

Development Management Policies



Introduction

- I. The Core Strategy establishes a high level framework to guide development in the Borough up to 2026. It details the key strategic principles and levels of development that will be required at Swindon over the next 15 years, and provides a steer to where it should be located, and an infrastructure framework to support it. Whilst these high level policies provide the essential context for Community and Neighbourhood Plans, Development Briefs and Supplementary Planning Documents, a number of issue specific policies are required to enable the determination of development proposals in a consistent manner. These are the Development Management policies, which are detailed in this section of the Core Strategy.
- II. These policies have been developed where national guidance alone is not sufficient to deliver the Council's aspirations for quality or the key locally distinctive objectives of 'One Swindon'. Accordingly, they build on, rather than duplicate national guidance and statute and support the wider strategy document.
- III. The Development Management policies are the outcomes of earlier consultations of the Core Strategy. They are not affected by the changes made to the scale of development in the Core Strategy, and so no alternatives are proposed at this stage.
- IV. Responses to the Development Management policies can be made in the same way as to the Core Strategy as detailed on page 14.

Development Management Policies

DMP1: High Quality Design

- A. All development shall respect the following key design principles:
- Context and character.
 - Amenity and space standards.
 - Legibility.
 - Safety and security.
 - Movement.
 - Inclusiveness.
- B. And as applicable incorporate the following design considerations:
- Energy and sustainable construction (in accordance with DMP2)
 - Sustainable drainage systems (SuDS) (in accordance with DMP3)
 - Transport (in accordance with DMP10)
 - Green infrastructure (in accordance with DMP11)
 - Historic environment (in accordance with DMP14)

Supporting Text

- 1.1 Swindon Borough Council considers that high quality development is essential to raise and enhance Swindon's image and to improve the quality of life for its people. It applies to all scales of development from house extensions, minor works and adverts through to major development schemes.
- 1.2 Swindon is a vibrant town with nationally important historic assets, valued and extensive green infrastructure, as well as award winning contemporary buildings. Strong, iconic architecture is a key component of this modern growing town and as such high quality schemes are expected.

A. Key Development Principles

- 1.3 In all cases development proposals will be judged against the following design criteria:

Context and Character

- 1.4 Development must be in context with its surroundings by respecting the existing natural, built and historic environment. Design proposals should be in keeping with the urban structure and urban grain of the locality in terms of street pattern, layout, form and the vernacular architecture of the existing area, unless there are exceptional circumstances where iconic architecture is proposed. Design quality will be assessed in terms of: siting, scale, proportion, shape, mass, height, rhythm, materials and colour. It is expected that new development shall respond positively to the creation of new or the enhancement of existing distinctive character, with a strong identity.

Amenity and Space Standards

- 1.5 Development must ensure convenience and levels of comfort and enjoyment. This will be assessed in terms of light, privacy, visual intrusion, space standards, noise, smell, pollution, or other disturbances. Detailed space standards will be set out in the Swindon Design Toolkit.

Legibility

- 1.6 Development must create clear and logical layouts with a strong identity that are easy to navigate and understand. This should be achieved through a well structured and defined public realm, with clear relationships between uses, buildings, routes and spaces. This will be assessed in terms of; urban structure, urban grain, key buildings, landmarks, materials, built form, landscaping, art, views and vistas as well as signage, wayfinding, and lighting (although these do not replace the necessity of a well structured design).

Safety and security

- 1.7 Development must be safe, secure and attractive to minimise opportunities for criminal activity and reduce the fear of crime. This will be assessed in terms of mix of uses, active frontages, surveillance, integrated routes, lighting, clear entrance points and the location and extent of planting.

Movement

- 1.8 Development must be well connected with the surrounding network, permeable and enable ease of movement within the site. It will provide a mix of uses and allow a range of travel options to enable choice and support active lifestyles. Development must balance vehicular movement with other transport uses without compromising the quality of the local environment. Technical highway engineering solutions may not be acceptable in design terms where they do not address the issues set out in DMP1A and would compromise the quality and character of the area. This will be assessed in terms of; accessibility distances to facilities, user priority, crossing points, widths of routes, bus services, bus stops, quality of paths and cycleways, cycle and car parking, highway capacity, congestion and servicing.

Inclusiveness

- 1.9 Development must make provision for access for all potential users to buildings, spaces and the public transport network to ensure the highest standards of inclusive design. It will support choice, diversity, equality of opportunity and prevent the creation of economic, social and physical barriers. This will be assessed in terms of position and orientation of buildings, levels, movement networks, streets and spaces, parking, entrances and access, flexibility of design and mix of uses.

B. Design Considerations

- 1.10 Major development proposals must be prepared in a co-ordinated manner taking into account the local, physical, social, economic and environmental context at the earliest stage of the design process.
- 1.11 The considerations set out in DMP1B are addressed by other policies, however they are directly related to the design process and must be incorporated into the layout and design of new development. As applicable this includes:
- Energy and sustainable construction – ensure design, layout, orientation and solar gain supports and achieves energy efficiency, generation and sustainable construction methods.
 - Sustainable drainage systems – integrate Sustainable Urban Drainage Systems into the layout and design of the development.
 - Transport – integrate the transport network for all modes of travel into the design.

- Green infrastructure – protect and enhance existing and deliver new green infrastructure and ensure that opportunities for designing in measures to improve mental and physical wellbeing integrate into the design.
- Historic environment – protect historic assets and their settings and integrate them into the design where appropriate.

Implementation

- 1.12 Further detail on how these principles apply to development proposals will be covered within the Swindon Design Toolkit, which will provide guidance on the following issues:
1. Urban Design Principles & Policy.
 2. Context and Character.
 3. Green Infrastructure.
 4. Residential Layouts.
 5. Transport Requirements for Development.
 6. Sustainable Design and Construction.
 7. Residential Extensions and Alterations.
 8. Residential Space Standards.
 9. Shopfronts and Signage.
 10. Access for All.
 11. Public Art.
- 1.13 Where a Design and Access Statement is required, it must clearly set out the overall design approach, site constraints and key considerations for the site. Swindon Borough Council will produce guidance on what should be included within a Design and Access Statement.
- 1.14 All applications for major development¹ will be deemed premature until a Design Brief / Masterplan has been prepared, that is subject to public consultation in line with the Statement of Community Involvement. Those commissioning development projects should aim to achieve high quality design. The inclusion of artists, landscape architects and creative approaches in the design of schemes is encouraged.

