

Swindon Borough Local Development Framework

Core Strategy & Development Management Policies - Proposed Submission Document

Statement of Consultation

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1.0 Introduction

1.1 The Council has been working together with the community and stakeholders to produce the Swindon Borough Core Strategy. The Core Strategy is the main overarching Development Plan Document (DPD) within the Local Development Framework (LDF) and will provide the planning framework that will guide development in the Borough over the Plan period to 2026.

1.2 What is this document?

This document illustrates the pathway of how we have formulated the Core Strategy Proposed Submission Document. It provides an audit trail of how the different consultation stages, the Sustainability Appraisals and evidence base have shaped policy from the beginning of the process, as illustrated in Figure 1.

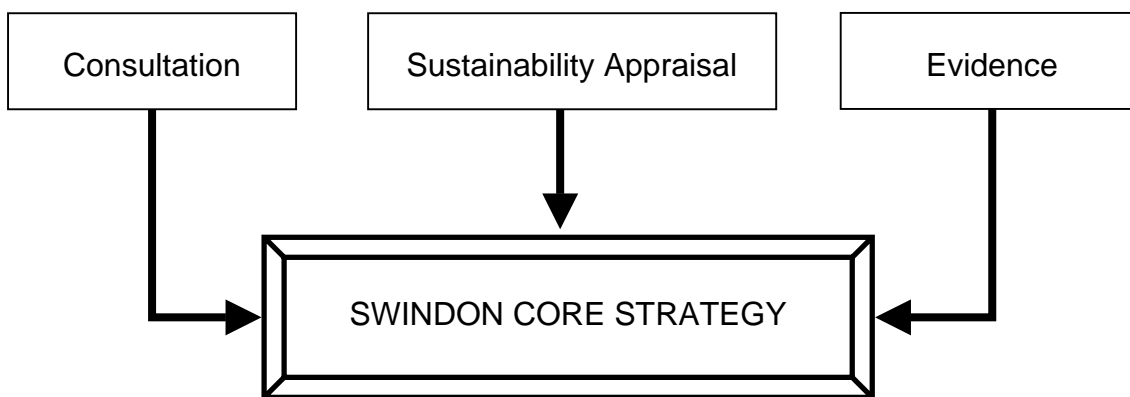


Figure 1: Formulation of the Core Strategy

1.3 This document includes the Statement of Consultation which is required to accompany the Proposed Submission of the Core Strategy under New Regulation 27. It will aid the Inspector at Examination in establishing whether the Core strategy complies with government regulations and guidance.

1.4 The Statement of Consultation is a requirement due to the major changes introduced to the Planning System under the Planning and Compulsory Purchase Act 2004 (Amends). One of the key changes proposed to the system was that of early and effective consultation with key stakeholders and the community, also known as 'frontloading'. In doing so a more transparent system, reflecting the aspirations of local people and key stakeholders has been produced.

1.5 The Statement of Consultation explains the consultation strategy used to consult and how the comments/representations of local people and key stakeholders have been considered and have helped to shape the Core Strategy Proposed Submission Document. Also by illustrating

how the Sustainability Appraisal and evidence base have influenced the outcome of the Core Strategy, will aid the Inspector further at Examination in determining the transparency of the plan.

2.0 Chain of Conformity

- 2.1 The Core Strategy provides the overarching policy framework to facilitate and guide development in Swindon over the plan period to 2026. Therefore it needs to be in conformity with regional plans and the corporate aspirations of Swindon Borough Council.
- 2.2 Emerging South West Regional Spatial Strategy
The Regional Spatial Strategy (RSS) sets out the planning context for the South West until 2026. The South West Regional Assembly has produced the draft RSS and it is likely to be published in summer 2009.
- 2.3 The emerging RSS places Swindon as a key economic driver within the South West and recognises its potential to grow by identifying broad locations for development. The regeneration of the central area has been identified as key to delivering the vision of Swindon, which is reflected in the adopted Swindon Central Area Action Plan, February 2009.
- 2.4 It is the role of the Core Strategy to take forward the aspirations and visions within the RSS and explain how they will be delivered in more detail. Hence it is key the Core Strategy accords with the policies and proposals within the RSS.
- 2.5 Local Development Scheme
In January 2009 the Government Office for the South West (GOSW) approved Swindon Borough Council's Local Development Scheme (LDS) 3rd Review. The LDS sets out timescales for the production of each Development Plan Document so consultation can be programmed within the process. This allows stakeholders and the general public to see when public examinations are likely to take place.
- 2.6 The key milestones for the Core Strategy are identified within the LDS and can be seen in Figure 4. The next milestone of the Core Strategy is consultation on the Proposed Submission Document when the document will be out to consultation for 8 weeks from the 23rd July 2009.
- 2.7 Swindon Borough Council Strategies
The Core Strategy must also be in accord with the various other plans and strategies produced by the Borough Council and our strategic partners and deliver the spatial aspirations of these strategies (see Figure 3). The principals in these and other strategies have been synthesised into the Core Strategy's vision to enable the spatial implications of the strategies and visions to be met.

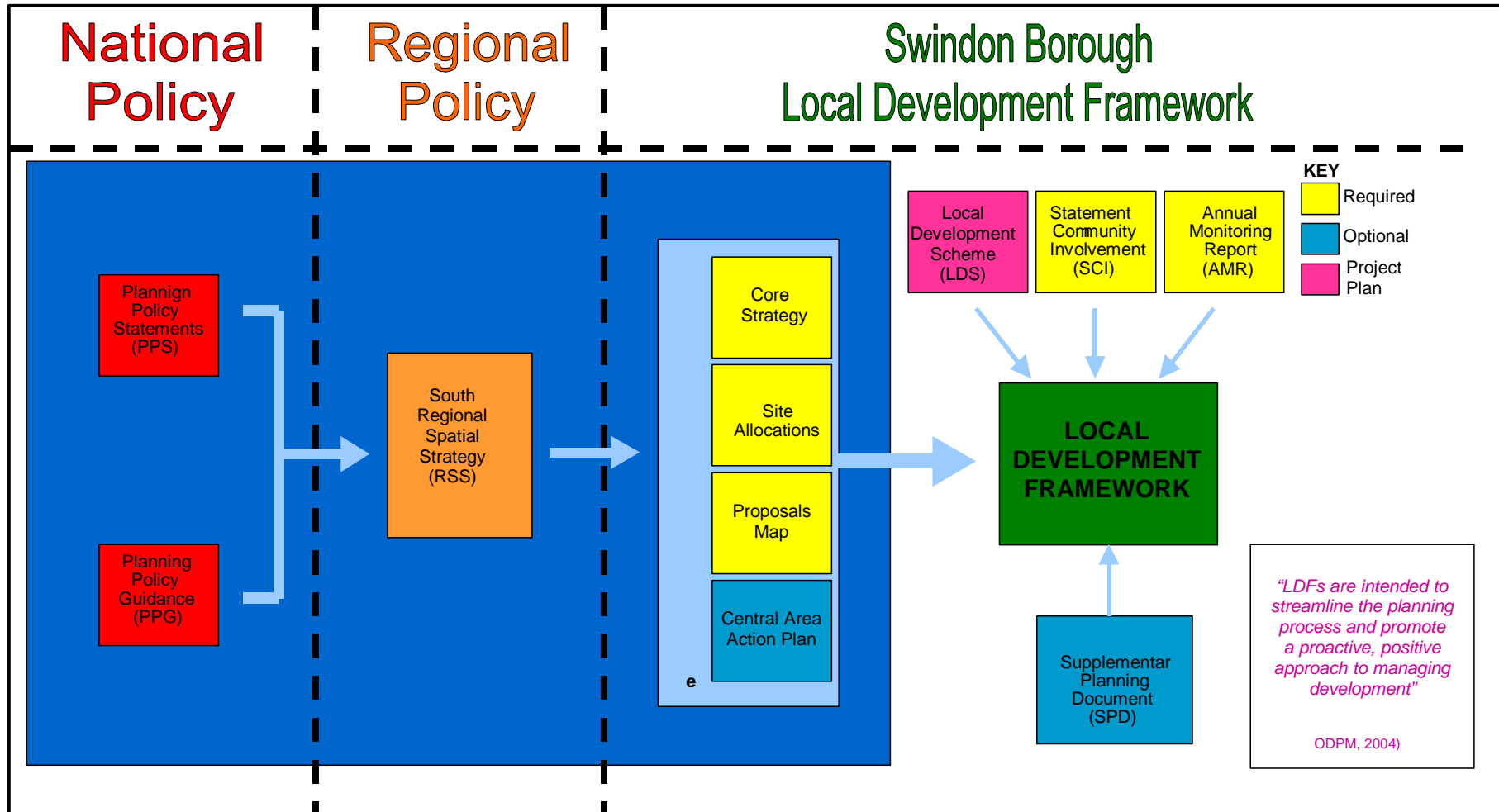


Figure 2: The Spatial Planning System

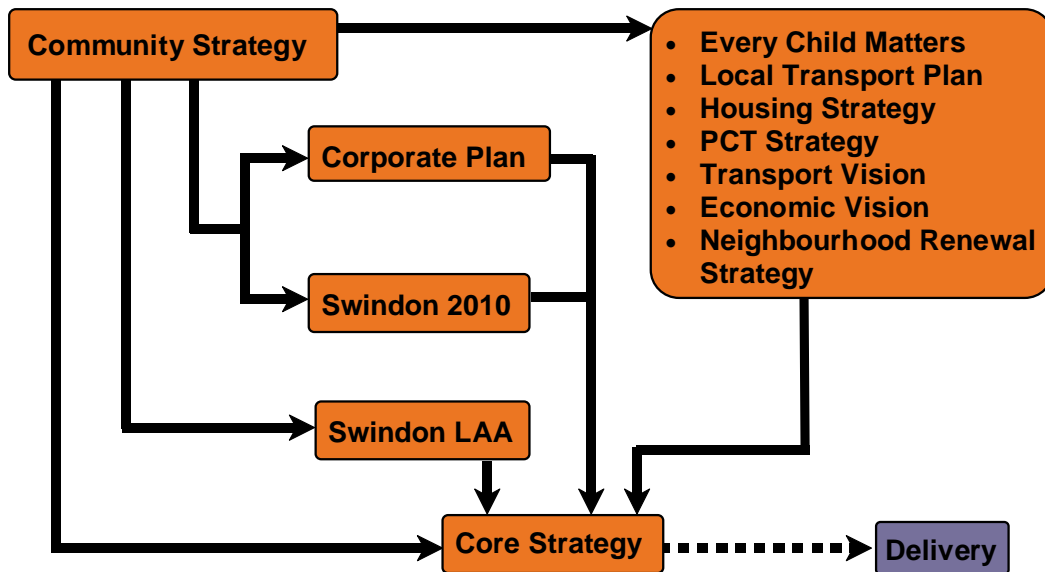


Figure 3: Swindon's Corporate Strategies

2.8 Sustainable Community Strategy

Swindon's Sustainable Community Strategy 'A Shared Vision for Swindon 2008-2030' demonstrates how the community of Swindon would like their Borough to be in 2030. This long-term plan entails all agencies serving the Borough to work towards this vision.

