

An aerial photograph of a city, likely a university campus, with a blue color overlay. The image shows a dense grid of buildings, streets, and parking lots. A prominent tall building is visible in the center. The text "Part 2: Preferred and Alternative Options" is overlaid in white at the top left.

Part 2: Preferred and Alternative Options

19 Spatial Framework

- 19.1 The spatial strategy in Swindon needs to achieve an appropriate balance between a regeneration led strategy; a strategy led by large strategic development sites; a strategy incorporating smaller development at the urban fringe, and a strategy led by development within the existing urban area. The framework will depend on elements of all of these strategies, but within each one there is a degree of flexibility, so that the overall strategy will depend on how much emphasis is given to each alternative.
- 19.2 The RSS, when published by the Government Office for the South West, will set out the broad spatial strategy for Swindon, including the overall level of housing development, and broadly where development should go. The Core Strategy must be in conformity with the RSS and therefore the spatial options for the Core Strategy are limited. The aim is to have the most sustainable option to deliver the adopted RSS housing requirement.
- 19.3 The Draft RSS identifies the focus of development to be within Swindon's urban area, with priority given to regeneration and renewal in the urban area. To complement this urban-focused strategy, the Draft RSS proposes a major urban extension to the east of the town, together with a range of unidentified small scale urban extensions, to ensure the provision of a continuous supply and range of housing.
- 19.4 A central question at this stage is for us to set out our preferred options for these locations and ascertain your views. We are also doing more work to test options for housing by undertaking a [Strategic Housing Land Availability Assessment](#).
- 19.5 The release of new greenfield sites does not reduce the need to ensure the best use of previously developed land. Our research¹³ suggests about 10,000 dwellings could be built on previously developed land and small greenfield urban sites within Swindon over the next 20 years, including about 3,500 within the central area regeneration. A lower target would lead to a greater encroachment into the countryside. A higher target would assume pressures within urban areas can be properly accommodated without adverse effects on the environment and local services.
- 19.6 The Draft RSS proposes 34,000 dwellings at Swindon¹⁴. The Draft RSS's proposals for the strategic distribution of housing growth allows for:
- 19,000 in the urban area (including committed strategic sites¹⁵ and previously developed land),
 - 12,000 as an urban extension to the east of the town,
 - 1,000 in North Wiltshire District as an urban extension to Swindon
 - 1,000 in the rural area.
 - 2,000 on urban extensions to Swindon, in Swindon Borough.

¹³ Swindon Borough Urban Capacity Review 2007. This will be further reviewed in early 2008 with a Strategic Borough Housing Land Availability Assessment.

¹⁴ The Borough Council considered that by 2026 32,000 dwellings should be the appropriate number at Swindon (SW-RSS 2026 Swindon BC EIP Statement to Matter 4/2 March 2006)

¹⁵ Northern Development Area and Wichelstowe

- 19.7 The EIP Panel recommend that the overall figure for the number of dwellings at Swindon be increased to 36,000, with the additional 2,000 to be located in North Wiltshire District as urban extension(s) to Swindon.
- 19.8 In addition, the Draft RSS considers that there should be provision for about 32,000 additional jobs in the Swindon 'Travel to Work Area'. These figures could change when the RSS is adopted so the Core Strategy at this stage must be flexible enough to allow for this possibility.
- 19.9 The Draft RSS states that an average of about 50 dwellings per annum should be provided in the remainder of Swindon Borough (i.e. those areas outside of the Swindon urban area and the proposed urban extensions) over the period 2006-2026. The EIP Panel recommend this figure be increased by 20% to 60 dwellings per year. It is suggested that the smaller settlements within Swindon Borough play an important role both in relation to Swindon and in their own right, through the creation of smaller-scaled balanced, sustainable communities. Accordingly, it is considered that these settlements could accommodate a scale of development commensurate with their level of services and facilities. However, this should not be at a scale that would encourage commuting.
- 19.10 In addition to housing development the Spatial Framework needs to outline other developments that are key to the future development of Swindon. The importance of these features has been raised through the Issues and Options consultation.

19.11 **Spatial Framework - Preferred Option**

The focus of development for the next 20 years will be within the existing Swindon urban area boundary, principally on previously developed land, and including those strategic urban extensions already with permission, the Northern Development Area and Wichelstowe.

In line with the RSS a major urban extension to the East of Swindon is proposed to complement the regeneration of the central area, to provide the majority of the residual housing requirements.

Small-scale sustainable urban extensions to Swindon are proposed at Tadpole Farm, and land south of Kingsdown Lane to meet this need. The Preferred Option is also to direct growth in North Wiltshire District Council to Ridgeway Farm / Moredon Bridge to be confirmed in the North Wiltshire Local Development Framework. It is expected that one or more of these small scale urban extensions will be phased for the second half of the plan period with an option of bringing them forward if delivery on other sites does not meet targets.



The existing allocation at Commonhead in the Swindon Borough Local Plan 2011 will be carried forward as a preferred option but at a smaller scale.

Housing will be distributed according to the following:

- Previously Developed Land (PDL) and other urban sites 10,050
- Northern Development Area (NDA) 3,700
- Wichelstowe 4,500
- Eastern Development Area (EDA)..... 12,000
- Tadpole Farm 1,500
- Kingsdown 500
- Commonhead..... 750
- Ridgeway/Moredon Bridge 1,000

as a direction of development in North Wiltshire, subject to identification in North Wiltshire District Council's Local Development Framework.

In light of the Regional Spatial Strategy EIP Panel Report for an additional 2,000 dwellings in North Wiltshire as urban extension(s) to Swindon, additional site(s) will need to be identified in the North Wiltshire District Council Core Strategy, in joint work with the Borough Council. Such sites may come forward adjacent to Ridgeway Farm/Moredon Bridge, and may form part of this enlarged urban extension with the potential for lower numbers at Ridgeway Farm/Moredon Bridge to form a more sustainable development in that area.

A range of housing to meet the demographic and market demands will be provided at suitable locations with an average net residential density of 40-50 dwellings per hectare across Swindon. These should be focused on:

- High-density housing at transport and community focal points where ability to access services by walking/cycling are maximised.
- Lower density housing in sympathy with local landscape characteristics to provide for the higher end of the market currently not being met within Swindon. Office uses will be directed to Swindon's central area, where there is potential, through the regeneration programme, to accommodate approximately 4,500 jobs on 90,000m² of office floorspace using modes of access other than the private car.

Urban extensions to Swindon should include provision for sufficient employment opportunities to facilitate mixed-use developments and thereby reduce the need to travel significant distances to work.

In addition to the existing / available employment land shown in Table I, the Borough Council has identified four potential allocations to contribute to Swindon's employment land growth requirement of 170ha (gross) to 2026.

These include land at the

- Eastern Development Area,
- Commonhead,
- Tadpole Farm and,
- Land North of the Triangle Employment Site

At this stage in the Core Strategy preparation process the allocations are not specific in terms of their exact location, their overall site area or the particular employment uses they could accommodate. Although these allocations have been included in the Preferred Option, they are indicative at this stage. They will need to be informed by more detailed analysis to be considered for inclusion in the Submission version of the Core Strategy.



Swindon Town Centre should be the focus for all new and enhanced leisure, cultural and tourism proposals in the Borough. The Town Centre 'Retail Core' should be the focus of new retail and hotel proposals. Proposals outside Swindon Town Centre will only be permitted in defined district and local centres, Highworth Town Centre and Wroughton Village Centre, as shown on the Local Plan Proposals Map, and subject to the proposals not being of scale that would be more appropriately located in Swindon Town Centre.

Provision will be made for a University Campus at North Star.

At Union Square in the Central Swindon, the Arena will be the premier event space for the town, providing a venue for large-scale cultural events, performances and celebrations. Detailed proposals for Union Square are set out in The Central Area Action Plan.

A canal route through Swindon is supported subject to viability and technical feasibility being demonstrated. The integration of a canal into the strategic development areas is supported where this can deliver a technically feasible route that is capable of implementation, and which links other elements of the canal network.

5.5 ha of land to the west of the existing Great Western Hospital will be safeguarded as a strategically important allocation, for provision of extended hospital facilities to meet critical care needs.

In support, and as a consequence of the growth proposals, significant other infrastructure will be required:

- Water resources and distribution infrastructure
- A new or expanded sewerage treatment works. The preferred option is to retain the Rodbourne works and construct a new one at Seven Bridges. (subject to the conclusions of the Swindon Water Cycle Study)
- Central area public realm
- Transport infrastructure and public transport improvements

The Core Strategy is committed to supporting the long-term goals of the Neighbourhood Renewal Strategy, and other related strategies, to help deliver real change in the quality of life for people living in Swindon's neighbourhoods. In particular opportunities for improvement and regeneration will be encouraged at Moredon, Walcot East, Pinehurst, Park South and North, Central, and Penhill.

The Sustainable Neighbourhoods Study will seek to identify those current needs that are not being met, and identify renewal initiatives appropriate to each community in Swindon. The preparation of action plans, where appropriate, will assist in providing a framework for delivering improvements in these areas.



In consultation with South Marston Parish Council, development potential has been identified at the village in connection with the proposed Eastern Development Area. The separate identity of the village must be protected but the development offers opportunities for community benefits.

An average of 60 dwellings per year will be delivered within the remainder of Swindon Borough in accordance with following strategy:

- Highworth and Wroughton are identified as **primary rural settlements**, where a relatively small-scale amount of development on land within the existing built-up (as defined by a settlement boundary) area will be permitted. Regenerative initiatives will be encouraged where they aid the vitality and viability of the primary rural settlements so as to discourage unnecessary journeys elsewhere.
- Wanborough, Chiseldon, Liddington, Bishopstone, Castle Eaton and Broad Blunsdon are identified as **Secondary Rural Settlements**, where development will be restricted to infilling, conversions, or the re-use of previously developed land within the existing built-up area (as defined by a settlement boundary).
- In the countryside development will be restricted to small-scale development and the re-use of existing buildings that support the economic or social needs of the rural community, and housing exceptions (including those of sustainable building design and construction).

How did it come about?

To meet Draft RSS proposals
Consultation on the Issues and Options Paper
Swindon Housing Market Assessment
Wilts and Berks Canal Trust aspirations
Swindon & Marlborough NHS Trust & Swindon PCT strategic requirements
New Swindon Company central area proposals

Why has this option been chosen?

This option would bring sites forward sooner, in accordance with New Growth Point status, and would reduce pressure on additional greenfield land having to be identified later in the plan period. The Small Scale Urban Extensions Study and West of Swindon Study have demonstrated that the required amount of housing on urban extensions can be delivered, and urban capacity work has shown that sufficient housing can be delivered within the urban area. This option requires infrastructure, particularly water supply and sewage treatment, to be provided at an earlier stage to bring greenfield sites forward. Phase 1 of the Water Cycle Study has shown that this can be delivered.

More detail on the smaller-scale urban extensions preferred option is given in Section 20

The Swindon Employment Land Review provides guidance on broad locations for accommodating additional employment growth, based on certain sustainability criteria. With the exception of the Swindon central area, significant employment opportunities in the Swindon urban area are considered to be limited, with any growth being restricted to the intensification of use on some existing 'Key Employment Areas' (as listed in Table 1). The potential of areas on the western edge of Swindon to accommodate future employment growth is also considered to be limited due to poor highway access and other environmental and administrative constraints. Conversely, areas to the south of Swindon benefit from good access to the M4 motorway and the principle of employment at Commonhead and Wichelstowe continue to be supported in the study. However, the greatest potential for accommodating future employment growth lie in areas to the north and east of Swindon, outside the Swindon urban area boundary. Proximity to the A419 and existing businesses are seen as the key factors in promoting these areas for future economic growth and, in particular, the potential to contribute to the overall sustainability of the proposed Eastern Development Area.

To facilitate improvements to retail and leisure facilities in **Central Swindon**, alongside the Central Area Action Plan.

