

## National, Regional and Local Planning Policy Context

### National Policy Context

1. Planning Policy Statement 1 (PPS1) sets out overarching strategic planning policies, including the contribution that the planning system can make to the delivery of sustainable development, which is the core principle underpinning planning.
2. A key objective of PPS1 is to ensure that development supports existing communities and contributes to the creation of safe, sustainable, liveable and mixed communities. Paragraph 27 sets out the general approach to delivering sustainable development. Planning authorities should seek to:
  - Bring forward sufficient land of a suitable quality in appropriate locations to meet the expected needs for housing;
  - reduce the need to travel and encourage accessible public transport provision to secure more sustainable patterns of transport development, and
  - promote the use of suitably located vacant and underused previously developed land (PDL) in order to achieve Government targets.
3. Planning Policy Statement 3: Housing (PPS3) requires Local Planning Authorities (LPAs) to undertake Strategic Housing Land Availability Assessments (In superseded Planning Policy Guidance Note 3: Housing (PPG3), such determination of urban capacity was referred to as an Urban Capacity Study). It specifies in Annex C that a SHLAA should:
  - Assess the likely level of housing that could be provided if unimplemented planning permissions were brought into development.
  - Assess land availability by identifying buildings or areas of land (including previously developed and Greenfield land) that have development potential for housing, including within mixed-use developments.
  - Assess the potential level of housing that can be provided in identified land.
  - Where appropriate, evaluate past trends in windfall land coming forward of development and estimate the likely future implementation rate.

- Identify constraints that might make a particular site unavailable and/or unviable for development.
  - Identify sustainability issues and physical constraints that might make a site unsuitable for development.
  - Identify what action could be taken to overcome constraints on particular sites.
4. PPS3 states that LPAs should set out policies and strategies for delivering the level of housing provision, including identifying broad locations and specific sites that will enable continuous delivery of housing for at least 15 years from the date of adoption, taking account of the level of housing provision set out in the Regional Spatial Strategy in Local Development Documents (LDDs).

Regional Policy Context

5. The draft Regional Spatial Strategy for the South West 2006 - 2026 (draft RSS) identifies Swindon as a key regional growth area. Together with the Examination in Public Panel Report (EiP), 37 200 new dwellings at Swindon are proposed to 2026, as set out below:

Urban Area	19 000
Eastern Development Area (EDA)	12 000
Small Scale Urban Extensions	2 000
Rural Area	1 200
<i>Urban Extension to Swindon</i>	
<i>North Wiltshire District</i>	3 000

6. In meeting this requirement, the draft RSS and Panel Report advocate that 50 per cent of new housing development should be accommodated on previously developed land (PDL), although the Panel suggests in paragraph 3.39 that this figure 'should not be expressed as anything other than a monitoring target'. The Panel recognises that the development of Greenfield and PDL are two separate but complementary streams of supply which should not be sequentially phased, and that there will be a need for a greenfield contribution over the plan period.

Local Policy Context

7. In line with the new approach to development plans as set out in The Planning and Compulsory Purchase Act, 2004, Swindon Borough Council is currently working on a Local Development Framework (LDF). Within the LDF, the Core Strategy Development Plan Document (DPD) will set out the strategic planning vision and strategy for Swindon Borough. The Site Allocations DPD will also form part of the LDF. These DPDs will replace Local Plans and Structure Plans on adoption. The SHLAA will inform the Submission Draft of the Swindon Core Strategy and the development of the Site Allocations DPD.