

#### SWINDON CAAP

In principle the ideas incorporated in Policy 18 are good, but they lack depth.

Page 107 of the Action plan states "complemented by wider environmental improvements, will provide a potent combination that can overcome these problems", i.e. drugs, prostitution and HMOs

There is no definitive confirmation as to what these will be and so don't guarantee that anything will be done.

The Vibrancy of Manchester Road due to units opening later, are only so because of the increased 'lighting' in the numerous "general stores". So far, there is no control over what retail units are being opened as, and the Action Plan gives no indication of what retail units will be allowed, what is considered to be 'well designed' or more importantly, what 'controls' will be in place to ensure the rules of the council.

The Council believes that extra retail units in Manchester Road are a good idea, but they don't believe there will be more traffic. Customers from outside Central already come to the shops by car, so how will customers to the new units get there? and where will they park? The area already struggles with parking, so the likelihood is more illegal parking on pavements and yellow lines than now.

The Council has thought of the Traders concerning CCTV, but have taken no consideration of the residents. Council says the AAP has made Crime and Fear of Crime High Profile, but I can see no evidence of this (?)

So, the Plan should include "As Crime and Fear of Crime" is High Profiled concern throughout Broadgreen, CCTV will be installed at the earliest date throughout the whole area to protect both residents, current and future customers"

Until the new criteria has been agreed, I would like to see an addition in the Action Plan, that no further planning applications to convert family homes into Multi Occupancy accommodation, and that no further retail Units be allowed. If planning permission continues, it will make a mockery of what the council are trying to achieve.

Broadgreen is primarily a Residential Area and the improvements should promote a better quality of Life to the existing and potential new residents.

As there is no detailed information as to what the 'rules/criteria' are, it is difficult to see. The plans as they stand appear to be a 'tick box exercise without the reality of visualisation.

Whilst the ideas in the bigger scheme has potential, there is little substance and they are too 'open'

The Plan gives insufficient consideration to the impact on local residents in terms of parking, noise and general disturbance. As such, Policy 18 is considered contrary to Soundness Test 7, because the impact of the Policy has not been properly assessed and in particular the alternative option of curtailing further retail development in this residential area has not be considered.

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