The preferred alignment of the **canal network** through Swindon has arisen out of detailed discussions between the Council and the Wilts and Berks Canal Trust. The route was selected for its deliverability and the beneficial impacts that it would provide for Swindon, and in particular the recreation and leisure benefits the canal would bring to Central Swindon. The route as defined in the Adopted Local Plan provides a technical solution to restore the canal. In reviewing these routes it now appears preferable to revise the route for the North Wilts Canal to come via the town centre and then follow more closely the historic line via Cheney Manor and the River Ray Valley. In further reviewing the route for the main line of the canal it would seem prudent to investigate a more central route via Greenbridge and the River Cole corridor to join the Eastern Development Area (EDA).

Land was safeguarded for **expansion of the hospital** in the adopted Swindon Borough Local Plan 2011 to meet an identified need for additional facilities at the hospital. The Swindon and Marlborough NHS Trust have expressed that there is still a need for land adjacent to the hospital to be safeguarded for additional facilities at the hospital. Discussions with the Trust have established that an area of 5.5 hectares to the west of the hospital, adjacent to the existing buildings, is required to meet the needs of a growing population.

Primary Rural Settlements: Whilst acknowledging the wider range of facilities and services in Highworth and Wroughton, and their good accessibility, the ability of both settlements to accommodate development outside of their current built-up area is restricted by environmental considerations. Highworth occupies a sensitive, elevated position and it is considered that additional expansion would have a detrimental impact on its setting. Considerations relating to Wroughton, meanwhile, concern the issue of coalescence with the Swindon urban area at the north of the settlement and the need to respect the nationally designated Area of Outstanding Natural Beauty (AONB) to the south of the settlement. Consequently, the development potential for these two settlements will be restricted to sites within the current built-up area.

Secondary Rural Settlements: To reflect the reduced provision and range of facilities and services in the secondary rural settlements, their level of accessibility and the importance of their setting, it is considered that development opportunities at these settlements should be at a scale which does not undermine the overall sustainability of the settlement. Consequently, the development potential for secondary rural settlements will be confined to the current built-up areas.

It is considered that PPS7 and the Draft RSS provide sufficiently detailed guidance on development in the **countryside**. Neither the settlement review, nor the consultation on the Issues & Options Core Strategy raised any specific, locally distinctive countryside issues that could not be addressed through national and regional guidance. Consequently, development potential in the Borough's countryside will be severely restricted.

Implementation

Through the Spatial Policies of the Core Strategy, Neighbourhood Area Action Plans will assist in delivery of sustainable neighbourhoods.

Monitoring

Annual Monitoring Report and 5-year housing land assessment.

For priority neighbourhoods, monitor all areas identified within the top 20% of the indicator assessment and commit to ensure that those neighbourhoods that are not currently priority areas do not decline further.

For other neighbourhoods, progress can be monitored through the AMR and the delivery of action plans.

Alternative Options Considered

- 19.12 **Alternative Option 1: Growth concentrated within Swindon** This option would maximise development within Swindon's built up area by increasing the potential of previously developed and undeveloped land and taking opportunities to increase densities where land is redeveloped, where this does not give rise to adverse amenity issues. This could potentially include more comprehensive redevelopment of existing areas, through Neighbourhood Renewal Strategies, if opportunities arise.

How did it come about?

Consultation - maximising previously developed land and limiting development to greenfield sites already permitted is a popular option with many respondents.

Reason not selected as the preferred option:

Option 1 risked not meeting the Draft RSS housing target, if the target was increased following the Panel Report, as there are unlikely to be sufficient deliverable previously developed sites, and such sites take longer to bring forward. As the Swindon Housing Land Availability Assessment demonstrates, it is not proven that there are sufficient deliverable sites in the built up area to deliver an increased amount on previously developed land. There are limited previously developed sites available because of the large proportion of Swindon that has been developed in the last 50 years. In any event, the Draft RSS already specifies that around 55% of new housing development should be in Swindon urban area including the Northern Development Area and Wichelstowe.

- 19.13 **Alternative Option 2: Contain growth within existing allocations + a major urban extension at to the East of Swindon only** For this option, future development would be located in the urban area, Northern Development Areas, Wichelstowe, Eastern Development Area, and Commonhead. This would involve increasing the capacity of one or more of these sites to make up for the loss of the unidentified small strategic extensions. One option might be to increase the allocation for the EDA (as in the Draft RSS) whilst keeping the overall target at 32,000 dwellings. If the Draft RSS overall housing figure for Swindon of 34,000 dwellings is approved (or increased), reappraisal of these sites will be needed in any event, but the greatest capacity for enlargement is at the EDA and by means of regeneration. The EDA may then be required to accommodate at least 12,000 dwellings, and possibly 14,000-15,000, with higher development rates towards the middle of the period to 2026. This 'all eggs in one basket' approach risks not meeting the Draft RSS requirements as it is argued (particularly by the development industry) that output is more likely to be increased by developing on several fronts at once. The counter-argument is that multi-site development inhibits development at the major extension, and that it could also inhibit regeneration.

How did it come about?

Consultation – some respondents have expressed their concern that a number of development sites will be developed on the edge of Swindon, and that it would be better to limit the number of sites as far as possible.

Reason not selected as the preferred option:

Option 3 would be contrary to Draft RSS as it would not include additional urban extensions. Omitting these would risk not meeting the Draft RSS housing target, as additional housing could not be delivered before 2026 at existing identified urban extensions, or within the built up area (see Option 1 above). The Small Scale Urban Extensions Study has demonstrated that these additional urban extensions can be delivered.

Provision of a University Alternative Option considered

19.14 To continue to support a University at Coate.

How did it come about?

As detailed in the Adopted Local Plan based on the University of Bath model.

Reason not selected as the preferred option:

There is no evidence of interest from any Universities and central location is more sustainable.

Provision of Canal Alternative Options considered

62 19.15 **Alternative Option 1** Delivering a canal route that bypasses the built up area of Swindon, for example, a route through the River Ray Parkway identified in the adopted Local Plan.

How did it come about?

Part of this canal route reflects the alignment safeguarded in the Local Plan 2011.

Reason not selected as the preferred option:

Such a route would not deliver the full range of benefits that a canal through Swindon's urban area would generate. Such a route would also not connect the proposed canal through Central Swindon with the wider canal network.

19.16 **Alternative Option 2:** Not to pursue the creation of a canal through Swindon

How did it come about?

This has always been an option.

Reason not selected as the preferred option:

This approach would fail to address a missing link in the regional canal network and Swindon's rich canal legacy would remain under acknowledged.

Hospital Expansion Land - Alternative Option considered

- 19.17 Not to safeguard land for expansion of the hospital, but to instead allow for a dispersed provision of strategic health care, or to allow the hospital expansion to take place in an ad-hoc manner external to the LDF process.



How did it come about?

Non-interventionist approach

Reason not selected as the preferred option:

Not to specifically safeguard land would jeopardise the ability of the Swindon and Marlborough Trust to meet the increased critical care demands of an expanding catchment population. Patients having to travel to other hospitals outside of the Borough for treatment would be unsustainable and could lead to health inequalities and social exclusion.

Remainder of Swindon Borough Alternative Options Considered

- 19.18 **Alternative Option I:** Focusing new development in primary rural settlements only.

How did it come about?

Comments received to the Issues & Options consultation.

Reason not selected as the preferred option:

Whilst the primary rural settlements of Highworth and Wroughton have been identified at the top of the rural hierarchy in terms of their development potential, there are specific environmental issues that will constrain the expansion of these settlements beyond their current limits of development. In addition, by ignoring the development potential of some better provided-for secondary rural settlements, an opportunity would be lost to improve the overall sustainability of these settlements. However, it is acknowledged that the development potential in these secondary settlements is limited.

19.19 **Alternative Option 2:** Distributing new development between all the rural settlements

How did it come about?

Comments received to the Issues & Options consultation.

Reason not selected as the preferred option:

In reviewing the Borough's rural settlements, as part of the Core Strategy preparation process, it was noted that the provision of essential, day-to-day facilities and services in some of the smaller villages was very limited. To direct inappropriate development to such settlements would likely serve to further undermine the overall sustainability of these settlements. Consequently, to distribute a certain amount of development between all the Borough's rural settlements would fail to acknowledge their different levels of service provision, sustainability and environmental constraints. Hence a more selective approach is preferred, which allows for a limited amount of appropriate development, as advocated in national and regional guidance. The selective approach is reflected in the reduction in number of defined secondary rural settlements, compared to that in the adopted Swindon Borough Local Plan.

19.20 **Alternative Option 3:** Not allowing any new development in the rural settlements.

How did it come about?

Comments received to the Issues & Options consultation.

Reason not selected as the preferred option:

The Draft RSS sets a requirement for an average of about 50 dwellings per annum in the Borough's rural area over the period 2006 - 2026. In addition, guidance in PPS7 suggests that development that addresses local economic and social needs will be critical if rural areas are to remain viable places to live and work. Whilst acknowledging the importance of environmental issues in the consideration of the impact of new development in rural areas, the option to preclude all forms of development in rural settlements is considered too extreme and fails to reflect national guidance, which allows for a limited amount of appropriate development to address sustainability objectives.

20 Urban Extensions

- 20.1 In line with the Spatial Framework Preferred Strategy and the draft RSS the Core Strategy needs to identify and provide a development framework for a number of urban extensions to Swindon.
- 20.2 The draft RSS refers to the need to identify strategic gaps to ensure that settlements surrounding Swindon should not coalesce with Swindon. However, no guidance is provided as to the size or shape of such gaps. Development outside of existing settlement boundaries is dealt with by PPS7, the draft RSS and the Preferred Option for Rural Areas, therefore the issue of strategic gaps in effect applies to the outward extension of the urban extensions. The appropriate mechanism for specifying the extent of the strategic gaps is by the masterplan accompanying any urban extension application. The Preferred Option for the urban extensions should specify the need for this requirement.

Eastern Development Area

- 20.3 In line with the Draft RSS proposals and the Council's Preferred Spatial Strategy, it is proposed that an urban extension site is allocated to the east of Swindon of approximately 900 hectares as defined on the Proposals Map, shown at Figure 3 and the Key Diagram. The urban extension will incorporate a comprehensive mixed-use development comprising provision for up to 12,000 dwellings by 2026.
- 20.4 Development will be phased to make an early contribution to the higher build rates required at Swindon, and to encourage the integration of the development with the wider Swindon urban area and existing and proposed sustainable transport linkages from its early stages.
- 20.5 A development of such a scale (it will be the single largest new development in the South West) will require a comprehensive and significant amount of infrastructure, both on and off-site. It is expected that a significant amount of this will be provided through developer contributions, however other monies will be also required. The Borough Council is already actively pursuing other sources of funding, including the New Growth Point Fund.
- 20.6 In consultation with South Marston Parish Council, development potential has been identified at the village in connection with the proposed Eastern Development Area. The separate identity of the village must be protected but the development offers opportunities for community benefits.