¹ The definition of major development is in accordance with the Town and Country Planning (Development Management Procedure) order 2010. In essence, 10 dwellings or more, or 1000sqm of floor space

DMP2: Energy and Sustainable Construction

- A. Development shall demonstrate passive solar benefits, in accordance with DMP1, through the:
- Layout and design of the site
 - Orientation and design of buildings
- B. All major development will meet the following sustainable construction standards

| Development type | 2010 - 2013 | 2013 - 2016 | 2016 |
|------------------|--|--|--|
| Residential | Code for Sustainable Homes level 3 (In full) | Code for Sustainable Homes level 4 (In full) | Code for Sustainable Homes level 6 (In full) |
| Non-residential | BREEAM Excellent | | |

- C. In addition to the carbon dioxide (CO₂) reductions achieved in B., all major development shall deliver the following total carbon dioxide reductions through further energy efficiency measures or renewable or low carbon energy generation to achieve the CO₂ reduction targets set out below:

| Development type | 2010 - 2013 | 2013 - 2016 | 2016-18 | 2018 | 2019 |
|---------------------|-------------|-------------|--------------------------|--------------------------|--------------------------|
| Residential | 15% | 20% | zero carbon ² | zero carbon ² | zero carbon ² |
| Education buildings | 15% | 20% | zero carbon ² | zero carbon ² | zero carbon ² |
| Public buildings | 15% | 20% | 25% | zero carbon ² | zero carbon ² |
| All other buildings | 15% | 20% | 25% | 25% | zero carbon ² |

If it is not technically or economically viable to achieve the CO₂ reductions above, the following must be delivered in order of priority:

1. Achieve the maximum viable CO₂ reductions.
 2. Where CO₂ reduction targets still cannot be met, a contribution will be required to the Swindon CO₂ Reduction Fund equivalent to meet the target.
- D. The use of combined heat and power (CHP), and/or combined, cooling, heat and power (CCHP) with district heating is encouraged. Within the identified "District Heating Priority Areas" and urban extensions, as shown on the proposals map, major development will be expected to:
- demonstrate a thermal masterplanning approach considering issues such as mix of uses, anchor loads, density and heat load profiles to maximise opportunities for the use of district heating.
 - incorporate infrastructure for district heating and connect to existing systems where and when they are available.

² "Zero carbon" requirements reflect current Government timescales.

- E. Proposals for low carbon and renewable energy infrastructure, including large-scale freestanding installations, will be assessed under national policies and against the following:
- potential social and economic benefits. (including local job creation opportunities)
 - community benefits.
 - the need for secure and reliable energy generation capacity.
 - environmental impact.

Any heat produced as part of a renewable energy installation should be productively used.

Supporting Text

- 2.1 The aim of this policy is to ensure new developments are designed and constructed to minimise their environmental impact, and contribute to meeting statutory targets for reductions in carbon dioxide (CO₂) emissions. Sustainable energy is a key focus for the Council and the approach to this follows the energy hierarchy in addressing energy conservation and energy efficiency before considering low and zero carbon energy.

Passive Solar Benefits

- 2.2 A design which takes advantage of natural heat and light from the sun (known as “passive solar gain”), and uses air movement for ventilation, can reduce the need for artificial light, heat, cooling and ventilation. Designing-in energy efficiency should begin at the start of the planning process to ensure maximum savings are made and potential risks around overheating are fully addressed.
- 2.3 Different approaches are required depending on the size and use of buildings, but all must demonstrate that they have given consideration to how the principles of passive solar gain could be applied.

Sustainable Construction

- 2.4 The sustainable construction requirements of this policy mirror the national timescale for zero carbon development. The national zero carbon requirement relates to CO₂ reduction and will be implemented through the Building Regulations. However, each zero carbon milestone to 2016 also relates to a level of the ‘Code for Sustainable Homes’, which includes wider issues such as water use and sustainable materials. The aim of this element of the policy is to harmonise the zero carbon timescale with the wider requirements of the Code for Sustainable Homes.
- 2.5 Additionally, for non residential development, a requirement of BREEAM “excellent” is required of all major development to ensure sustainable construction issues are addressed in all forms of development.

Renewable/low carbon energy in major development

- 2.6 To support the timescale for zero carbon development, an additional CO₂ reduction made through further energy efficiency, renewable energy or a contribution to the Swindon CO₂ Reduction Fund is included in the policy. This element of the policy provides a robust, but flexible and viable way of ensuring high quality energy efficient development which contributes to an overall CO₂ reduction in new development.

District Heating

- 2.7 District heating schemes deliver heating and hot water to multiple buildings from a local plant via a network of insulated pipes buried underground. These can often be installed at the same time as the other services when a site is being developed and can also be retrofitted to existing buildings. District heating can be combined with electricity production in combined heat and power (CHP) or in combined cooling, heat and power (CCHP). This is an efficient form of decentralised energy supply providing heat and electricity at the same time.
- 2.8 District Heating feasibility work undertaken in Swindon indicates the areas with the most immediate potential for district heating are the existing areas of high heat demand in the urban area of Swindon and the larger new development areas where district heating infrastructure can be laid in step with new development. The Town Centre and industrial areas around Stratton and South Marston, along with the new urban extensions, are therefore the focus of this policy.

Renewable/ Low Carbon Energy Infrastructure

- 2.9 The UK Renewable Energy Strategy sets out to achieve 15% of energy to be generated from renewable sources by 2020. In 2009, the Borough's electricity supply from renewable sources was only approximately 4.90 MWe (Regen SW, 2010), which is less than 1%. Policy DMP2 of the Core Strategy seeks to achieve an increase in the level of renewable energy generation in the Borough through integrating renewable/low carbon energy in new development and providing a positive framework for considering large scale proposals for renewable/low carbon development.
- 2.10 In order to assist in identifying the potential for supply and demand for renewable/low carbon energy and heat the Council is collating information on potential in Swindon and working with local businesses and communities to identify new opportunities. Fig 6 in Core Strategy Policy CT3 highlights district heating and wind opportunities and this information will be expanded and updated as opportunities come forward and technologies progress.
- 2.11 A Sustainable Design and Construction Supplementary Planning Document will be produced to support the implementation of this policy. In addition, due to the rapidly changing nature of this issue, it may also be necessary to produce ad hoc advice on key emerging issues.

Implementation

- 2.12 All development will be required to address passive solar benefits development which should form part of and integrate with any Design and Access Statement.
- 2.13 Major developments will require a CfSH and/or BREEAM pre-assessment estimator/design stage assessment undertaken by accredited assessors in line with the targets specified above which reflect the national requirements incorporated in Building Regulations. A post-construction review and certification will be required by condition.
- 2.14 Major developments will require a proportionate energy statement which demonstrates an integrated approach to how the energy related requirements of this policy have been achieved.

