non-designated heritage assets, including their settings. In relation to designated heritage assets, the legal duties in the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 must be applied.

### Historic Environment Policy Options

The Council are considering options for updating Local Plan 2026 Policy EN10 (Historic Environment and Heritage Assets).

One option would be to keep that policy unaltered.

Alternatively, we are considering the option of shortening the policy. National policy and legislation provides detailed guidance on the approach to be taken in determining applications which affect the historic environment and there is some concern that local paraphrasing could risk inconsistency. NPPF paragraph 16(f) policy now advises local authorities should avoid duplicating national policy, unless this is necessary. Under this option we would instead signpost to relevant national policy and legislation. We would be keen to receive feedback on this potential approach.

However, we are keen to reflect local policy objectives for the historic environment that are additional to national policy. We would be keen to hear about local objectives that the policy should reflect.

## 3 Development Management Policies

### Heritage Transport

**3.9.8** Local Plan 2026 Policy EN11 seeks to protect the historic alignment of the Wilts and Berks Canal to allow for potential future recreation of the canal. Additionally, the policy safeguards a deviation route for the Swindon and Cricklade Heritage Railway from its present terminus at Taw Hill Halt south to a new terminus in the Mouldon Hill Country Park.

**3.9.9** Sections of canal have been delivered within the Wichelstowe development and negotiations are underway to safeguard land for possible future canal delivery within the New Eastern Villages. The Wiltshire and Berkshire Canal Trust has suggested that the policy should be extended to safeguard a 30m wide corridor along the historic canal route.

**3.9.10** However, there are questions about whether or not sections of the proposed canal route are realistically deliverable. This is particularly the case within Swindon town centre, where it would require the stopping up of roads and the diversion of utilities.

**3.9.11** Therefore, the Council is consulting on options for how the policy should look in the new Local Plan. National policy states that policies should be justified by evidence and deliverable.

#### Heritage Transport Options

In view of the above, the LPA is seeking stakeholder views on a range of policy options. The following options have been identified:

1. Retain the policy in its current form
2. Retain the policy, but amend it to extend the protection to a 30m canal corridor
3. Retain the policy, but amend it to state that it does not apply within Swindon town centre

### 3.10 Flood Risk and Pollution

#### Policy DM 34

##### Flood Risk

1. National policy and guidance on the requirement for a site specific flood risk assessment and on the sequential and exception tests will be applied in the consideration of planning applications.
2. All new development within Flood Zones 2 and 3 or extent of any other source of flooding must not result in a net loss of flood storage capacity. Where possible, opportunities should be sought to achieve a net increase in the provision of floodplain storage.
3. For developments located in areas at risk of fluvial, surface water and groundwater flooding, safe access/egress must be provided for new development.
4. All new development should not adversely affect flood routing and thereby increase flood risk elsewhere. Opportunities should be sought within the site design to make space for water and therefore reduced flood risk elsewhere.
5. Planning applications for major developments (as defined in the Town and Country Planning (Development Management Procedure) Order 2015) shall be required to provide a drainage strategy. Such developments will be expected to ensure that run-off rates are attenuated to greenfield run-off rates. Higher rates would need to be justified and the risks quantified.

## 3 Development Management Policies

6. Suitable surface water management measures should be incorporated into all new development designs in order to reduce and manage surface water flood risk to, and posed by proposed development. This should be achieved by incorporating Sustainable Drainage Systems (SuDS).
7. SuDs should protect and seek to enhance water quality and biodiversity.
8. Development proposals should integrate naturalised SuDs features into the design of green infrastructure, and where they are part of open space they should be safe and accessible and should not compromise the functionality of open space.

**3.10.1** The policy seeks to direct vulnerable development away from areas at risk of flooding. It also seeks to resist development that would increase the risk of flooding elsewhere. This is achieved through the application of national policy on the sequential and exception tests.