2.9 The Core Strategy will play a major part in helping to deliver this vision in terms of the spatial vision. To achieve this, Planning have developed relationships with business, voluntary and community groups and also with colleagues from different service areas across the Council. Continuous joint working with these groups has meant the Core Strategy will reflect the needs and aspirations of Swindon's communities.

2.10 Corporate Plan

The Corporate Plan sets out a clear direction for the Council to lead its communities forward. All plans and strategies produced by the Council are required to link into and reflect the Corporate Plan and its priorities. The central objective of the Plan is to make Swindon 'the UK's best business location'. Key to achieving this objective is to have a vibrant and diverse economy and to create this we also need an excellent living environment and facilities to match. The Core Strategy will be vital in delivering the key objective and all seven priorities.

2.11 Local Area Agreement

A Local Area Agreement brings together key local partners and local government to bring forward a three year agreement which sets out central priorities for the local area. It enables local authorities to deliver national outcomes which reflect local needs and aspirations stated in the Community Strategy, which in turn will be feed into other strategies, in particular the Core Strategy.

- 2.12 Both the Corporate Plan and the Local Area Agreement reinforce the need to strengthen links with the community through consultation. This will give the Council constant and up to date knowledge of what the general public and stakeholders want for Swindon. Consultation on the Core Strategy started from the outset at 'Pre-Production' stage through using a variety of methods. The pro-active approach used within the consultation strategy for the Core Strategy will continue to be used through out the Local Development Framework.
- 2.13 Central Area Action Plan (CAAP)
The Central Area Action Plan is part of the LDF and was adopted in February 2009. The aim of the CAAP is to facilitate town centre regeneration and provides a detailed policy framework to guide development in Central Swindon. The policies within the CAAP will have to accord with the policies and proposals taken forward in the Core Strategy.
- 2.14 Production of the CAAP commenced before work on the Core Strategy and therefore the policies within the CAAP have considered the policies within the emerging Core Strategy. If any conflicts are to arise then the CAAP will be reviewed at the earliest opportunity, however it is envisaged that this will not occur due to Core Strategy promoting the regeneration of the Central Area.
- 2.15 Swindon Borough's Statement of Community Involvement
Under the revised planning system all LPAs are required to produce a 'Statement of Community Involvement' (SCI). Swindon Borough's SCI was adopted in January 2007 just before the Issues and Options stage of the Core Strategy.
- 2.16 The SCI sets out how LPAs intend to achieve continuous community involvement in the preparation of all planning documents that comprise the LDF. The Council's SCI acts to guide consultation on Development Plan Documents (DPDs) and sets the scene on how efficient and effective consultation can be achieved. In accordance with paragraph 6.2.2 and Figure 6 of the Statement of Community Involvement (SCI) the Council embarked on what it considered to be a proactive consultation programme from the inception of the Core Strategy.

3.0 Statement of Consultation

3.1 The Planning and Compulsory Purchase Act 2004 (amends) has led to major changes in the consultation process. Local Planning Authorities (LPAs) have to demonstrate how, when and who they have consulted throughout plan production. One of the key principles behind this is to ensure involvement of the broader community early enough in the planning process and subsequently the needs and concerns of the community are reflected through the LDF.

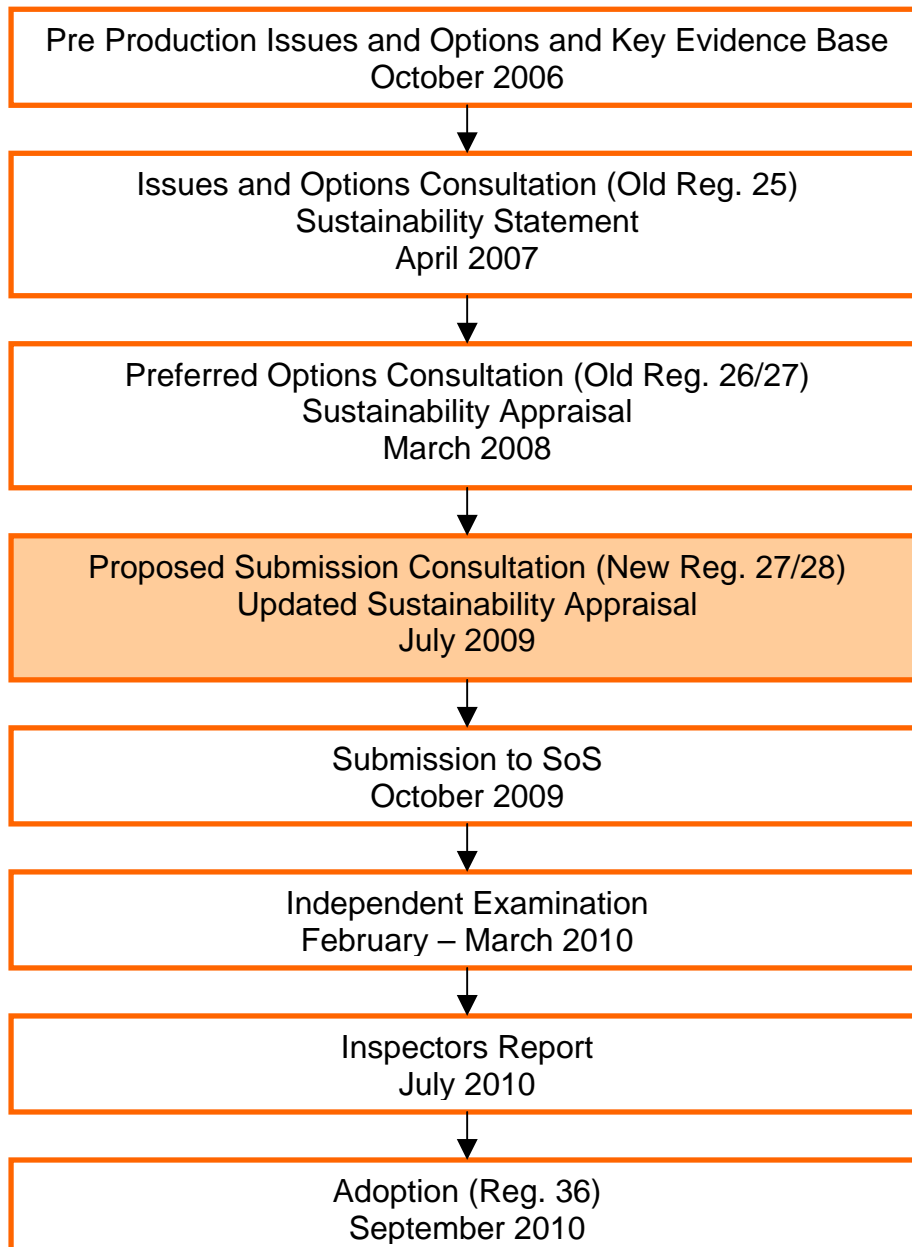


Figure 4: Timetable of the Core Strategy

3.2 This section seeks to highlight how Swindon Borough Council have consulted throughout the preparation of the Core Strategy. It illustrates for each stage who was consulted under Regulation 25, how the

general public and stakeholders were invited to make representations, the issues raised from consultation and finally how policy has been developed throughout this process. The Core strategy is being prepared under the transitional arrangements from the old to the new Town and Country Planning Regulations 2008.

- 3.3 The Core Strategy has already been subject to extensive public consultation and we are now at the proposed submission consultation stage, as Figure 4 illustrates. Each phase of consultation has and will meet minimum requirements set out by the Statement of Community Involvement.
- 3.4 Sustainability Appraisal
The Sustainability Appraisal (SA) ensures sustainable development is promoted throughout the planning system. An SA advises the Core Strategy to whether the policies proposed have a positive or negative effect on achieving sustainability principles and following from this suggests ways in which to mitigate harmful effects and maximise the positive effects.
- 3.5 The first stage of a Sustainability Appraisal is to produce a Scoping Report which sets out the context and objectives for the Sustainability Appraisal, establishes the sustainability baseline and decides on the scope of the ongoing process. This report was published in December 2006.
- 3.6 At the Issues and Options stage a Sustainable Statement was undertaken. It is not a requirement to undertake an SA at this stage, however to ensure the SA is robust enough to support the Core Strategy at later stages it is advisable. The Sustainable Statement was out to consultation at the same time as the Issues and Options Paper.
- 3.7 At the Preferred Options stage, a full Sustainability Appraisal was undertaken which went out to consultation alongside the Preferred Options paper. At Proposed Submission Stage, a full Sustainability Appraisal will be undertaken and will be out for consultation alongside the Proposed Submission Core Strategy.
- 3.8 Local Policy Forum
The Local Policy Forum was established in 2006 for key stakeholders and the local community to have their input on the production of all documents within the LDF. It is a continuous venture which is convened at key stages of the plan production process. The Forum, which is independently facilitated, allows for ongoing debate on planning issues and for the outcomes to inform the relevant plans and relevant strategies.
- 3.9 During the preparation of the Core Strategy the Local Policy Forum has taken place 11 times to ensure key stakeholders and the local

community are kept up to date with the Core Strategy and other related work on the LDF.

4.0 Pre-Production Consultation

- 4.1 The aim of the Pre-Production stage of the Core Strategy was to establish general themes for the policies which will later be refined. Hence, this stage was about promoting and encouraging the general public and stakeholders to provide comments on the Core Strategy.
- 4.2 Who was consulted
A wide range of specific and general consultation bodies were consulted at this stage through using a consultation database and the emerging Statement of Community Involvement (SCI), which was not adopted until January 2007.
- 4.3 When and how we consulted
As stated above, the aim of this consultation was to inform the public and stakeholders of the existence and the purpose of the Core Strategy therefore the methods used were aimed to maximise engagement. The consultation period ran from January 29th to March 9th 2007. The methods used included;
- 4.4 *a) Newsletter and Questionnaire –*
These were distributed to over 1,000 specific and general consultation bodies that were likely to have an interest in the Council's Core Strategy preparation process. In addition, the newsletter and questionnaire were made available at all libraries in the Borough, at the Council's Wat Tyler and Premier House offices, at the Oasis and Link leisure centres and on the Council's website in which the questionnaire could be completed online. The newsletter included a brief explanation of the LDF and the forthcoming preparation of the Core Strategy, whilst the questionnaire included nine questions relating to a wide range of planning issues relevant to the Borough of Swindon.
- 4.5 *b) Parish / Community Council Packs –*
With respect to consultation with parish councils, community councils and residents' associations within Swindon, this followed a slightly different format. Whilst these groups received the same newsletter as the consultation bodies mentioned above, their questionnaire was more tailored to the planning issues within their administrative areas, and included related Ordnance Survey plans for annotation purposes. However, the consultation period for these groups was the same as that for the more general questionnaire.
- 4.6 *c) Meetings with Stakeholders -*
Officers within Planning arranged a number of meetings and seminars with both internal and external stakeholders following the inception of the Core Strategy. With respect to internal stakeholders, a workshop was arranged at the start of February 2007 with other Swindon Council services area. The purpose of this was to gain exposure of the Core Strategy and to explain the importance of the Core Strategy in delivering corporate objectives

and the need for joint-working between Council service areas to achieve this aim.

