

Addendum to the Statement of the Public Local Inquiry Inspector's Recommendations and Decisions made by the Local Planning Authority and List of Proposed Modifications

At the Borough Council's Full Council Meeting of 20 February 2006, Members resolved to re-instate the decision of Cabinet of the 24th September 2003 (Minute 88a), and amend the emerging Swindon Borough Local Plan 2011, so that the whole of Martin's Farm adjacent to Mannington Recreation Ground is not identified as being an allocation for residential development or any other form of development, and should form part of a green urban lung stretching from the former railway works along the River Ray Parkway to Moredon.

The following Proposed Modifications, which have been effected by the above resolution, have therefore been amended and supersede the equivalent Proposed Modifications in the Statement of the Public Local Inquiry Inspector's Recommendations and Decisions made by the Local Planning Authority and List of Proposed Modifications document.

Part of Plan	Inspector's Recommendation		Decision by LPA (and reasons if Inspector's Recommendation not accepted)	Proposed Modification	
	Rec No	Recommendation Text		Recommendation	MOD
Policy H1 Pg 109	H2.37	<p>I recommend that the Local Plan be modified</p> <p>i) by the redrafting of policy H1 to read:</p> <p>Housing land provision</p> <p>Sufficient land is identified to meet the Wiltshire Structure Plan requirement for about 23,000 dwellings to be provided between 1991 and 2011. Based on the following table additional provision for housing is made in the Plan as follows:</p>	<p>Partly Accept</p> <p>The Housing figures quoted in the Inspectors recommended wording for Policy H1 need to be updated to reflected the updated Housing Completion Figures recorded in the October 2005 Housing Land Availability Survey</p>	<p>Modify Policy H1 to read as follows:</p> <p>"Housing land provision</p> <p>Sufficient land is identified to meet the Wiltshire Structure Plan requirement for about 23,000 dwellings to be provided between 1991 and 2011. Based on the following table additional provision for housing is made in the Plan as follows:</p> <p>i) Strategic development at the Southern Development Area and Commonhead, under policy H3</p> <p>ii) Allocated sites under policy H2,</p> <p>iii) conversions of office space, under policy H14, and</p> <p>iv) the granting of planning permissions, on unidentified, windfall,</p>	307

		<p>i) Strategic development at the Southern Development Area and Commonhead, under policy H3</p> <p>ii) Allocated sites under policy H2,</p> <p>iii) conversions of office space, under policy H15, and</p> <p>iv) the granting of planning permissions, on unidentified, windfall, sites and conversions, on unidentified sites in the town centre, in accordance with the strategy and other housing policies in this chapter.</p> <p>Housing land supply 1991 to 2011 (as at April 2004)</p> <p>Structure Plan requirement 23,000</p> <p>Completions 10,549</p> <p>Outstanding requirement 12,451</p>	<p>(AND FOLLOWING THE REMOVAL OF MARTIN'S FARM AS A HOUSING ALLOCATION)</p> <p>Where the Inspector refers to Policy H15 this should now read H14 following the deletion of Policy H12,</p>	<p>sites and conversions, on unidentified sites in the town centre, in accordance with the strategy and other housing policies in this chapter.</p> <p>Housing land supply 1991 to 2011 (as at April 2004)</p> <p>Structure Plan requirement 23,000</p> <p>Completions 13,185</p> <p>Outstanding requirement 9,815</p> <p>Commitments</p> <p>Under construction 1,154</p> <p>Dwellings with planning permission * 4,384</p> <p>Sites in adopted local plan* 35</p> <p>Sites where the Council is minded to permit* 77</p> <p>TOTAL COMMITMENTS 5,650</p> <p>Residual requirement 4,165</p>	
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		<p>Commitments</p> <p>Under construction 1,099</p> <p>Dwellings with planning permission * 5,293</p> <p>Sites in adopted local plan* 35</p> <p>Sites where the Council is minded to permit* 771</p> <p>TOTAL COMMITMENTS 7198</p> <p>Residual requirement 5,253</p> <p>Sources of housing land supply</p> <p>Housing allocations – policy H2 3,001</p> <p>Office conversions – policy H15 195</p> <p>Small sites and windfalls 365</p>		<p>Sources of housing land supply</p> <p>Housing allocations – policy H2 2,433 <u>(PREVIOUSLY 2,502)</u></p> <p>Office conversions – policy H14 195</p> <p>Small sites and windfalls 137</p> <p>Other town centre developments 500</p> <p>Southern Development Area 1,250</p> <p>Commonhead 500</p> <p>TOTAL ADDITIONAL PROVISION MADE 5,015 <u>(PREVIOUSLY 5,084)</u></p> <p>Nominal over-supply 850 <u>(PREVIOUSLY 919)</u></p> <p>(* after applying a non-implementation allowance)”</p>	
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<p>Chp 10 Table 2 Pg 201 Indicator 9.1</p>		<p>Other town centre developments 500</p> <p>Southern Development Area 1,250</p> <p>Commonhead 500</p> <p>TOTAL ADDITIONAL PROVISION MADE 5,811</p> <p>Nominal over-supply 558</p> <p>(* after applying a non- implementation allowance)</p> <p><i>It follows from my recommendations here and in other parts of this chapter that the supporting text to this policy and the figures in Appendix 5 will need to be amended to reflect them, in addition to any updating that can be undertaken.</i></p> <hr/>		<p>Modify second column of Indicator 9.1 to read as follows:</p> <p>“Northern Sector about 5,500, Southern Development Area and Commonhead about 3,750 <u>1,750</u>, H2 Allocated Sites (2,200+ 200) (<u>2433+ 194</u>)” <u>(PREVIOUSLY 2,502+194)</u></p>	<p>308</p>
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Modify Appendix 5 to read as follows:

