



SWINDON
BOROUGH COUNCIL

GRANT PLANNING PERMISSION

Town and Country Planning Act 1990

Application Number: S/OUT/19/0582/PEEG

Ward: Ridgeway

Parish: Wanborough

Proposal:

Outline Planning Application (means of access off Wanborough Road not reserved) for demolition and/or conversion of existing buildings and redevelopment to provide up to 2,500 homes (Use Class C3); up to 1,780 sqm of community/retail uses (Use Class D1/D2/A1/A3/A4); up to 2,500 sqm of employment use (Use Class B1); sports hub; playing pitches; 2no. 2 Form Entry primary schools; green infrastructure; indicative primary access road corridors to A420; improvements to Wanborough Road and associated works.

Site Address:

Lotmead Site, New Eastern Villages Wanborough Swindon

Agent:

Jeff Richards
Turley
40 Queen Square
Bristol
BS1 4QP

Applicant:

Ainscough Strategic Land Ltd
C/O Agent

The Local Planning Authority **HEREBY GRANT PLANNING PERMISSION** for the development proposed in the application subject to the scheduled conditions.

WARNING:
IF YOU DO NOT COMPLY WITH THE CONDITION(S) BELOW,
THE COUNCIL MAY TAKE LEGAL ACTION AGAINST YOU

Conditions

1. Reserved Matters

No development shall commence on each phase or sub phase until details of the layout, scale, appearance, access (other than the access from Wanborough Road) and landscaping (hereinafter called "the reserved matters" for that phase or sub phase have been submitted to and approved in writing by the local planning authority. Development shall be carried out as approved.

Reason: The planning permission granted is in outline and to accord with section 92 of the Town and Country Planning Act 1990.

2. Timing of Reserved Matters

Application for approval of the reserved matters for the first phase or sub phase of development shall be made to the local planning authority not later than 3 years from the date of this permission. Reserved matters for all other phases shall be submitted to the local planning authority no later than 15 years from the date of this permission.

Reason: To enable the local planning authority to review the suitability of the development and in accordance with section 92 of the Town and Country Planning Act 1990.

3. Time Limit for development

The development hereby permitted shall commence no later than 2 years from the date of the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: To enable the local planning authority to review the suitability of the development and in accordance with section 92 of the Town and Country Planning Act 1990.

4. Approved plans

The development hereby permitted shall be carried out in accordance with the following approved plans:

- o Application Boundary Plan (Drawing No. PL1461.1-PLA-00-XX-DR-U-0001-S4-P01; received 12th April 2019);
- o Land Use Parameter Plan (Drawing No. PL1461.1-PLA-00-XX-DR-U-0003-S3-P02; received 2nd September 2019);
- o Green Infrastructure Parameter Plan (Drawing No. PL1461.1-PLA-00-XX-DR-U-0005-S4-P04; received 20th February 2020);
- o Building Heights Parameter Plan (Drawing No. PL1461.1-PLA-00-XX-DR-U-0006-S4-P04; received 29th November 2019);
- o Movement Parameter Plan (Drawing No. PL1461.1-PLA-00-XX-DR-U-0006-S4-P03; received 29th November 2019);
- o Density Parameter Plan (Drawing No. PL1461.1-PLA-00-XX-DR-U-0007-S4-P02; received 2nd September 2019); and
- o Wanborough Road Access Plan (Drawing No. 27970/003 Rev L; received 2nd September 2019).

Reason: To define the scope of the development and to ensure the development is within the parameters that were subject to an environmental impact assessment. In accord with Policy NC3 of the Swindon Borough Local Plan 2026.

5. Illustrative Masterplan

All reserved matters shall be in broad accordance with the Illustrative Masterplan (drawing no. PL1461.1-PLA-00-XX-DR-U-0002-S4-P02; received 2nd September 2019).

Reason: In the interest of the proper planning of the area and to provide a high standard of design. In accord with Policy NC3 of the Swindon Borough Local Plan 2026.

6. Scale of Development

The development hereby permitted shall comply with the following development parameters:

- o The residential content of the development shall not exceed 2,500 dwellings.
- o There shall be a minimum of 340 sq m of gross internal floorspace in each of the two community centres (which excludes land in use as a primary school) for uses within Class D1 (non residential institution) and Class D2 (assembly and leisure) as defined in Part D in the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended).
- o Two sites, each site being a minimum of 2.2 ha, shall be provided for the development of two, 2 form entry primary schools. The floorspace provided in these schools shall not be included in the community centre use floorspace detailed above.

Reason: To define the scope of the development and to ensure the development is within the parameters that were subject to an environmental impact assessment. In accord with Policy NC3 of the Swindon Borough Local Plan 2026.

7. Retail floorspace

Retail floorspace falling within Class A1 of Part A in the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) shall not exceed 600 sq m. Within each local centre, there shall be a minimum of 200 sq m of Class A1 floorspace. After first development, the floor areas shall be retained within the Class A1 Use Class notwithstanding any provision within the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification).

Within the development overall, the gross internal floor space falling within Classes A2, A3 and A4 of the aforementioned Part A in the Schedule to the Order shall not exceed a cumulative total of 500 sq m. Within each local centre, there shall be a minimum of 150 sq m of Classes A2, A3 and A4 floorspace. Notwithstanding any provision within the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification) these floor areas shall remain within Classes A2, A3 and A4 at all times thereafter.

Reason: To limit the scale of commercial development in this out of centre location to protect the vitality and viability of Swindon Town Centre and the hierarchy of centres; and to ensure that each local centre has an appropriate mix of uses in order to promote sustainable development. In accord with Policies EC3 and NC3 of the Swindon Borough Local Plan 2026.

8. Office floorspace

Within the development site, the total gross internal floorspace falling within Class B1 in the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended) shall not exceed 2,500 sq m. After first development, the floor areas shall be retained in the approved Class B1 use, notwithstanding any provision within the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification).

Reason: To define the mix of uses to ensure the employment provision complements the allocated employment site within the NEV and the role of the Town Centre. In accord with Policies EC2 and NC3 of the Swindon Borough Local Plan 2026.

9. Phasing Details

Prior to the submission of each reserved matters application, a phasing programme and plan shall be submitted to and approved in writing by the local planning authority to show how the development shall be implemented in phases or sub phases. The phasing programme shall include the following elements:

- a) The development parcels.
- b) Major distributor roads/routes within the site, including a defined hierarchy of the road network, the timing of provision and opening of access points into the site.
- c) Phased access strategy delivery and associated phased housing delivery.
- d) Pedestrian / cycle connectivity and public transport to committed and emerging parcels of development within the New Eastern Villages.
- e) Alterations to public transport routes to accommodate the defined phases of development within the site.
- f) Local centres and community facilities, including car share space provision.

- g) The safeguarded route for the canal.
 - h) Strategic foul and surface water features and sustainable drainage systems.
 - i) Strategic landscaping, recreation and open space.
- The development shall be carried out in accordance with the approved phasing and timetable.