**3.10.2** The policy also reflects the findings of the Council's Level 1 Strategic Flood Risk Assessment (SFRA) (2019) which identifies that a number of areas across the Borough are at risk of flooding from various sources and it is expected that, even with no further development, the impacts of climate change are likely to increase this risk. The SFRA outlines that in order to manage this risk it is essential that future development is planned appropriately to ensure where possible:

- Development is located in the lowest areas of flood risk;
- Measures are put in place to mitigate new development against flood risk and ensure that it does not increase flood risk elsewhere;
- Surface water is managed effectively on site through the appropriate application of SuDS; and
- Opportunities are sought to reduce the overall level of flood risk in the area and beyond through the layout and form of the development.

### What has changed?

The policy now signposts to national policy on flood risk which is detailed and does not need to be paraphrased in the Local Plan.

The thresholds for a requirement for a site specific FRA are set in the national Planning Practice Guidance and so are omitted from the policy (these requirements are set out in the current version of Policy EN6).

The policy also reflects findings of the Level 1 Strategic Flood Risk Assessment, and policy wording has been added on flood storage capacity, safe access and egress in developments in areas at risk of flooding, and that development should not increase flood risk elsewhere.

It is not proportionate to request that a drainage strategy is submitted with all planning applications and so this requirement is amended to apply only to applications for major development.

The policy also includes more detail on the requirements for Sustainable Drainage Systems, including references to water quality, biodiversity, and the integration of SuDs within multifunctional green infrastructure.

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### Policy DM 35

#### Pollution

1. Development shall not cause or be affected by unacceptable harm to human health, living conditions, or the natural environment through air, water, noise, or light pollution, or land contamination or instability.

#### Noise and Light Pollution

2. In accordance with national policy, noise pollution, harm to tranquil areas, and light pollution should be limited.

#### Contaminated Land

3. National policy on the remediation of contaminated land will be applied. After remediation, as a minimum, land should not be capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990.

#### Water Quality

4. Development shall not harm surface or ground water quality, including through the mobilisation of contaminants already in the ground.

#### Air Quality

5. Cumulative impacts of development on air quality, including Air Quality Management Areas and areas at risk of exceeding relevant limit values<sup>(20)</sup> for air pollution, will be considered in determining planning applications. Major development proposals which would impact upon areas identified at being at risk of non-compliance with limit values in the Council's most recent Air Quality Annual Status Report<sup>(21)</sup> should be supported by an air quality assessment. Where an air quality assessment indicates that the proposal would be likely to be in conflict with paragraph 6 of this policy, and where that conflict cannot be mitigated, planning permission may be refused.
6. Development shall not lead to a further deterioration of existing areas of poor air quality, create new areas that exceed limits, or expose future residents or building users to unacceptable levels of air quality.
7. Development should make a positive contribution to air quality improvements where this is possible.
8. Where it is identified that a development proposal could be at risk from exposure to air pollution or contribute to air pollution problems elsewhere, the following measures may be sought:
  - a. Design measures such as altering the siting, orientation and/or massing of buildings to avoid trapping air pollution roadside by creating canyons; locating habitable accommodation away from busy roads; requiring roadside habitable room windows

20 limit values or national objectives set out in The Air Quality (Standards) Regulations 2010 or any updated or replacement standards that may be adopted from time to time

21 At the time of draft plan preparation the most recent version is the 2018 Status Report and the following locations are identified: Swindon 1 - GWR Museum, Swindon 12 - Manchester Rd, Swindon 14 - Kingshill Rd/Clifton St, Swindon 18 - 102 Kingshill Road, Swindon 23 - 37 Devizes Rd, Swindon 25 - 68 Cheney Manor Rd (Rodbourne Rd)

## 3 Development Management Policies

to be non-openable and alternative means of ventilation to be provided; requiring the creation landscape buffers between air pollution sources and receptors; ensuring point sources of air pollution are suitably ventilated away from receptors.

- b. Reduction measures such as the provision of on-site electric vehicle charging points and car club spaces; enhancements to bicycle infrastructure; site travel plans; the planting of street trees.