“Appendix 5

~~Assessment of Housing Land Requirement in Swindon Borough as at 1st April 2003, based on the Adopted Wiltshire Structure Plan 1991-2011 Figure~~

		With Slippage*
a) Structure Plan Requirement	23,000	23,000
b) Completions	9,250	9,250
c) Outstanding Requirements — Commitments	13,750	13,750
d) Dwellings under construction	816	816
e) Dwellings with planning permission	6,405	5,765
f) Sites in adopted development plans	39	36
g) Minded to permit	1,444	1,300
— Total commitments	8,704	7,914
h) Possible NDA underperformance	175	175
— Residual requirement	5,221	6,011

~~Assessment of Housing Land Supply in Swindon Borough as at 1st April 2003.~~

		With Slippage*
i) Residual requirement	5,221	6,011
j) Previously Developed and Urban — Greenfield Allocations (Policy H2)	2,307	2,076
k) Additional Conversions estimate (Policy H14)**	216	194
l) Unidentified small windfall allowance (extrapolation from April 2003-April 2011)***	425	425
m) Southern Development Area and Coate***	3,750	3,375
— Surplus after supply (i.e. over supply)	1,477	59

~~Assessment of Housing Land Requirement in Swindon Borough as at 1st October 2005, based on the Adopted Wiltshire Structure Plan 1991-2011 Figure~~

		<i>With Slippage*</i>
a) Structure Plan Requirement	23,000	23,000
b) Completions	13,185	13,185
c) Outstanding Requirements	9,815	9,815
<i>Commitments</i>		
d) Dwellings under construction	1,154	1,154
e) Dwellings with planning permission	4,871	4,384
f) Sites in adopted development plans	39	35
g) Minded to permit	86	77
Total commitments	6,150	5,650
Residual requirement	3,665	4,165

Assessment of Housing Land Supply in Swindon Borough as at 1st October 2005

		<i>With Slippage*</i>
h) Residual requirement	3,665	4,165
i) Previously Developed and Urban (previously 2,502)	2,433	2,433
Greenfield Allocations (Policy H2)		
j) Additional Conversions estimate (Policy H14)**	216	195
k) Unidentified small windfall allowance***	137	137
l) Other town centre developments	500	500
m) Southern Development Area and Commonhead	750	1,750
Surplus after supply (i.e. over supply) (previously 1,440 , 919)	1,371	850

*where appropriate, a 10% slippage has been allowed for. Numbers may not tally due to rounding.

