

**SWINDON BOROUGH COUNCIL  
LOCAL DEVELOPMENT FRAMEWORK**

**Examination of the Swindon Central Area Action Plan (CAAP)**

<b>AGENDA FOR HEARING SESSION 1 – 10 AM TUESDAY 24 June 2008 The Pilgrim Centre, Regent Circus, Swindon</b>
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1. Inspector  
Welcome; introductions; opening remarks
  
2. Swindon Borough Council  
Opening remarks; statement of compliance with procedural matters (Tests 1- 5)
  
3. Main issues for discussion (details on page 2)  
  
Design Strategy (Section 2/Policy 1)  
Design criteria  
Tall Buildings  
  
**Public Realm Strategy (Section 5)**  
Public Realm Guidance  
The Canal
  
4. Inspector  
The next steps

**Attendance at hearing:**

Swindon Civic Trust  
Drivers Jonas on behalf of UK Property Trust Limited (UKCPT)  
Mr B V Cockbill  
Martha Parry/The New Mechanics Institution Preservation Trust Limited  
Old Town Group

## THE DESIGN STRATEGY

### Design Criteria

How will the plan deliver high quality design which both creates a distinct local identity for the Central Area as a whole and reinforces the distinctive features of each character area within it?

- *Local identity and distinctiveness*
- *Policy 1 and relevant adopted design guidance*
- *Defining "Character Areas"*
- *Role of Conservation Area Appraisals*
- *Design and Access Statements*

How will individual character areas be improved by good design; how will these outcomes be monitored/measured and how will they contribute to overall aim and objectives of the plan?

- *Annual Monitoring Report/borough wide Indicators*
- *Other targets and milestones*

How will potential conflict between design aspirations and encouraging Green Roofs be reconciled?

- *Conservation Areas, the setting of listed buildings and existing residential communities*

### Tall Buildings

Are the design criteria sufficiently robust to determine schemes for tall buildings without first assessing Swindon's existing skyline, identifying where such buildings might be developed and what form they should take?

- *CABE guidance and local distinctiveness*
- *Location of tall buildings/skyline assessment*
- *Definition of a tall building*

## THE PUBLIC REALM STRATEGY

### Public Realm (Policy 3)

What is the status of the Central Area Public Realm Strategy, the Town Centre Public Art Strategy and the Lighting and Signage Strategies, their relationship to each other and to the CAAP?

### The Canal (Policy 4)

Is the proposal to reinstate the canal through Central Swindon sufficiently advanced to be included in the CAAP?

- *Consideration of alternative routes: public consultation, sustainability appraisal*
- *Evidence base (costs and economic values)*

Will safeguarding an area of search for the canal basin prejudice, restrict or delay the regeneration of sites affected by this designation and result in blight?

- *Size and design requirements for the construction of the canal basin*
- *Impact on existing servicing for The Parade and the layout and design of new development in the canal basin indicative search area*
- *Progress/timescale of the Upper Bridge Street/Fleet Street Master Plan*

What is the appropriate period to review progress on the detailed design scheme and implementation plan?

- *Justification for two year review period*

How will progress be monitored? What will trigger a decision to delay or abandon the proposal?

- *What constitutes "sufficient progress"*
- *Targets, milestones, indicators to assess progress*

If the scheme does not come forward in the timescale envisaged, what effect will this have on other developments in Central Swindon?

- *Development proposals in the safeguarded/indicative search area coming forward during the review period*
- *Implications for the implementation of the Green Spine, proposed Bus Exchange and down grading of Fleming Way*