2.15 Major Planning Applications within the District Heating Priority Areas will need to demonstrate how they are incorporating district heating and to justify any alternative approach.

| Applies to: | All development | All major development | All major development in heat priority areas and urban extensions | Standalone renewable/low carbon energy proposals |
|---|--|--|---|--|
| (Planning application requirement) | | | | |
| Policy Requirement | | | | |
| A. Passive solar benefits | Incorporate in design and access statement | | | |
| B. Sustainable Construction | | Submission of pre-application estimator. | | |
| C. Renewable/low carbon energy in major development | | Submission of energy statement | | |
| D. District heating | | | Submission of district heating feasibility statement | |
| E. Renewable/low carbon energy infrastructure | | | | Dependent on scale and type of application |

DMP3: Flood Risk

- A. Proposals for development in the Swindon Borough must be assessed against the Surface Water Management Plan (SWMP) for Swindon which identifies areas at high risk of flooding and the resultant strategy to address locally significant flooding.
- B. A Flood Risk Assessment (FRA) will be required for development proposals of 1 hectare or greater in Flood Zone 1 (*as defined by the Environment Agency*) and for all proposals for new development located in Flood Zones 2 and 3. A FRA will also be required for any development other than minor development in a designated critical drainage area, which has been notified to the Local Planning Authority by the Environment Agency.
- C. Developments should reduce the overall level of flood risk on site, and mitigate the impact of the development beyond to ensure that there is no net increase in flood risk. The post development runoff volumes and peak flow rates should be attenuated within the development and discharged at greenfield run off rates.
- D. All developments will be required to provide a suitable drainage strategy and incorporate Sustainable Drainage Systems (SuDS) to be approved by the SuDS Approval Board (SAB). Departure from the requirement to provide a drainage strategy and SuDS will only be accepted in exceptional circumstances upon the provision of a reasoned justification for not using SuDS.

Supporting Text

- 3.1 Policy DMP3 develops the approach to flood risk, set out under the SWMP and PPS25 (PPS25 Tables D.1-D.3). Within Flood Zone 1 (*as defined by the Environment Agency*), the Borough Council will seek opportunities to reduce the overall level of flood risk in and beyond a development site through the layout and form of the development. All uses of land are appropriate in Flood Zone 1, although the vulnerability of a development from other sources of flooding should be considered as well as the effect of the new development on surface water runoff.
- 3.2 The use of SuDS techniques should take into account the local geological and groundwater conditions. The post development runoff volumes and peak flow rates should be attenuated to the Greenfield (pre-development) condition.
- 3.3 Sustainable urban drainage systems (SuDS) should be in accordance with the current CIRIA guidance (incorporating 30% margin for climate change) and the Environment Agency's standards, and in so doing should:
 - Control the quantity and run-off from a development.
 - Improve the quality of the run-off.
 - Protect and enhance the nature conservation, landscape, heritage and amenity value of the site and its surroundings, without prejudicing the delivery and quality of other requirements of the site.

- 3.4 A Drainage Impact Assessment will be required to demonstrate that runoff from the site is not increased. The Borough will expect a considered approach to sustainable drainage from the outset, including drainage management, as they require specialist input from the outset and agreement of eventual ownership and management of the components involved. On large sites a hydrologic study should be undertaken and drainage design be engineered to site specific geology and infiltration rates.
- 3.5 Any proposed development within Swindon must be assessed against the SWMP and the Local Strategy for Flood Risk Management. Any proposed development within areas indicated as high risk within the SWMP or in Flood Zone 2 or 3 will require a site-specific Flood Risk Assessment (FRA) prior to granting any permission. The FRA is also necessary to check the proposal passes the Exception test prior to permission and will not be dealt with by condition on planning permission. Within Medium Probability Flood Zone 2 development should be restricted to the 'water compatible', 'less vulnerable', 'more vulnerable' and 'essential infrastructure' categories. Within High Probability Flood Zone 3a development should be restricted to the 'water compatible' and 'less vulnerable' uses to satisfy the requirements of the Sequential Test. For 'more vulnerable' and 'essential infrastructure' uses it is necessary to ensure that the requirements of the Exception Test are satisfied. 'Highly vulnerable' uses of land should not be permitted. Within Functional Floodplain Zone 3b development should be restricted to 'water-compatible uses' and 'essential infrastructure' that has to be there. 'Essential infrastructure' in this zone must pass the Exception Test and be designed/constructed to remain operational in times of flood and not impede water flow. Mitigation options to be considered include land swapping /reducing footprint for redevelopment applications. Fluvial and Pluvial networks must be considered in equal measure.
- 3.6 Developers should refer to the separate Surface Water Management Plan and Local Flood Risk Strategy which identifies areas at High Risk of Flooding and where there is actual and potential risk of locally significant flooding *Developer Guidance Document* prepared as part of the SFRA, and PPS25 Annex F sets out a recommended process for undertaking a FRA as part of an individual planning application. A Flood Risk Assessment guidance note will be produced for developers.
- 3.7 The Flood Regulations 2009 and the Flood and Water Management Act 2010 introduces the requirement to provide a Surface Water Management Plan and Preliminary Flood Risk Assessment which identifies areas at high risk of flooding across the European Union. Additionally each Lead Local Flood Authority must provide a local strategy to mitigate locally significant flooding. The Town and Country Planning (General Development Procedure) (Amendment) (No. 2) (England) Order 2006 introduces the concept of Critical Drainage areas as "an area within Flood Zone 1 which has critical drainage problems and which has been notified the local planning authority by the Environment Agency".

DMP4: Infrastructure Needs Arising from Development

- A. In order to make a positive contribution to the sustainable growth of Swindon, all development, including development adjacent to but outside the Swindon Borough boundary, shall where appropriate, within the context of economic viability make provision to:
- Meet the cost of new infrastructure made necessary by the development.
 - Mitigate the impact of development on existing infrastructure.
 - Provide for the ongoing maintenance of infrastructure delivered as a result of development where appropriate.
 - Contribute to the delivery of strategic infrastructure to address the cumulative impacts of development.
 - Contribute to initiatives to increase the effectiveness and efficiency of infrastructure.
- B. A Supplementary Planning Document(s) to amplify this policy will:
- Consider the type and scope of infrastructure needs (supported by evidence) arising as a consequence of development borough-wide, and adjacent to but outside the administrative boundary.
 - Detail how and when infrastructure requirements are to be secured and delivered.
 - Explain the process by which infrastructure requirements are to be administered and monitored.
 - Contain details of the mechanism(s) to be used to support infrastructure delivery both on-site and off-site, through for example:
 - A standard charge/tariff.
 - Community Infrastructure Levy Charging Schedule.
 - Commuted sums.
 - Section 106 agreements.
 - Consider the impact of economic viability and development.

Supporting Text

- 4.1 In order to achieve sustainable development it is important that infrastructure and services are provided to support new and existing communities and facilitate economic development.
- 4.2 The coordinated delivery of adequately funded infrastructure at the right time and in the right place is key to a successful and sustainable Swindon Borough. Identifying and securing sources of funding to facilitate the provision of, or directly deliver infrastructure to support housing and economic growth is vital.
- 4.3 This policy reflects infrastructure provision across the following levels;
1. **Strategic Infrastructure** will usually be delivered off-site and is outlined in the Implementation Plan which includes a phased identification of needs to support Borough-wide growth to 2026. These infrastructure items have been identified through relevant supporting studies and evidence based documents. Some infrastructure needs may be cross-boundary.

2. **Local Infrastructure** can be delivered in a variety of ways including on-site delivery integral to larger scale developments and through off-site investment in existing infrastructure within the vicinity of the development to mitigate the cumulative impact of development. These infrastructure items are identified through relevant evidence based documents.
3. **On-site or site specific Infrastructure** relates to needs arising where there is direct linkage between the new development and supporting infrastructure and should be delivered integral to the development eg. Affordable Housing, Open Space. In exceptional circumstances, where off-site provision is considered an acceptable alternative, a contribution in lieu of on-site delivery may be sought.