**3.10.3** The policy seeks to protect the living and working environment in the Borough from pollution. The 'agent of change' principle in national policy will be applied where a new development could be subject to adverse impacts by reason of its proximity to an existing business or facility. In such circumstances the onus will be on the promoter of the new development to demonstrate adequate mitigation.

**3.10.4** Air pollution is a significant national and local public health issue and the policy seeks to protect the occupiers of development from exposure to air pollution while reducing the contribution of new development to air pollution problems.

### What has changed?

Policy EN7 is simplified to refer to air quality, rather than itemise different types of air pollution.

In accordance with national policy (NPPF paragraph 181), the new policy incorporates more detailed wording on air quality. This wording also provides a policy response to the need for planning to assist in meeting national targets/limit values for air pollution.

Impacts on water quality and land stability issues, previously Policies EN8 and EN9, are subsumed within this policy.

## 3.11 Rural Development

### Policy DM 36

#### Development in the Countryside

Outside of the urban area boundaries and rural settlement boundaries in the countryside, only the following types of development will be supported:

- a. new dwellings that accord with national policy on isolated new dwellings in the countryside, provided that, in the case of the re-use of a redundant or disused building, the building is worthy of retention, structurally sound and capable of conversion without substantial reconstruction;
- b. dwellings that are rural exception sites or entry level exception sites that meet the requirements of national policy and are adjacent to an existing settlement;
- c. agricultural workers' dwellings in accordance with Policy DM19;
- d. low carbon and renewable energy development in accordance with Policy DM25;

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- e. the diversification of a viable farm holding<sup>(22)</sup>;
- f. the development, on sites adjacent to a village, of community facilities in accordance with Policy DM27;
- g. rural tourism and leisure facilities which respect the character of the countryside, including small-scale visitor accommodation;
- h. the creation of small-scale rural offices or the expansion of other existing rural-based businesses through conversion of existing buildings or new buildings;
- i. at the Science Museum, Wroughton, expansion of museum related activities and enabling development providing the benefits of the development are delivered sustainably and do not conflict with other policies of the Local Plan.

**3.11.1** The policy outlines those categories of development that are in principle considered acceptable in the countryside outside of settlement boundaries. References are made to applicable national policy and other policies of this plan. The policy accords with national policy on the types of development that should be supported in the countryside.

### What has changed?

This is a new policy. Its purpose is to provide a clear statement of those categories of development that the plan supports on land outside of settlement boundaries. The policy incorporates Local Plan 2026 Policy EC5 on Farm Diversification. The policy reflects national policy on the types of development that should be permitted in the countryside.

22 where diversification refers to all activities other than farm work that have an economic impact on the holding. Provided that such activities make use of the farm's resources (such as the land, buildings or machinery) or products. If only the farm's labour force and no other resources are used for the activity then this is not classed as being a diversified activity. Agricultural work for other holdings is included. Exclusions are: pure financial investments; commercial activity on the holding which is not linked to any agricultural or horticultural activity (e.g. a hairdresser or insurance company); renting out the land for diverse activities where there is no further involvement in these activities; and letting out of buildings. Included in the definition are: contracting and haulage, including any agricultural contracting, haulage and clearing snow; tourism, which includes accommodation and sport/leisure activities; environment, which includes aquaculture and forestry; and processing and food manufacture, including animal or arable products (e.g. cheese-making), handicraft and wood processing.



### Appendix 1 - Public Open Space

The table below outlines the Council's open space requirements for new development for the purposes of Policy DM28 (Open Space in New Development), including quantity and accessibility standards. The table also provide a threshold for on-site provision and the basis on which off-site provision will be calculated. Costs per hectare for the different types of public open space are currently being prepared.