Reason: To ensure the coordination and delivery of infrastructure provision for the new community. In accord with Policies IN1 and NC3 of the Swindon Borough Local Plan 2026.

10. Character Area Design Code

A Design Code relating to each Character Area, as defined in the Strategic Design Code, shall be submitted to and be approved in writing by the local planning authority prior to the submission of the first reserved matters application within the Character Area. Each Design Code shall be in accordance with the approved Strategic Design Code (Design and Access Statement, Chapter 7 'Strategic Design Code', document reference: PL1461.1-ID-001-05; received on 29th April 2020) and shall include detailed guidance for the Character Area in respect of:

- o The overall vision, mix of uses and character of the parcel of development;
- o How the character and identity of the development parcel will be established and strengthened through consideration of the public realm, streets and open spaces, green infrastructure, retained and proposed planting, open spaces and play areas;
- o The approach to public art throughout the scheme and in individual character areas
- o The form of the character area, with reference to densities, block types, building types, building heights, ground levels, the palette of materials, recycling and waste management, street furniture, principles of inclusive design and Secure by Design;
- o The hierarchy, typology and treatments of all elements of the movement network;
- o Principles of traffic management, parking provision and servicing to all properties;
- o The means of achieving direct, safe and accessible connectivity to the rest of the NEV development and in particular to the facilities and services of existing and proposed local and district centres; and
- o Noise attenuation measures.

Each reserved matters application shall be accompanied by a checklist to demonstrate how the development accords with the relevant approved Character Area Design Code or any updated Character Area Design Code which may be subsequently approved.

Reason: To ensure a holistic approach to co-ordinate and deliver high quality design in accordance with Policies DE1 and Policy NC3 of the Swindon Borough Local Plan 2026.

11. Landscape, Ecology and Arboricultural Management Plan(s)

Reserved matters applications for each phase or sub phase of development shall be accompanied by a Landscape, Ecology and Arboricultural Management Plan (LEAMP [or equivalent]). The LEAMP shall be informed by the Ecological Mitigation and Management Framework (EMMF) and Phase 2 surveys, which shall be updated if they are over 2 years old if updated information is deemed to be necessary by the local planning authority. The LEAMP shall include details of the retention of any species receptor sites identified by the Phase 2 surveys for the site. The LEAMP shall also include details of long term objectives, extent and type of new planting, details of any new habitat created on site, management responsibilities and maintenance schedules for all landscaped and habitat areas (except privately owned domestic gardens). No development on each phase or sub phase shall commence until the LEAMP for that phase or sub phase has been approved in writing by the local planning authority.

Thereafter development on each phase or sub phase shall be progressed in accordance with the approved LEAMP. No development, works or other activities to the identified receptor sites shall be progressed other than in accordance with the works for ecological enhancement and management as set out in the approved LEAMP. The approved management and maintenance schedules shall be adhered to at all times.

Reason: To protect wildlife and supporting habitats and to secure opportunities for biodiversity enhancement. In accord with Policies EN1, EN4, EN5 and NC3 of the Swindon Borough Local Plan 2026.

12. Access from A420 Habitat Surveys

Prior to the submission of any reserved matters application that includes access from the A420, Phase 2 surveys of the areas identified and labelled as "Areas where there is uncertainty over habitats present (desk based assessment only)" on Plan EDP 12.4 Extended Phase 1 survey Results - Masterplan Application Site (ES Figure 12.4) shall be undertaken by a suitably qualified ecologist. Once undertaken, and prior to the commencement of any development within a phase or sub phase containing the surveyed areas, the results (i) shall be submitted to and approved in writing by the local planning authority, and (ii) the results and proposed measures for mitigation shall be incorporated into a Landscape, Ecology and Arboricultural Management Plan (LEAMP) for submission and approval in writing by the local planning authority in accordance with condition 17 above. All works shall be carried in accordance with the measures for mitigation and management contained within the approved LEAMP.

Reason: To ensure that updated surveys are provided to inform the protection of wildlife and supporting habitats and to secure opportunities for biodiversity enhancement. In accord with Policies EN4 and NC3 of the Swindon Borough Local Plan 2026.

13. Access from A420 Arboricultural Survey

Prior to the submission of any reserved matters application that includes access from the A420, an Arboricultural Impact Assessment shall have been submitted to and approved in writing by the local planning authority. The Arboricultural Impact Assessment shall include: the location, species, girth or stem diameter, accurately planned crown spread and reference number of all trees on and adjoining the site with a stem diameter of 100 mm or greater; a tree condition schedule with proposals for surgery or other arboricultural works, where applicable; existing levels including where appropriate sufficient detail to enable consideration of existing tree protection; details of existing hedgerows, hedges and other significant areas of vegetation and a timetable of works.

Within a period of five years of commencement of development pursuant to approval of any reserved matters involving access from the A420, any tree identified for retention within the Arboricultural Impact Assessment which is removed, dies or becomes seriously damaged or diseased, shall be replaced before the end of the next available planting season with a species, details of which shall first have been submitted to and approved in writing by the local planning authority.

Reason: To protect trees and hedgerows of amenity value. In accord with Policies EN1 and NC3 of the Swindon Borough Local Plan 2026.

14. Bat survey

Buildings identified to have bat roost potential shall not be demolished or partially demolished or works undertaken to existing buildings and trees on the site identified to have bat roost potential shall not be felled or reduced before an updated survey has been undertaken to confirm whether or not bats or bat roosts are present within the building(s)

to be demolished or trees to be felled. If bats or their roosts are found to be present bat mitigation measures shall be submitted to and approved in writing by the local planning authority. Such mitigation measures shall be carried out in accordance with the approved details prior to the demolition, partial demolition or tree works.

Reason: To protect bats and their supporting habitat. In accord with Policies EN4 and NC3 of the Swindon Borough Local Plan 2026.

15. Trees

Reserved matters applications shall accord with the details of trees and hedgerows contained within the Lotmead Farm Villages Arboricultural Impact Assessment [[ES VOL 3 Technical Appendix 12.3 Finding of Arboricultural Impact Assessment dated April 2019 including:

Schedule EDP 1 Trees Survey Schedule and Key;

Schedule EDP 2 Tree Constraints Schedule; Schedule EDP 3 Arboricultural Impact Assessment Tables;

Plan EDP T1 Tree Constraints Plan - Sheet 1 of 4 (edp1879_19c 23 June 2017 JTF/LT);

Tree Constraints Plan - Sheet 2 of 4 (edp1879_20c 23 June 2017 JTF/LT);

Tree Constraints Plan - Sheet 3 of 4 (edp187921c 23 June 2017 2017 JTF/LT);

Tree Constraints Plan - Sheet 4 of 4 (edp1879_22c 23 June 2017 JTF/LT); and

Addendum Arboricultural Impact Assessment edp1879_r021 including Tree Retention and Removal Plan (edp1879_d085 07 February 2020 RB/LT) received 20 February 2020].]