4.7 Similarly, officers engaged with external groups and organisations to ensure the document is as inclusive as possible and truly reflects community aspirations. The outcomes from these meetings have been recorded to enable comments to be incorporated into the 'Issues and Options' version of the Core Strategy. Meetings with internal and external stakeholders will continue for the foreseeable future but, to date, they have included:

- Local Policy Forum
- Internal Stakeholder event (i.e. Borough Council service areas)
- Swindon Strategic Partnership (SSP)
- Swindon Coalition of Disabled People
- Swindon Developers' Forum
- Swindon Community Forum
- Community Organisations Advisory Forum (COAF)
- Primary Care Trust

4.8 *d) Articles-*

The importance of the Core Strategy preparation process has also been addressed through the inclusion of informative articles in a number of publications, including:

- Swindon News
- Members Bulletin
- Newsround (internal)
- Outlook
- Swindon Advertiser
- School newsletters
- Link magazine

4.9 Sustainability Appraisal Scoping Report

The first stage of a Sustainability Appraisal is the production of a Scoping Report. This was released for public consultation from 24th July 2006 to 5th September 2006 and was published in December 2006.

4.10 Results of Consultation

The bulk of representations made at this stage were through the questionnaires. However the internal and external meetings did prove to be a success as the majority of the meetings have become a regular occurrence throughout the preparation of the Core Strategy. As a result, groups and organizations have been kept up to date with the preparation of the Core Strategy and the LDF, providing valuable input throughout the process.

4.11 The general outcomes from the questionnaire were;

- The need for a integrated, accessible and affordable public transport system with frequent services
- Emphasis on renewable energy, sustainable building and to reduce travel needs
- Housing developments to be built on brownfield land, provide more affordable homes and a mix of house sizes.
- Better infrastructure provision
- Better education provision
- Improve Swindon's local distinctiveness by promoting Swindon's existing heritage
- Protect villages from coalescing with Swindon however still allow some growth within the countryside to accommodate housing need
- Provision of facilities for the young
- Overall provide a place people are proud to live in including an impressive gateway into the town

4.12 The internal stakeholder meetings with other services areas, proved valuable as a lot of feedback on specialised areas was received. The main themes were:

- The need for continuous dialogue with communities to keep them interested and informed
- Main priority should be to get people out of their cars – support sustainable travel
- Need to change the image of Swindon – break the current mind set and think big and iconic
- Explain what the strategic development areas are bringing to existing communities in particular integrating new facilities
- Opportunity for big inward investors and for existing big companies to expand
- Chance to create iconic venues including good integrating of a university into Swindon

5.0 Issues and Options Consultation

5.1 The purpose of the 'Issues and Options' consultation was to stimulate debate on key issues facing Swindon over the next twenty years. It was informed by the evidence gathering and community consultation at the pre-production stage.

5.2 The paper sets out 30 principles derived from consultation and national, regional and corporate strategies. They suggest means to maximise Swindon's potential in the context of sustainable levels of development.

5.3 Who we consulted

The Council consulted specific and general consultation bodies and the general public in accordance with Regulation 25 and the Council's Statement of Community Involvement which was adopted in January 2007. All consultees are recorded on the Planning consultation database, therefore all the respondents at Pre-Production stage were engaged at this stage of the process. A list of consultees can be seen in Appendix 1.

5.4 When and how we consulted

A variety of methods were used to maximise engagement in the process. The consultation period ran from April 11th to May 23rd 2007. The methods used included;

5.5 *a) Issues and Options Paper, Consultation representation Form & Summary Leaflets -*

These were distributed to specific and general consultation in line with the SCI and to all consultees that responded at pre-production stage. A letter and comments form was sent to all consultation bodies with either the Issues and Options Paper or a summary leaflet informing where and when you can access the paper. The comments form included 19 questions over a wide range of planning issues aiming to make sure the Core Strategy is addressing the right issues.

5.6 The 'Issues and Options' paper and associated documents were made available at all libraries in the Borough and at Wat Tyler House and Premier House. It was also made available on the Council's website with an online response form. Internet links to these web pages were made available on the Swindon Strategic Partnership and Local Area Agreement website.

5.7 *b) Exhibitions -*

Public exhibitions were held in 2007 at the Brunel Centre and the Council's Civic Offices throughout May. These exhibitions were used to consult the public on the Core Strategy and the Central Area Action. The exhibitions were well publicised to ensure the public knew the exhibitions were being undertaken and to gain interest on the Core Strategy. At both exhibitions, officers were available for the public to



Figure 5: Photos of the Brunel Exhibition

ask any questions and address any doubts they may have over the 'Issues and Options' paper.

- 5.8 There were a variety of methods the public could use to express their views including a suggestion box, comments forms, interacting with officers and also a comments board. The comments board included a selection of questions which the public could state whether they agreed or disagreed with. Figure 5 shows the exhibition at the Brunel Centre and the comments board.
- 5.9 At the Swindon Festival of Literature in May 2007, A0 boards were used to publicise the Core Strategy combined with summary leaflets for the public informing on how to make representations.
- 5.10 *c) Meetings with Stakeholders*
 Through the Pre-production stage of the Core Strategy, relationships and lines of communication had been created with external and internal groups and organisations. Therefore the same meetings were used to consult and update stakeholders on the progress of the Core Strategy as well as an array of new meetings.
- 5.11 The Local Policy Forum and meetings with Swindon Strategic Partnership, Swindon Developer Forum, Swindon Community Forum, Community Organisations Advisory Forum, Swindon's Coalition of Disable People all took place. As well as meetings with Swindon Primary Care Trust, Wiltshire Association of Local Councils and a range of internal meetings with different service areas. These meetings enable the Planning Group to gain expertise from these groups and take forward a holistic approach to the development of the Core Strategy.
- 5.12 *d) Summary Leaflets and Posters*
 Leaflets and posters were distributed to council offices, libraries, leisure centres, large supermarkets, key employers, district councils and

parish councils including adjacent parish councils. The leaflet provided a brief explanation of the LDF and Core Strategy Issues and Options including response forms. The posters were displayed to inform the public to have their say on the Core Strategy through the leaflets and the online facilities.

5.13 *e) Articles*

A number of articles were placed within the local newspapers, Member's Bulletin, school newsletters and Newsround (internal communication). These articles state what the Core Strategy is, the purpose, why the public's input is needed and how they can make their representation.

5.14 *e) Press Release*

Press release circulated to the Swindon Advertiser, GWR FM, Brunel FM, BBC Radio Swindon, Western Daily Press, Thames Valley TV News (Swindon and Abingdon newsrooms), BBC Points West (Swindon and Bristol newsrooms) and the Wiltshire Gazette and Herald GWR FM's website and Forward Planning Newsletter, 9th edition. Through using local press and different types of local media, the progress of the Core Strategy would reach as many people as possible.

5.15 Sustainability Statement

A Sustainability Statement was produced to accompany the Core Strategy Issues and Options Paper, providing a brief commentary on the key sustainability issues in order to stimulate further debate. It will help ensure that the Sustainability Appraisal process is comprehensive and robust enough to support the Core Strategy during the later stages of consultation and examination. The Sustainability Statement was released for consultation alongside the Issue and Options paper between 11th April and 23rd May 2007.

5.16 Results of consultation

Many representations were received through conducting the exhibitions and meetings, however most representations were made using the comments form.

5.17 In September 2007, acknowledgement letters were sent to all those consultees that responded to the Issues Options paper. Libraries and Parish Councils were also sent summary copies of the comments, with an accompanying poster to be made available for public viewing. All responses were also made available on the Council's website and a hard copy kept at Premier House.

5.18 The feedback gained from the exhibitions were mainly base upon transport and housing issues and the provision of facilities and services within the Borough. The following issues were raised:

- Park and Ride is too expensive, need a more cost effective Park and Ride system
- More parking spaces are required as well as more and better quality cycle routes
- Too many flats
- Need for cheaper, lower cost housing including sustainable, social housing
- Lack of facilities for existing population in particular for children
- Easier access to Council properties is required
- Need to improve linkages across boundaries with other boroughs

6.0 Preferred Options Consultation

6.1 The principles set out in the Issues and Options paper received general support through the consultation process and formed the basis of developing issue-based, specific key objectives in the 'Preferred Options' paper. Clear reasons for the selected preferred options together with a summary of the alternatives that were also considered were explained.

6.2 Who we consulted

A variety of methods were used to maximise engagement in this process. All statutory and general consultees were consulted in line with the SCI. Everyone who responded to the Issues and Options paper was contacted to engage and inform them of this stage of the Core Strategy.

6.3 How and when we consulted

Consultation for the Preferred Options took place pre and after production. The majority of the pre production consultation took place through out the summer of 2007 in conjunction / tandem with consultation on the emerging work on the Sustainable Community Strategy. This developed linkages between the two documents which is essential in delivering the vision set out in the Sustainable Community Strategy. The consultation period for the preferred options ran from 31st March to 12th May 2008. The methods used included:

6.4 *a) Preferred Options Paper and Comments Form*

Letters and comment forms were sent to specific and general consultees in line with the SCI and to all consultees who responded at pre-production and issues and options stages. The letter informed of where and when you can access the paper and how representations could be made. The paper was made available at Wat Tyler House, Premier House, all Borough libraries and online.

6.5 The comments form was split into 21 sections inviting consultees to make comments on each key objective. This could either be completed in writing or submitted online. Before the comments form and letters were distributed, they were taken to the Local Policy Forum to be examined. The general consensus among the groups at the LPF was that the draft leaflet was concise and gave a good brief introduction to the Core Strategy. However there was some criticism in terms of the questions being too leading and also too much planning jargon being used. The leaflets were amended in light of the outcomes of the Local Policy Forum.