## Appendix 1 - Public Open Space

Type	Threshold for on-site provision	Quantity/ 1,000 people	Access standard	Cost/ ha <sup>1</sup>	5 year establishment maintenance cost/ha (2)	1-bed <sup>3</sup>	2-bed <sup>3</sup>	3-bed <sup>3</sup>	4+ bed <sup>3</sup>
Outdoor sports facilities including football, cricket, hockey, rugby, tennis, bowls, athletics	1,000+ dwellings <sup>4</sup>	1.6ha	N/A Borough-wide catchment						
Equipped designated children's and teenager's play areas to comprise Local level equipped play space (LLPS) and Neighbourhood level equipped play spaces (NLPS) also includes skateparks	75+ dwellings	0.3ha	250m for LLPS, 600m for NLPS <sup>5</sup>						
General recreation areas	20 + dwellings	1ha	400m						
Allotments	800+ dwellings	0.3ha	N/A Borough-wide catchment						

## Appendix 1 - Public Open Space

### Notes

1. Cost/ha is calculated at 2018 values. The cost will be adjusted annually using the Q4 BCIS All in Tender Prices Index.
2. Where it is proposed that public open space is to be maintained by a parish council, the Borough Council will seek that contributions are provided by the developer to the parish council to cover the cost of maintaining the public open space in the five years following its transfer until it is established. This contribution to establishment maintenance will also be sought where contributions towards off-site provision of public open space are proposed.
3. The contribution for a dwelling of each size is calculated using the price per hectare and the level of provision the occupants of that dwelling would require, calculated using the average occupancy by number of bedrooms data in Swindon Borough in the 2011 census (as set out in the table below).

Number of bedrooms	Mean number of occupants
1	1.30
2	1.90
3	2.46
4+	2.91

4. The policy of the Council is to seek provision of playing pitches in sports hubs which are of sufficient scale and quality to be sustainable as detailed below.
5. A neighbourhood level equipped place space has a catchment area of 600m. Within this area it will be unnecessary to provide a local level equipped play space.

### Specification for Local Level Equipped Play Space (LLPS)

1. Cannot be in the flood plain.
2. Has a minimum activity zone area of 625m<sup>2</sup> inclusive of play space set within a larger informal area of play to provide a total of 1521m<sup>2</sup>.
3. Caters for children from 2 to 8 yrs of age.
4. Has a buffer zone of not less than 10m in depth between the edge of the activity zone and the boundary of the nearest dwelling and a minimum of 20m between the activity zone and the habitable room façade of the dwelling. This zone should include planting to enable children to experience natural scent, colour and texture.
5. Should not have play equipment overlooking nearby back gardens.
6. Is positioned beside a pedestrian pathway on a well-used route.
7. Occupies a well-drained site with a grass or a hard surface and features an appropriate impact absorbing surface beneath and around the play equipment conforming to EN1177 (or any successor standard that replaces it).
8. Contains at least 5 types of play equipment, of which at least 2 are individual pieces, rather than part of a combination multi-play unit. Each type of play equipment should be designed to stimulate one of the following activities: balancing, rocking, climbing/agility, sliding, social play additional items may focus upon rotating, swinging, jumping, crawling, viewing, counting or touching.
9. The playground equipment must conform to EN1176 (or any successor standard that replaces it). Contains seating for parents and/or carers.
10. Contains a litter bin.
11. Has adequate space around the equipment to enable children to express their general exuberance and play games of 'tag' or 'chase'.

## Appendix 1 - Public Open Space

12. Where fencing is specified, it should be at least 1m in height around the perimeter of the activity zone, with two outward-opening, self-closing gates, on opposite sides of the play area, to deter entry by dogs and to restrict opportunities for bullying.
13. Has a sign indicating that the area is solely for use by children, adults are not allowed unless accompanied by children, dogs are excluded, smoking is prohibited (Better Places to Play 'We thank you for not smoking in our play park' sign), and displaying the name and telephone number of the operator of the facility to report any incident or damage to the play equipment.