** Whilst the trend based small windfall allowance does allow for conversions, because it is an extrapolation, it cannot take account of additional conversions that may come forward as a result of PPG3. In addition, the New Swindon Company are encouraging additional residential use in the central area and it is

wholly possible that some of this could arrive through the reuse of the centre's redundant or unattractive office space. An additional allowance for conversions is justified on these grounds. This figure is the average of the range stated at Policy H14, accounting for commitments.

*** The Council's urban capacity study and ~~review has~~ subsequent reviews have identified over 300 sites that might potentially be developed in the plan period. Whilst some are allocated and others cited as possible realistic sites, a large number have not been mentioned within the housing chapter. This provides evidence that small urban opportunities are available. Further research since the completion of the study suggests that other sites are also available.

The figures for the small previously developed land/conversion trend are calculated from the housing land availability database and is calculated as follows:

Brownfield trend: 1991-20013 completions	=	315 405 in 10.5 12 years
Annual rate	=	315/10.5 (30.0)
405/12(33.8)		
Extrapolation to 2011	=	30.0 x 9.5 33.8 x 8
(minus those not completed, but with permission at present - 88116)		
	=	197154
Conversions trend: 1991-20013 completions	=	421590 in 10.5 12-years
Annual rate	=	421/10.5
(40.1)590/12 (49.2)		
Extrapolation to 2011	=	40.1 x 9.5 49.2 x 8
(minus those not completed, but with permission at present - 176122)		
	=	205271

Total allowance for unidentified Brownfield previously developed land/conversions is therefore 402425.

Previously developed trend:

April 1991- October 2005 completions = 503 in 14.5 years
Annual rate = 503 / 14.5 (34.7)
Extrapolation to 2011 = 34.7 x 5.5
(minus those not completed, but with
planning permission at present = -141
= 50

Conversions trend
April 1991- October 2005 completions = 561 in 14.5 years
Annual rate = 561/14.5 (38.6)
Extrapolation to 2011 = 38.6 x 5.5
(minus those not completed, but with
planning permission at present = -125
= 87

Total allowance for unidentified previously developed land/conversions is
therefore = 137.

Six monthly monitoring will continue in order to inform a plan, monitor and manage approach to housing supply.

Planning Applications for Housing with Authority to Grant Permission or Subject to Legal Agreements or Obligations at ~~31st March 2003~~ 1st October 2005

The following sites are not shown on the Proposals Map as commitments, but contribute towards the supply of housing calculated in Appendix 5.

Application No.	Application Type	Location	Dw.	Area (ha.)
T.98.0917	Full	Fishpool Printers, Westcott Street	7	0.04
S.01.2989	Full	Station Garage Site, Wellington Street, Swindon	56	0.09
S.00.2136	Full	31 Faringdon Road, Swindon	1	0.02
S.01.3745	Full	Former Police Station, 26-28 Swindon Road, Stratton St. Margaret	26	0.2
S.02.0282	Outline	Holy Family RC Infant & Junior School, Marlowe Avenue,	22	0.6