6.6 *b) Summer Roadshow–*

Swindon Strategic Partnership and Forward Planning worked together during a Summer Roadshow that was held at various locations throughout the Borough to encourage community engagement on the emerging Sustainable Community Strategy and the Core Strategy. This

took place at the pre-production stage of the preferred options paper to highlight the linkages between the documents. A0 display boards were produced to promote the Core Strategy at the following roadshow events:

- North Swindon Library, Northern Orbital, Swindon
- The Forest Festival, The Lawns, Swindon
- Launch of the draft Sustainable Community Strategy, Oakfield Campus
- Civic Campus
- Outside Debenhams, Central Swindon

6.7 c) Exhibitions

A number of public exhibitions were held at the following locations:

- Swindon Festival of Literature, former Railway Museum
- Swindon by the Sea, former Railway Museum (spanned over two weeks)
- Safe and Clean event, Central Community Centre
- Premier House reception area (two week period)
- The Brunel Centre, Central Swindon

6.8 d) Engaging with internal and external groups and organisations -

The use of meetings with external and internal groups has been consistently used throughout the consultation strategy. This was to ensure the document is as inclusive as possible. Meetings with internal and external stakeholders will continue for the foreseeable future. To date, they have included many organisations/groups:

- Local Policy Forum (included workshops)
- Internal Stakeholder event (i.e. Borough Council service areas)
- Swindon Strategic Partnership (SSP)
- Swindon Coalition of Disabled People
- Swindon Access Action Group
- Swindon Developers Forum
- Swindon Community Forum
- Community Organisations Advisory Forum (COAF)
- PCT Board meeting
- Attended a class at Swindon College
- Internal meetings with Community, Children's Services, Leisure, Resources, Transport, Economic Development, Education
- Wilts and Berks Canal Trust
- Wiltshire Association of Local Councils (WALC)
- North Wiltshire District Council
- Director of the North Wessex Downs AONB
- Parish Clerks Forum

6.9 e) *Articles* -

The importance of the Core Strategy preparation process has also been addressed through the inclusion of informative articles in a number of publications, including:

- Swindon News
- Members Bulletin
- Newsround
- Outlook
- Swindon Advertiser
- School newsletters
- Link magazine

6.10 f) *Press Releases* -

A press release was circulated to all local papers and magazines, all of which are mentioned within the Issues and Options section under press release.

6.11 Sustainability Appraisal

A Sustainability Appraisal was undertaken at this stage and went out to consultation alongside the Preferred Options paper between March 31st and May 12th 2008.

6.12 Results of Consultation

Many representations were received from this stage of consultation. The common themes that arose were:

- Concern over the EDA and growth areas (i.e. loss of biodiversity/ flooding)
- Concern over the canal (route / viability)
- Protecting against coalescence between the rural villages and the central area.
- Concerns over the green infrastructure (i.e. loss of)
- Some concern but also support over housing (i.e. need for inclusion of affordable housing at 30%)
- Objection specifically aimed at Commonhead (i.e. allocation of housing and business)
- Comments relating to a need for sustainable transport.
- Acknowledgement and support for the need to build a university.
- Support for the objectives of the Central Area.
- A lot of general supportive comments especially towards the spatial vision and the key objectives.

6.13 Conclusion

Over the three stages of consultation all statutory stakeholders and organisations have been consulted through a variety of methods in accordance with Government Regulations and the Statement of Community Involvement. Figure 6 is a summary of all the consultation methods used throughout each stage. It clearly demonstrates that our

consultation strategy aimed to reach all corners of the community through using an array of methods.

	Issues & Options	Preferred Options
Local Press	✓	✓
Local Radio	✓	✓
Roadshow Exhibition	✓	✓
Libraries	✓	✓
Parish Councils	✓	✓
SBC Website	✓	✓
Council Newsletter	✓	✓
Schools and Colleges	✓	✓
Forums / Focus Groups	✓	✓
Local Businesses	✓	✓
Statutory Consultees	✓	✓
Elected Members	✓	✓

Figure 6: Summary of consultation methods

7.0 Policy Development

- 7.1 The formulation of the Spatial Vision, Core Policies and Spatial Strategy have all been influenced by consultation, evidence and sustainability appraisal. This section illustrates how these have been developed to what is presented within the Proposed Submission Document.
- 7.2 Each Core Policy and Spatial Strategy is split into sections, which explain the following;
- The Issues & Options and Preferred Options sections illustrate what the Core Policy/Spatial Strategy was defined as at that stage, how the policy/spatial strategy has developed and what consultation outcomes arose
 - The 'Sustainability Appraisal' section includes the issues that were raised through undertaking the SA and if there are any impacts how this can be mitigated.
 - The Habitats Regulation Assessment section states any issues raised through the report and any recommendations which should be incorporated into the Core Policies / Spatial Strategy
 - The 'Evidence Base' section states the relevant pieces of evidence which have had an effect on that Core Policy and Spatial Strategy
 - The Proposed Submission section states the outcome of all of the above in terms of the current Core Policy and a Development Management Policy if it applies and the Spatial Strategy.
- 7.3 Figure 7, as set out in pages 23 to 53 below, provides a summary of how the principles at the Issues and Options stage have been developed through Preferred Options to the Draft Submission Document into the Spatial Vision, the Core Policies and Spatial Strategy.
- 7.4 This section is essentially signposting the fundamental factors that have helped shape policy throughout the whole preparation of the Core Strategy. The following tables will therefore act as a vital tool for the Inspector at Examination on how the Core Strategy has been developed.

Figure 7: Development of Core and Spatial Policies in the Core Strategy

Spatial Vision

Issues and Options

A working and evolving vision was suggested as a result of plans and strategies in the evidence base and discussions with stakeholders.

The vision read:

“By 2026 Swindon will be a regional centre that meets the challenges of global climate change and delivers sustainable development that meet the social, cultural, environmental and economic needs of both urban and rural communities. This will be achieved by supporting existing and creating sustainable communities which are supported by a prosperous economy; regeneration and renewal; a university’ and an integrated and sustainable transport network.”

Consultation Outcomes:

The vision received general support through the Issues and Options consultation.



Preferred Options

The vision read:

“In 2026 Swindon will be a regional centre that has raised its image through developing its own identity built on sustainable economic growth and respect for its railway heritage. It will have a thriving regenerated town centre that includes a cutting edge new university, the reinstatement of the canal through central Swindon and linked to the countryside by a strategic network of multifunctional open spaces and water spaces.

An integrated and sustainable transport system will enable easy movement around the borough. Communities will be sustainable, cohesive and healthy and residents will enjoy a quality of life that does not use more resources than the environment can provide.”

Consultation Outcomes:

The vision received general support through the Preferred Options consultation.



Proposed Submission

The vision reads:

“In 2026 Swindon will be a regional centre that has raised its image through developing its own identity built on sustainable economic growth and respect for its railway heritage. It will have a thriving regenerated town centre that includes a cutting edge new university, the reinstatement of the canal through central Swindon, and linked to the countryside by a strategic network of multifunctional open spaces and water spaces.

An integrated and sustainable transport system will enable easy movement around the borough. Communities will be sustainable, cohesive and healthy and residents will enjoy a quality of life that does not use more resources than the environment can provide.”

Public consultation has been key to formulating a spatial vision for the Borough.

Sustainable Development

Strategic Objective

By 2026 Swindon Borough will have become an exemplar sustainable community having exceeded national and international targets for CO₂ emissions reduction, delivered the anticipated growth in a way that enhances the quality of life for existing and future residents including addressing the impact of climate change, and will be known for the exemplary quality of development.



Evidence

UK's Sustainable Development Strategy – Securing the Future (2005)
Swindon Sustainable Development Policies project (Fulcrum Consulting) (2009),
Swindon Climate Change Action Plan (2006)
Swindon's Community Strategy (2008-2030)



Issues and Options (Key Principles)

Climate Change/Developing Swindon in a sustainable way - Key Principles (iii), (xii), (xiv), (xiii)

Global climate change has been identified as the biggest issue to be tackled in the 21st Century and it is therefore not a side issue for the Core Strategy. Approach has 2 aspects: mitigation and adaptation and ensuring Swindon develops in the most sustainable way.

Consultation Outcomes:

- Holistic consideration of social, environmental and economic issues
- Infrastructure and affordable housing delivery.
- Transport impacts
- Development locations, levels and mix
- Services to the rural areas
- Renewable energy/sustainable construction



Preferred Options

KO1 Sustainable Growth and KO2 Sustainable Development and Climate Change (zero and low carbon energy sustainable design)

Important that housing and jobs delivered in a balanced way to help Swindon maintain economic position. Supporting infrastructure is vital. Growth needs to be delivered in a sustainable way ensuring jobs, housing and infrastructure are planned in order to create sustainable communities.

Consultation Outcomes:

- A complementary approach between the planning framework and building regulations is required.
- Ensure viability in the context of delivering housing development
- Integration of social, economic and environmental issues.
- Application of standard to various scales and types of development.
- Addressing the existing stock
- Focus on renewables (not necessarily on site)

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Sustainability Appraisal

- This is a new policy that was not included in the Preferred Options draft and has therefore not been appraised previously. However, most of the components of this new policy were included in other policies at Preferred Options stage e.g. Spatial Framework, Climate Change Mitigation, Zero & Low Carbon Energy and Design & Amenity, which were subject to SA.
- Part A of this policy ties delivery of jobs and houses to the principles of sustainable development and prioritize the delivery of infrastructure. It is essential that the delivery of infrastructure is given a high priority, given the anticipated levels of growth in Swindon over the next 20 years. Essential infrastructure must also be able to adapt to the future consequences of climate change.
- The SA recommends that issues of growth impacts on biodiversity and wildlife habitats, landscapes and forms of pollution such as air, light and noise that are often associated with high levels of development are considered in this policy, but recognizes that other policies in the proposed submission draft do address these issues.
- The HRA Report recommends that this policy CP1 make explicit policy commitments to address water demand and promote work on cross boundary solutions where appropriate, to avoid and mitigate potential impacts. This issue is also addressed in policy CP2A: Water Infrastructure.

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Habitats and Regulations Assessment

HRA concludes no significant impacts likely from this policy.

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Proposed Submission

Core Policies

CP1 – Sustainable Development (has links to all Core Policies)

Development Management Policies

DM1 – Design and Sustainability

DMP1A – Flood risk Assessment

DMP10 – Renewable and Low Carbon Energy

Infrastructure Requirements

Strategic Objective:

By 2026 the infrastructure needs for and arising from the growth of Swindon and from past under-investment will have been provided in a timely and co-ordinated manner, including having been adequately funded.



Evidence Base

Circular 05/2005, Developer Contributions Development Control Guidance Note (September 2006) and associated daughter documents (August 2006 and September 2006). EDAW Swindon Social Infrastructure Study (January 2009), Community Infrastructure Levy (August, 2008), Land Value Uplift and Viability Sensitivity Analysis (Report to SBC by Alder King, August 2008)



Issues and Options

Key Principle (xvi)

Development will be phased so that the infrastructure necessary to support it is in place when it is needed. This will require early and continuous liaison with the infrastructure providers to ensure that their forward strategies are compatible with the development strategy of the RSS and Core Strategy. Given forecast shortfalls, this will be particularly critical in respect of the supply of water and the disposal of wastewater.