Infrastructure items sought by this policy include:

- Education and Children's Services³.
- Transport Infrastructure.
- Green Infrastructure, including open space (including maintenance).
- Affordable Housing.
- Public Art.
- Cultural Facilities.
- Leisure Facilities.
- Public Realm.
- Adult Social Care.
- Community and Neighbourhood Facilities.
- Waste.
- Local and Strategic Health Facilities.
- Emergency Services.
- Community Forest.

- 4.4 This list is not exhaustive. Where a development has unique and/or significant impact on an area, scope may exist to secure provision to address such impact. Furthermore, where service areas or the community are in a position to draw attention to a newly generated need for infrastructure resulting from development, or the cumulative impact of development, scope may exist to secure its provision by legal agreement, or as a CIL chargeable item as appropriate.

The Market

- 4.5 The Core Strategy is a long-term plan and must incorporate a degree of flexibility. This is increasingly important given fluctuations in market conditions. A policy framework should be in place for the Council to make practical, commercially sensitive decisions about development that facilitates its delivery without disadvantaging established or new communities. This demands a balance of interests across private and public sectors.
- 4.6 The Council has a duty to residents to safeguard funding for essential infrastructure over the longer term. This includes securing investment in future infrastructure from private sector development in the context of market conditions.

³ Incorporates Primary schools, Secondary schools, Early years and Children's Centres, Post 16, Special Education Needs and Child Social Care

The Economic Viability of Development

- 4.7 Development can, on occasion, face genuinely abnormal costs that could threaten its economic viability, thus compromising sites from being brought forward. The viability of development is material to any decision and requires consideration in the context of the future delivery of infrastructure provision. Exceptional circumstances may arise under which benefits of development outweigh the harm of not providing for infrastructure contributions e.g. bringing buildings back into use, key regeneration schemes, regenerating important listed buildings.
- 4.8 The assessment of the viability of the development reflects a snapshot of time. For this reason it is important to ensure that policy and guidance incorporate flexibility to accommodate and consider the commercial reality of changes in market conditions over the lifetime of a planning permission and its development construction period.
- 4.9 It is important to safeguard against the banking or extending of planning permissions granted during challenging economic periods, for implementation at a time of improved market conditions, as the implementation of permissions will assist in the stimulation of continued development activity. The drafting of guidance and the application of local policy will address such matters.

Legislative Framework

- 4.10 The Town and Country Planning Act 1990 (as amended) and supported by the Planning Act 2008 provide the legislative framework for securing development contributions towards infrastructure provision. The Community Infrastructure Levy ("CIL") Regulations 2010 (Statutory Instrument 2010 No.948) as amended under the Localism Bill, sets out the Governments approach towards future infrastructure provision. Its approach is to scale back the scope of section 106 of the TCPA 1990 (as amended) in favour of the application of a standardised tariff secured under a local charging schedule.
- 4.11 The Council will update and amend local policy and guidance as required to reflect a transition from the delivery of infrastructure under planning obligation that constitutes a CIL chargeable item into a localised charging schedule. Thereafter it will ensure that its policy and guidance remains reflective of future legislative change.

DMP5: Key Employment Sites

- A. At the following employment sites of 'good quality' proposals for non-B class use will not be acceptable unless demonstrated that they are no longer suitable for B-class employment use:
- Blagrove
 - Keypoint
 - Delta
 - Nationwide / Intel
 - Dorcan
 - Rivermead
 - Drakes Way
 - Rushy Platt
 - Greenbridge
 - South Marston Park
 - Groundwell West
 - Westlea
 - Hillmead
 - Westmead
 - Honda
 - Windmill Hill
 - Kembrey
- B. At employment sites of 'average quality', proposals for non-B class use will be acceptable where they:
- Make a positive contribution towards the economy and the creation of jobs.
 - Support the vitality and viability of the employment area.
 - Will not adversely impact on the regeneration of Swindon's Central Area.

The following are defined as 'average quality' employment sites:

- Blackworth Estate
- Elgin / Techno
- BMW
- Europa
- Britannia
- Groundwell
- Central Trading Estate
- Marshgate
- Cheney Manor Park
- River Ray Park
- Churchward Park
- Stratton Road / Isis

- C. On other employment sites, non-B class use development proposals will be acceptable where:
- They will not adversely impact on the regeneration of Swindon's Central Area.
 - The site is no longer suitable for B class employment use.
 - The proposal does not have an adverse environmental impact.
 - The site is not viable to redevelop for employment use.
- D. In order to demonstrate that a site is no longer suitable for B Class employment use evidence of vacancy for 18 months or more and unsuccessful marketing for employment uses at reasonable market values will be required.
- E. Where development within employment sites does not comply with parking standards, development may be permitted where the impact in terms of parking, safety and amenity is acceptable. However, disabled parking should always be provided in accordance with the required standard.

Supporting Text

- 5.1 Swindon Borough has a large amount of employment land for a centre of its size, providing a good range of premises suitable for industry and business in a variety of locations. This includes; industrial estates, business parks, large single occupier sites, town centre offices, bad neighbour uses, institutional offices, small starter units, incubation space and rural conversions. The existing Class B uses in Swindon Borough provides the majority of employment opportunities, however the Local Planning Authority recognises that other uses can also provide significant employment opportunities.
- 5.2 The Key Employment Sites have been identified taking account of the following factors:
- Quality and range of units.
 - Current and historic vacancy.
 - Accessibility.
 - Nature and range of uses.
 - Environmental quality.
- 5.3 This policy also manages uses at employment sites that are not identified within Key Employment Sites. This policy will also encompass new Key Employment Sites that may be constructed.
- 5.4 The **Swindon Employment Land Review** (2007) assessed Swindon's Key Employment sites on their ability to meet future needs and categorised sites accordingly as 'good' or 'average' to reflect their quality and suitability. The assessment was based upon:
- Strategic and local road access.
 - Access to labour, public transport and services.
 - Compatibility of adjacent land uses.
 - Site characteristics, conditions and development constraints.
 - Attractiveness to the market including vacancy and market activity.
 - Policy considerations.