				<table border="0"> <tr> <td>S.02.1985</td> <td>Full</td> <td>The Wroughton, High Street, Wroughton</td> <td>50</td> <td>0.5</td> </tr> <tr> <td>S.02.2941</td> <td>Outline</td> <td>Land at Lower Tadpole Farm, Tadpole Lane, Blunsdon</td> <td>8</td> <td>0.2</td> </tr> <tr> <td>S.02.1040</td> <td>Full</td> <td>Art College Site, Euclid Street</td> <td>36</td> <td>0.03</td> </tr> <tr> <td>S.01.3019</td> <td>Outline</td> <td>Princess Margaret Hospital Swindon</td> <td>440</td> <td>9.79</td> </tr> <tr> <td>S.01.3803</td> <td>Outline</td> <td>The Atrium Princess Street Swindon</td> <td>129</td> <td>0.15</td> </tr> <tr> <td>S.02.3734</td> <td>Outline</td> <td>Land at Montrose Close</td> <td>13</td> <td>0.2</td> </tr> <tr> <td>S.02.3357</td> <td>Full</td> <td>The Grange Tadpole lane, Blunsdon</td> <td>24</td> <td>0.5</td> </tr> <tr> <td>S.02.3179</td> <td>Full</td> <td>Warleigh, The Pitchens, Wroughton</td> <td>1</td> <td>0.6</td> </tr> <tr> <td>S.01.2618</td> <td>Full</td> <td>Bridge House, Farnsby Street</td> <td>7</td> <td>0.15</td> </tr> <tr> <td>S.02.3338</td> <td>Outline</td> <td>Swindon College, Regent Circus</td> <td>624</td> <td>2.2</td> </tr> <tr> <td colspan="3"></td> <td>1444</td> <td></td> </tr> <tr> <td colspan="5"><hr/></td> </tr> <tr> <td>App No.</td> <td>App Type</td> <td>Location</td> <td>Dw.</td> <td>Area (ha.)</td> </tr> <tr> <td>S.03.1521</td> <td>Full</td> <td>Arriva Ford Garage, Fleming Way, Swindon</td> <td>70</td> <td>0.44</td> </tr> <tr> <td>S.04.3491</td> <td>Full</td> <td>Groundwell Farm</td> <td>16</td> <td>0.36</td> </tr> <tr> <td colspan="3"></td> <td>86</td> <td></td> </tr> <tr> <td colspan="5"><hr/></td> </tr> <tr> <td colspan="5">Excludes sites with previous extant planning permission."</td> </tr> </table>	S.02.1985	Full	The Wroughton, High Street, Wroughton	50	0.5	S.02.2941	Outline	Land at Lower Tadpole Farm, Tadpole Lane, Blunsdon	8	0.2	S.02.1040	Full	Art College Site, Euclid Street	36	0.03	S.01.3019	Outline	Princess Margaret Hospital Swindon	440	9.79	S.01.3803	Outline	The Atrium Princess Street Swindon	129	0.15	S.02.3734	Outline	Land at Montrose Close	13	0.2	S.02.3357	Full	The Grange Tadpole lane, Blunsdon	24	0.5	S.02.3179	Full	Warleigh, The Pitchens, Wroughton	1	0.6	S.01.2618	Full	Bridge House, Farnsby Street	7	0.15	S.02.3338	Outline	Swindon College, Regent Circus	624	2.2				1444		<hr/>					App No.	App Type	Location	Dw.	Area (ha.)	S.03.1521	Full	Arriva Ford Garage, Fleming Way, Swindon	70	0.44	S.04.3491	Full	Groundwell Farm	16	0.36				86		<hr/>					Excludes sites with previous extant planning permission."					
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Policy H2 Pgs 112 – 114	H3.10	I recommend that the Local Plan be modified i) in accordance with PANs 146 to 154a, and	Partly Accept The site area of 0.80 ha, as quoted in PAN149 for H2/10 Westlea Police Station, is wrong. The correct site area	<p>Modify Policy H2 to read as follows:</p> <p>In the list of housing allocations, add '(gross)' to the title of column 5 after, 'Estimated density'.</p> <p>In the list of housing allocations, add, 'H2/0' in column 1; 'Piper's Way*' in column 2; '+⌈' in column 3; '18.97' in column 4; '32.5' in column 5, and '616' in column 6.</p> <p>In the list of housing allocations, delete "H2/3 Okus Industrial Estate, Okus Road + 5.38 45.4 244"</p>	314																																																																																										