Consultation Outcomes:

Comments ranged from that there

- should be no more growth at Swindon' it is big enough',
- any growth should be contained within the existing urban area,
- acceptance that growth is inevitable but significant infrastructure is needed to support it
- Infrastructure must be delivered at the same pace as population growth, providing
- More affordable housing and including green infrastructure as a requirement of *developer contributions*.



Preferred Options

KO1: Sustainable Growth

It is important to ensure the delivery of the infrastructure necessary to support new housing areas. To help plan this, the Core Strategy will contain a housing trajectory showing not just where, but our best estimates at forecasting when. All the new development that will take place will require a considerable amount of new infrastructure to support it and it is important to plan properly for its provision. All this takes time and setting out these estimates shows our expectations, not just for developers and landowners, but also infrastructure providers who will also need to invest. These include utility companies and many of the Council's own services. The setting up of the IDB in October 2006 and IDB task group have been crucial to this process.

Consultation Outcomes:

Comments can be consolidated into the following points:

- Support for a standardised approach to planning obligations with a need to update and streamline the evidence base for developer contributions, and integrate sustainable transport infrastructure
- Improvements in built and natural environment help to integrate new development

- Focus on need for partnership working where development impacts neighbouring authorities
- To acknowledge that if development is not capable of funding all infrastructure, ensure that it is capable of being planned for comprehensively and delivered in a timely manner and not compromised by lack of funding to avoid piecemeal development/delivery
- Impact of new development on the built and natural environment must be mitigated, especially in sensitive locations

Sustainability Appraisal

- PPS1 states that there is a need to ensure that infrastructure and services are provided to support new and existing economic development and housing. For Swindon, infrastructure necessary to support development will be key when considering the level of housing development that is proposed. This will include infrastructure to allow development to adapt to the inevitable consequences of climate change.
- Inadequate provision of infrastructure would not allow for sustainable communities to develop and would place increased pressure on existing water, highways and community infrastructure.
- The Core Strategy should take account of key recommendations for infrastructure in the Water Cycle Study, including that development can be accommodated without causing a failure of statutory environmental water quality objectives, subject to infrastructure being funded and delivered in the right place and at the right time.
- The use of greater demand management techniques may be used to offset the requirement for some water cycle infrastructure, or delay the time by which it is needed.
- Promotion of Swindon as a green city, through provision and protection of green infrastructure will likely have significant social, environmental and economic benefits for the Borough.

Habitats and Regulations Assessment

HRA concludes no significant impacts likely from this policy.

Proposed Submission

Core Policies:

CP2 – The Provision of Essential Infrastructure

CP1 Sustainable Development

CP2A – Water Infrastructure

CP4 – Housing

CP4 - Education

CP7 - Sustainable Transport & Movement

CP8 - Culture

CP9 - Health and Community Provision

CP10 - Green Infrastructure

Development Management Policy:

DMP2 – The Provision of Essential Infrastructure Community Benefits / Planning Obligations

DMP1 – Design & Sustainability

DMP4A – Affordable Housing

DMP5 – Transport Requirements for Development

DMP8 Green Infrastructure

Economy

Strategic Objective

By 2026 Swindon will have met forecast growth in economic activity and will have enhanced its position as the UK's best business location.

Evidence Base

Economic Development Vision & Framework 2007, Wiltshire & Swindon Economic Strategy 2003-2008, Economic & Market Review 2006, Employment Land Review 2007, Swindon Workplace Strategy 2009

Issues and Options

Employment - Key Principles (i), (ii)

Swindon will be a vibrant and economically prosperous place based on its status as the UK's best business location and the functional centre of the sub-region. Future development will make Swindon a regional centre, bringing opportunities for new inward investment.

Consultation Outcomes: A range of issues was raised, including:

- Swindon should achieve its full economic potential by adopting the RSS job growth figure.
- The housing / employment balance needs to be considered to promote sustainability.
- The skills shortage in Swindon needs to be addressed to enable full advantage to be taken of inward investment opportunities in knowledge-based sectors.
- Existing employment areas should be assessed in terms of their 'fitness-for-purpose' and their contribution to Swindon's stock of employment land / business opportunities.
- A more diverse range of uses should be allowed on some existing employment areas.
- The specific employment needs of Swindon's smaller towns / villages and rural areas needs to be addressed.

Preferred Options

KO3: Economy and Employment

Provision will be made for the level of job growth specified in the RSS. A sustainable economy will be achieved through a 'smart' approach to economic growth. Key industries will include ICT, biotechnology, environmental technologies and the creative industries.

Consultation Outcomes: The main theme to emerge was the need to maintain a flexible approach to employment generation that supports all types of business. More specifically, flexibility in terms of:

- The need to accommodate a wide range of uses on employment areas to promote sustainability.
- The need to regularly review the role and function of existing employment areas.
- The need to consider adaptable design to enable commercial buildings to accommodate different business requirements in the future.

Sustainability Appraisal



- Swindon's economy has withstood some major shocks and has benefited from high levels of economic growth, investment, economic activity rates, new business formation and a labour force increasing at a faster rate than the national level.
- New demands and expectations will have to be satisfied to retain existing employers and attract new ones in the future. Core Strategy policies are likely to strengthen the local economy by providing a good supply of quality employment land, providing a wide range of housing for the local workforce and an attractive environment in which to live and work.
- The effects of growth on the transport network could harm the local economy if sufficient mitigation measures are not employed. Although sustainable transport initiatives should be a priority, the needs of the car user will still need to be met, otherwise Swindon could lose out to other towns and cities.
- Future growth in knowledge-based industries is likely to mean a greater requirement for quality sites and premises. Sites that offer a high quality environment and image, and incorporate state-of-the-art ICT connectivity will be essential if these industries are to develop.
- Greenfield sites are likely to be in demand to cater for the growth in knowledge-based industries, as they offer an attractive environment. Additional investment in existing industrial estates could assist in reducing the need for development on Greenfield land.

Habitats and Regulations Assessment



HRA concludes no significant impacts likely from this policy.

Proposed Submission



Core Policy:

CP3 – Economic Development

Spatial Strategy Policy:

SSP3 – Distribution of New Employment Land and Floorspace

Housing

Strategic Objective

By 2026 housing needs will have been met in Swindon. A more balanced well-designed mix of housing will have been provided at a range of densities that maximises brownfield redevelopment and access to facilities and services.



Evidence

Swindon Sub-Region Housing Market Assessment 2006, Swindon Borough Housing Needs Survey 2006, Strategic Housing Land Availability Assessment (2009)



Issues and Options

Housing - Key Principles (vi), (vii), (ix), (vii), (x)

A choice of housing needs to be provided for those unable to purchase in the private housing market. This will need for affordable and intermediate housing provision to increase. 'Swindon 2010' requires that about 300 affordable dwellings per year are provided. Existing areas of council owned affordable housing also needs to be maintained to modern standards. Household sizes are reducing which means more homes are required for the same population. The conversion of large houses to flats and the inclusion of single person properties in new developments is an important means of accommodating this extra need and a choice of house types will need to be provided to reflect the housing market.

Consultation Outcomes:

Strong support for housing developments to be concentrated on previously developed land. Issues were raised over the number of dwellings that need to be provided within the Borough and sufficient land needs to identify this supply. Also more clarification of affordable housing targets required.



Preferred Options

KO9 Housing Density and Size & KO10 Affordable Housing

KO10: New housing developments will include provision for affordable housing needs, including an appropriate mix of social rented and intermediate housing schemes, to ensure that decent homes are available to meet the needs of the resident population with a wide range of incomes.

KO9: To meet all segments of the market a range of housing types and densities should be provided in Swindon Borough within the overall context of providing housing at Swindon of at least 50 dwellings per hectare. The current under-supply of larger and prestigious housing within Swindon should be addressed.

Consultation Outcomes:

General support for KO10. Some comments that the affordable housing quota should be revised to be in line with the RSS. Concerns the Core Strategy will be too prescriptive on affordable housing tenure mix which should be informed by an up to date Housing Market Assessment. General support for density of 40-50 dph however some concerns that higher densities should only be applied where appropriate. Some support for prestigious housing but concerns over sustainability in relation to transport. Concerns raise over Houses in Multiple Occupation.

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Sustainability Appraisal

- The SA/SEA acknowledges that the Borough has a limited amount of previously developed land available for redevelopment, owing to Swindon's relatively recent economic growth. This presents a major challenge in meeting housing targets, without considering other areas of land for development outside of the urban area.
- The SA/SEA has noted concerns regarding requirements for higher levels of sustainable design and construction affecting the viability of developments, and consequently provision of affordable housing.
- The Draft RSS has identified Swindon as a place that currently plays a critical strategic role regionally and sub-regionally, with the potential to achieve further significant sustainable development. It proposes significant housing growth at Swindon for the next twenty years.
- Projections indicate that the Borough's population will rise to about 250,000 by 2026 which raises a number of issues that must be addressed to ensure that Swindon is able to provide an appropriate range of housing in the future.
- Many housing development proposals will give rise to infrastructure requirements, which are only needed as a result of the proposed development. In many cases these requirements can be overcome by the use of conditions attached to planning permissions. In other cases, where a development proposal will place an increased burden on infrastructure, a case can be made to justify contributions from new development for the upgrade of existing provision, or the provision of new facilities and/or services to make good any infrastructure deficiency resulting from new development.
- The Draft RSS has recognized that the settlements of Wootton Bassett, Wroughton, Highworth, Cricklade, Purton and Lyneham perform largely a dormitory function to Swindon and to ensure that this is not exacerbated, they should not receive housing growth above levels appropriate to meet local needs.
- Settlements surrounding Swindon should not coalesce with Swindon, with the identification of strategic gaps through the appropriate LDD, and working in conjunction with neighbouring local authorities where appropriate.
- The 2006 Housing Needs Assessment found that the housing market in Swindon is excluding many families and single person households who are seeking access to local housing. Whilst the assessment shows a clear need for all sizes of affordable accommodation, there is principally a need for one, two and four bedroom dwellings, though this varies by area.
- There is a clear need for mixed-use developments that improve accessibility and reduce social exclusion. These should consist of high-quality housing that is well-designed and built to a high standard, reducing the possibilities for crime and the fear of crime.

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Habitats and Regulations Assessment

HRA concludes no significant impacts likely from this policy.

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Proposed Submission

Core Policies:
CP4 – Housing

Spatial Strategy Policies:
SSP1 - Settlement Hierarchy
SSP2 – Distribution of New Dwellings



Development Management Policies:

DMP4A – Affordable Housing

DMP4B – Subdivision of dwellings and Houses in Multiple Occupation

DMP4C – Provision for Disabled People in New Housing

Shopping

Strategic Objective

By 2026 Swindon Town Centre will have achieved growth in retail activity commensurate with the anticipated size of Swindon. A range of shopping needs will be provided at district and local centres to serve the needs of existing and future residents.