Any tree or group of trees or hedgerow, within each phase or sub phase which is shown to be retained in the above details, that is removed, dies or becomes seriously diseased or damaged shall be replaced in the first available planting season with a species, details of which shall first be submitted to and approved in writing by the local planning authority. Any replacement trees and hedgerows shall thereafter be maintained. Notwithstanding the provisions of Part 2 of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no fence or other means of enclosure shall be erected, within or close to any existing hedgerow or tree that is shown to be retained, other than those fences or means of enclosure shown on the plans within the reserved matters approved pursuant to this outline planning permission.

Reason: To ensure the protection of trees and hedgerows on the land. In accord with Policies EN1 and NC3 of the Swindon Borough Local Plan 2026.

16. Tree protection

All trees indicated to be retained on the plans listed in condition 15 above shall be protected in accordance with BS 5837:2012 "Trees in relation to design, demolition and construction - Recommendations". No development shall commence within any phase or sub phase of development unless and until (i) details of temporary protective fences to safeguard the trees, hedges or other vegetation to be retained on the site within that phase or sub phase shall have been submitted to and approved in writing by the local planning authority, and (ii) the approved fencing shall have been erected in accordance with BS 5837:2012 and the approved details. The approved protection shall be maintained to the required standard throughout the development or until the local planning authority has confirmed in writing that the fencing can be removed.

Reason: To ensure adequate protection is afforded to the trees and /or hedges on the site which are to be retained. In accord with Policies EN1 and NC3 of the Swindon Borough Local Plan 2026.

17. Landscaping

Within each phase or sub phase all landscaping shall be carried out in accordance with the scheme and details approved under the reserved matters. Any planting carried out in accordance with the approved details that within a period of 5 years from the date of planting dies, is removed or becomes seriously diseased or damaged shall be replaced with planting of similar size and species within the first available planting season.

Reason: To safeguard all features of landscape value in the interests of maintaining biodiversity and aesthetic value. In accord with Policies EN5 and NC3 of the Swindon Borough Local Plan 2026.

18. Resident restrictions on access from Wanborough Road

Prior to the occupation of the 201st or any subsequent dwellings, vehicular access from Wanborough Road shall be restricted to buses, registered taxis and the residents of the first 200 dwellings only. Details of the means to restrict vehicular access to and from Wanborough Road for vehicles other than, buses, registered taxis, emergency vehicles, refuse vehicles and those associated with the residents of the first 200 dwellings; and to ensure that the residents of the first 200 dwellings also have direct vehicular access to the village centre, shall be submitted to and approved in writing by the local planning authority. The measures shall be put in place and shall be fully operational before the 201st or any subsequent dwellings, become occupied and shall be maintained in the approved form at all times thereafter.

Reason: To prioritise access to the A Class Road and the strategic road network to restrict rat running through the adjacent villages and the eastern side of Swindon. In accord with Policies TR1, TR2 and NC3 of the Swindon Borough Local Plan 2026.

19. Access junction - Wanborough Road

Notwithstanding condition 4 (requiring that the development is carried out in accordance with the approved plans) no development shall take place until design details of the access junction at Wanborough Road have been subject to a stage 1/2 road safety audit and have been submitted to and approved in writing by the local planning authority. The details shall specify surface material treatment across Wanborough Road, visibility splays, vehicle tracking, signing and lining. Development shall be carried out in full accordance with the approved details prior to first occupation of any dwelling on the site and shall be retained as such thereafter.

Reason: To provide an aesthetic gateway feature to the development, reduce vehicle speeds and improve highway safety and to ensure development complies with Policies TR1, TR2 and NC3 of the Swindon Borough Local Plan 2026.

20. Traffic Calming and improved pedestrian access over A419

No development shall take place until final design details of the improvement scheme for Wanborough Road in the vicinity of the site access and extending to the northwest, in general accordance withdrawing reference 27970/011/008 E (as provided at Appendix 11 to Environmental Statement Chapter 11.1), have been submitted to and approved in writing by the local planning authority. The scheme shall be subject to a Stage 1 /2 Road Safety Audit and incorporate carriageway narrowing, provision of a 3 metre footway/cycleway, surface material treatment of the carriageway, drainage, gateway features, signing and lining, a scheme for street lighting and the raising of parapets on the Wanborough Road Bridge over the A419 to a height of no less than 1.4 m. The pedestrian and cycle improvements, including lighting, shall be carried out in accordance with the approved details prior to the first occupation of the development. All other elements of the

scheme shall be carried out in accordance with the approved details prior to the first occupation of the 100th dwelling.

Reason: To increase safety for all highway users particularly those residents accessing local schools and to reduce the attractiveness of the route for inappropriate through traffic and to ensure development complies with Policies TR1, TR2 and NC3 of the Swindon Borough Local Plan 2026.

Reason: To increase safety for all highway users particularly those residents accessing local schools and to reduce the attractiveness of the route for inappropriate through traffic and to ensure development complies with Policies TR1, TR2 and NC3 of the Swindon Borough Local Plan 2026.

21. Highways England - Gablecross

No more than 250 dwellings of the development hereby permitted shall be occupied or brought into use unless either:

a) improvement works at the A420 Gablecross roundabout, as shown in drawing NEVGCJ-ATK-HGN-GCJ-DR-D-0006_P06 (A420 Corridor and Gablecross Junction Option 2A General Arrangement, dated 26 April 2019), have been implemented in full and are open to traffic; or

b) an alternative scheme providing the same or greater benefit as a) has been submitted to and approved in writing by Swindon Borough Council in consultation with Highways England and has been implemented in full to ensure that the predicted traffic effects at the A419 White Hart Junction caused by the development are mitigated to at least the same extent as (a).

Reason: In the interest of the safe and efficient operation of the A419 trunk road and the A420 between White Hart junction and Gablecross junction.

22. Highways England - Southern Connector Road

No more than 200 dwellings of the development hereby permitted shall be occupied until:

a) The Southern Connector Road between the point where it adjoins the southern boundary of the application site and the A419 Commonhead Roundabout is complete, open to traffic and accessible to the development and; b) the scheme at A419 Commonhead Roundabout (Atkins Drawing Number NEVSCR-ATK-HML-SCR-SK-D-0015 or an alternative scheme of works which provides equal or better benefit to the Strategic Road Network) is complete and open to traffic.

Reason: In the interest of the safe and efficient operation of the A419 trunk road.

23. Highways England - M4 Junction 15 improvements

No more than 730 dwellings of the development hereby permitted shall be occupied until:

a) a contract for the construction of the works for the improvement of Junction 15 of the M4 and the A419 has been let. The works shall include:

i) A419 Commonhead southbound merge to M4 Junction 15; a TD22 Type E Lane Gain; to provide 3 lanes between Commonhead and Junction 15;

ii) the removal of the bus layby on the A419 southbound carriageway on the approach to M4 Junction 15;

iii) M4 Junction 15 roundabout - widening of the circulatory on the southern side between the off and on slips; and

iv) M4 Junction 15 roundabout - provision of a dedicated left slip from the A419 southbound to the eastbound on slip

Or:

b) Details of an alternative scheme providing the same or greater benefit as a) in terms of offsetting the unacceptable impacts of the development has been submitted to and approved in writing by Swindon Borough Council (in consultation with Highways England) and a contract for the construction of the works for the alternative scheme has been let and the approved scheme completed in full. It is the responsibility of the developer to seek confirmation at the appropriate time that the relevant contract has been let.