- 5.5 'Good quality' employment sites benefit from good strategic and local access and may display evidence of recent investment. Vacancies are generally relatively low and the market attractiveness is generally high. Employment sites of 'average quality' are generally smaller in scale, less well related to the strategic road network and generally focused on providing smaller scale business space.
- 5.6 Existing employment land is vital to ensure the supply of employment opportunities and sustainable economic growth. 'Good quality' key employment sites are particularly valuable and the loss of this land may generate additional pressure for the release of new land in less acceptable locations. 'Good quality' employment sites are therefore protected primarily for Class B uses and, as such, the loss of these sites is not acceptable unless it can be demonstrated that the site has been unsuccessfully marketed at a reasonable market value for a continuous period of 18 months or more.
- 5.7 Proposals for non-Class B uses can provide significant employment opportunities and may be acceptable in employment areas. Other uses may also positively contribute to the viability and vitality of employment areas or provide appropriate support services to assist in the day-to-day functioning of the employment areas. Proposals for non-Class B uses will be assessed on their own merits and measured using the impact tests set out in policy EC16 of Planning Policy Statement 4: Planning for Sustainable Economic Growth (2009). Assessment of the impact should also be informed by the Workspace Strategy (2009). In addition to the main criteria, the number and quality of jobs provided by a proposed non-Class B use will be an important consideration. Applicants are encouraged to submit a pre-application enquiry for proposals relating to non-Class B uses to obtain a view on the acceptability of the alternative use.
- 5.8 The Borough Council will monitor the occupancy of 'good' and 'average' sites to ensure the methodology applied benefits the vitality and viability of the employment sites.
- 5.9 In order not to constrain economic development, development for employment proposals will be permitted where parking standards cannot be achieved where the impact in terms of parking, safety and amenity is acceptable.

DMP6: Employment Development Proposals

- A. Proposals for office development (Use Class B1 (a)) over 1,000m² gross floorspace outside Swindon's Central Area must:
- Not harm or undermine the regeneration of Swindon's Central Area, and
 - Demonstrate a sequential approach to site selection in order of preference and priority as follows:
 1. Swindon's central area sites.
 2. Swindon's urban area well served by public transport.
 3. Peripheral sites in locations that are accessible by a choice of transport modes.
- B. Where employment development does not comply with parking standards, development may be permitted where the impact in terms of off-street parking, safety and amenity is acceptable, including the disabled parking provision. However, disabled parking should always be provided in accordance with the required standard.

Supporting Text

- 6.1 The Council is seeking to encourage an increase in floorspace for Class B1 (a) office use in the Central Area as part of the regeneration of that area. Class B1 (a) uses attract significant numbers of people and as such are best located where there is maximum accessibility for public transport.
- 6.2 The Council acknowledge that there will be continued demand for office accommodation outside Swindon's Central Area. In accordance with Policy EC3 of Planning Policy Statement 4: Planning for Sustainable Economic Growth (PPS4, 2009), the Local Planning Authority has set a local threshold of 1,000m² floorspace for out-of-centre office development. Proposals exceeding this threshold will be subject to an impact assessment in line with Policy EC16 of PPS4. Such applications will also be required to demonstrate that the sequential approach has been applied to justify the site selection. A sequential test will be assessed in accordance with Policy EC15 of PPS4. The sequential approach will become more flexible as the Central Area regeneration becomes substantially complete.
- 6.3 Proposals for development will be considered against policies DMP1, DMP2 and DMP3. In all cases, due consideration will be given to design, sustainability and highways impacts of the proposal.

DMP7: Affordable Homes & wheelchair accessible housing

- A. On all developments of 15 homes or more, or on sites larger than 0.5 hectares and subject to economic viability assessment:
- A target of 30% affordable homes should be provided on-site; or
 - A proportionate contribution should be provided towards affordable homes off-site where on-site provision is not suitable.
- B. Where affordable homes are to be provided on-site:
- Affordable housing will be integrated within the design and layout of a development and of a mix and tenure that reflects current need.
 - A legal agreement will ensure homes remain affordable for in perpetuity.
 - Up to 30% affordable housing will be exempt from developer contributions.
 - On sites providing more than 30% affordable homes, the additional affordable homes will be required to provide developer contributions in accordance with DMP4.
- C. Development proposals for 50 or more dwellings should provide at least 2% of the dwellings to be suitable for occupation by wheelchair users.

Supporting Text

- 7.1 Core Policy CT2 gives details about the need for Affordable Housing and the type and tenure mix. The threshold follows national guidance and is considered appropriate for Swindon Borough. This will be kept up to date to reflect changing local need set out in the Developer Contributions Supplementary Planning Document or its successor.
- 7.2 It is essential that affordable properties remain affordable and the Council will seek measures to achieve this, generally through a Section 106 agreement securing homes to be affordable in perpetuity.
- 7.3 In all cases, the 30% affordable element of a housing scheme will be exempt from the contributions required by DMP4. The Council does not wish to discourage schemes with over 30% affordable units. However, the impact from affordable housing on infrastructure is the same as market housing and therefore, on sites providing more than 30% affordable housing, the additional affordable element will be required to provide contributions in line with DMP4.
- 7.4 The number of affordable homes that can be provided is constrained by available public sector funding or the level of cross subsidy that can realistically be achieved from land value enhancement associated with planning permission (planning gain). In current housing market conditions, the output of affordable homes is inextricably linked with the development of market homes. If planning policy pushes for too high a quota of affordable homes it may both reduce the overall number of dwellings built and reduce the actual output of affordable homes. Therefore the policy includes a viability clause to reflect this point.
- 7.5 The updated Access for All Supplementary Planning Document will contain guidance on Access For All and the minimum requirements that wheelchair housing should meet.

DMP8: Subdivision of Dwellings and Larger Houses in Multiple Occupation

- A. Proposals for sub-division of dwellings into flats and for Houses in Multiple Occupation (HMOs), where planning permission is required will only be permitted where:
- The internal floorspace of the original dwelling is at least 100m².
 - They will not harm the character of the area, streetscene or amenity of neighbouring residents including through the provision of parking, refuse and cycle storage.
 - The application of car parking standards does not result in the loss of the majority of existing front and rear garden space and landscaping.
 - They will not harm traffic or pedestrian safety due to increased parking pressures or exacerbate existing parking problems.
 - Room sizes and internal arrangements meet the current standards defined by Swindon Borough Council.
 - It does not lead to an excessive concentration of HMOs in order to protect existing communities and the character of the area.

Supporting Text

- 8.1 Although the sub-division of dwellings can increase the number of dwellings available and is a means of bringing empty property back into use, they can have a detrimental impact on neighbouring properties. It is important that the subdivision does not create a building that is out of context with its surroundings. The subdivision of houses into self-contained units of accommodation should only be undertaken with great care and should have regard to the subsequent effects on the amenities of the neighbouring occupiers and the character of the area.
- 8.2 The policy specifies a minimum size for properties to be subdivided. Swindon has a number of smaller older properties that are effectively one room width. The experience of development management has shown that the conversion of these properties does cause difficulties for the amenity of potential occupiers, and that this minimum requirement effectively excludes these inappropriate properties. This standard has been supported at appeals and remains an effective way of controlling subdivision. Similarly, the subdivision of a property should not result in unsuitably small rooms and cramped living conditions for the future occupiers. A Residential Space Standards Supplementary Planning Document will set out minimum standards for room sizes.
- 8.3 The availability of parking will also be a factor. The amount of parking to be allowed at subdivisions will be a factor of the intensity of the proposed habitation, the space available for parking and the need to avoid creating highway problems and annoyance for neighbouring residents.
- 8.4 Houses in Multiple Occupancy (HMOs) provide more flexibility and accessibility than owner occupation and conventional affordable housing and have an important role in sustaining the flexibility of the labour market. However, a concentration of HMOs can have an accumulative adverse impact on the local area. There are concerns in some local communities, such as those in the Broad Green area about the current proliferation of HMOs already in existence. Proposals in these areas should be considered with particular regard to protecting the existing community and the character of the area.