Evidence

Central Area Action Plan, PPG4, (PPS yet)
Swindon Retail Study (2009)

Issues and Options

Retail - Key Principle (iv)

If Swindon is to attract employers, and to encourage workers to live in the town, there will need to be a step change in shopping facilities, particularly in the town centre. At the same time, district and local shopping areas will need to be created or enhanced in both existing and new communities to make them attractive to local residents and minimise car travel to remoter centres.

Consultation Outcomes:

Would like to see a variety of shopping facilities and also incentives for smaller retailers. Swindon town centre needs to be extended and become a unique, enjoyable shopping experience to encourage shoppers to the centre.

Preferred Options

Policy: KO6 Shopping

Regeneration of the central area will deliver a retail capacity in line with forecast growth, and improve the range and quality of shops to ensure that Swindon's retail ranking is commensurate with its sub-regional status.

Consultation Outcomes:

There was general consensus that the Core Strategy should seek to protect and enhance Swindon Borough's hierarchy of retail centres and acknowledge the importance of local centres and small shops to meet the daily needs of local residents. Regeneration of the central area of Swindon is supported and that all major retail growth should be concentrated within this area. Retail provision should also be made to serve locations in new developments

Sustainability Appraisal

- The SA strongly supports the provision of an improved retail offer in the town centre. This will aid regeneration, boost the local economy by attracting visitors to Swindon and benefit from sustainable transport links.
 - It is recognised that appropriate retail facilities should also be located close to where people live, reducing the need to travel, but that these should not compete with the town centre.
 - Rural retail outlets and post offices should be supported in policy.
- The most significant adverse effect of an enhanced retail offer is likely to be an increase in traffic volumes, particularly in the town centre. Retail policy will need to be linked to a sustainable transport policy, in particular, effective management of car parking availability and accessibility.

Habitats and Regulations Assessment



HRA concludes no significant impacts likely from this policy.

Proposed Submission



Core Policies:

CP5 – Shopping

Spatial Strategy Policy:

SSP4 – Swindon Central Area

Education

Strategic Objective

By 2026 education provision will be provided to meet the anticipated growth in population. Knowledge and skills will be improved across all levels, particularly through the provision of enhanced tertiary education opportunities.

Evidence

Swindon School Place Planning Study, Central Area Action Plan, February 2009

Issues and Options

Education - Key Principles (xxv), (xxvi), (xxvii)

University education facilities will be provided for that meet the highest national standards. It will be a key economic driver, meeting the needs of the community and local businesses. A high standard of local education provision will be made for existing as well as new housing areas to ensure that the attainments of Swindon's children are within the upper quartile of national results

Consultation Outcomes:

Swindon education under funded, new schools planned should be large enough to allow children to attend schools in their own area. Schools and community centres should be combined when newly built or redeveloped therefore utilizing a system whereby the school can use all community facilities in the day/week term time and the local community/public can use the community facilities at all other times. Erosion of the rural community risks population decline and thus maintaining rural schools, post offices and other key facilities.

Preferred Options

KO5: Higher Education Facilities

Higher education facilities, particularly a University, will be improved and expanded to improve the local skills base to meet the requirements of the knowledge based economy and provide linkages into the local economy.

Consultation Outcomes:

General consensus supporting the provision of a university within Swindon. Many consultees state a town the size of Swindon should have the presence of a university, which will bring direct and indirect economic benefits to the town.

Sustainability Appraisal

- There is an acknowledged shortage of skills amongst the Borough's residents, and many skilled workers commute into Swindon from other areas. Skills shortages are likely to be resolved through a combination of urban regeneration that helps attract skilled people to live in Swindon, an improved jobs/homes balance, a better mix of quality dwellings and improvement in quality of educational facilities, including substantial investment in higher education provision.
- Urban regeneration initiatives and development areas such as the Eastern Development Area can be used as a positive way of increasing skill levels and educational attainment in some of Swindon's deprived wards.

- The SA noted that the Core Strategy Preferred Options has a key objective to improve and expand higher education facilities. However, educational attainment at secondary level is also very important for future skills. GCSE results have been below the national and regional average and this can be addressed more thoroughly in the Core Strategy.

Habitats and Regulations Assessment

HRA concludes no significant impacts likely from this policy.

Proposed Submission

Core Policy

CP6 – Education

Spatial Strategy Policy

SSP5 – Swindon's Established Communities and Areas

SSP8 – EDA

SSP9 – Tadpole Farm

Transport

Strategic Objective:

By 2026, a comprehensive and sustainable transport network will be in place that is efficient, safe, affordable, accessible and easy to understand. It will support Swindon's long-term growth, linking existing and new communities, with priority given to walking, cycling and public transport and provide a genuine choice of modes.

Evidence

Small Scale Urban Extension Study; Swindon Joint Area Transport Study (Parsons Brinkerhoff) Swindon Transport Strategy, July 2009.

Issues and Options

Transport - Key Principles (xvii), (xviii)

The level of development proposed by the Draft RSS over the next 20 years will place increased pressure on the highway system, which in some areas is already inadequate. This can be minimised by encouraging non car use, such as improving public transport, providing for jobs, shops, community facilities within or near housing areas, improving the cycle and footpath network, widening existing roads, improving junctions, road pricing, or building new roads.

Consultation Outcomes:

- Support for sustainable transport including park and ride, pedestrian and cycling.
- Better integration of travel modes e.g. bus/rail and improved links across the railway
- Public transport should be accessible, reliable and affordable
- Self containment therefore minimising the need to travel
- The need to provide infrastructure

Preferred Options

Policy: KO7 Transport

Ensuring that development is sustainably accessible; reducing the need to travel, especially by car; through promoting travel plans and use of sustainable transport; and ensuring that development contributes towards infrastructure provision that helps promote sustainable transport choices. In doing so it will be necessary to ensure the safe delivery of routes to schools.

Consultation Outcomes:

- The need for a transport evidence base
- Promote of sustainable transport including reducing the need to travel
- Providing appropriate infrastructure
- Integration of all travel modes

Sustainability Appraisal

- The Preferred CS Option is likely to result in positive impacts on the sustainability objectives regarding transport, reducing impacts on climate change, promoting a more sustainable economy and enhancing the central area of Swindon.
- The policy could be further improved with references to essential infrastructure that will be required to cope with traffic increases expected to 2026, how development can reduce the need to travel through location and type of development and the likely consequences on the transport network.

- Consideration should also be given to provision of transport infrastructure to allow access for mobility-impaired people, elderly and people with young children.
- One area that the Preferred Option does not consider is the inevitable increase in car journeys that will occur with a larger population, despite promotion of sustainable transport modes. The key challenge will be to improve the capacity and performance of the existing transport network and ensure the effective integration of the new growth areas. This will require significant new investment and the major new growth areas to the south and east of the town offer unique opportunities to give people real choice as to what transport modes they use.
- Promotion of sustainable forms of transport throughout the Borough will help achieve many of the sustainability objectives, in terms of improving accessibility and social cohesion, reducing the detrimental effects that traffic congestion has on the local economy and helping to improve health through reductions in pollutants and increased accessibility of walking and cycle routes.
- Housing development within Swindon's central area may have adverse transport impacts through increases in traffic volumes. Although the critical mass needed for public transport services may increase, numbers of private car journeys will likely also increase, particularly during the morning and afternoon peak times, and from additional retail users.
- Levels of transport infrastructure necessary to support development will be key when considering the level of housing development that is proposed.
- A significant impact of the Core Strategy will be the effect of an enlarged economy on the transport system and in modes of travel. Current baseline assessment highlights the fact that many skilled workers are commuting in to Swindon each day from outside the Borough. A balance between employment and housing will only help minimise the need to travel if workers with the relevant skills can be encouraged to live in the Borough. It is anticipated that traffic levels will increase locally, despite investment in public transport and more accessible walking and cycling routes, and the road network will come under increasing pressure.
- Higher density housing at the EDA will increase the critical mass likely to use public transport, resulting in more frequent, accessible public transport provision that will also increase viability for the provider. This would take cars off local roads, with a range of benefits for the economy and local air quality.

Habitats and Regulations Assessment

The HRA recommends that the Council place strong emphasis on the delivery of sustainable transport solutions, in particular for developments to the North of Swindon where increased traffic on the A419 may impact the favourable condition status of North Meadow and Clattinger Farm SAC. Also, that the potential for new development and road schemes to contribute to diffuse pollution should be subject to monitoring as part of the plan implementation. These recommendations have been incorporated into Policy CP7.

Proposed Submission

Core Policies:
CP7 – Sustainable Transport and Movement

Development Management Policy:
DM5 – Transport Requirements of Development

Culture

Strategic Objective

By 2026 Swindon's cultural and leisure facilities will have been enhanced to be commensurate with Swindon's regional role. Culture will add to the cohesive communities of the Borough. Growth at Swindon will have occurred in a way that respects and enhances its historic environment.



Evidence Base

Sustainable Community Strategy, Swindon Design Guide, Culture & Leisure Strategy for Swindon 2003-2013, Swindon Retail & Leisure Study 2007, Leisure Facilities Strategy (2009),



Issues and Options

Culture, Leisure & Tourism - Key Principles (xxi), (xxiv)

Swindon will become a centre for tourism, and Swindon's heritage, particularly its railway legacy, and the historical heritage and countryside of the sub-region, will attract both visitors and local people.

Consultation Outcomes:

- Promoting Swindon's assets (such as AONB and heritage) for tourism
- Long term policies to change Swindon's image through culture and leisure
- Facilities required to improve and maintain cultural offer (currently lack of facilities of adequate quality)

Preferred Options

KO4 Swindon's Image

Whilst respecting Swindon's historic identity, as a railway town the actual and perceived image of Swindon, particularly the central area, will be significantly improved, through regeneration, including the provision of regional museums, galleries, theatres and cinemas, and good design.

Consultation Outcomes:

- Importance of improving cultural offer of Swindon Borough as a whole through regeneration.
- Respecting Swindon identity as a railway town and links to the Mechanic's Institute
- Highlighting Swindon's assets (AONB)
- Importance of good design and community facilities.



Sustainability Appraisal

- Regeneration of Central Area key to provision of new and improved cultural and leisure facilities.
- Central Area is a sustainable location for major trip generating activities. Proximity to sustainable transport links. New facilities must be linked to accessible and safe public transport.
- New and improved facilities would raise Swindon's profile as a destination for tourism, and increase potential for urban regeneration.



