

**SWINDON BOROUGH COUNCIL  
LOCAL DEVELOPMENT FRAMEWORK**

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

<b>AGENDA FOR HEARING SESSION 3 – 9.30 am Tuesday 1 July 2008 The Pilgrim Centre, Regent Circus, Swindon</b>
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1. Inspector  
    Welcome; introductions; opening remarks
  
2. Swindon Borough Council  
    Introductions and opening remarks
  
3. Main issues for discussion relating to **Swindon Town Centre (*Section 7*)**  
    Details page 2  
    The Retail Core (Policy 12)  
    The Promenade Cultural Quarter (Policy 13)  
    The Commercial Quarter (Policy 14)
  
4. Inspector  
    The next steps

**Representors:**

Swindon Civic Trust

## SWINDON TOWN CENTRE

### The Retail Core (Policy 12)

What is the relationship/distinction between the Primary Retail Circuit (text), Retail Core Primary Frontages and Town Centre Primary Frontages?

- Consistency in terminology: Policy 12, supporting text and the Proposals Map
- The purpose of *indicative* Primary and Secondary Frontages
- Application of Policy 12 to *indicative* Primary and Secondary Frontages
- Secondary frontages (Swindon Civic Trust)
- Policy 12 requirements in relation to the Regent Place development

Is there sufficient flexibility in Policy 12 to accommodate changes to the master plan requirements for the Upper Bridge Street/Fleet Street Area, in the event that the canal proposal does not proceed?

- Status of the Master Plan; production process and timescale
- Master Plan timing in relation to the review of the Canal proposal
- Feasibility of completing the development in the time scale envisaged

Is Policy 12 sufficiently flexibility to allow development in the Sandford Street Area to progress earlier than anticipated?

- Status of the Master Plan; production process, timescale and timing
- Dealing with any redevelopment proposals submitted before the Master Plan is finalised

Definition of “relevant occupied ground floor street frontage” in Policy 12

- Treatment of vacant units and extant permissions for non-retail uses
- Basis for measuring % built frontage occupied by class A1 shops

### The Promenade Cultural Quarter (Policy 13)

Which Local Plan Policies does *The Promenade: A New Cultural Quarter for Swindon Town Centre* Supplementary Planning Guidance (SPD) support?

- A2 uses (LP Policy CA5, CAAP Policy 13, Promenade SPD)

Are the priorities identified in Policy 13 realistic given the acknowledged land assembly issues? How will the wider provision of culture/leisure facilities be implemented?

- Changes to priorities

Is Policy 13 sufficiently detailed to ensure that (a) no single use within Classes A3, A4, D1 and D2 dominates the cultural quarter, (b) the scale of retail units does not undermine shops in the Retail Core and (c) the practical aspects of art and culture can be accommodated?

- Assessing “domination” by a single use
- Assessing the scale of retail units; amalgamation of small retail units
- Oral update: Framework plan for the Theatre Square
- Affordable spaces for creative arts activity (Swindon Civic Trust)

### The Commercial Quarter (Policy 14)

Progress of the Union Square Master Plan and the detailed design requirements for a Bus Exchange at Fleming Way

- Oral update on progress