			<p>is 1.20 ha. The site area and estimated number of units for H2/10 have been amended accordingly.</p> <p>The site area for the H2/0 housing allocation at Pipers Way has been reduced from the 23 ha figure quoted in PAN147 to 18.97 ha to allow for a greater level of employment provision at the site. In addition a Planning Application has recently been granted for 616 dwellings at Pipers Way. Pipers Way has therefore been identified as providing 616 dwellings and not the 700 dwellings recommended by the Inspector. The estimated dwelling density and estimated number of units expected at the site need to be altered as a consequence.</p> <p>Okus Industrial</p>	<p>In the list of housing allocations, delete “H2/7 Cavendish Square +↑ 1.30 62.3 81”</p> <p>In the list of housing allocations, delete, 'H2/8 Land between Somerford Close and Cricklade Road +↑ 1.26 30.1 38'</p> <p>In the list of housing allocations, at H2/10 Westlea Police Station, delete '4.15' in column 4, and replace with, '1.20', and delete '46' in column 6, and replace with, '48'.</p> <p>In the list of housing allocations, at H2/11 South of Kiln Lane, delete '4.15' in column 4, and replace with, '<u>0.84</u>', and delete '54' in column 6, and replace with, '<u>37</u>'.</p> <p>In the list of housing allocations, at H2/13 St. Paul's Vicarage, Covingham delete '4.12' in column 4, and replace with, '<u>0.20</u>', and delete '20.5' in column 5, and replace with, '<u>115</u>'.</p> <p>In the list of housing allocations, at H2/17 Rear 109-151 Moredon Road, delete '0.94' in column 4, and replace with, '<u>0.71</u>', and delete '27' in column 6, and replace with, '<u>21</u>'.</p> <p>In the list of housing allocations, delete “H2/24 Leighton Avenue +↑ 0.24 62.5 15”</p> <p>In the list of housing allocations (pg.113), delete, 'H2/27 Carpet Warehouse, Radnor Street/Stanmore Street +↑ 0.12 125 15'</p> <p>In the list of housing allocations, at Central Area sites, delete '375' in column 6, and replace with, '333'.</p> <p>In the list of housing allocations, at the Primary Rural Settlements, delete “H2/32 Coopers, Glebe Place, Highworth +↑ 0.33 63.6 21”</p> <p>In the list of housing allocations, at Total, delete '2307' in column 6, and replace with '2433' (PREVIOUSLY 2,502).</p>	
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			<p>Estate, Okus Road (H2/3), part of the land South of Kiln Lane (H2/11), Cavendish Square (H2/7), Leighton Avenue (H2/24), Coopers, Glebe Place, Highworth (H2/32), now benefit from planning consent. Remove these areas as housing allocations.</p> <p>The housing allocation at the Paragon Laundry Site now benefits from Planning Consent. The 392 dwelling allocation in the Central Area, as quoted in Pre-Inquiry Changes (PAN152 refers), should therefore now read 333.</p> <p>THE INSPECTORS RECOMMENDATION TO INCLUDE MARTINS FARM AS A HOUSING ALLOCATION IS NOT ACCEPTED FOR THE</p>	<p>In the penultimate line of the policy, delete, 'west of The Bungalows, Pinhurst'.</p> <p>In line 1 of the new underlined footnote following policy H2, add, '<u>H2/0 and</u>' after 'Policy H2, except'.</p> <p>In line 3 of the new underlined footnote following policy H2, add, '<u>H2/0,</u>' after '(for all except'.</p> <p>Add a new footnote to policy H2 to read, '<u>All development proposals in relation to allocations of this policy will be deemed premature until a development brief has been prepared for the site.</u>'</p>	
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			REASONS GIVEN IN RESPONSE TO RECOMMENDATION H3.85 BELOW		
Policy H2 Pgs 110-116	H3.85	I recommend that the Local Plan be modified by the addition of an allocation for housing development of the combined sites at Martin's Farm and Redcliffe Street, Rodbourne, incorporating the allocation site H2/25.	Do Not Accept GIVEN THE EXTENSIVE FLOOD ZONE AREA THAT RUNS THROUGH THE SITE, THE SITE'S POOR ACCESS AND THE POTENTIAL GREEN CORRIDOR ALLOCATION OF THE SITE, THE LAND AT MARTIN'S FARM IS CONSIDERED TO BE INAPPROPRIATE FOR HOUSING DEVELOPMENT. IN ADDITION, THE LAND IS NOT NEEDED TO MEET THE BOROUGH'S STRUCTURE PLAN HOUSING COMMITMENTS	Modify Policy H2 to read as follows: In the list of housing allocations, at H2/25 South eastern end of Redcliffe Street, delete as a housing allocation.	332
Proposals Map Central Area Inset				Modify Proposals Map: Remove H2/25 as a housing allocation. Show the H2/25 allocation as a housing commitment. (Appendix 1).	333