- Maximising development in the urban area may adversely affect buildings and areas of historical importance, but could also help raise profile of an area. e.g. Great Western Railway Conservation Areas. Development will need to be sensitive to the area
- Careful consideration should be given to carrying out detailed archaeological investigations for Greenfield development. An example is the proposed Eastern Development Area that contains significant areas of archaeological interest but also new areas of archaeological interest, revealed by preliminary geophysical survey.



Habitats and Regulations Assessment

HRA concludes no significant impacts likely from this policy.



Proposed Submission

Core Policies:

CP8 – Culture (in leisure, heritage and tourism)

Community & Health Facilities

Strategic Objective

By 2026 the need for community and health facilities arising from growth and demographic change in the Borough will have been met as and when they occur. Flexible design and service co-ordination will maximise the potential of facilities.



Evidence

Children and Young People's Plan 2008-2011
Healthcare Impact Assessment 2006 – 20206 (Swindon PCT, Swindon and Marlborough NHS Trust)
Delivery Excellence for Swindon Strategic Plan 2008 – 2013 (Swindon PCT, 2008)
Community Risk Strategy (Wiltshire Fire and Rescue)
Policing Demand and Accommodation Review (Wiltshire Police)



Issues and Options

Inclusive Neighbourhoods and Equalities, Health - Key Principles (xix), (xx), (v), (xi), (xxviii)
Healthy minds are as important as healthy people. This can be achieved through increasing the quality of life, such as bringing about integrated communities, improving the work/life balance, reducing the stress of the journey to work, increasing opportunities for leisure, and creating a clean, green, safe environment.

Consultation Outcomes:

The availability of local facilities including shops and community halls can help create a sense of community. Failure to reflect that new development can enhance facilities and services to existing communities. Provision of additional services and facilities to benefit new development areas on the outlying fringes of the town. Flexible use of health, education and community infrastructure. Better provision of health facilities especially hospital which is not meeting the needs of the growing population. New development to provide a mix of services and facilities to support underserved areas.



Preferred Options

KO11 Inclusive Communities and KO12 Community Facilities

KO11: Inclusive communities will be encouraged and enhanced by regeneration and renewal in those areas of the Borough in need of priority improvement; by the understanding the needs of all neighbourhoods and planning for those with mobility or other requirements, for example through lifetime homes and 'access for all'.

KO12: The need for health, education and other community facilities arising from growth and demographic changes in the Borough will be met as they occur and where possible will be 'future-proofed' through good design and service co-ordination.

Consultation Outcomes:

There was strong support for inclusive communities through regeneration of the town centre and through other opportunities that can be delivered throughout the Borough. Consultation raised the issue of partnership working and the role of the voluntary sector in community and health care provision. A Sustainable Neighbourhoods Study has identified where community needs are currently under met and where opportunities exist to maximise the benefits from proposed future development. Core Policy 8 promotes improved access to cultural and leisure facilities.

Core Policy 9 promotes improved access to community and health facilities; and Core Policy 10 promotes improved access to recreational areas; and thus contributing to health and well being. Reference was made that new development can only provide or contribute to community facilities where they are reasonable and necessary in accordance with Circular 5/05

Sustainability Appraisal

- No significant adverse effects are predicted through the preferred policy.
- 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.
- Supporting provision and enhancement of healthcare facilities locally follows government guidance contained in 'Choice Matters' (Dept. of Health, June 2007), which outlines the Government's progress on implementing changes to health care provision. From April 2008 this will mean that patients referred by their GP's for most type of planned treatment will be able to choose from any hospital or clinic that can meet NHS prices and NHS standards. This should mean that local people can access facilities easier and more conveniently - 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.
- It is considered particularly important to include a policy that will protect and enhance community facilities. Development plans should promote development that creates socially inclusive communities, and this includes addressing the subject of accessibility (both in terms of location and physical access) for all members of the community to jobs, health, housing, education, shops, leisure and community facilities.

Habitats and Regulations Assessment

HRA concludes no significant impacts likely from this policy.

Proposed Submission

Core Policies:

- CP8 - Culture
- CP9 – Health and Community Provision
- CP10 – Green Infrastructure

Spatial Strategy Policy:

- SSP5 – Swindon's Established Communities and Areas

Development Management Policy:

- DMP7 – Health and Community Provision

Green Infrastructure

Strategic Objective

By 2026, building on its green assets, Swindon will sit at the heart of a far-reaching network of connected and multi-functional open spaces, which provide an attractive and inspirational environment to live, work, learn and play.

Evidence

SWRSS, Swindon Green Infrastructure Strategy, July 2009; Open Space Audit and Assessment (2004) and Review 2006/07, Playing Pitch Strategy, 2007. Canal Feasibility Studies

Issues and Options

Green Infrastructure/Landscape/Countryside - Key Principles (xxiii), (xxii)

Swindon will be a green city through the provision and protection of green infrastructure including extensive tree planting in and around the built up areas and urban extensions. Blue infrastructure will be enhanced through the restoration of canals and the creation of lakes and ponds in new developments, where appropriate

Consultation Outcomes:

- Highlighted the importance of protecting Swindon's open spaces
- There should be an increase in the provision of green infrastructure.
- The provision of green infrastructure can help mitigate the effects of climate change
- Green infrastructure strategies should be produced for new development areas.

Preferred Options

KO8, Green Spaces, Rivers and Canals

Building upon the existing open space network; high quality multifunctional green & blue infrastructure, will be delivered throughout the Swindon sub region, to ensure that there is a range of safe and accessible environmental and recreational assets, which contribute towards the development of the sustainable living environments both in urban and rural areas.

Consultation Outcomes:

- Protecting open spaces is important
 - Supportive on the basis that new developments have opportunity to contribute to wider green infrastructure
 - Existing open green space should be maintained and enhanced
 - Within green corridors it is important to consider the requirements of cycle ways and connectivity with the existing highway network.
 - Canal route was premature of Inspector's decision on canal route through the town

Sustainability Appraisal

- The proposed Green Infrastructure (GI) policy is likely to lead to significant multi-functional benefits for people, wildlife and landscapes in the Borough.
- Continued significant growth poses a real threat to biodiversity and habitats in the Borough, and the predicted impacts of climate change pose an additional, if somewhat unknown, threat (Swindon BAP, 2005). However, wildlife and habitats can be protected and enhanced if development is properly planned, and through a well thought out GI policy that allows people and wildlife to co-exist.



- Significant opportunities to improve health & wellbeing and reduce health inequalities among the whole population, through recreational activities, walking, cycling and access to natural areas.
- A GI policy can play a positive role in reducing flood risk, with potential for flood storage and re-creating functional floodplain.
- Levels of growth will provide significant opportunities for developer contributions for the purposes of GI.



Habitats and Regulations Assessment

Following comments from Natural England on the draft HRA (3rd July 2009), some minor changes have been made to Policy DMP8. This is to ensure that the policy considers the recreational pressures on GI assets.



Proposed Submission

Core Policies:

CP10 - Green Infrastructure

CP10A – Canal Route

Development Management Policy:

DM9 - Green Infrastructure Principles

Gypsies, Travellers and Travelling Show People

Strategic Objective

By 2026 the accommodation needs of the nomadic communities will have been met in a way that enables such communities to be integrated into the settled population.

Evidence

Wiltshire & Swindon Gypsy Travellers Accommodation Assessment 2006

Issues and Options

Gypsies, travellers and travelling showpeople

Recent changes to government guidance make it clear that the LDF system will need to help identify suitably located sites and reduce unauthorised encampments and developments. Not identified as a key principle at this stage. Gypsies, travellers and travelling showpeople, however were discussed as a boroughwide issue.

Consultation Outcomes:

A need to define standards for the type, maintenance and location of facilities for the Gypsies, Travellers and Showpeople.

Preferred Options

KO14 Gypsies

The need to accommodate the identified additional requirements of the gypsy and travelling community will be met, taking into account the views of those communities and the established population.

Consultation Outcomes:

Site identification should include consultation with all stakeholders

Sustainability Appraisal

- No significant adverse effects were predicted from gypsies and travelers policy.
- Hay Lane site is well established both within the gypsy / traveler community and the wider community and can take advantage of existing infrastructure and facilities.
- Preferred Option supports the Government's objective of creating mixed and sustainable developments by ensuring that housing accommodation is provided in suitable locations, making effective use of land and existing infrastructure.
- No significant adverse effects predicted from travelling showpeople policy.
- It will be important to consider the effects of this policy on residential amenity.
- The Core Strategy should facilitate the traditional way of life of travelling showpeople, creating inclusive communities where travelling showpeople have fair access to suitable accommodation and services.
- The identification of sites is possible more appropriate to a future Site Allocations DPD, which will be subject to a more detailed SA analysis.

Habitats and Regulations Assessment



HRA concludes no significant impacts likely from this policy.

Proposed Submission



Core Policies:

CP11 – Gypsies, Travellers and Travelling Show People

Development Management Policy:

DMP9 – Gypsies, Travellers and Travelling Show People

Spatial Framework

Evidence Base

Swindon Small Scale Urban Extensions Study (March, 2008), Regional Spatial Strategy for the South west 2026, Swindon Workplace Strategy (2009), West of Swindon Study Update (January, 2009), Swindon Borough Council Housing Monitoring Report (April, 2009)

Issues and Options

Proposed 3 Options for Growth

Option 1: Growth within existing places in Swindon Borough Council

Option 2: Proposed new growth within Swindon outside existing places

Option 3: Contain growth within existing allocations and through proposals in draft RSS

Issues and Options Consultation Outcomes

Overall Spatial Strategy

- A combination of option 1 and option 2 represent the most sustainable way of fulfilling housing demand though not at the RSS levels proposed.
- Option 1 on its own is unlikely to achieve the RSS objectives, but we have always supported residential development close to the town centre to ensure a viable city centre
- Option 2 is considered the most sound option; but RSS requires "urban extensions" to be identified, not "more than one" Otherwise, Option 2 is supported.
- Option 3 proposals for concentration of development on one site at EDA raises serious reservations about timescales of DPD production which has knock on effect of housing delivery. Multi site delivery is preferred. Omission of 2000 units to come forward from non-strategic urban extensions is considered unsound against draft RSS. Option 3 is not supported.
- Option 3: retains of growth at existing allocations in the urban area, NDA, Wichelstowe, EDA - Commonhead, increase their densities accordingly.

Eastern Development Area

- The sole reliance on the EDA to make significant contributions to the levels of housing growth as per the RSS is flawed given the site constraints and the protracted development programme envisaged for a development of this scale
- EDA should incorporate a wide range of housing and facilities in its district and local centers connected to each other and what they serve by foot/cycle/bus.

Tadpole Farm and Kingsdown

- Tadpole Farm north of NDA received support from Structure Plan Panel/Local Plan Inspector. Provision for 3000 dwellings, no technical constraints to the development.
- Swindon joint study additionally identified growth areas (east, northwest, southwest) and seven non-strategic urban extensions potentially becoming available in advance of/in conjunction with the strategic areas. Kingsdown included.