Eastern Development Area - Preferred Option

20.7 An area to the East of the A419, between South Marston and Wanborough, will be developed as a comprehensive mixed-use urban extension to Swindon comprising up to 12,000 dwellings as defined on the Proposals Map, in accordance with the development principles set out below, it must;

- Provide for up to 12,000 dwellings at a net overall residential density of between 40-50 dwellings per hectare. A range of densities will be provided following a design led approach. Higher densities will be expected in and around the district centre, local centres and at public transport stops.
- Provide for 30% of dwellings to be affordable, at a tenure mix to be determined on submission of detailed applications based upon Swindon Borough Council's requirements at the time of submission. This will be in accordance with the Core Strategy Preferred Options for Affordable Housing Provision (or in accordance with the RSS).
- Be in accord with the Swindon Green Infrastructure Strategy, including providing green routes that provide direct linkages to Swindon urban area's existing green corridor network and the wider countryside, and a landmark green infrastructure feature. Green Routes through the development should deliver a range of functions including flood protection, nature and biodiversity conservation, recreation and access.
- Provide for a range of employment types and uses creating approximately 5,000 jobs, which should complement those in Swindon Town Centre, in accessible locations to encourage self-containment and to reduce the need to travel.
- Provide a district centre appropriate to the scale and location of the urban extension anchored by a food superstore of not more than 7,300 square metres net. The district centre should aim to serve residents of the development and areas directly adjacent to the development site but should not compete directly with Swindon Town Centre or compromise the regeneration of Swindon's Central Area. To establish a critical mass of local facilities and encourage the establishment of an enhanced district but not town wide function, the total amount of retail floorspace within the District Centre should not exceed 10,000 square metres.
- Provide local community hubs focussed around district / local retail centres, schools and public open space.
- Provide the necessary education facilities to serve the population of the development, in the form of two learning campuses to accommodate need generated for 14 forms of entry, each incorporating a secondary school with sixth form provision and a primary school. Six additional primary schools should be provided at accessible locations within the development. Education facilities should all make provision for nursery / early years facilities and provide an element of community / extended use facilities.

- Provide accessible Public Open Space in accordance with the Council's standards set out in the emerging Green Infrastructure Strategy. Such requirements are summarised in the supporting text.
- Provide an appropriate scale and range of community facilities to meet local needs to include health centres, libraries, community halls, religious centres, etc. These should be co-located where possible in multi-agency centres.
- Provide a section of canal between Acorn Bridge and the A419 south of Commonhead roundabout as part of the overall restoration of the Wilts and Berks Canal to navigable standards agreed by British Waterways incorporating a basin as an integral element.
- Provide sustainable transport links that integrate with the existing urban area, particularly the Central Area, including off-site works where it is necessary and create a legible and permeable road hierarchy within the development.
- Protect, enhance and integrate features of natural, historic or environmental importance, including mitigation measures where necessary in co-operation with the appropriate regulatory authority.
- Preserve the character and identity of the surrounding villages particularly South Marston, Wanborough and Bourton, through the master planning process (and the development of appropriate landscape and land use strategies).
- Be capable of being served by existing or enhanced wastewater and water supply infrastructure to accommodate development upon the existing



networks, taking account of demand management measures to be introduced. The provision of any new Sewage Treatment Works may be secured on or off-site.

- Provide a landscape strategy to ensure a graduated transition from urban to countryside character on the edge of the development.
- Provide an integrated sustainability strategy aligned with the 'Code for Sustainable Homes' or 'BREEAM Standards' and the Preferred on Climate Change.

- Land should be safeguarded for the future provision of a railway station and development should not prevent the four-tracking of the railway line between Didcot and Swindon.
- Provide a park & ride site.
- Incorporate renewable energy initiatives in accordance with the Draft RSS as a key element to the development. Any proposals for outline planning consent on the EDA need to be comprehensive and be to an overall master plan for the whole site, which must clearly indicate the location and timing of development and supporting services and infrastructure.

How did it come about?

To meet proposals in the Draft RSS
 Consultation - particularly with potential developers of the EDA

Why has this option been chosen?

In order to meet the overall housing delivery targets set out in the Regional Spatial Strategy, the earliest commencement of the EDA is necessary. The Core Strategy is considered the most appropriate development document to provide the planning framework for determination of an application.

The education provision is based on current SBC standards.

The level of jobs expected in the EDA is based on an assessment of future employment growth and an assumption that 2,500 jobs will be needed in retail and service sectors in support of the population. Assuming a 50:50 ratio of 'non-B-use' to 'B-use' jobs would give a total of 5,000 jobs in the EDA. This would equate on current density assumptions to 50ha of 'B-use' land

The size of the foodstore is based on assumed retail spending per capita and an 80:20 split of convenience to comparison expenditure. This assumes all convenience shopping is retained within the EDA and an 80:20 split between district and local centres.

Protection of the separate identity of the surrounding villages has emerged as one of the major concerns in the consultation.

Core Strategy Objectives:

KO1, KO2, KO4, KO10

Implementation

Masterplan Framework and detailed planning applications

Monitoring

Annual Monitoring Report
 S106 Monitoring

Figure 3: Proposed Eastern Development Area



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Alternative Options

20.8 **Alternative Option 1:**

An area to the east of the A419 will be developed as a comprehensive mixed-use urban extension to Swindon comprising up to 12,000 dwellings as shown on the Key Diagram, following and in accordance with an Area Action Plan.

Reason not selected as the preferred option:

It is considered that an Area Action Plan would introduce an undue delay to the commencement of the development. Following advice from the Government Office for the South West it is considered that the Preferred Option is sufficient for determination of a planning application.

20.9 **Alternative Option 2:**

An area to the East of the A419 is identified without providing detail or infrastructure requirements and a development brief is prepared by the developers and adopted by Swindon Borough Council.

Reason not selected as the preferred option:

In order to deliver a sustainable community to the east of the A419 it is essential that the infrastructure requirements be delivered. Swindon Borough Council requires a strong framework in which to bring forward development as quickly as possible without jeopardising design quality or lengthy debates surrounding overall levels of infrastructure to be provided.

Smaller Scale Urban Extensions

- 20.10 The Draft Regional Spatial Strategy for the South West (2006) currently sets out a need to identify sites to accommodate 3,000 dwellings as smaller-scale urban extensions to Swindon. These include 2,000 to be located in Swindon Borough and 1,000 in North Wiltshire District. The Preferred Option is to allocate land at Tadpole Farm, and land south of Kingsdown Lane to meet this need. The Preferred Option is also to direct growth in North Wiltshire District Council to Ridgeway Farm / Moredon Bridge to be confirmed in the North Wiltshire Local Development Framework).
- 20.11 These sites were selected based upon an assessment of environmental constraints, including strategic landscape impact, biodiversity and flood risk, accessibility to existing services and facilities, including employment sites, schools and retail facilities and impact in terms of transport and settlement character and identity. A range of cells and sites were assessed through the Small Scale Urban Extensions Study (incorporating the West of Swindon Study) at different scales of development using a Multi Criteria Analysis to identify the most sustainable option to deliver the requirements of the Draft RSS.



- 20.12 It is absolutely critical in order to deliver these sites in a sustainable manner that the early delivery of infrastructure is phased. A cohesive approach to transport and highways infrastructure will be required involving developer contributions from all sites to deliver a transport solution for north Swindon to mitigate the impacts of development upon the existing road network at north and west Swindon.
- 20.13 **Tadpole Farm**, as identified in Figure 4, was selected as a Preferred Option due in large part to the absence of any major environmental constraints and that an urban extension in this location could be accommodated discretely within the strategic landscape and with relatively limited impact in transport terms and upon the character and identity of surrounding settlements.
- 20.14 Although a range of mitigation measures will be required, and development north of the Swindon to Kemble railway line is constrained by flood risk and Green Infrastructure, **Ridgeway Farm and Moredon Bridge**, as identified in Figure 6, could accommodate development due to good accessibility to existing services and facilities and a relative lack of environmental constraints.

- 20.15 **Kingsdown**, as identified in Figure 5, is the third option identified to meet the needs of the Draft RSS and should be brought forward towards the latter part of the plan period. Kingsdown has been selected because it is a discrete site that can be accommodated within the strategic landscape without significant visual intrusion upon Broad Blunsdon and due to a lack of environmental constraints. It provides an opportunity to create a self-contained community supported by a number of local facilities located within the site. It is important to note however that development to the north of Kingsdown Lane would severely affect the character and identity of Broad Blunsdon and this would not represent a preferred option to meet the needs of the Draft RSS. Furthermore it is essential for development to proceed at this location that pedestrian and cycle links are provided across the A419 in addition to noise attenuation measures.
- 20.16 If planning permission is granted to accommodate housing development at and adjacent to Abbey Meads Stadium then there may be less a need to provide a third site. However as the development adjacent to Abbey Meads Stadium would result in the loss of allocated employment land, in such a circumstance the Preferred Option would be to allocate land to the south of Kingsdown Lane for employment land to make up for this loss. This site has excellent access to the strategic road network and would contribute significantly to the employment land requirements for Swindon to 2026.
- 20.17 The Small Scale Urban Extensions Study and initial work on the Swindon Transport Study have indicated that all of these development sites to the north and west of Swindon will have a significant impact upon the local transport network cumulatively during peak flows and it is essential that improvements to the road infrastructure and junction capacity are delivered in order to accommodate the Preferred Option.



Provision will be made to accommodate 3,000 dwellings at smaller-scale urban extensions to Swindon and distributed as follows (as shown on the Key Diagram):

- 1,500 dwellings at Tadpole Farm,
- 500 dwellings to the south of Kingsdown Lane, and
- a direction of development of 1,000 dwellings to Ridgeway Farm / Moredon Bridge in North Wiltshire (subject to confirmation in North Wiltshire District Council's Local Development Framework).

Key infrastructure provision must be in place before development can take place, particularly transport infrastructure, to enable the development and mitigate its impact on adjacent areas. A full flood risk assessment should take place on each urban extension as part of the planning application and/or master-planning. This should consider not only flood risk and run-off within the site, but also the possible effects on properties and land outside of the site area, including those as a result of climate change. This should be carried out to the requirements and satisfaction of the Environment Agency. Mitigation measures must be provided to the satisfaction of the Environment Agency where any flooding or run-off problems are identified. Development at these sites will be in accordance with the principles set out below:

At Tadpole Farm:

- Contributions to the North Swindon Transport Strategy (to be costed);
- An area of employment land to provide about 500 jobs (approx. 10 ha), with the expectation these will be relatively small scale.
- New primary school education facilities on-site, and off-site contributions to secondary education;
- A sustainable transport solution to provide links from the site through the Northern Development Area;
- Green Infrastructure links back through the existing urban area; and
- Landscape mitigation measures in the form of tree-planting to the north and east of the site, to reduce the visual impact of the development.

At Kingsdown:

- Contributions to the provision of community facilities and a local retail centre;
- Contributions to the North Swindon Transport Strategy;
- Pedestrian and cycle link(s) across the A419;
- Significant highway Improvements to accommodate traffic at Turnpike Roundabout;
- Noise attenuation to mitigate the impact of the A419;
- An element of mixed use employment land;
- Contributions to address secondary education shortfall at Kingsdown; and
- Protection of the character and identity of Broad Blunsdon through the master planning process (and the development of appropriate landscape and land use strategies).

At Ridgeway Farm / Moredon Bridge:

The development principles below set out Swindon Borough Council's requirements (These are exclusive of specific requirements to local needs of North Wiltshire District Council and strategic contributions for Wiltshire County Council):

- Contributions to the North Swindon Transport Strategy;
- Safeguarding of land for the future provision of a railway station;
- Sustainable transport solutions from the site through West Swindon and to the town centre;
- Local road improvements to Purton Road;
- Contributions to address primary and secondary education shortfall in the adjacent Swindon area.
- Protection of green infrastructure links.

How did it come about?

To meet requirements arising from the Draft RSS.

Why has this option been chosen?

It is considered that the scale of the urban extensions is such that they should be identified through the Local Development Framework in order to give the public and stakeholders due opportunity to consider the proposals in the context of the overall growth of Swindon. This in accordance with the guidance given in the Draft RSS.

The Small Scale Urban Extension Study (incorporating the West of Swindon Study) provides comprehensive detail as to why the preferred option was considered the most sustainable solution to the provision of the Draft RSS requirement for 3,000 dwellings on small scale urban extensions to Swindon.