DMP9: Self-Build Housing

- A. At urban extensions and sites allocated through the Site Allocations DPD (over 25 units) 2% will be expected to be self-build. Such schemes should:
- Be individually designed, employing innovative approaches throughout.
 - Provide for suitable linkages to infrastructure and facilities.
 - Include a design framework to inform the detailed design of the individual units, where more than one self-build unit is proposed.

Supporting Text

- 9.1 This policy is intended as a mechanism for supporting self-build development in appropriate locations. The policy seeks to ensure that a genuinely innovative design approach and a high sustainable construction standard is achieved.
- 9.2 A self-build scheme should be genuinely innovative in its use of materials, methods of construction or its contribution to protecting and enhancing the environment, so helping to raise standards of design more generally in rural areas. The value of such a building will be found in its reflection of the highest standards in contemporary architecture, the significant enhancement of its immediate setting and its sensitivity to the defining characteristics of the local area.
- 9.3 On sites where more than one dwelling is proposed, a design framework should be agreed with the LPA prior to the submission of individual applications. The design framework should set out how a coherent design approach for the development of the site would be achieved. The design framework could take the form of design coding or a detailed design brief with which subsequent applications for the individual self-build dwellings should accord.
- 9.4 Where more than one dwelling is proposed opportunities for pooled renewable energy generation facilities should be utilised.

DMP10: Transport Requirements

- A. To assess and mitigate the impact of development and to promote sustainable travel choices, the following information will be required to support planning applications:
- A Transport Assessment: where the proposed development is likely to have significant transport and related environmental impact (in accordance with DfT guidance).
 - A Transport Statement: where the development has relatively minor transport implications (in accordance with DfT guidance).
- B. Parking levels and secure cycle and motorcycle parking standards will be provided in accordance with the Council's parking standards.

Supporting Text

- 10.1 The requirements of this policy will be delivered by the preparation of a comprehensive suite of documents to support the planning application at submission stage. Developers and/or their agents are encouraged to take advice from the Council at the stage of pre-planning new development to ensure that the content and structure of these documents meets the requirements. The submission of the documents will also reflect the recognition that a holistic approach to the impact of development on the transport network needs to be considered and that the construction phase is a vital part of any impact assessment.
- 10.2 The recently published DfT guidance provides suggested thresholds for the above documents. However, such requirements are not exhaustive and additional information may be required depending upon scale of development and local circumstances. The key factor is that developers and/or their agents liaise with the Council at the earliest opportunity preferably at the pre-application stage. Thus ensuring that the content and structure of the documentation submitted meets the required standard.
- 10.3 All documentation submitted shall show that a holistic approach has been considered with regard to all the transport elements and the impact the development will have on the transport network. This will not only be reflected in the proposed infrastructure, but also on the other vital elements that need to be considered with the development process such as the drainage strategy, construction phasing and the long term monitoring undertaken through any required Travel Plan.

DMP11: Green Infrastructure

- A. All development will protect existing GI and where appropriate contribute towards the delivery of new GI as identified in Core Policy CT3 and defined at appendix 4.
- B. Existing public open space assets are defined on the Proposals Map and will be protected from development in accordance with CT3 unless:
 - It can be demonstrated that there is an excess of public open space locally, its quality is above standard, and its loss would not adversely affect local needs (in accordance with the update of the Open Space Audit and Assessment); or
 - It can be demonstrated that alternative provision can be made locally of equivalent or better size, quality and accessibility; or
 - The proposed development is ancillary to the main use of the site and protects its public open space function.
- C. All residential development of one home or more will provide or contribute towards public open space where there is a qualitative or quantitative deficiency in accordance with the Open Space Standards. An explanation of the open space standards, the different types of open space, their function and requirements are detailed at Appendix 3.
- D. Residential development of 25 homes or more should provide public open space on site. Where this is demonstrably not feasible, a contribution may be acceptable.
- E. Development within, adjoining or near to biodiversity sites defined on the Proposals Map, in accordance with Core Policy CT3, will:
 - Protect the value and function of the site.
 - Provide compensation or mitigation to ensure net local biodiversity gain.
- F. All development will protect and enhance existing habitats and species set out in the Swindon Biodiversity Action Plan and provide net local biodiversity gain including opportunities for:
 - Habitat creation e.g. create a pond, planting with an emphasis on native species.
 - Integration with built environment e.g. bat boxes, green roofs.
- G. All development will contribute towards the delivery of the wider GI network, supporting the aims and objectives of the Green Infrastructure Strategy by providing GI onsite or, where this is not demonstrably possible, by providing a financial contribution in order to:
 - a. Increase woodland cover within the Great Western Community Forest.
 - b. Improve opportunities to access to the countryside.
 - c. Promote community involvement and education.
 - d. Take advantage of the benefits of GI for the economy.
 - e. Design GI in an integrated way to maximise its functions and connections.

Public Open Space

- 11.1 This can be defined as primarily open land, whether green or hard surfaced and which has an important recreational function. This includes parks and gardens, public amenity areas, play areas, allotments, private and public playing fields and other outdoor sports provision such as bowling greens.
- 11.2 Of particular importance to the community is publicly accessible open space. For the purposes of this plan Public Open Space is defined as land that has a general right of public access. This may include land owned and managed by the Borough or Parish Councils for recreational purposes such as parks and gardens. It may also include other open space that is as a matter of policy or practice available for use by the community. Examples might include private sports grounds hired out to the community or land owned by charitable organisations such as the Woodland Trust where public access is provided.
- 11.3 Recreational open space may also be in private or voluntary sector ownership and may or may not have public access. Recreational open space, as defined, does not generally include private gardens or incidental land.
- 11.4 The Borough generally has a good level of access to a diverse range of open spaces within the Borough, particularly to local and major open space. However, there is significant unequal provision of open space for recreation between local communities. A review of the Swindon Open Space Audit and Assessment was undertaken to update information on open space provision in Swindon and highlights shortfalls in provision across the Borough.
- 11.5 The quality and accessibility of open space also remains an issue. There is a need to significantly upgrade and enhance many established open spaces and there is also a requirement to improve the overall connectivity of open spaces throughout the Borough. The Open Space Audit and Assessment identified appropriate standards for open space, as set out in Appendix 3.

The Green Infrastructure Strategy

- 11.6 The Swindon Green Infrastructure (GI) Strategy presents a comprehensive plan for the protection of existing and the creation of new green infrastructure in the Borough. The GI strategy aims to realise a multifunctional and connected green infrastructure network throughout the Borough of Swindon, extending into adjoining areas. Implementation of the Strategy will be through a variety of related plans and strategies of the Council and its partners. One key means of realising the GI strategy will be through the spatial policies of the Core Strategy and further more detailed guidance in the form of the Swindon Green Infrastructure Supplementary Planning Document (SPD)

Great Western Community Forest

- 11.7 Initiated in the early 1990's, the Great Western Community Forest (GWFC) is one of England's 12 Community Forests where local people and organisations are working together to create a better environment. The GWCF will continue to play a crucial role in contributing to green infrastructure in Swindon, the urban fringes and in the varied and beautiful surrounding countryside.