### Specification for Neighbourhood Level equipped Play Space (NLPS)

1. Cannot be in the flood plain.
2. Provides all the requirements of a LLPS as set out above (usually in a defined separate area) plus activities for older children.
3. Has a minimum activity zone area of 1500m<sup>2</sup> that is divided into two parts: one containing a range of playground equipment and the other having a fenced hard surface multi-use games area of at least 465m<sup>2</sup> (the minimum area needed to play 5-a-side football).
4. Caters predominantly for older children.
5. Has a buffer zone of not less than 30m in depth between the activity zone and the boundary of the nearest dwelling. A greater distance may be needed where purpose-built skateboarding facilities are provided. This zone should include planting to enable children to experience natural scent, colour and texture.
6. Is positioned beside a pedestrian pathway on a well-used route. Is overlooked but integrated into wider amenity open space or is adjacent to other community facilities/uses.
7. Occupies a well-drained site with a grass or a hard surface and features an appropriate impact absorbing surface beneath and around the play equipment conforming to EN1177 (or any successor standard that replaces it).
8. Contains at least 8 types of play equipment comprising: at least 1 item to stimulate rocking, touch, social or developmental play among younger children; at least 2 items to facilitate sliding, swinging or moderate climbing; and at least 5 items to encourage either more adventurous climbing, single- point swinging, balancing, rotating or gliding (e.g. cableway).
9. At least 3 of these items should be individual play items rather than part of a combination multi-play unit. At least 3 items should provide for play for older children aged 8-12yrs.
10. Contains a well-drained grass area that is flat or gently sloping suitable for football and active games.
11. The playground equipment must conform to EN1176 (or any successor standard that replaces it).
12. Contains seating for parents and/or carers in the vicinity of the play equipment and other seating within the hard-surfaced games area.
13. Contains litter bins at each access point and in the proximity of each group of seats.
14. Has a convenient and secure parking facility for bicycles.
15. Has adequate space around the equipment to enable children to express their general exuberance and play games of 'tag' or 'chase'.
16. Where fencing is specified, it should be at least 1m height around the perimeter of the activity zone, with two outward-opening, self-closing gates, on opposite sides of the play area, to deter entry by dogs and to restrict opportunities for bullying.
17. Has a sign indicating that the area is solely for use by children, adults are not allowed unless accompanied by children, dogs are excluded, smoking is prohibited (Better Places to Play 'We thank you for not smoking in our play park' sign), and displaying the name and telephone number of the operator of the facility to report any incident or damage to the play equipment.

## Appendix 1 - Public Open Space

### Specification for General Recreational Areas

1. Does not include areas into which people do not frequently go or which are non-functional for passive recreation such as drainage features, riverbanks, areas of buffer planting or road verges or verges alongside footpaths.
2. Is provided as a coherent inviting space with an overall landscape design that provides for informal play and passive recreation.
3. Does not constitute 'scraps' or fragments of land left over after the planning of residential development.
4. The space can include local level or neighbourhood level equipped play space for children and/or outdoor gym equipment for adults.
5. Seating should be provided.
6. Adjacent buildings must front onto and overlook the open space.
7. The general recreational space should be provided in an accessible location, at a node of principal pedestrian routes, to maximise the number of houses than can access it.
8. Larger amenity open spaces should, where possible be integrated into the wider green infrastructure network.
9. In larger developments, co-locating amenity open spaces adjacent to schools and local centres will be encouraged.

### Specification for Allotments

1. The Council will seek half plot allotments with an area of 125m<sup>2</sup>. The Council's experience is that sites of 20-40 half-plots provide sufficient economies of scale while not becoming so big as to be difficult to manage.
2. Allotments should be well-connected to adjacent open space uses and accessible from across a development. Each allotment site should be delivered to the following specification:

#### *Size and layout:*

3. Plot sizes of 14x9m (metric equivalent of half a traditional plot).
4. Stone dust path down centre of allotment capable of taking fully loaded tractor and trailer – i.e. to light commercial vehicle standard with a turning head to take the manoeuvring of a vehicle with trailer.
5. Paths between plots 1.5m wide to allow for disabled access.
6. Grass path down centre of each plot - paths within plots to be circa 600mm wide. *(Note items 4 and 5 above (plus 15-17 below) are in addition to the area required in item 3)*

#### *Boundaries and security:*

7. 2.4m high weld mesh security fence.
8. Lockable access gates.
9. Where hedges are required to screen prominent boundaries a 3m wayleave/clearance surround is to be provided to allow for tractor sidearm access for hedge maintenance.
10. Allow 2m width for hedge at maturity.
11. 1.5m grass surround allowed to maintain boundary fence (where no hedge).