Reason: In the interest of the safe and efficient operation of the A419 trunk road and M4 motorway.

24. Travel Plan - Residential

No dwelling for which planning permission is hereby granted shall be occupied unless and until:

a) A Travel Plan Co-ordinator (TPC) has been appointed to secure the delivery of the Travel Plan in line with Swindon Borough Council's 'New Eastern Villages Framework Travel Plan Supplementary Planning Document'; or

b) A S106 agreement has been entered into with Swindon Borough Council to secure the required financial contribution to be used towards the implementation and monitoring of the New Eastern Villages Residential Travel Plan to facilitate modal shift away from the car.

Reason: In the interest of the safe and efficient operation of the A419 trunk road and M4 motorway. In accord with Policies TR1, TR2 and NC3 of the Swindon Borough Local Plan 2026.

25. Access to schools

Concurrently with the submission of the reserved matters application(s) for each phase or sub phase of the development details shall be submitted to the local planning authority of measures to facilitate a safe pedestrian and cycle route to schools on site and off site at Covingham or within other adjoining New Eastern Village developments at Redlands and Great Stall East. No development shall take place on each phase or sub phase until the measures have been approved in writing by the local planning authority. The approved measures shall be carried out prior to the first occupation of a dwelling in the phase or sub phase and shall be retained thereafter.

Reason: In the interests of sustainable transport and highway safety. In accord with Policies TR1, TR2 and NC3 of the Swindon Borough Local Plan 2026.

26. Highway provision and construction

No building shall be first occupied until that part of the road, including turning spaces and all other areas that serve a highway purpose, which provides access to the building, shall have been constructed in accordance with the approved plans. The service road as constructed shall be retained thereafter.

Reason: To ensure that the development is served by an adequate means of access to the public highway in the interests of highway convenience and safety. In accord with Policies TR1, TR2 and NC3 of the Swindon Borough Local Plan 2026.

27. Highway construction

Within each phase or sub phase of development, the construction of all proposed roads and footways and associated utilities, services and street furniture shall not commence unless and until details of their design and construction have been submitted to and approved in writing by the local planning authority. The submitted details, accompanied by plans and sections where appropriate, shall include gradients, levels, retaining walls,

visibility splays, materials, methods of construction and a timetable for implementation. Development shall be carried out as approved.

Reason: To ensure all roads, including those not offered for adoption, are laid and constructed to an approved standard before buildings are brought into use. In accord with Policies TR1, TR2 and NC3 of the Swindon Borough Local Plan 2026.

28. Parking

No dwelling shall be first occupied unless and until space for car parking, together with the associated manoeuvring and turning space for that dwelling, has been laid out and made available for use in accordance with the reserved matter details approved pursuant to condition 1. The parking space, including garage space where provided, shall thereafter be kept available at all times for the parking of motor vehicles by the occupants of the dwelling and their visitors and for no other purpose.

Reason: To ensure vehicle parking provision is made in accordance with the Council's adopted standards and is available for use for that purpose in the interests of highway safety and residential amenity. In accord with Policies TR1, TR2 and NC3 of the Swindon Borough Local Plan 2026.

29. Non-residential parking

No non-residential building shall be first occupied unless and until space has been laid out in accordance with the details approved pursuant to condition 1 for cars to be parked, for the loading and unloading of vehicles and for vehicles to turn so that they may enter and leave the premises in forward gear. Once provided that space shall thereafter be kept available at all times for those purposes.

Reason: To ensure vehicle parking provision is made in accordance with the Council's adopted standards and is available for use for that purpose in the interests of highway safety and to minimise disruption to residential properties and other non-residential premises. In accord with Policies TR1, TR2 and NC3 of the Swindon Borough Local Plan 2026.

30. Bicycle and motorcycle parking

No dwelling shall be first occupied or non-residential building brought into use until bicycle and motor cycle parking has been provided and made available for use in accordance with details that first have been submitted to and approved in writing by the local planning authority. Once provided the parking facilities shall thereafter be retained in the approved form and kept available at all times for those purposes.

Reason: To ensure suitable bicycle and motor cycle parking is provided in accordance with the Council's adopted standards for occupiers of the dwellings and users of the non-residential buildings. In accord with Policies TR1, TR2 and NC3 of the Swindon Borough Local Plan 2026.

31. Size of Garages

In order to count towards the required parking provision, the minimum internal dimensions of individual parking spaces and residential garages to be constructed in connection with the development hereby permitted shall be in accordance with the Council's adopted standards, without any internal obstructions. All garages shall thereafter be made available for use at all times for parking a vehicle.

Reason: To ensure satisfactory provision is made for vehicles in the interests of highway safety and residential amenity. In accord with Policies DE1 and NC3 of the Swindon Borough Local Plan 2026.

32. Car Share Scheme - provision of spaces

Where a phase or sub-phase pursuant to Condition 9 has been identified to include provision for a car share scheme, of which 5 no. car parking spaces are to be provided across the development overall, as part of the submission of reserved matters for the relevant phase or sub-phase details outlining the provision for a car share scheme in accordance with the NEV Framework Travel Plan SPD shall be submitted and approved in writing. The car parking spaces for the car share scheme shall be constructed, laid out and made available for use prior to the first occupation of units within that phase or sub-phase and shall be retained thereafter for the parking of vehicles for the car share scheme.

Reason: In the interest of sustainable transport. In accord with Policies TR1, TR2 and NC3 of the Swindon Borough Local Plan 2026.

33. Electric vehicle charging points

Concurrently with the submission of the reserved matters application(s) for each phase or sub phase of the development details shall be submitted to the local planning authority of electric vehicle charging points. Provision shall be made for the charging points to accommodate 60% of all dwelling units and additional charging points for non-residential and communal usage. No development shall take place within each phase or sub phase until the location and form of the charging points and a timetable for their provision have been approved in writing by the local planning authority. Provision shall be made in accordance with the approved details and timetable and shall be retained at all times thereafter.

Reason: To ensure adequate facilities are provided to enable the use of electric cars and to improve air quality. In accord with Policies DE1, IN1 and NC3 of the Swindon Borough Local Plan 2026.