Core Strategy Objectives:

KO1, KO2, KO4, KO7

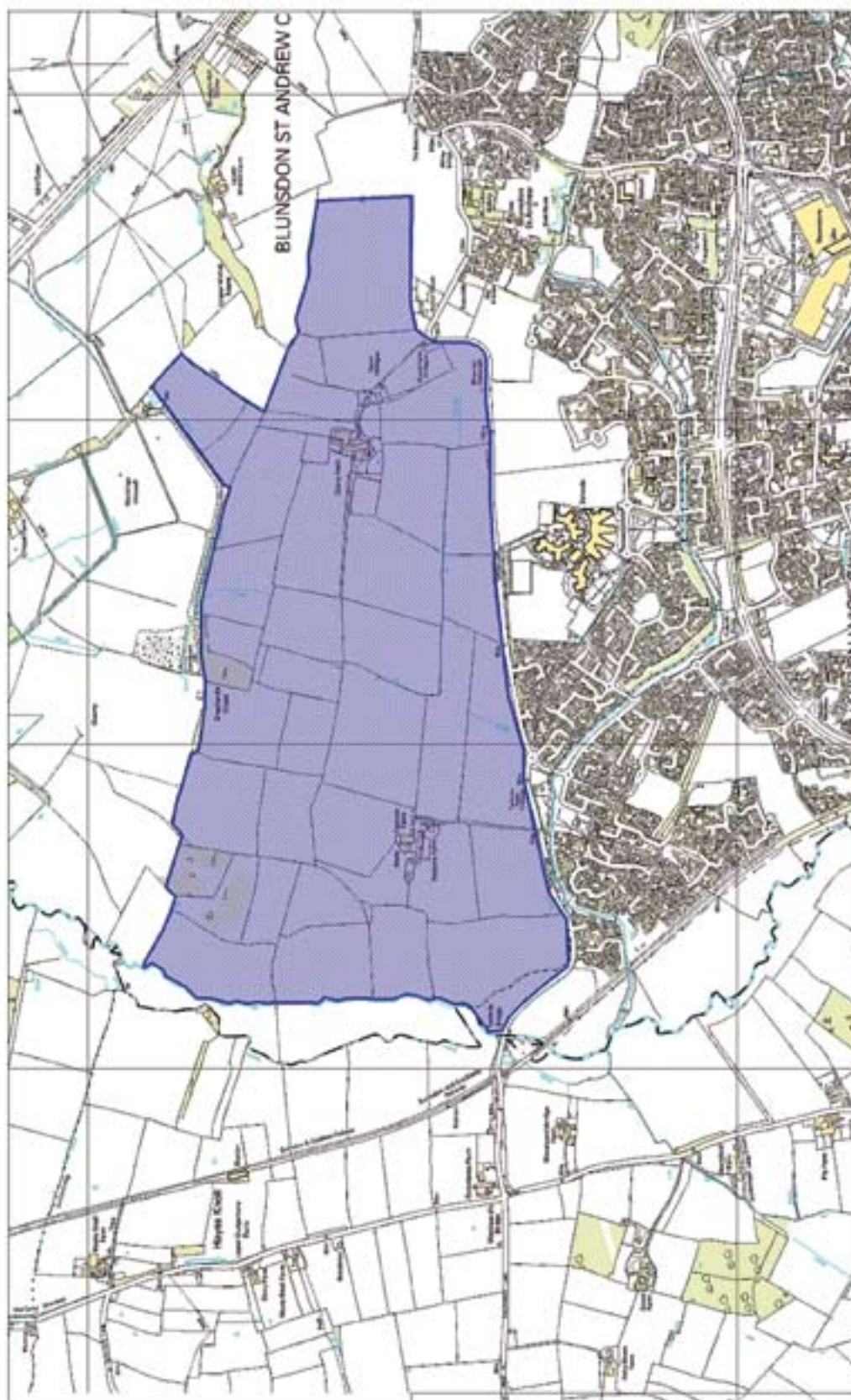
Implementation

In line with the Housing Trajectory at Chapter 24 it is envisaged that the small-scale urban extensions will be phased over the plan period to provide a steady supply of such sites. Tadpole Farm is expected to come forward early in the plan period with the remainder of sites after 2016 but with the potential to be brought forward if delivery is behind schedule on other strategic sites.

Monitoring

Annual Monitoring Report
SI06 Monitoring

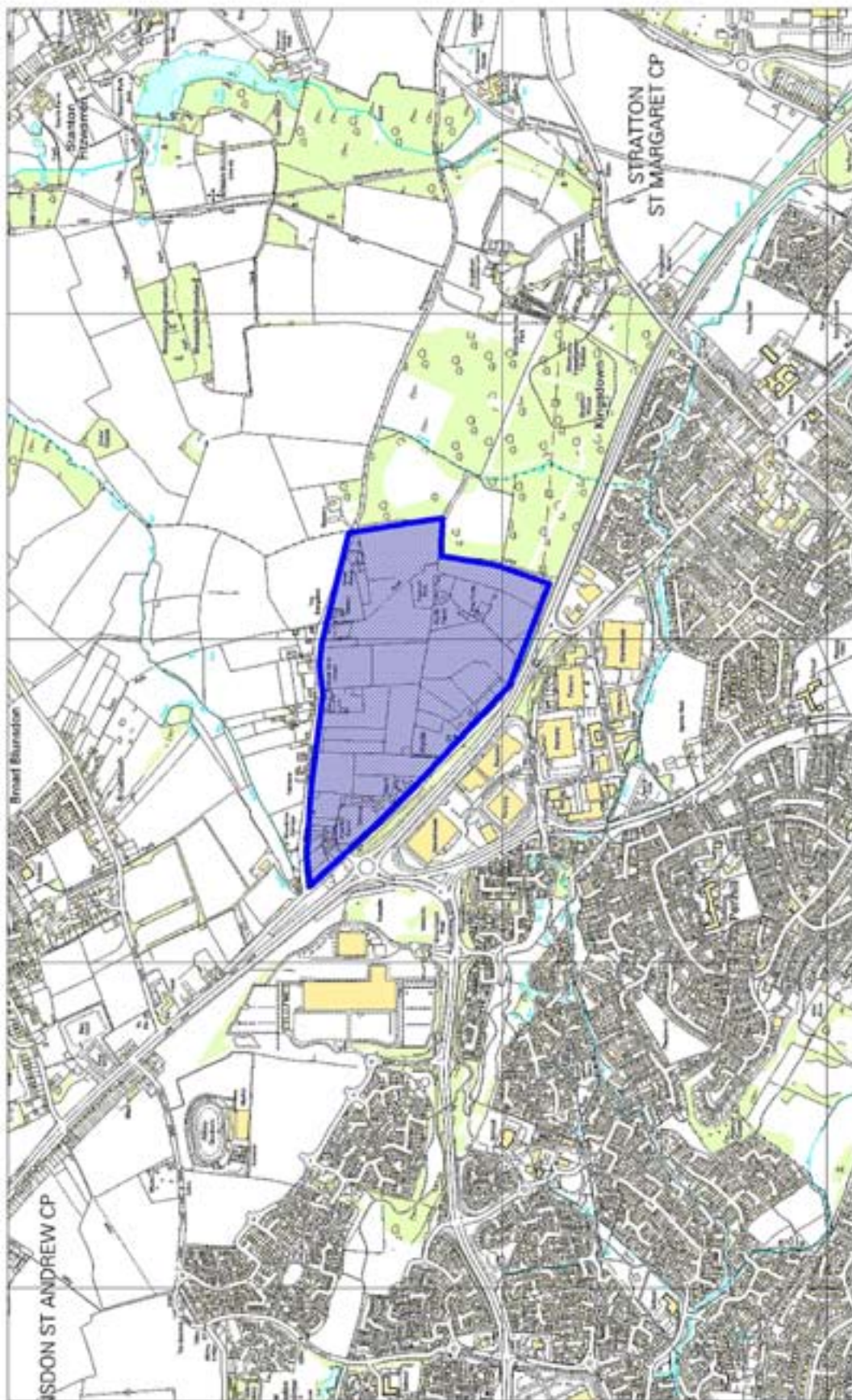
Figure 4: Site at Tadpole Farm



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Not to Scale

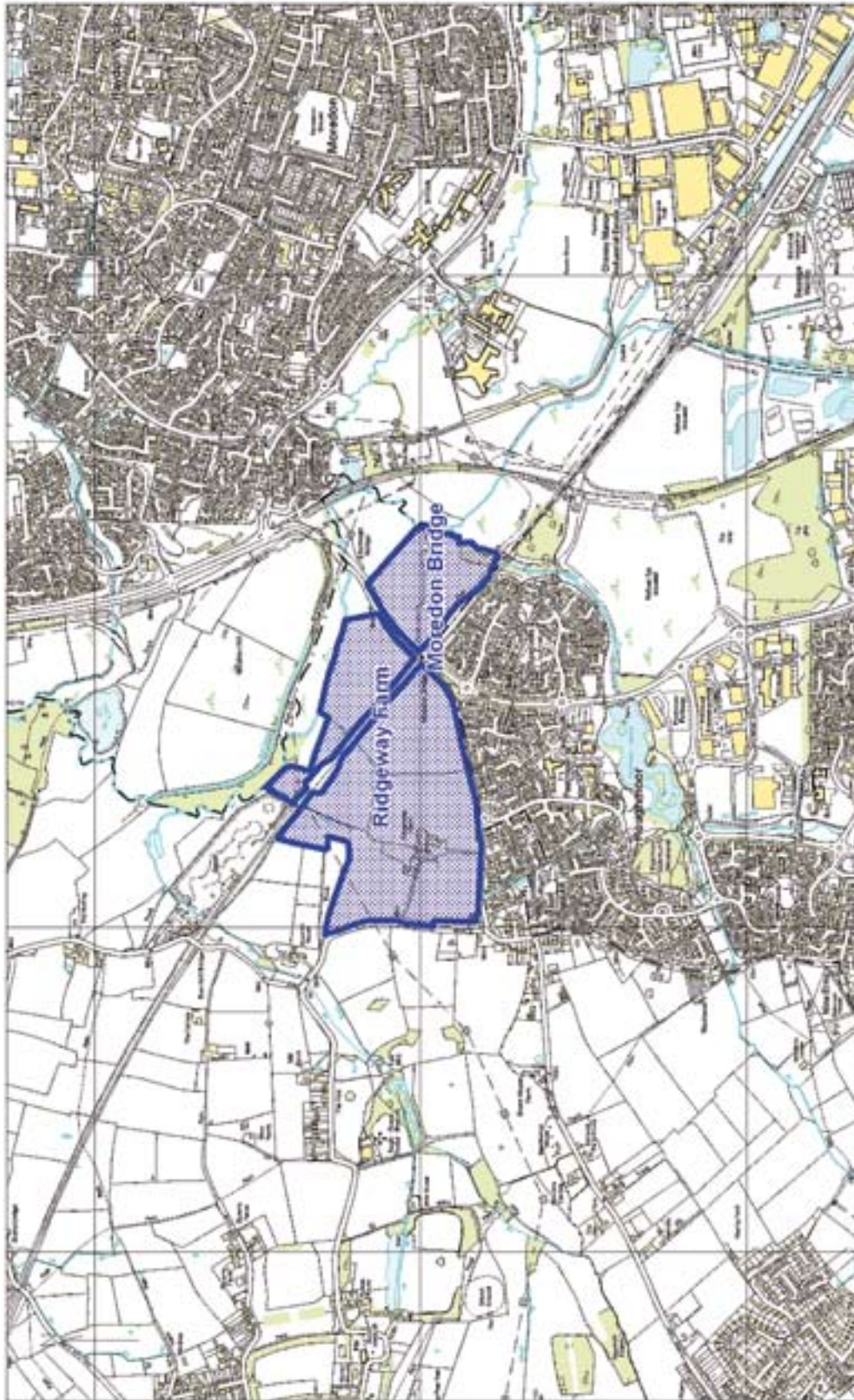
Figure 5: Site at Kingsdown



Not to Scale

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Figure 6: Site at Ridgeway Farm / Moredon Bridge



Not to Scale

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20.19 **Alternative Option 1:**

Small-scale urban extensions are not identified in the Core Strategy but a criterion-based approach is used to determine applications.