- 11.8 The GWCF provides an important landscape setting that mitigates against the effects of new development and provides benefits for urban and rural communities. The objectives of the GWCF are to:
- Create new woodland and increase woodland cover
 - Enhance areas of poor environmental quality
 - Improve public access
 - Community and education outreach work
 - Improving management of existing woodland

Biodiversity

- 11.9 All development proposals have an impact in some way on a habitat and the species that use them. Specific contributions will be sought to improve existing biodiversity sites, as defined on the Proposals Map, and to create new sites to compensate for or mitigate the net biodiversity impact of development.
- 11.10 Biodiversity sites are varied both in scale and type. Sites with national designation, such as Sites of Special Scientific Interest (SSSIs) are protected nationally. In addition, North Meadow and Clattinger Farm, located outside the Borough near Cricklade, is identified as a Special Area of Conservation (SAC). Local Nature Reserves and are also protected and are of local importance. County Wildlife Sites are sites designated as being of local conservation interest. These sites and even individual trees can make a vital contribution and require protection and thoughtful enhancement.
- 11.11 It is vital that where development is proposed, which would generate increased recreational pressure on protected biodiversity sites, suitable alternative provision is made to offset this impact. In addition, care should be taken in the design of development proposals to ensure compatibility between GI functions, for instance, where sustainable drainage systems are proposed.

Delivery

- 11.12 The delivery of GI will be managed through emerging work on the Site Allocations Development Plan Document and the Green Infrastructure Supplementary Planning Document.

DMP12: Community Facilities

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

Provision of New or Extended Facilities

- 12.1 Proposals for new facilities or the extension of existing community facilities will be supported where they promote the principle of creating and/or maintaining sustainable communities, for example through the co-location of services on a single site. The development of new sites should be located within or adjacent to existing settlements, and be well located to the intended catchment population to maximise the opportunity to travel to these facilities by sustainable transport means, particularly walking and cycling.
- 12.2 For larger developments, more significant community facilities should be provided, facilities that wouldn't normally have been delivered by the private sector such as the provision of swimming and sports halls and synthetic turf pitches.

Protection of Established Facilities

- 12.3 In order to create and maintain sustainable communities it is also important to retain existing community facilities, such as GP surgeries and community halls.
- 12.4 There continues to be increasing concern over the loss of existing community facilities, and particularly so in rural areas. Typical examples include small convenience stores, post offices and pubs which can perform a vital function in terms of the economic and social well being of such areas, although other facilities to which this section relates may also be under threat during the course of the plan period.
- 12.5 Where a development proposal comes forward which involves the loss of an existing community facility, this may be appropriate where sufficient evidence is provided to demonstrate that there is either a suitable and sustainable alternative and/or that the facility is no longer required and/or that the facility is longer economically viable.

- 12.6 Community facilities include:
- Public Halls (including community/youth centres), Church Halls
 - Post Offices
 - Local shops within both urban and rural areas
 - Indoor and outdoor sports facilities
 - Schools and non-residential education and training centres
 - Places of worship
 - Libraries
 - Day nurseries/crèches
 - Health centres, clinics, consulting rooms (including GP surgeries and dental practices)
 - Museums, art galleries
 - Public Houses
 - Leisure facilities
 - Open space
 - Emergency services
 - Cultural event space
 - Cemetery/ burial ground
- 12.7 This is not an exhaustive list and all proposals will be considered on a case by case basis, taking into account the importance of the facility to the local community.
- 12.8 During the lifetime of the Plan existing facilities may become no longer 'fit for purpose', through for example legislative requirements; or where it can be demonstrated there is no longer a need for that particular facility. In these circumstances then the re-use for purposes other than community use may be appropriate. The appropriate use for such sites will need to be determined on a site-by-site basis.
- 12.9 An established facility may become economically unviable, particularly where this involves a commercially run facility, for example a post office or pub. The Local Planning Authority would expect clear and genuine efforts to be made and demonstrated to market the premises for the established use, over a period of at least one year. In some instances, multiple use or investigation of assistance (e.g. new technologies, grants) may significantly improve economic viability, particularly where there is active community support to retain the facility.

DMP13: Centres

- A. Retail and leisure development⁴ outside Swindon Town Centre must:
- Demonstrate a sequential approach to site selection in order of preference and priority as follows:
 1. Swindon Town Centre.
 2. Swindon Central Area.
 3. District and rural centres.
 4. Local centres.
 - Not undermine the regeneration of Swindon's Town Centre.
 - Not undermine the vitality and viability of existing district and local centres.
- B. The following are defined and protected as district and rural centres
- Cavendish Square
 - Old Town
 - Gorse Hill
 - West Swindon
 - Orbital Retail Park
 - Wroughton Village Centre
 - Highworth Town Centre
- C. The following are defined and protected as Swindon's local centres
- Abbey Meads
 - Nythe Road
 - Beechcroft Road
 - Peatmoor
 - Braydon Court
 - Purton Road
 - Circle
 - Shaw
 - Clive Parade
 - Toothill
 - Covingham Square
 - Redhouse
 - Eldene
 - Rodbourne Road
 - Ermin Street
 - St Andrews Ridge
 - Ferndale Road
 - Sherbourne Place
 - Freshbrook
 - Sussex Square
 - Grange Drive
 - Tadpole Farm
 - Guildford Avenue

⁴ As defined in PPS4, para 7 (2)

- Thames Avenue
 - Hannington Close
 - Taw Hill
 - Liden
 - Westcott / Park Lane
 - Manchester Rd
 - Wichelstowe Local Centres
 - Marlowe Avenue
 - Windbrook Meadow
 - Moredon / Cheney Manor
 - Wingate Parade
- D. Outside the defined hierarchy of centres:
- Proposals for new single shop units (Class A1⁵) will be supported where it can be demonstrated that they provide only for the daily shopping needs of the local population and do not harm the vitality and viability of existing centres.
 - Existing single shop units (Class A1) will be protected from changes of use to non Class A1 uses, where the proposed use is not compatible with the local area in which it is set.
- E. To protect the shopping function of the Town Centre and other centres:
- In the town centre, Class A1 uses should occupy at least 75% of the primary frontage and 60% of the secondary frontage
 - In district and rural centres Class A1 uses should occupy at least 70% of the street frontage.
 - In local centres Class A1 uses should be predominant. Proposals for non class A1 uses will be only be permitted where they enhance the local retail centre function and do not by themselves or cumulatively harm the vitality, viability of the centres retail function.
- F. Within any retail centre, where the percentage of the street frontage is already at or below the threshold of the desired Class A1 Uses (retail) identified above, proposals for non-A1 uses will not be supported unless:
- Satisfactory evidence of at least 12 consecutive months active marketing of the premises for Class A1 Use (retail)
 - Proposed use is appropriate for its location
- G. Street trading will be permitted where it satisfies other development management policies and is in accordance with the emerging Street Trading Developer Guidance Note.