Urban Extension in Wiltshire

- Some of Swindon's development will have to locate over the boundary within North Wiltshire (Ridgeway Farm a key example) Thus joint working will necessitate and has to be built into the Core Strategy.

Commonhead

- 1800 units significant high density of 45dpha, increasing this density even if achievable and creating a sustainable community, provides only a small amount of housing against requirements at any rate.



Preferred Options

Preferred Option

Focusing development within

1. The existing urban boundary on previously developed land
2. Strategic Urban Extensions already with permissions (Wichelstowe and Northern Development Area)
3. A new major urban extensions (East of Swindon)
4. Small Scale Urban Extensions (Tadpole Farm, Kingsdown and Moredon Bridge / Ridgeway Farm in Wiltshire)



Preferred Options Consultation Outcomes

Overall Spatial Strategy

- The Spatial Vision is totally "Swindon Town Centric". The Spatial Strategy must refer to the wider area of the Borough as well.

Eastern Development Area

- Supports Key Objective 7 and suggests a tram on a light rail system is essential for the EDA.
- Suggest flood risk in the area means the choice of location for many houses should be reconsidered.
- State no development within the EDA should be agreed until the necessary infrastructure and funding is in place first.
- EDA development threatens the rural character and setting of Wanborough (in particular any development along Wanborough Road)

Tadpole Farm and Kingsdown

- The identification of Tadpole Farm as a Preferred Option will result in the need for transport infrastructure improvements.
- Supports the identification of Tadpole Farm as a small-scale urban extension.
- The need for additional allocation and the merits of the allocation at Kingsdown are unclear. Hence a review of the allocation.
- At Kingsdown the 500 dwellings are not required and the A419 is a major obstacle.
- It is considered that the core strategy should consider the Land at Kingsdown Road as one that can contribute towards the Borough.

Central Area

- Strong support for the regeneration of the central area

Urban Extension in Wiltshire

- Swindon does not have the right to dictate future development in North Wiltshire

Commonhead

- Objections to the allocation of housing and business use at Commonhead.
- Disappointed by the proposal to build 750 houses and allocate 15 hectares of land for business use at Coate.
- Objects as suggests we should not be even considering building at or near Coate, we have already lost the front garden to development.

Sustainability Appraisal



Commonhead:

- Any development at **Commonhead** is likely to impact upon the significant biodiversity interest in this area, including the Coate Water SSSI. Any evaluation of the significance of adverse effects will depend upon the location and type of any development, its proximity to the SSSI and Country Park and what mitigation measures are deployed to offset these impacts.
- Sustainable transport links must be provided with the existing urban area, along with an improvement to public transport services.

Eastern Development Area:

- An urban extension of this size is likely to have significant impacts against a number of sustainability objectives. It is essential that the EDA is planned in a co-ordinated way, involving all relevant stakeholders. Further detailed appraisal of sustainability impacts must be carried out when future development proposals are received. A Masterplan approach is recommended to facilitate efficient delivery of high quality development.
- Parts of the EDA are situated in the floodplain and consideration of flood risk should be given in all planning proposals. All proposals should take account of the recommendations given in the Swindon WCS and SFRA.

Urban Area

- Restoration of the canal will have particular environmental, social and economic benefits, providing important wildlife habitats, increasing the attractiveness of the urban area and helping to draw people and businesses into the centre of Swindon.
- Development of previously developed land within the existing urban area, and at higher densities, makes effective and efficient use of land, and is generally considered a more sustainable option.
- Specific priority needs to be given to the regeneration and renewal of the urban area, particularly the central area and neighbourhood renewal areas. This is crucial for future economic success and reducing deprivation and social exclusion.

Central Area

- The Sustainability Appraisal welcomes this policy's focus on the central area. It is widely acknowledged that regeneration of the centre of Swindon is much needed and will determine the future success of the town and wider Borough.

Tadpole Farm and Kingsdown:

- Transport impacts are most likely to affect the road network at Tadpole Lane and the junction at the A419 at Blunsdon. Impacts would be more severe at each increasing development scenario of larger numbers of dwellings.
- Development at **Kingsdown** has the potential to have a significant effect upon the settlement character of Broad Blunsdon and could significantly increase traffic on the A419 Trunk Road and on Cricklade Road.
- Development at Ridgeway Farm/Moredon Bridge will have specific landscape and biodiversity impacts, with impacts increasing with larger numbers of dwellings. There are a number of County Wildlife Sites in this area that could potentially be affected.
- At Ridgeway Farm/Moredon Bridge, a range of mitigation features and sensitive design would be required to accommodate development given the proximity of the site to environmental constraints.

Habitats and Regulations Assessment



Eastern Development Area

HRA Screening found that the Eastern Development Area was likely to lead to impacts including increased recreational pressure, impacts on air and water quality and pressures from water abstraction. Recommendations to increase water efficiency in new development and promote more sustainable forms of transport have been incorporated into Core Strategy

Urban Area:

HRA screening noted that impacts on European sites were uncertain, but that a policy of concentrating development within the existing urban area would steer development away from European sites. Potential impacts included urbanisation and associated effects, recreational impacts, air pollution and water abstraction.

Tadpole Farm and Kingsdown:

This policy was screened in at the HRA screening stage, with potential effects including increased recreational pressure, impacts on water and air quality and traffic increases. Also, impacts on water resources were likely from increased abstraction.

Policies CP1, CP2A, DMP1 and CP7 have been amended accordingly to provide a stronger focus on reducing water demand and promotion of sustainable transport modes.



Proposed Submission

Overall Spatial Strategy

The approach to development will be focused highly on the urban area with priority for the regeneration and expansion of the town centre. Alongside this development it is proposed that a major urban extension to the east of Swindon, a number of small scale urban extensions including an urban extension within Wiltshire will need to be delivered to meet the RSS housing figures. Policies SSP1, SSP2 and SSP3 identify the overall distribution of development.

SSP1: Settlement Hierarchy

SSP2: Distribution of New Dwellings

SSP3: Distribution of New Employment Land and Floorspace

Existing Communities

SSP4: Swindon Central Area

SSP5: Swindon's Established Communities and Areas

Allocations

SSP6: Wichelstowe

SSP7: Commonhead

SSP8: Eastern Development Area

SSP9: Tadpole Farm

SSP10: Urban Extensions to Swindon in Wiltshire

SSP11: Urban Extensions to Swindon (Reserve Sites)

Countryside and Rural Areas

Evidence

The Community Strategic Action Plan for Wroughton 2007-2017
Vision for Wroughton (V4W).
Highworth The Vision: Our Future Is In Our Hands (2008)
Rural Facilities Survey – Wiltshire and Swindon

Issues and Options

Highworth and Wroughton

Issues raised:

- Should additional employment opportunities be delivered
- Should new housing be restricted to provide for local needs only
- If new housing and employment provision limited – how do we deliver a sustainable range of shops and leisure facilities

Villages

Issues raised were maintaining adequate level of facilities, provide appropriate level of housing, and allow for local rural employment and protecting and enhancing the village communities.

Countryside

Issues raised over the need to protect landscape and rural economy and taking the next step in how and whether these can be strengthened and enhanced.

Issues and Options Consultation Outcomes

- The towns and villages should maintain their character and integrity. Change should enhance rather than simply expand communities. Encourage local distinctiveness and sustainable lifestyle whilst on the fringe of a large urban area. More smaller properties are needed to retain young and old people in their communities.
- Issues concern lack of affordable housing and community facilities
- Need to reinforce local distinctiveness and should state the importance of maintaining the separate identity of settlements.
- Employment opportunities in Highworth are limited and should be improved to provide a better balance between jobs and housing. Blackworth Industrial Estate should be expanded.

Preferred Options

Rural Development Strategy Preferred Option and KO13 Rural Areas

Proposing how to sustain the rural settlements by:

- Supporting and encouraging local community facilities
- Identify where affordable housing is needed in rural areas and facilitating an appropriate level of housing is delivered
- Support rural transport initiatives
- Ensure new development respects special character, sense of place of rural settlements and provides conditions for a thriving rural environment

Preferred Options Consultation Outcomes

- Priority is needed for appropriate employment opportunities and public transport provision in the smaller rural settlements to improve sustainability and self- containment.
- Highworth has good facilities and transport links and should be allowed to grow
- Communities are different and disparate – there is no One-Fits-All solution.
- A more flexible approach to rural development is needed
- South Marston is omitted from the rural hierarchy but is a primary settlement with three brownfield sites and the ability to provide a sustainable urban extension.
- The spatial strategy should provide for a pattern of development among a variety of rural settlements to sustain and regenerate rural communities. It should be flexible to allow appropriate levels of new development in the villages.

Sustainability Appraisal

- The SA/SEA has noted no significant adverse effects with this policy. The Preferred Option supports and promotes local community facilities, housing, rural transport initiatives and economic development.
- More emphasis could be given to the protection and enhancement of the environment in this policy. There should be continued protection of the open countryside for the benefit of all, with the highest level of protection for our most valued landscapes and environmental resources.
- Careful attention needs to be given to the housing affordability problem in rural areas of the Borough. Experience has shown that, simply building higher levels of market housing often attracts more commuters and people from outside the area.
- Development of urban extensions has potential impacts for neighbouring rural communities, including issues of physical coalescence, adverse impacts on rural businesses such as village stores and rat running.
- In villages or more isolated communities within the Borough, the existence of a small shop or post office can provide an important social function, and facilities within a large urban extension could compete unfairly with these.
- A key issue for the Core Strategy will be the importance of promoting recreational and leisure opportunities in the countryside, its consequent health benefits and potential benefits for the rural economy. The Great Western Community Forest has an important role to play in the promotion of such opportunities.
- Public transport has generally declined in the Borough's rural areas with more people becoming isolated from necessary services. Provision of improved and more frequent services should be promoted in the Core Strategy

Habitats and Regulations Assessment

HRA screening identified the rural areas policy as having the potential to lead to pressures on sites from recreational activity and pollution incidents. However, the HRA concludes that the Core Strategy will successfully mitigate these impacts through proposals for extensive development of green space and easily accessible recreational facilities [including blue infrastructure, rivers, lakes, canals] in and around Swindon and these policies provide strong mitigation for predicted rises in recreational activity.

Proposed Submission



It has been identified that each rural area has its own specific needs and each area has its own character and landscape. Therefore a more flexible approach has been identified to planning in rural communities. SSP12 and SSP14 state how the rural settlements and countryside will be improved. SSP13 is in response to consultation and due to the identification of the Eastern Development Area as an urban extension.

Spatial Strategy Policies

SSP12: Rural Settlements

SSP13: South Marston

SSP14: The Countryside and Smaller Settlements

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