Reason not selected as the preferred option:

It is considered that the scale of the urban extensions is such that they should be identified through the Local Development Framework in order to give the public and stakeholders due opportunity to consider the proposals in the context of the overall growth of Swindon. This in accordance with the guidance given in the Draft RSS.

It is considered that identifying the sites in a Site Allocation DPD would introduce undue delay in the process.

20.20 **Alternative Option 2:**

Sites outside Swindon Borough are left to the Local Planning Authority (North Wiltshire District Council) to identify.

Reason not selected as the preferred option:

It would demonstrate that Swindon's housing requirements can be met and may fail to identify developer contributions, which reasonably should be attributed to Swindon Borough.

20.21 **Alternative Option 3:**

An alternative distribution of dwellings between those sites in the preferred option and alternative sites put forward by those interested parties as shown in Table 5.

Reason not selected as the preferred option:

The Small Scale Urban Extension Study (incorporating the West of Swindon Study) provides comprehensive detail as to why the preferred option was considered the most sustainable solution to the provision of the Draft RSS requirement for 3,000 dwellings on small scale urban extensions to Swindon as detailed below.

- 20.22 The Small Scale Urban Extensions Study incorporating the West of Swindon Study was very complex and investigated all the sites in detail, however a summary is provided below of the headline reasons why the alternatives were rejected. **Table 5: Alternative Small Scale Extensions Considered.**

<p>Land north of Hook Street</p>	<p>Can only make a relatively minor contribution to the Draft RSS requirements and had the potential to have an adverse impact upon the biodiversity interests at Lydiard Park, although mitigation in the form of extending Lydiard Park could substantially reduce this impact.</p>
<p>Land south of Holborn</p>	<p>Would adversely affect the character and identity of Lydiard Millicent and would represent a significant move towards coalescence</p>
<p>Land adjacent to the A419</p>	<p>Could only make a relatively minor contribution to the Draft RSS requirements and the scale of mitigation required to accommodate development would be unviable. This area is located on high land and would involve substantial forestry planting to reduce the strategic landscape impact and light pollution upon the Cotswolds to the north and noise attenuation due to its proximity to the new Blunsdon Bypass.</p>
<p>Land to the north of Blunsdon</p>	<p>Was identified through the call for potential sites in the Small Scale Urban Extensions Study, however would represent an extension to Broad Blunsdon and not to Swindon and therefore would fail to comply with the requirements of the Draft RSS. Development at this site would have the potential to have a significant adverse strategic landscape impact and would not perform well in terms of walking and cycling access to existing services and facilities and would not represent a sustainable option within the context of the study in any case.</p>
<p>Broome Manor Golf Course</p>	<p>The site was rapidly rejected because of the cumulative impact of further development in this location upon the local transport network around Old Town and the loss of a significant and important leisure facility in an appropriate and sustainable location. Any development in this location would require the re-provision of a golf course of similar size, quality and accessibility, which could not be achieved.</p>
<p>Land south of Tewkesbury Way</p>	<p>Would have a significant adverse affect upon the historic character of Lydiard Park and the biodiversity interests contained therein.</p>

<p>Washpool and land north of Holborn</p>	<p>There is potential for small scale development around Washpool, contained within the topography of the landscape with mitigation in the form of the donation of land to Lydiard Millicent for forestry planting and to safeguard the future identity of the village. However, comparatively within the context of the study, the cumulative transport impact and the mitigation when compared with the scale of development the site is considered to be less favourable than the land to the south of Kingsdown Lane.</p>
<p>Land to the north of Purton</p>	<p>Was assessed through the West of Swindon Study following consultation however this was not carried forward to the Small Scale Urban Extensions Study because it would not meet the policy requirements of either the adopted Wiltshire and Swindon Structure Plan or draft Regional Spatial Strategy for the South West as an urban extension to Swindon.</p>
<p>Land north of Kingsdown Lane</p>	<p>Differs significantly in landscape character and strategic landscape function from the land to the south of Kingsdown Lane. Kingsdown Lane represents the highest point in the landscape and the land tips towards Broad Blunsdon. This site was rejected in large part due to the strategic landscape impact and the impact upon the identity and character of Broad Blunsdon.</p>
<p>Land south of the M4</p>	<p>Was assessed, however no sites were identified through the call for potential sites. This option performed very poorly due to a range of factors including the impact upon the identity and character of Wroughton and a cumulative impact upon local traffic movement around Old Town in conjunction with Wichelstowe to the east, the impact upon the strategic road network at Junction 16 of the M4 to the west and in general a lack of accessibility to Swindon's existing services and facilities. Any decision to identify development south of the M4 would have long-term strategic impacts, would require significant infrastructure investment and would have to be identified within the context of a strategic allocation.</p>



20.23 Commonhead

As an integral element of the overall strategy for Swindon it is considered prudent to re-visit existing strategic allocations that do not benefit from planning permission to assess their sustainability for development within the context of the reformed planning system. The one that is capable of being re-assessed is the land at Commonhead.

Provision will be made at Commonhead to accommodate 750 dwellings in accordance with the development principles set out below:

- Primary school facilities on-site.
- An area of land for employment use of approximately 15 hectares.
- Safeguard 5.5 hectares of land for future Great Western Hospital expansion.
- Provide sustainable transport links to link with the existing urban area and Swindon town centre.
- Expand Coate Water Country Park to incorporate the land between the new development and the existing Country Park providing a functional and robust buffer between the development and existing biodiversity assets.
- Protect and mitigate the impact of development upon archaeological features.
- Respect views from the North Wessex Downs AONB and from Coate Water Country Park minimising the impact on the landscape character of the area.

How did it come about?

Land at Commonhead is allocated within the adopted Swindon Borough Local Plan (2006) to accommodate a mixed-use development including up to 1,800 dwellings, a university campus, 25 ha of employment land and associated ancillary facilities. Although the principle of development is accepted in this location, the scale of residential development was allocated to enable the provision of a university campus at Swindon. Following the withdrawal of the University of Bath and new proposals for a university campus in Swindon's Central Area, and no existing evidence that any other university intends to develop at Commonhead on the University of Bath model the economic and social benefits associated with this allocation are unlikely to come forward. It is proposed that land at Commonhead be re-allocated for a smaller scale of development to reflect further evidence relating to archaeology; the importance of the environmental constraints weighed without the strategic economic and social benefits associated with the original allocation; and public consultation and participation.

Why has this option been chosen?

The site was re-assessed through technical work in 2007 and the conclusions are that the site still remains acceptable for residential development in principle as established by the Swindon Principal Urban Area Study (2003). However given subsequent archaeological assessment, the NHS Trust's requirements for expansion land and in order to prevent residential development encroaching upon Coate Water Country Park it is proposed that the scale of development be reduced to 750 dwellings with associated employment concentrated in the north and east of the existing Commonhead allocation.

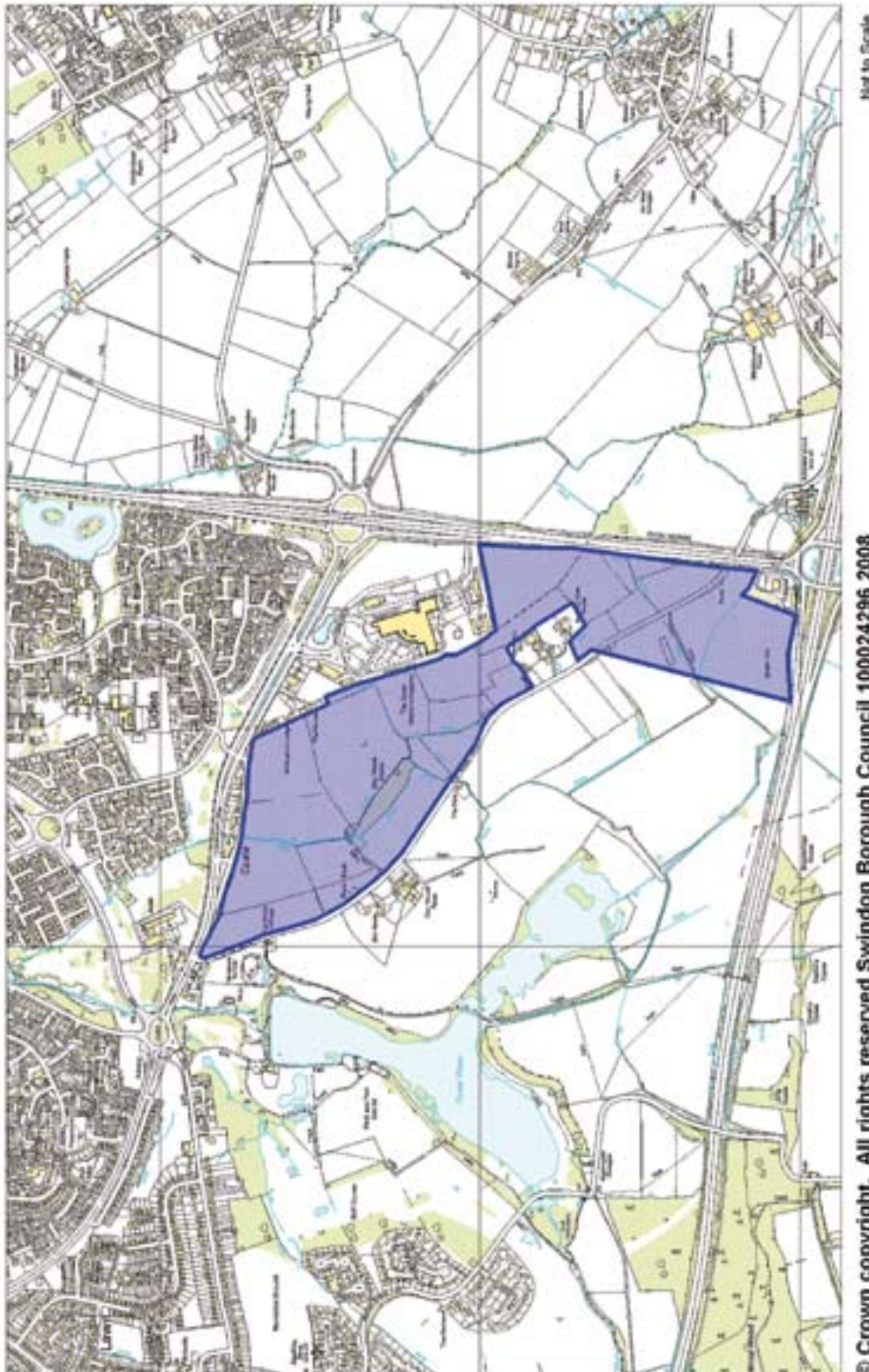
Core Strategy Objectives: KO1

Implementation. Through a masterplan in accordance with the above development criteria. In line with the housing trajectory it is expected that development at Commonhead will occur in the first half of the plan period.

Monitoring

Annual Monitoring Report
SI06 Monitoring

Figure 7: Site at Commonhead



Alternative Options Considered

20.25 **Alternative Option 1:**

Policy DS3 of the adopted Swindon Borough Local Plan (2006) is carried forward into the Core Strategy.

Reason not selected as the preferred option:

The existing allocation is coupled to the provision of a university campus. The withdrawal of the University of Bath, and new proposals to provide a university in Swindon's Central Area means that a university is unlikely to be delivered here and therefore the site would not come forward for development.

20.26 **Alternative Option 3:**

No development is allocated at Commonhead and the housing numbers are re-provided at an alternate urban extension.

Reason not selected as the preferred option:

The principle of residential development has been established at this location and the Small Scale Urban Extensions Study provides comprehensive detail as to why the preferred option is to develop at Commonhead in comparison to other sites.