34. Construction period

No development shall take place, including any works of demolition or site clearance, until a Framework Construction Method Statement has been submitted to and approved in writing by the local planning authority. Prior to the commencement of each phase or sub phase of development a specific Construction Method Statement for that phase or sub phase, based on the principles established in the approved Framework Construction Method Statement, shall have been submitted to and approved in writing by the local planning authority. The Framework and the site specific Construction Method Statements shall take into account the construction mitigation measures identified in the Environmental Statement (ES) May 2015 and the June 2017 ES Addendum. Each site specific Statement shall provide for:

- o a traffic management plan, which shall include construction vehicle routes to and from the site, arrangements for recording construction vehicle movements to and from the site and making those records available for inspection, details of temporary access points and parking areas for construction vehicles, site operatives and visitors, a construction workers travel plan;
- o loading and unloading of plant and materials;
- o storage of plant and materials used in constructing the development;
- o a scheme for the on-site maintenance and repair of plant, equipment and machinery;
- o details of a procedure for wheel washing and vehicle wash down of all construction site traffic leaving the site;
- o details of a procedure for removing debris from the highway at all times;

- o temporary buildings, enclosures and staff facilities;
- o details for the erection and maintenance of security and acoustic hoarding(s);
- o measures to control the emission of dust, smoke, fumes and debris;
- o a method statement for the control of noise and vibrations, including pile driving;
- o contact details for the site manager and a procedure for liaison with the local community.

The approved site specific Construction Method Statement shall be adhered to throughout the construction period for that phase or sub phase of development.

Reason: To reduce the potential impact on the public highway and residential amenity during the site preparation and construction phases of development. In accord with Policies TR1, TR2 and NC3 of the Swindon Borough Local Plan 2026.

35. Construction Environmental Management Plan - Ecological effects

No development shall take place within each phase, until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the local planning authority. The CEMP shall describe and set out measures and good practice to avoid or minimise construction stage ecological effects occurring to habitats and faunal species and shall be in accordance with the approach outlined in the Environmental Statement Chapter 12 'Ecology'. Development shall be carried out in accordance with the approved CEMP method statement.

Reason: To ensure the protection of wildlife and supporting habitat. In accord with Policies EN4, TR1, TR2 and NC3 of the Swindon Borough Local Plan 2026.

36. Waste Audit

No development shall take place in each phase or sub phase of development until a waste audit for that phase has been submitted to and approved in writing by the local planning authority. The waste audit for that phase or sub phase shall include:

- o an assessment of the type and volume of waste that the development process will generate (the development process comprises the construction process and any other operation necessary to bring the development into use);
- o the steps to be taken in the development process to reduce, re-use and recycle waste, reduce the production of hazardous wastes, minimise the use of raw materials, and minimise the pollution potential of unavoidable waste;
- o the steps to be taken to dispose of unavoidable waste in an environmentally acceptable manner;
- o the steps to be taken to ensure maximum waste recovery once the development is completed and occupied; and
- o proposals for the transport of waste created during the development process and subsequent use of the site.

Development shall be carried out in accordance with the approved waste audit.

Reason: To ensure compliance with Policy WSC6 of the Wiltshire and Swindon Waste Core Strategy.

37. Construction and delivery hours to sites during construction

No work, including the waiting of vehicles undertaking deliveries and collections during the construction phases, shall take place outside the following hours:

- o 0730 to 1830 Monday to Friday;
- o 0830 to 1300 Saturdays; and
- o Not at all on Sundays, Bank Holidays and Public Holidays.

In addition there shall be no deliveries and collections during the construction phases between 0800 and 0900 hours and between 1700 to 1800 hours on weekdays (Monday to Friday excluding public holidays).

Reason: To protect residential amenity and highway safety. In accord with Policies TR1, TR2 and NC3 of the Swindon Borough Local Plan 2026.

38. Archaeological mitigation strategy

Before any development commences on a phase or sub-phase, written programmes of archaeological investigation (site specific Written Schemes of Investigation) that shall be in general accordance with the approved Mitigation Strategy will be submitted and approved in writing by the local planning authority. The programme of investigation shall include on-site work and off-site work, provision for analysis, publication and archiving of the results and a timetable for implementation.

The programme of archaeological investigation for that phase or sub-phase shall be carried out in accordance with the approved details.

Reason: The area is known to be of archaeological importance and to ensure that any matters of archaeological interest are investigated and recorded in accordance with Policies EN10 and NC3 of the Swindon Borough Local Plan 2026.

39. Preservation in situ

No development within each phase or sub phase shall take place until any areas of archaeological importance (non-designated) that will be preserved in situ within that phase or sub phase have been identified and details have been submitted to and approved in writing by the local planning authority. Where an area of archaeological importance has been identified to be preserved in situ, no development within this phase or sub-phase shall take place until (i) a method statement for carrying out works of development, and (ii) a heritage management plan to show how the surviving archaeological remains which are to remain in situ are to be preserved, have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure areas of known archaeological importance are preserved in situ and appropriately managed in the long term in accordance with Policies EN10 and NC3 of the Swindon Borough Local Plan 2026.

40. Environment Agency - Floodplain restoration

The development hereby permitted which is located within existing Flood Zone 2 or 3 must not be commenced until such time as a scheme for the restoration of the floodplain to the Liden Brook has been submitted to, and approved in writing, by the local planning authority. The scheme shall be fully implemented and subsequently maintained, in accordance with the scheme's timing/phasing arrangements, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

Reason: This approach is supported by paragraph 163 of the National Planning Policy Framework and adopted policies EN6 and NC3 of the Swindon Borough Local Plan 2026, to ensure there is no increase in flood risk elsewhere.

41. Environment Agency - Compliance with Flood Risk Assessment

The development shall be carried out in accordance with the submitted flood risk assessment (reference 27970/4003/001, dated 8 March 2019 and prepared by Peter Brett Associates) and the Addendum to March 2019 Flood Risk Assessment (reference

27970/4003/TN001, dated 22 August 2019 and prepared by Peter Brett Associates) and the following mitigation measures they detail:

- o No built development located within the post development 0.1% AEP flood extent as shown in drawing number 27970_016_MI013 (dated 13 April 2017 and prepared by Peter Brett Associates); and

- o Finished floor levels shall be set no lower than 300mm above the 1% AEP level including an appropriate allowance for climate change.

These mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the scheme's timing/phasing arrangements. The measures detailed above shall be retained and maintained thereafter throughout the lifetime of the development.

Reason: To reduce the risk of flooding to the proposed development and future occupants, in accordance with paragraph 163 of the National Planning Policy Framework (NPPF) and adopted policies EN6 and NC3 of the Swindon Borough Local Plan 2026.

42. Environment Agency - River crossing details

Development within phases or sub phases that include a main river crossing, must not be commenced until such time as details and design of any main river crossings proposed within that phase or sub phase have been submitted to, and approved in writing, by the local planning authority. Details should demonstrate that the crossings shall not result in a loss of floodplain storage and include soffits raised a minimum of 600mm above the 1% annual exceedance probability (AEP) plus an appropriate allowance for climate change extent, in accordance with the Addendum to March 2019 Flood Risk Assessment (reference 27970/4003/TN001, dated 22 August 2019 and prepared by Peter Brett Associates). The watercourse crossings shall be clear span in design with abutments set back from the top of the bank. The crossings shall be fully implemented and subsequently maintained, in accordance with the scheme's timing/phasing arrangements, or within any other period as may subsequently be agreed, in writing, by the local planning authority.