Supporting Text

- 13.1 Planning Policy Statement 4: 'Planning for Sustainable Economic Growth' defines district and local centres. District centres comprise a group of shops, usually including a supermarket and a range of non-retail uses such as banks and building societies, public facilities and restaurants. Local centres include a range of shops of a more local nature to serve the day-to-day needs of the community. DMP13 sets out the district, rural and Local centres in Swindon Borough. The policy will also cover centres within the new development areas

⁵ All use class references relate to Use Class Order (1995) as amended (2006).

- 13.2 Retail development is to be focused at existing centres, with the priority being Swindon Town Centre. Higher density, mixed-use schemes are advocated in these locations. This approach reflects the sequential approach required by Planning Policy Statement 4: Planning for Sustainable Economic Growth (2009).
- 13.3 Despite PPS4 and the sequential approach, there will be continued pressure for more out-of-centre development of retail warehouses and pressure to relax bulky goods conditions on existing retail warehouses in Swindon. It will be important to resist such pressure. There will also be continued pressure from out-of-centre food retailers to develop more space for comparison goods sales, particularly in existing out-of-centre superstores. There is a strong presumption against out-of-centre developments. However, small extensions to existing schemes may be conceded where they meet the requirements of Policy DMP13, and some account is to be taken of applicants' business models.
- 13.4 A new district centre to serve the proposed Eastern Villages will need to be anchored by a food superstore if it is to be a commercial success. It will also need to be in a highly accessible location, where it can serve the wider eastern expansion area.
- 13.5 DMP13 encourages the "clawing back" of Class A1 uses in local, district and rural centre frontages where there are currently lower levels than aspired to by the Core Strategy. This is in the interest of protecting the retail function of such centres and ensuring that measures are put in place to encourage and re-establish the viability and vitality of those frontages that have in the past seen an unacceptable loss of retail.
- 13.6 The Old Town and Fleet Street areas are coming under pressure for change of use for A3/A4/A5 uses. This undermines the function of these areas during the day. The same approach would protect the local centres from a proliferation of A5 uses.
- 13.7 Protecting district, rural and local centres from inappropriate uses will result in a more varied and therefore attractive shopping area, encouraging residential uses on upper floors and thereby increasing the vitality and viability of that centre making it an desirable place to live, work and shop.
- 13.8 Street trading, including hot food vending, ice cream vans, markets, stalls exposing, can be a positive addition to a retail centre. However, this informal way of trading should be carefully controlled to ensure a positive rather than negative impact on the centre in which it is located. It is noted that the term "street" includes any road, footway, or other area to which the public have access.
- 13.9 Annual monitoring of implementation is to be undertaken which will encompass a regular review of town centre vitality and viability.

DMP14: Heritage Assets

- A. Proposals for development affecting heritage assets shall preserve or enhance their character, appearance, setting and historical and cultural significance.
- B. Development (including alterations) affecting Listed Buildings and Buildings of Significant Local Interest shall only be permitted if that development would:
 - Preserve or enhance the building's character, appearance or setting and not result in a reduction in the buildings special interest.
 - Not result in damage to its fabric or features of interest.
 - Not lead to the loss of a listed building or its viability by virtue of development proposals negatively affecting opportunities of use.
- C. Developments affecting the Borough's Conservation Areas shall only be permitted if that development enhances the character, appearance or setting of a Conservation Area.
- D. Development affecting the Borough's Historic Parks or Gardens shall only be permitted where such development would:
 - Preserve or enhance the character, appearance or setting of an historic park or garden.
 - Not lead to a reduction in the park or garden's special interest.
 - Not result in damage any of its features of interest.
- E. Development affecting the Borough's archaeological heritage shall only be permitted where such development would:
 - Preserve in-situ archaeological remains and landscapes of acknowledged significance, as shown on the proposals map, and protect their settings.
 - Preserve by record archaeological remains not covered above:
 - Unless the Local Planning Authority considers it neither practical nor desirable to preserve in situ.
 - Where appropriate provision for the excavation, recording, publication and, in appropriate cases, conservation of the remains must be ensured before permission is granted.

Investigation via evaluation or other discovery may uncover additional sites to which this policy should properly apply. Further detail on this can be found within the adopted Archaeology SPD.

Supporting Text

- 14.1 Planning Policy Statement 5: Planning for the Historic Environment (2010) uses the term Designated Heritage Assets to include Listed Buildings, Conservation Areas, Ancient Monuments and Registered Parks and Gardens and non-designated heritage assets such as buildings of local interest and archaeology.

Listed Buildings

- 14.2 It is required by law⁶, that in considering whether to grant permission for development that would affect a listed building or its setting, regard must be had to the desirability of preserving the building, its setting or any features of special architectural interest of these buildings.

Conservation Areas

- 14.3 Conservation Areas are places that the Local Planning Authority has designated as having special architectural or historic interest whose character and appearance it is desirable to preserve or enhance. Swindon currently has 28 such designated areas and these are defined on the proposal map.
- 14.4 The Borough has prepared appraisals of each of the 28 designated areas to provide a proper assessment of character and appearance. These documents are used as guidance for decision-makers in planning matters.
- 14.5 The impact of development on a conservation area may also relate to matters affecting its balance of land uses, pattern of daily activity, by threatening vitality and viability, by introducing incongruous layout or form of development, altering characteristic pattern of spaces between buildings or being out of scale with its surroundings. So too are matters of design, including: height, bulk shape, massing, and proportions, pattern of opening, vertical or horizontal emphasis, materials and colour.

Buildings of Significant Local Interest

- 14.6 Throughout the Borough there are a number of buildings, structures and facades that, whilst they may not merit listing or have the protection conferred by being situated within a conservation area, nonetheless have local historic or architectural importance to warrant retention and protection.
- 14.7 This policy reflects the guidance noted in Planning Policy Statement 5, and although these buildings do not afford the full statutory protection, the council will seek to ensure such buildings are identified, retained, maintained and where possible, enhanced.

Historic Parks & Gardens

- 14.8 Swindon Borough has three parks that are included on the Register of Parks and Gardens of Special Historic Interest⁷. These parks are Lydiard Park, Queen's Park and Town Gardens. Some parks contain listed buildings and/or are designated as conservation areas with the additional statutory protection.

Archaeology

- 14.9 Ancient Monuments⁸ or other significant sites. Such sites are defined on the Proposals Map.
- 14.10 Sites of local or regional significance are shown on the Sites and Monuments Record/Historic Environment Record (HER), which can be accessed via the Wiltshire County Archaeology Service offices (Chippenham) or via the Internet.

⁶ Planning (Listed Buildings and Conservation Areas) Act 1990

⁷ National list compiled by English Heritage

⁸ Ancient Monuments and Archaeological Areas Act 1979