21 Swindon Central Area

- 21.1 The Core Strategy supports the regeneration objectives of the Swindon Central Area Action Plan. The plan will provide a detailed policy framework for delivering the regeneration of Central Swindon. The area covered by the plan encompasses the Town Centre, the Railway Village, the historic Great Western Railway Works, North Star, Old Town and surrounding residential areas.
- 21.2 Informed by the Community Strategy, the Corporate Plan and public consultation, **eleven key objectives for the regeneration of Central Swindon have been identified**, which the policies of the Central Area Action Plan will seek to deliver. These objectives are in place to enable and ensure that:
- Central Swindon is a destination of choice within the region.
 - The co-ordination and delivery of high quality and accessible services and facilities that are needed to support the communities living in or adjacent to Central Swindon.
 - The delivery of high quality and innovative design.
 - The protection and enhancement of the natural and built environment.
 - That new development promotes energy efficiency, prudent use of resources, and makes a positive contribution to the environment.
 - The provision of wider opportunities for Central Swindon living.
 - The delivery of commercial and employment generating development that contributes to the continued economic prosperity of the Borough.
 - The creation of safe, convenient, user-friendly and attractive routes into, out of and through Central Swindon, to help develop a vibrant and active community.
 - The enhancement of existing areas of public spaces and delivery of new public spaces.
 - The delivery of a strong and vibrant university presence in Central Swindon.
 - The creation of a Town Centre that provides a cultural and civic focus as a regional centre.



- 21.3 The policies of the Action Plan, which are guided by the Council's objectives for Central Swindon, set the parameters within which new development schemes must come forward.



Fundamental to the successful regeneration of Central Swindon is the need to deliver a step-change improvement to design, sustainability, public realm and transport and movement in Central Swindon. The Action Plan sets out a detailed policy framework for each of these four principles to ensure that high quality and inclusive design is a key priority, to make Swindon the 'UK's most sustainable place', to create a Green Spine through Central Swindon, bringing much needed greenery to the area, and to facilitate improvements to all travel modes into and throughout Central Swindon.

The Community of Central Swindon

- 21.5 Regeneration of Central Swindon should benefit all of Swindon, and in particular it should benefit the households that live in Central Swindon. The Action Plan will seek to secure improvements to the residential areas adjoining the Town Centre, particularly as they are identified in the Neighbourhood Renewal Strategy for Swindon as an area of priority.
- 21.6 The Council is keen to empower communities to make key decisions on the nature and extent of improvements to their area. Local communities groups are encouraged to prepare community or neighbourhood plans to establish, prioritize and help deliver the improvements needed in their area.
- 21.7 Where the community or neighbourhood plans are founded on full local consultation and engagement and where they do not conflict with the planning framework within the Action Plan, these Plans will be accorded weight as a material consideration in the determination of planning applications in the affected area. These plans will also inform wider Council and public sector initiatives in the affected area.

22 Rural Areas

Rural Development Strategy - Preferred Option

- 22.1 The rural settlements of the Borough will be sustained by:
- Supporting the retention of local community facilities and encouraging the provision of necessary new facilities;
 - Identifying opportunities for the provision of rural exceptions affordable housing schemes where there is a proven need;
 - Supporting rural transport initiatives that improve accessibility;
 - Promoting opportunities for appropriate local economic development;
 - Ensuring new development respects the special character and sense of place of rural settlements; and
 - Facilitating appropriate levels of housing in line with the preferred options for the primary and secondary settlements.

Why has this option been chosen?

The rural areas of the Borough have their own specific needs in terms of accessibility, economy and community facilities which in general are under greater pressure than the Swindon Urban Area. These have to be provided in the context of the character and landscape of the surrounding areas.

Core Strategy Objectives:

KO13

Implementation

Implementation of the preferred options will be secured through the development control process. Once adopted, applications for development will be determined in accordance with the policies and proposals in the Core Strategy and any other relevant DPDs and SPDs, taking into account other material considerations, including national and regional guidance.

Monitoring

Monitoring will take place through the Annual Monitoring Report, the Housing Monitoring Survey, the Employment Land and Floorspace monitoring report and the Wiltshire Rural Facilities Survey.

22.2 Alternative Options Considered

Focus on the protection of the environmental and historic assets of the Borough's rural areas, with a more limited role for economic and social improvements.

Reason not selected as the preferred option:

The approach outlined in the preferred option represents a holistic approach to the development strategy for rural areas, which addresses social, economic and environmental considerations. This alternative option, by prioritising environmental protection, does not provide this 'balance' and serves to undermine other important, and potentially compatible social and economic objectives. Such an approach does not accord with Government guidance.

23 Borough Wide Preferred Spatial Policies (Development Control Policies)

- 23.1 The Core Strategy identifies the preferred spatial strategy for the Borough and is therefore place-based. The strategy not only examines the spatial options for delivering the housing and employment requirements of the regional strategy (the spatial framework), but also looks at the options for the various locational types in the area - the urban area including the central area and areas for regeneration; the possible urban extensions, and the rural area.
- 23.2 Although the Core Strategy is place-based, there are a number of policies that apply across the whole Borough. These are:
- Climate Change Mitigation
 - Zero / Low Carbon Energy Development
 - Design and Amenity
 - Affordable Housing
 - Developer Contributions for Infrastructure Requirements
 - Existing Employment Areas
 - Green Infrastructure and Open Space
 - Historic Landscape and Buildings
 - Gypsies and Travellers
 - Travelling Showpeople

86 23.3 Sustainable Design & Construction Preferred Option

A mandatory 'Swindon Standard' for all new development will be introduced to meet the Climate Change challenge, by including the following requirements:

- **Energy Efficient Design (Solar Passive Design):** Incorporating the principles of energy efficient design into new development which takes advantage of natural heat and light from the sun can cut energy use for heating, lighting and ventilation by as much as a third.
- **Code for Sustainable Homes / BREEAM Standard:** It is envisaged that the Council will introduce progressively higher code / BREEAM levels over the coming years in advance of those introduced through the Buildings Regulations. The preferred option will be to include a schedule within the Core Strategy that sets out what the standards are and when they will be introduced. If necessary, the Council will focus on areas of the Code for Sustainable Homes/ BREEAM Standard, which are particularly relevant to Swindon, for example water resource issues and surface water control in new development. In this respect, new developments could address these issues through the use of design to reduce water usage and promotion of measures such as rainwater harvesting, greywater recycling, and sustainable urban drainage systems (SuDS, see below)

Existing development is a key contributor of carbon emissions. Where planning permission is required and it makes sense to do in sustainability terms, the Council may relax sustainability standards on larger new developments to secure funding to retrofit existing development. The Council will investigate the appropriate circumstances and mechanism for this to happen.

- **A reduction in total carbon emissions (though low / zero carbon energy sources):** All new major developments should reduce predicted total CO₂ emissions from energy use by utilising on-site renewable energy and/or efficient supply of heat, cooling and power. Progressively higher standards will be introduced over the Core Strategy period. A schedule will be included within the Core Strategy, which sets out when higher standards will be introduced.

Major developments must demonstrate that a decentralised energy supply system appraisal has been carried out and viable recommendations incorporated into new development. The appraisal must also assess the feasibility of linking to any existing system.

- **Flexible Design:** The buildings designed for instance to the Lifetime Homes Standard will come under increasing pressure in future to accommodate the demands of new users. Designing flexible buildings, for instance to the life time home standard, can avoid the costly process of demolition and reconstruction, which can put further pressure on environmental resources.
- **Green Roofs:** Green roofs have a variety of beneficial impacts, from alleviating the urban heat island effect to controlling surface water runoff to promoting biodiversity. The Council's preferred option is to promote green roofs in new development as part of the wider Green Infrastructure Strategy.
- **Sustainable Drainage Systems (SuDS):** SuDS should be incorporated into new developments where possible to contribute towards the protection of ground and surface water.

It is recognised that each development site is different and that sustainable technologies are quickly moving forward. It is the Council's preferred approach to encourage innovative design solutions to development and to take a flexible approach to the application of the 'Swindon Standard' where an element of the Standard is practically or financially prohibitive to a development proposal. In such as circumstance, the Council will expect appropriate compensatory measures to be installed. This might include going over and above other elements within the Swindon Standard



How did it come about?

The Swindon Standard uses the energy hierarchy as a basis for sustainability requirements. Firstly the focus is on energy efficiency through solar passive design and sustainable construction. Then low and zero carbon energy sources are considered. The Code for Sustainable Homes and BREEAM standards are nationally recognised and include a suite of sustainability issues ranging from waste management to biodiversity. Finally, the Lifetime Homes Standard is highlighted to ensure robust and future proof design.

The Swindon Standard is designed to be challenging but realistic with a focus on implementation.

Why has this option been chosen?

The preferred option is based upon ensuring that future development:

- Reduces carbon emissions through the design, construction and operation of future development (mitigation);
- Is designed and operated to withstand the effects of climate change (adaptation);
- Uses resources in the most efficient way (resource efficiency);
- Is designed to enable future adaptation to incorporate sustainable and efficient responses to climate change (future proofing); and
- Is aligned to national standards, providing transparency and established implementation methods whilst allowing scope to focus on Swindon specific issues by adjusting individual standards to suit.

Core Strategy Objectives:

KO2

Implementation

Forward Planning and Development Control in conjunction with Building Control. Through detailed guidance set out in a Supplementary Planning Document. The current Sustainable Design and Construction Supplementary Planning Document will be reviewed to reflect this policy and provide additional guidance on how to achieve these requirements.

Wider work on implementation through improving public and developer awareness and working in partnership with organisations involved in sustainable design and construction.

Monitoring

The Annual Monitoring Report will report on implemented schemes.

Alternative Options Considered

23.4 Alternative Option 1: A generic policy, not aligned to national standards, would set out in detail bespoke guidance to address the various impacts of climate change and provide best practice guidance for developers.

How did it come about?

Generic policies that set out best practice requirements have been used for a number of years to set out what development should consider in the design of future development.

Reason not selected as the preferred option:

The expertise, time and resources required to implement such a policy is not available within the Council. The preferred approach, aligned to national standard, provides for better implementation, maximised results, ease of monitoring and consistency. It also allows for clarity of understanding amongst the development industry.

Option 3

How did it come about?

This alternative option is based on a continuation of the current local plan approach.

Reason not selected as the preferred option:

Although providing a high-level policy framework for addressing environmental issues, a continuation of the current local plan policy would not provide the framework required to adequately address current climate change issues. Policy DS6 does not allow the Council to establish and require specific standards for new development.

23.5 Alternative Option 2:

Current local plan policy (status quo) - to save Policy DS6 of the adopted Swindon Borough Local Plan 2011.

How did it come about?

This alternative option is based on a continuation of the current local plan approach.

Reason not selected as the preferred option:

Although providing a high-level policy framework for addressing environmental issues, a continuation of the current local plan policy would not provide the framework required to adequately address current climate change issues. Policy DS6 does not allow the Council to establish and require specific standards for new development.

Zero & Low Carbon Energy Developments Preferred Option

- 23.6 Renewable and low carbon energy proposals will be supported throughout the plan area unless they would have unacceptable adverse effects.

In considering renewable energy development, the benefits of producing energy from low / zero carbon sources, and the social benefits of community owned schemes, where this is the case, would be weighed against any adverse impacts produced by the development. Development proposals will be permitted where they have no unacceptable impacts.

The preferred option will highlight the potential adverse impacts that should be considered in the determination of a planning application (visual, noise) and the supporting information, which should be supplied with any planning submission.

The Council will increase its knowledge of the strategic viability of zero and low carbon energy sources throughout the plan area and develop a methodology and further detailed guidance for zero and low carbon energy development, particularly in relation to wind and biomass.

How did it come about?

The preferred option updates and streamlines the approach taken within the adopted local plan and is based on the model policy promoted by the Town and Country Planning Association. The policy expands the definition of renewables to also cover low carbon technologies that could provide a valuable contribution to sustainable energy generation over the coming years.

Why has this option been chosen?

Both government and regional guidance require the inclusion of policies in the local development framework which encourage renewable energy. The Draft RSS includes an installed electricity generating capacity target of 65-85 MWe for Wiltshire by 2010. The Core Strategy will set a framework for Swindon to achieve a proportion of this.