Reason: To prevent increased risk of flooding by ensuring there are no detrimental impacts to flood storage or flood flow routes as a result of the crossings, in accordance with paragraph 163 of the National Planning Policy Framework (NPPF) and adopted policies EN6 and NC3 of the Swindon Borough Local Plan 2026. Also to ensure that the works are not detrimental to the biodiversity of the watercourse, in accordance with paragraphs 170 and 175 of the National Planning Policy Framework (NPPF) and adopted policies EN4 and NC3 of the Swindon Borough Local Plan 2026.

43. Environment Agency - River corridor survey

Where a phase of development is the first to propose an outfall into a main river (in accordance with Drainage Strategy plan ref: 27970/4005/001 Rev B, contained within the Addendum to March 2019 Flood Risk Assessment), no development shall take place until a River Corridor Survey (RCS) has been undertaken, including recommendations for enhancement of the watercourses where appropriate, has been submitted to, and approved in writing, by the local planning authority. The survey shall be holistic, covering all watercourses within the red line boundary. The recommendations of the survey shall be used to create a site wide watercourse enhancement scheme which will be incorporated into each phase or sub phase of development and implemented prior to first occupation of any dwelling within that phase or sub phase.

Reason: Paragraphs 170 and 175 of the National Planning Policy Framework (NPPF) and adopted policies EN4 and NC3 of the Swindon Borough Local Plan 2026 seek for development to provide net gains for biodiversity.

44. Environment Agency - Ecological buffer zone

No development within any phase or sub phase of development that is within 10 metres of the River Cole and its tributaries shall take place until a scheme for the provision and management of at least a 10 metre wide ecological buffer zone alongside the River Cole and its tributaries has been submitted to, and approved in writing by, the local planning authority. Thereafter the development shall be carried out in accordance with the approved scheme. Any subsequent variations shall be agreed in writing by the local planning authority, in which case the development shall be carried out in accordance with the amended scheme. The buffer zone scheme shall be free from built development including footpaths (with the exception of paths to allow formal watercourse crossings), lighting, domestic gardens, non-native species and formal landscaping; and could form a vital part of green infrastructure provision.

The scheme shall include:

- o Confirmation of the timing of the establishment of the ecological buffer zone
- o Plans to show the extent and layout of the buffer zone
- o Details and locations of habitats to be retained, removed and created
- o Details of any proposed planting scheme (please note that this should include native species only)
- o Details demonstrating how the buffer zone will be protected during development (e.g. Herras fencing) and managed/maintained over the longer term including adequate financial provision and named body responsible for management plus production of detailed management plan.
- o Details of any proposed footpaths and permanent fencing
- o Details of the long term management of the buffer should ensure that the biodiversity net gain is achieved and maintained in perpetuity.

Reason: This condition should be informed by the results of the River Corridor Survey (see condition 43). Land alongside watercourses is particularly valuable for wildlife and it is essential this is protected. Development that encroaches on watercourse and their corridors has a potentially severe impact on their ecological value, and land alongside watercourses is particularly valuable for wildlife and it is essential this is protected. River corridors are natural networks of linked habitat which allow species movement between suitable habitats and promote the expansion of biodiversity (as recognised in Article 10 of the Habitats Directive). In accord with Policies EN4, EN6 and NC3 of the Swindon Borough Local Plan 2026.

45. Environment Agency - Contamination

No development shall commence within each phase or sub phase, until a remediation strategy to deal with the risks associated with contamination of that phase or sub phase in respect of the development hereby permitted, has been submitted to, and approved in writing by, the local planning authority. This strategy will include the following components:

1. A site investigation scheme, based on the preliminary risk assessment to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off-site.
2. The results of the site investigation and the detailed risk assessment referred to in (1) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
3. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (2) are complete and

identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the written consent of the local planning authority. The scheme shall be implemented as approved.

Reason: To ensure that the development does not contribute to, and is not put at unacceptable risk from or adversely affected by, unacceptable levels of water pollution in line with paragraph 170 of the National Planning Policy Framework and adopted policies EN9 and NC3 of the Swindon Borough Local Plan 2026.

46. Strategic Surface Water Management Scheme

Prior to the approval of the first reserved matters, a Strategic Surface Water Management Scheme for the site, in accordance with the approved Addendum to March 2019 Flood Risk Assessment (27970/4003/TN001) dated 22/08/19, shall be submitted to, and approved in writing by the Local Planning Authority. The scheme shall include:

- o Details to demonstrate how the proposed flows from the site will be restricted to 4.67l/s/ha for all events up to and including the 1% AEP + climate change event;
- o Details of how the drainage scheme has been designed to incorporate SuDS techniques to manage water quantity and maintain water quality as set out in the FRA addendum, and in accordance with adopted policy and best practice guidance including the New Eastern Villages SuDS Vision SPD and the SuDS Manual C753;
- o A strategic surface water drainage plan showing the proposed location of the proposed SuDS features;
- o Details of the volumes (including indicative dimensions and indicative cross sections) and proposed construction details of the proposed SuDS measures;
- o Details of how the scheme shall be maintained and managed after completion;
- o Detailed drainage calculations for all rainfall events up to and including the 1 in 100 year plus climate change event to demonstrate that the strategic SuDS features can cater for the critical storm event for its lifetime;
- o The submission of evidence relating to accepted outfalls from the site, particularly from any third party network owners; and
- o Sequencing for implementation in accordance with the approved Phasing Plan (Condition 9).

The detailed Surface Water Management Schemes for each phase or sub phase (as required by condition 48) shall be implemented in accordance with the approved details and timetable.

Reason: To ensure development does not increase the risk of flooding elsewhere; in accordance with Paragraph 155 of the National Planning Policy Framework (NPPF) and Policy EN6 and NC3 of the adopted Swindon Local Plan 2026.

47. Surface Water Management Scheme (Phases)

Prior to the approval of any related reserved matters, a detailed Surface Water Management Scheme for each phase or sub-phase of development, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be in accordance with the details approved as part of the strategic scheme (Condition 46), and include all supporting information as listed in that condition. The scheme shall be implemented in accordance with the approved details and timetable.

Reason: To ensure development does not increase the risk of flooding elsewhere; in accordance with Paragraph 155 of the National Planning Policy Framework and Policies EN6 and NC3 of the adopted Swindon Local Plan 2026.

48. Detailed SuDS Maintenance and Management Plan

No phase or sub phase of development shall be occupied until a surface water drainage maintenance scheme for the surface water infrastructure serving that phase or sub phase, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be in accordance with current best practice and include a timetable for the maintenance and for resolving any defects that arise in future. The scheme shall subsequently be maintained in accordance with the approved details and timetable.

Reason: To ensure the effective implementation and maintenance of drainage features in accordance with Policies EN6 and NC3 of the adopted Swindon Local Plan 2026.