#### *Utilities:*

12. The site should be served by a water supply ready to connect at the gate, and the water supply connects to appropriately located troughs.
13. Water tank per every 6 plots with a water point for every plot.
14. Sewerage and electricity to be provided to the boundary of the site.

## Appendix 1 - Public Open Space

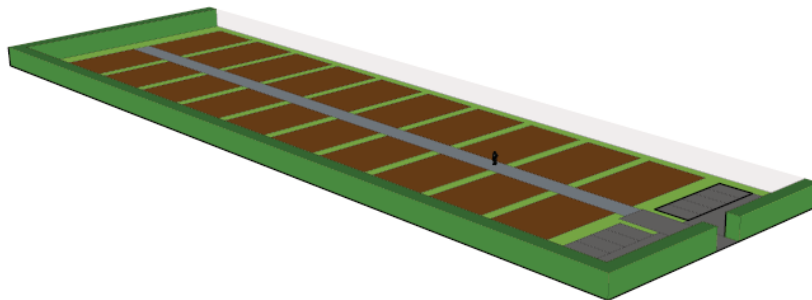
### *Additional facilities:*

15. Car parking – provision to comply with current policy. 5x2.5m bays plus manoeuvre space for vehicle with trailers, tarmac surface.
16. Hard surfaced shared space as part of the car park for a future communal shed or club-house.
17. A hard surfaced area close to the main vehicular entrance to allow for deliveries etc. with space for a future communal shed or club-house and community notice board.

### *Siting and quality:*

18. Should be easily accessible to future residents of development.
19. Situated on open land which is not overshadowed by trees/hedgerows or built structures.
20. Oriented to maximise sunlight and minimise overshadowing.
21. Situated outside of flood zone and above the water table.
22. The standard of soil of the site should be of good quality top soil to a reasonable depth, not compacted and free of debris or any contaminants.
23. The soil would need testing prior to use.

### *Indicative drawing for a 20 half-size plot:*



### **Specification for Sport Pitches**

1. Facilities should be laid out and specified to conform to Sport England's Active Design principles – <https://www.sportengland.org/facilities-planning/design-and-cost-guidance/natural-turf-for-sport/>
2. Pitches should be of sufficient size in line with Sport England standards: <http://www.sportengland.org/media/981150/comparative-sizes-outdoor.pdf>. Adult pitch sizes including run off and space for officials should be as follows:
  - Football – 106m x 70m
  - Rugby league – 116m x 74m
  - Rugby union 154m x 80m

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3. Pitches should be suitable for year round use and meet Sport England performance standards: <http://www.sportengland.org/media/30865/Natural-turf-for-sport.pdf> (see appendix 4, Performance Quality Standards in particular)
4. Natural turf pitches should as a minimum be constructed to conform to Sport England's Natural turf for Sport type 1 construction: <https://www.sportengland.org/facilities-planning/design-and-cost-guidance/natural-turf-for-sport/>
5. Artificial surfaces (artificial grass pitches) should as a minimum be selected and constructed in accordance with Sport England's 'Artificial Surfaces for Outdoor Sports' guidance: <https://www.sportengland.org/facilities-planning/design-and-cost-guidance/artificial-sports-surfaces/>

This Swindon Borough Council Local Plan Review Issues and Options Paper may be viewed or downloaded from our website <https://swindon-consult.objective.co.uk/portal/>

Copies of this document may be purchased from Swindon Borough Council.  
To request a copy, please either:

**Write to:** Planning Policy, Swindon Borough Council, Wat Tyler West, Beckhampton Street, Swindon SN1 2JG

**E-mail:** [forwardplanning@swindon.gov.uk](mailto:forwardplanning@swindon.gov.uk)

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