Core Strategy Objective:

K02

Implementation

Through detailed guidance set out in a Supplementary Planning Document.
Forward Planning and Development Control in conjunction with Building Control.
Wider work on implementation through improving public and developer awareness and working in partnership with organisations involved in sustainable design and construction.

Monitoring

Annual Monitoring Report.

23.7 **Alternative Options Considered**

Continue with the Adopted Swindon Borough Local Plan policies in respect of renewable energy generation (Policies CF11, Renewable Energy Development and CF12, Wind Turbine Development).



How did it come about?

Status quo – existing policy.

Reason not selected as the preferred option:

The preferred option will streamline this approach and include one policy to cover all stand-alone renewable energy development, which reflects a more up-to-date evidence base.

Design & Amenity Preferred Option

23.8 In considering high standards of design, the Council will take account of a number of design principles which should be applied to all development proposals:

- Address sustainability targets in new development in accordance with the ‘Swindon Standard’ as set out in the Preferred Option on Sustainable Design and Construction;
- Incorporate landscaping suitable for the character of the site and its surroundings, taking into account the site’s assets such as trees, important buildings and views;
- Demonstrate standards of inclusion and accessibility, including provision of access for disabled people, vehicle parking and service facilities that are within a safe and convenient layout;
- The scale, massing and appearance of the development is designed with a satisfactory relationship to spaces and structures within the site to ensure successful integration into its surroundings;
- Maximise safety and minimise opportunities for crime;
- Make a clear distinction between the public and private spaces within a site;
- Be in accord with the Borough Council’s Parking Standards Development Control Guidance Note;
- Be compatible with, and protect the amenity of, nearby land uses in terms of visual intrusion, privacy, noise, disturbance, vibration, smell, and pollution (including light pollution); and
- Be compatible with any approved framework, masterplan or framework plan.

To address the problems recently experienced with the proliferation of houses in multiple-occupation (HiMOs), the amenity implications of subdivisions, conversions and extensions will be considered carefully, both on neighbouring residents, but also those of potential occupiers.

With respect to subdivisions and conversions, the Borough Council believes that a development control policy on this issue should include a minimum floorspace threshold, below which subdivisions and conversions should not be permitted. Although national guidance exists to address this issue, there may be a case for adopting more local thresholds through a specific development control policy. This threshold will be set following further consultation.

Where there are proposals for conversion of commercial and office development it should be demonstrated that these premises are no longer required or suitable for their continued business use.

How did it come about?

Design is seen as one of the most important planning considerations in Swindon from consultation responses. The Preferred Option has been constructed from the existing Local Plan Policy, but has been simplified and references Sustainable Design and Construction.

Why has this option been chosen?

To reflect the latest national planning guidance on design and amenity.

To reflect the Council's approach to design and amenity.

The aspiration for Swindon to become the most sustainable town in UK is underway and design will play a crucial role in delivering this aspiration. The principles of good place-making techniques are summarised in the 'Swindon Design Guide', (2006).

Core Strategy Objectives:

KO2, KO4, KO11, KO12

Implementation

By Development Management - Design and Access Statements submitted at planning application stage

Access for All Supplementary Planning Guidance

Swindon Sustainable Design and Construction SPD

Swindon Shop Fronts Coding Guidance

Backland and Infill Development SPD

Swindon Parking Standards Guidance Note

Monitoring

Planning Committee

Where additional design advice is required, the Council will also refer prominent schemes to the Centre for Architecture and the Built Environment (CABE) and / or the South West Design Review Panel for their expert consideration.

23.9 **Alternative Options Considered**

Retain Policy DS6 and DS7 of the Adopted Swindon Borough Local Plan 2011.

How did it come about?

As part of the consultation for the Adopted Local Plan.

Reason not selected as the preferred option:

Does not consider the latest guidance on design and amenity both at the national and local level.

23.10 **Affordable Housing Preferred Option**

On sites of 15 or more dwellings or larger than 0.5 hectares the provision of 30% affordable housing will be sought. The amount of affordable housing to be provided in the form of social rented accommodation and low-cost ownership will be subject to regular review to respond to changing needs and circumstances. The split will be reviewed in the Developer Contributions to Residential Development Guidance Note.

How did it come about?

Draft RSS policy
Housing Strategy
Housing Market Assessment
Housing Needs Survey

Why has this option been chosen?

The level of affordable housing is considered appropriate in meeting housing needs within the context of market housing provision.

Core Strategy Objective:

KO10

Implementation

Development Management and SBC Housing Strategy
Developer Contributions to Residential Development DCGN

Monitoring

Annual Monitoring Report
SBC Housing Statistics

23.11 **Alternative Options Considered**

Set a level of affordable housing higher than 30%. The EIP Panel Report recommends the overall regional provision be increased to at least 35% across each local authority. We seek your views on the best way this can be provided for in the Borough.

How did it come about?

Consultation - some respondents indicated that higher levels should be provided for in Swindon Borough.

Reason not selected as the preferred option:

It is thought that higher levels would be resisted by developers. Such an option may require significant public sector funding.

23.12 **Developer Contributions for Infrastructure Requirements Preferred Option**

All development proposals will be expected to meet infrastructure needs generated directly by the development. These requirements are set out below and may be provided either on or off site or by a contribution as appropriate:

- Highways Infrastructure
- Open Space, including Green Infrastructure
- Affordable Housing, in accordance with the Core Strategy Preferred Options
- Public Art
- Culture and Leisure facilities
- Community Forest
- Central Area Public Realm
- Education and Children's Services
- Adult Services facilities
- Community and neighbourhood facilities
- Waste
- Local and Strategic Health facilities

The specific requirements will be set out in an Appendix to the Submission draft, which will summarise existing SPD or Developer Contributions Guidance Note requirements. However this will be subject to review.

Where such requirements cannot be secured through a planning condition, an obligation will be sought to ensure that necessary infrastructure is provided.



How did it come about?

Adopted in September 2006, the Developer Contributions Development Control Guidance Note provides details on the planning contributions that may be sought for such infrastructure provision. This was revised in November 2007. It is envisaged that once the Core Strategy is adopted this guidance will be further streamlined with annual updates.

Why has this option been chosen?

To accord with Circular 05/2005

To provide a holistic approach to capturing infrastructure requirements as a result of new residential development in the Borough.

Core Strategy Objectives:

KO1

Implementation

Development Management via the Developer Contributions to Residential Development DCGN

Emerging Green Infrastructure SPD

Monitoring

S106 Monitoring

Alternative Options Considered

- 23.13 **Alternative Option 1:** Continue with a range of documents, such as Supplementary Planning Documents and Development Control Guidance Notes, related to individual services to highlight the range of infrastructure required without a clear policy steer in the Core Strategy.

How did it come about?

The Council has a number of existing Adopted Supplementary Planning Guidance (SPG) and Development Control Guidance Notes (DCGN), which would be regularly updated.

Reason not selected as the preferred option:

In reviewing the Borough's approach to planning obligations, it was important to provide a guidance Note which identifies the main requirements for infrastructure that need to be provided as a consequence of development in the Borough. If the Council were to leave the original policy in place without review and updating, monies received from development would be insufficient to fund infrastructure projects to reflect current prices.

23.14 **Alternative Option 2:** Negotiating S106 contributions on an ad hoc basis.

How did it come about?

This was the policy before the introduction of Development Control Guidance Notes.

Reason not selected as the preferred option:

Negotiating S106 contributions on an ad hoc basis would result in a missed opportunity to secure contributions at a level that will help fund Swindon's anticipated future growth. The Council must ensure that this growth does not adversely impact on the access of existing and future residents of the Borough to essential services and infrastructure.

23.15 **Existing Employment Areas Preferred Option**

To maintain a wide geographical distribution / range of employment opportunities in the Borough, and to reduce the need to travel by providing mixed-use development, all existing 'Key Employment Areas' (as identified in Table 1) will be protected for employment use. However, a wider interpretation of the term 'employment uses' will be applied to proposals affecting the Key Employment Areas to accord with the 'jobs' description in the Draft RSS. The Borough Council will look favourably on proposals to regenerate or modernise existing employment sites, especially where their future use will contribute to the achievement of the Borough's 'smart growth'.

How did it come about?

Draft RSS
Swindon Employment Land Review
Comments received as part of consultation.

Why has this option been chosen?

To accord with the 'jobs' requirement expressed in the Draft RSS.
To take into consideration the findings of the Swindon Employment Land Review 2007.
To reflect the Borough Council's economic vision for 'smart growth'.
In response to the Issues & Options consultation.

Core Strategy Objectives:

KO3, KO6, KO7

Implementation

Through development control policies and the identification of specific sites in the relevant DPD.
With respect to the employment opportunities in Swindon's central area, through joint working with The New Swindon Company.

Monitoring

Annual Employment Land Survey
Annual Monitoring Report
Economic Review Statements

Alternative Options Considered

23.16 **Alternative Option 1:**

Continue with a 'business as usual' approach to the sectoral composition of Swindon's economy, which reflects recent trends and retains the strict definition of B class employment uses.

How did it come about?

As a growth scenario presented in the Swindon Employment Land Review 2007.

Reason not selected as the preferred option:

The Borough Council's Economic Development Vision and Framework supports a more pro-active, 'smart growth' approach to the future of Swindon's economy. There are several arguments put forward in the Vision which outline the advantages such an approach would have for Swindon's economy, compared to a 'business as usual' approach. In addition, the retention of the current sectoral composition of Swindon's economy would not reflect the more open-to-interpretation 'jobs' terminology used in the Draft RSS and the potential of Swindon to diversify its economy.

23.17 **Alternative Option 2:**

Protect employment uses on Swindon's best-performing Key Employment Areas (as identified in Table 1), but allow for changes-of-use on poorer-performing Key Employment Areas and non Key Employment Areas based on a 'need' approach to the type of alternative uses that would be acceptable.

How did it come about?

Guidance in PPS3 – Housing suggests that local planning authorities should re-assess the potential of commercial sites / premises for residential development. Also in response to the Issues & Options consultation.

Reason not selected as the preferred option:

The Swindon Employment Land Review concluded that almost all of Swindon's existing employment sites should be protected for the particular contribution they make towards the local economy, including its diversity. The study also made reference to the good geographical spread of these employment sites around Swindon and their contribution to the overall sustainability of the town. Thus, the Borough Council regards the retention of all existing employment sites as important, albeit for appropriate 'jobs', rather than solely B class employment uses. However, exceptionally, the change-of-use of a non Key Employment Area may be considered where an over-riding need or particular issue is identified which would justify its loss.

Green Infrastructure and Open Space Preferred Option

- 23.18 **Existing green infrastructure and open spaces will be protected and enhanced, as identified in the emerging Green Infrastructure Strategy and 'Green Spine' in Central Swindon, with contributions to open space and green infrastructure through developer contributions as set out in the Preferred Option to Infrastructure Provision.**

How did it come about?

The Draft RSS places great emphasis on the provision of Green Infrastructure as an integral part of new developments (Policy GI1).

Reflect the principles of the Green Spine through Central Swindon, as detailed in the Central Area Action Plan. The University of Gloucestershire study on 'Green Infrastructure Planning in the Swindon Urban-Rural Fringe' highlighted the importance of adopting a collaborative approach to green infrastructure planning.

Why has this option been chosen?

Public participation supports a comprehensive strategy for Green Infrastructure within the Borough, particularly with regard to enhancing links between the urban and rural areas.

Core Strategy Objectives:

KO8, KO12

Implementation

Provide for the creation and management of new green infrastructure that contributes to the overall GI network, in line with the findings and recommendations of the Council's emerging GI Strategy.

The Green Infrastructure SPD will implement the findings and recommendations of the strategy.

Monitoring

Green Infrastructure provision will be monitored on an annual basis as detailed within the GI strategy.

Alternative Option Considered

- 23.19 Retain the adopted Local Plan standards for the provision of public open space and green corridors in all new developments.