49. Noise

Within each phase or sub phase of development that includes the provision of residential units no development shall commence until a scheme for protecting the proposed the noise-sensitive development from noise shall have been submitted to and approved in writing by the local planning authority. The scheme shall include measures to ensure indoor ambient noise levels comply with the noise levels contained in BS 8233:2014, namely: resting 35 dB LAeq, 16 hour; dining 40 dB LAeq, 16 hour; sleeping 30 dB LAeq, 8 hour; 45 dB LAF, max; and 50 dB LAeq, 16 hour in external amenity spaces. The scheme shall also include details of any measures for mechanical ventilation where the specified internal noise levels in bedrooms and living rooms can only be achieved with windows shut. No residential units shall be occupied in that phase or sub phase until all works which form part of the approved scheme have been completed, a pre-occupation validation noise survey has been undertaken to demonstrate the effectiveness of the measures in reducing external noise to an acceptable level and a certificate of compliance has been submitted to the local planning authority. All works which form part of the approved scheme shall be retained in the approved form thereafter.

Reason: To mitigate harm from nearby noise sources and to ensure the development provides an acceptable living environment for residents. In accord with Policies EN7 and NC3 of the Swindon Borough Local Plan 2026.

50. Noise - Commercial premises

Within 3 months of the occupation of each commercial premises, a BS 4142:2014 (or later versions) assessment should be submitted to the local planning authority that demonstrates the impact of operational noise on nearby residential premises has been mitigated to such an extent that the rating level of any noise source does not exceed 5dB below the background level (LA90), as determined by a BS 4142:2014 assessment.

Reason: In the interests of residential amenity. In accord with Policies EN7 and NC3 of the Swindon Borough Local Plan 2026.

51. Commercial Ventilation

Within each phase or sub phase of development, no development of a non-residential building shall commence unless and until details of all proposed extraction and ventilation systems shall have been submitted to and approved in writing by the local planning authority. The standard achieved shall be nil odour at the nearest residential property. Before the commencement of the first use of the non-residential premises the mitigation measures shall be installed in accordance with the approved details. Mitigation shall be retained in the approved form to achieve the stated standard without modification thereafter.

Reason: In the interests of amenity. In accord with Policies EN7 and NC3 of the Swindon Borough Local Plan 2026.

52. BREEAM (Building Research Establishment Environmental Assessment Method)

No development of a non-residential building shall take place until a pre-assessment BREEAM report - which is based upon an approved BREEAM plan for provision of non-residential buildings - prepared by an accredited BREEAM Assessor, indicating that the building is capable of achieving the applicable 'excellent' rating as a minimum, shall have been issued to the local planning authority. All non-residential buildings shall be constructed to meet the applicable approved BREEAM rating as a minimum. No later than 6 months after the occupation of any non-residential building, a certificate following a post-construction review, shall be issued by an approved BREEAM Assessor to the local planning authority, indicating that the relevant BREEAM rating has been met. In the event that such a rating is replaced by a comparable national measure of sustainability for building design, the equivalent level of measure shall be applicable to the proposed development.

Reason: To ensure that the development is carried out in accordance with sustainable construction standards. In accord with Policies DE2 and NC3 of the Swindon Borough Local Plan 2026.

53. Slab levels

No development shall take place on each phase until full details of the proposed site levels (above ordnance datum), together with the finished floor slab levels of the proposed buildings and structures (including roads, bridges and footpaths), in relation to existing ground levels have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure the finished levels are acceptable in the interests of visual amenity. In accord with Policies DE1 and NC3 of the Swindon Borough Local Plan 2026.

54. Materials

Prior to the commencement of works in connection with each phase or sub phase of development, pursuant to condition 9, details of all external facing materials for that phase or sub phase shall have first been submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall be carried out and retained thereafter in accordance with these approved details.

Reason: To ensure that the appearance of the development is satisfactory. In accord with Policies DE1 and NC3 of the Swindon Borough Local Plan 2026.

55. Lotmead Cottages - Boundary treatments

No development shall commence until details of the boundary treatments/landscaping for the boundary of Lotmead Cottages has been submitted and agreed by the Local Planning Authority.

Reason: In the interests of the amenity of local residents. In accord with Policies DE1 and NC3 of the Swindon Borough Local Plan 2026.

56. Wheelchair Accessible Housing

Not less than 2% (rounded up) of the total residential development shall be provided as Wheelchair User Homes and, as a minimum, meet the standards specified within Part M4 (3) Category 3 of the Building Regulations 2010 (2015 edition). Wheelchair user dwellings provided for sale on the open market should, as a minimum, meet the standards for wheelchair adaptable homes specified within Part M4 (3) (2a) of the Building Regulations 2010 whereby the building 'will allow simple adaptation of the dwelling to meet the needs

of occupants to use wheelchairs'. Homes shall provide ramped access with flush thresholds into all doorways, doorway widths and use of a bathroom, toilet and kitchen at entry level as well as sufficient space to enable internal circulation, through-the-floor lift vertical circulation and for kitchens and bathrooms to be fully adapted in the future for use by wheelchair user occupiers in accordance with a plan or schedule, which shall have first been submitted to and approved in writing by the Local Planning Authority. For wheelchair user homes provided as social or local authority housing, the dwellings should, as a minimum, meet the standards for wheelchair accessible homes specified within Part M4 (3) (2b) of the Building Regulations 2010 whereby the building will 'meet the needs of occupants who use wheelchairs' from the point of completion. Homes shall provide ramped access with flush thresholds into all doorways, doorway widths, space for internal circulation, a fitted through-the-floor lift and a fully adapted bathroom, toilet and kitchen (all at entry level), in accordance with a plan or schedule, which shall have first been submitted to and approved in writing by the Local Planning Authority. These design features and provisions shall be retained for so long as the buildings hereby permitted remain in use as dwelling houses. This requirement shall be implemented as a cumulative total across the site triggered for every 50th dwelling submitted for approval. Wheelchair user homes will be provided as one or two storey dwellings only and meet the current specialist housing need within the Borough.

Reason: for reasons of inclusivity and accessibility. In accord with Policies DE1, HA3 and NC3 of the Swindon Borough Local Plan 2026.

57. Broadband

Broadband for each dwelling or building in non-residential use shall be made available prior to its first occupation.

Reason: To ensure access to appropriate broadband infrastructure in accordance with Policies IN3 and NC3 of the Swindon Borough Local Plan 2026.

58. Waste storage/collection areas

The reserved matters application(s) for each phase or sub phase shall include details of waste storage/collection areas which allow for the convenient storage of waste and unrestricted access at all times. The waste storage/collection areas shall be provided in accordance with the approved details prior to the occupation of each unit and shall be retained thereafter at all times.

Reason: In the interest of amenity. In accord with Policies DE1, IN1 and NC3 of the Swindon Borough Local Plan 2026.

59. Fire hydrants

No development shall commence on each phase or sub phase until a scheme and specification for the provision and location of fire hydrants, to include installation arrangements and the timing of installation, shall have been submitted to and approved in writing by the local planning authority. Development shall take place in accordance with the approved scheme prior to the first occupation of any associated development.