How did it come about?

Local standards for open space were established as part of the Adopted Local Plan 2011. The Adopted Local Plan also identifies, on the Proposals Map, existing and potential green corridors throughout the urban area.

Reason not selected as the preferred option:

There is a need to review Local Plan standards as a result of accommodating the high levels of development proposed in the Draft RSS. The Draft RSS encourages a holistic approach to the management of natural assets throughout the Borough.

The methodology applied, as part of the adopted Local Plan, does not adequately consider the relationship between natural assets, such as improving connectivity to public open spaces or identifying opportunities to meet future needs.

Sustainable Transport Preferred Option

23.20 Development shall be permitted where proposals provide access that is appropriate to the scale, type and location, without detriment to highway safety, traffic movement, and the local environment; and

- provide for accessibility into and within the development which promotes sustainable travel (cycling, walking and public transport); and,
- provide car parking not in excess of maximum levels¹⁷; and
- provide on site secure cycle and motorcycle parking in accordance with the Council's adopted parking standards.



¹⁷Technical Guidance on parking standards was adopted in December 2007. Only the residential parking standards were amended; a review of non-residential parking standards will be undertaken to inform the Submission version of the Core Strategy.

How did it come about?

Guidance in PPS1 and PPS13.

Why has this option been chosen?

This approach is in accordance with Government Guidance and with Promise 37 of the Borough Council's Corporate Plan.

Core Strategy Objectives:

KO1, KO2, KO7

Implementation

Through the LDF process and Local Transport Plan.

Monitoring

Through existing annual monitoring procedures.

Alternative Options Considered**Option 2:**

To continue with the approach identified in the adopted Local Plan (Policy T1).

How did it come about?

Status quo – existing policy.

Reason not selected as the preferred option:

The approach identified in the adopted Local Plan is rather weak in that it neither promotes that all development should be accessible by the private car nor does it promote accessibility by sustainable transport.

23.21 Community Facilities Preferred Option

New local health centres, and proposals for new or change of use for community needs including those for ethnic or religious groups will be permitted within or adjacent to settlements provided they show a preference for previously developed land where possible and are well located to its catchment population.

Proposals that would result in the loss of established community facilities within settlements, including public houses, shall only be permitted where there is:

- a) a satisfactory and sustainable alternative to that facility within the settlement; or**
- b) it has been demonstrated that the facility is no longer economically viable for such use.**

Proposals for other uses, particular residential should be well located to existing community facilities, or make provision for any shortfall.

How did it come about?

Policies CF1, CF2 and CF6 of Adopted Swindon Borough Local Plan

Why has this option been chosen?

Guidance in PPS1 (Delivering Sustainable Development) suggests that planning should facilitate and promote sustainable communities by, amongst other means, supporting existing facilities and services for all members of the community. Community facilities / services can include, for example, schools, shops, pubs and doctors surgeries. These can often make an essential contribution to the day-to-day quality of life of communities, especially in more isolated rural areas where they are important to the overall sustainability of a community.

The Borough Council believes that the retention of these facilities / services is a material consideration in the promotion of sustainable communities and that a development control policy could be developed to ensure that planning applications are assessed in terms of their potential impact on delivering sustainable communities.

Core Strategy Objectives:

KO1, KO5, KO8, KO11, KO12, KO13

Implementation

Development Management

Monitoring

Through existing annual monitoring procedures.
PCT and Education Reports

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23.22 Alternative Option Considered

Do not have a policy to prevent loss of community facilities

How did it come about?

Non-interventionist approach

Reason not selected as the preferred option:

Consultation has highlighted the need to retain community facilities where appropriate.



23.23 Historic Landscape and Buildings Preferred Option

The character, appearance, setting, diversity and cultural significance of the Borough's historical assets will be protected and enhanced by:

- Preserving and enhancing the character, appearance and setting of buildings, structures, areas and landscapes of historic, architectural, cultural or archaeological interest based on an assessment of their importance and value; and
- Seeking enhancement of historical assets and heritage features in development that contribute to local identity and sense of place.
Protecting, reviewing and applying the Conservation Area Appraisals to the Borough's Conservation Areas

How did it come about?

Consultation – respect for the historic landscape and buildings – particularly the railway heritage has received significant support.

Why has this option been chosen?

To accord with national guidance in PPG15, PPG16 and relevant Circulars.
To reflect the aims of the emerging Green Infrastructure Strategy SPD

Core Strategy Objectives:

KO4

Implementation

Conservation Area Appraisals and management plans
Emerging Green Infrastructure SPD

Monitoring

Update and Review the Conservation Area Appraisals
Develop an approach to local listing of buildings to protect local distinctiveness.

23.24 Alternative Options Considered

Continue to protect and enhance the historic environment where there are already statutory designations.

How did it come about?

Reliance on PPG15, PPG16

Reason not selected as the preferred option:

Does not reflect the aims of the emerging Green Infrastructure Strategy and merely repeats Government Guidance.

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23.25 Gypsies and Travellers Preferred Option

The preferred option is to accord with the pitch requirement identified in the Draft RSS by accommodating this additional need on existing gypsy and traveller sites within the Borough. Existing pitch capacity exists at the Council-owned site along Hay Lane. Proposals for additional gypsy and traveller facilities to be addressed through a policy that makes reference to a clearly identified need that cannot be met on an existing site.

How did it come about?

Through the requirements of Circular 01/06 and the Draft RSS.

Why has this option been chosen?

To accord with the pitch requirement in the GTAA and the Draft RSS to 2011 through the efficient and effective use of existing gypsy and traveller sites in the Borough.

Core Strategy Objectives:

KO14

Implementation

Accommodating identified pitch requirements on existing Borough Council sites through the Borough Council's Traveller Liaison Officer.

Monitoring

The annual Gypsy Caravan Count monitors pitch availability and these results can feed into future Gypsy and Traveller Accommodation Assessments.

23.26 **Alternative Options Considered**

To accommodate the Draft RSS gypsy and traveller pitch requirement by identifying a new site(s) within Swindon Borough, which would come, at a later stage, through a more detailed DPD.

How did it come about?

Guidance in Circular 01/06 states that local authorities must address the accommodation needs of gypsies and travellers through the identification of specific sites.

Reason not selected as the preferred option:

Capacity exists at the existing Hay Lane site to accommodate the additional gypsy and traveller pitches. The Hay Lane site is well established both within the gypsy / traveller community and the wider community. Thus, the identification of a new site is not considered necessary to meet the identified pitch requirement up to 2011. Identifying additional gypsy and traveller sites at this stage would not make the most effective and efficient use of existing facilities.

Furthermore, identifying new sites in a DPD would take more time and delay delivery until after 2011, which is unacceptable.

23.27 **Travelling Showpeople Preferred Option**

The preferred option is to continue to engage with the Showmen's Guild to assess needs for travelling showpeople in Swindon Borough and, if required, identify appropriate measures to accommodate that need.

How did it come about?

Through the requirements of Circular 04/2007 and the Draft RSS.

Why has this option been chosen?

Circular 04/2007 states that accommodation needs assessments for travelling showpeople must be undertaken as an evidence base to inform the Local Development Framework.

Core Strategy Objectives:

KO14

Implementation

If required, the identification in the Core Strategy of appropriate measures to accommodate the expressed need.

Monitoring

As part of the annual Gypsy Caravan Count, which monitors pitch availability.

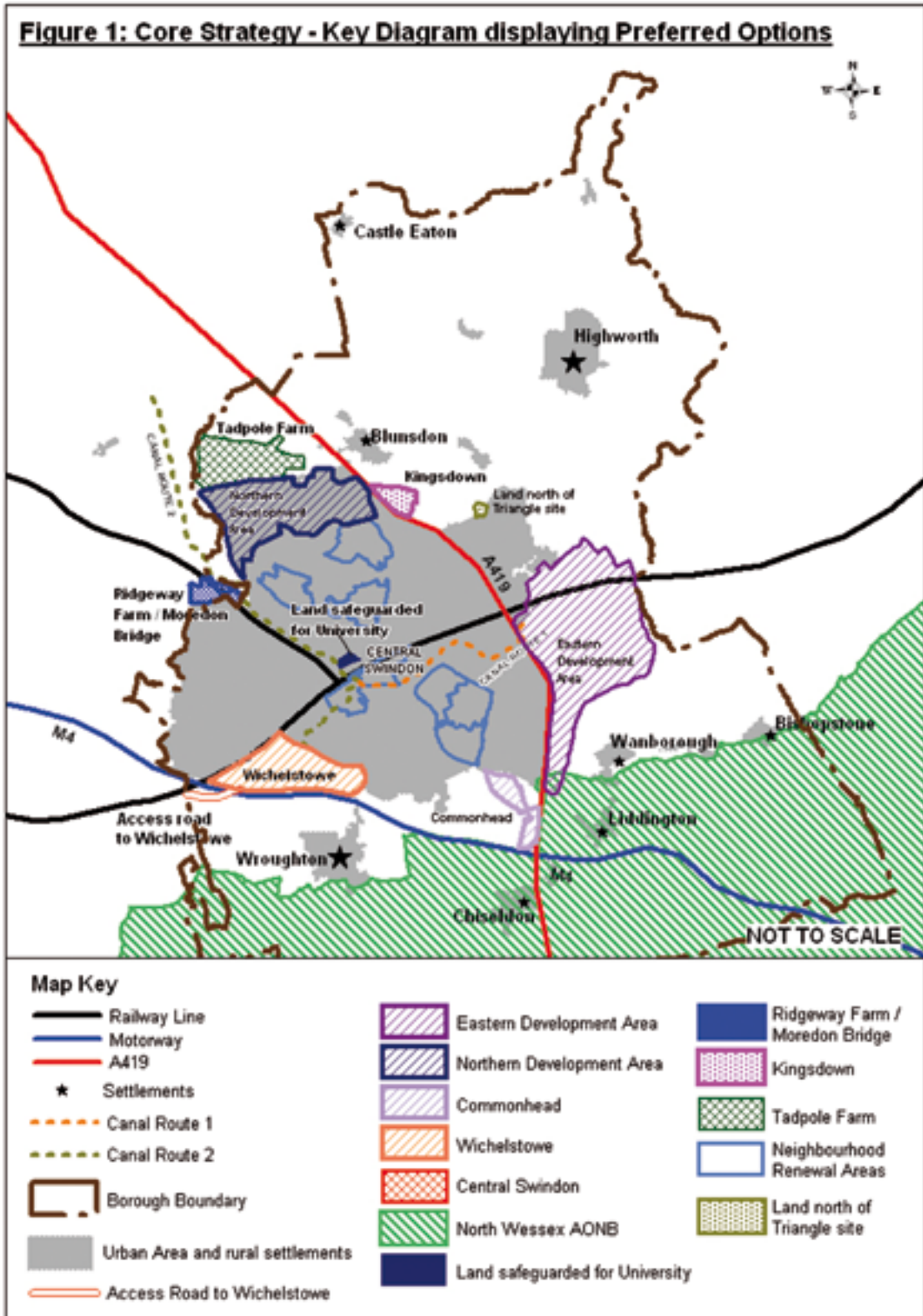
23.28 **Alternative Options Considered**

No alternative options identified. Circular 04/2007 states that accommodation needs assessments for travelling showpeople must be undertaken.

Do you agree with the Preferred Options? Do they sufficiently meet the Core Strategy Objectives? Has adequate consideration been made of the alternative options? Has the evidence base been sufficiently taken account of?

24 Key Diagram

24.1 The Preferred Options report and the submitted Core Strategy will contain a Key Diagram illustrating the strategy, strategic allocations, and key policies. The Key Diagram included in this Preferred Options simply includes the strategic areas already taken into account by virtue of planning permissions or through allocations in the Wiltshire & Swindon Structure Plan 2016, the Swindon Borough Local Plan 2011, and the Draft South West Regional Spatial Strategy 2026.



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