Reason: To reduce the risk from fire in the interest of public safety and local resilience and to enhance the public realm. In accord with Policies DE1, IN1 and NC3 of the Swindon Borough Local Plan 2026.

60. Canal route

No works shall be carried out within phases or sub phases that include the safeguarded canal corridor, as defined by the details approved under Condition 9 (Phasing

Programme), until details have been submitted to and approved in writing by the local planning authority to demonstrate how the canal route will be safeguarded. The safeguarded alignment shall be in broad accordance with the alignment on the illustrative masterplan (PL 146.1-PLA-00-XX-DR-U-0002 S4 Issue P02).

Reason: To ensure the safeguarding of the canal corridor in accordance with Policies EN11 and NC3 of the Swindon Borough Local Plan 2026.

61. Street Lighting and Street Furniture

No development shall commence within each phase or sub phase, until a scheme including the detailed design, specification, external appearance and timing of installation of the street lighting and other street furniture has been submitted to and approved in writing by the local planning authority. The scheme shall include details of the furniture design in each street context and specification and installation between the frontage and the adopted highway. The street lighting and street furniture shall be implemented in accordance with the approved scheme.

Reason: In the interests of highway safety and amenity and to ensure a high quality and consistent design for common structures throughout the NEV. In accord with Policies DE1 and NC3 of the Swindon Borough Local Plan 2026.

62. Thames Water - Waste Water

No properties shall be occupied until confirmation has been provided that either:

1. All wastewater network upgrades required to accommodate the additional flows from the development have been completed; or
2. A housing and infrastructure phasing plan has been submitted and approved to allow additional properties to be occupied. Where a housing and infrastructure phasing plan is agreed, no occupation shall take place other than in accordance with the agreed housing and infrastructure phasing plan.

Reason: Network reinforcement works are likely to be required to accommodate the proposed development. In accord with Policies IN2 and NC3 of the Swindon Borough Local Plan 2026.

63. Thames Water - Potable

No properties shall be occupied until confirmation has been provided that either:- all water network upgrades required to accommodate the additional flows from the development have been completed; or - a housing and infrastructure phasing plan has been agreed with Thames Water to allow additional properties to be occupied. Where a housing and infrastructure phasing plan is agreed no occupation shall take place other than in accordance with the agreed housing and infrastructure phasing plan.

Reason: The development may lead to no / low water pressure and network reinforcement works are anticipated to be necessary to ensure that sufficient capacity is made available to accommodate additional demand anticipated from the new development. In accord with Policies IN2 and NC3 of the Swindon Borough Local Plan 2026.

64. No external storage

No goods or materials of any kind shall be stacked or stored, or processes undertaken outside any unit within the employment, retail, commercial or institutional areas. There shall be no storage of oils, fuels or chemicals on the site other than in storage facilities constructed in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interest public safety and preventing pollution. In accord with Policies EN7 and NC3 of the Swindon Borough Local Plan 2026.

Informatives

1. This decision notice should be read alongside the S106 legal agreement.
2. Thames Water Informative: The proposed development is located within 5m of a strategic water main. Thames Water do NOT permit the building over or construction within 5m, of strategic water mains. No piling shall take place until a piling method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface water infrastructure, and the programme for the works) has been submitted to and approved in writing by Thames Water. Information detailing how the developer intends to divert the asset / align the development, so as to prevent the potential for damage to subsurface potable water infrastructure, must be submitted to and approved in writing by Thames Water. Unrestricted access must be available at all times for the maintenance and repair of the asset during and after the construction works.
3. Environment Agency Informative: This development may require an Environmental Permit from the Environment Agency. The Environmental Permitting (England and Wales) Regulations 2016 require a permit or exemption to be obtained for any activities which will take place: on or within 8 metres of a main river; on or within 8 metres of a flood defence structure or culverted main river; on or within 16 metres of a sea defence; involving quarrying or excavation within 16 metres of any main river, flood defence (including a remote defence) or culvert; in a floodplain more than 8 metres from the river bank, culvert or flood defence structure and you don't already have planning permission. For further guidance please visit <https://www.gov.uk/guidance/flood-risk-activitiesenvironmental-permits> or contact our National Customer Contact Centre on 03708 506 506 (Monday to Friday, 8am to 6pm) or by emailing enquiries@environmentagency.gov.uk. The applicant should not assume that a permit will automatically be forthcoming once planning permission has been granted, and we advise them to consult with us at the earliest opportunity.
4. Street Naming and Numbering In addition to this consent, under the Town Improvement Clauses Act 1847 the applicant is required to contact SBC's Street Naming & Numbering Officer as soon as possible with regard to registering new or changes to the official address of any properties within this development.
5. CIL Liable Development: This development constitutes Community Infrastructure Levy (CIL) liable development. CIL is a mandatory financial charge on development. For more information on CIL visit www.swindon.gov.uk/cil or telephone the SBC CIL Team on 01793 466289 or 466397 or email cil@swindon.gov.uk . To avoid additional financial penalties the requirements of the impact of CIL must be managed before development is commenced and subsequently payment made in accordance with the requirements of the CIL Demand Notice issued. Information on possible exemptions that may be capable of being applied for can be found at: https://www.planningportal.co.uk/info/200126/applications/70/community_infrastructure_levy and <https://www.gov.uk/guidance/community-infrastructure-levy>. CIL remains relevant in the event that planning permission is allowed by Planning Appeal.



Director of Strategic Development

Date: 30th March 2021

Notes

“The Local Planning Authority”, and “the application” referred to within this notice, are described on page 1 of this notice. The conditions have been imposed for the reasons set out within this notice.

In addition to this consent, if this permission results in amendments to or provision of new properties please contact gazetteers@swindon.gov.uk or telephone: 01793 466271 for information and advice regarding the registration of new or revised property addresses. The naming of streets and addressing of properties within the Borough, is controlled by Swindon Borough Council under the Town Improvement Clauses Act 1847. The Act is used to make sure that any new street names, building names and numbers are allocated logically and that a unique and unambiguous address is provided for every property within the Borough.

If the Applicant is aggrieved by the decision of the Local Planning Authority to grant permission for the proposed development with conditions, the applicant may appeal to the Secretary of State in accordance with section 78 of the Town and Country Planning Act 1990, within 12 weeks of the date of the decision. Appeals must be made on a form that is obtainable from the Secretary of State at The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN or alternatively you may appeal online at <https://www.gov.uk/government/organisations/planning-inspectorate>

The Secretary of State can allow a longer period for giving notice of an appeal, but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the Local Planning Authority could not have granted planning permission without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by the Secretary of State.

If the permission to develop land is granted with conditions, the owner of the land may claim that the owner can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner, may serve a purchase notice on the Council. This notice will require the Council to purchase the owner’s interest in the land in accordance with the provision of Chapter I of Part 6 of the Town and Country Planning Act 1990.

