

Swindon Borough Council

Authority Monitoring Report 2024-2025

Swindon Borough Council

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1. Background

- 1.1. Local planning authorities have a duty to monitor and publish information annually in the form of an Authority Monitoring Report.
- 1.2. Through monitoring the indicators of the adopted Local Plan, local authorities can establish how effectively policies are being implemented. This can then be used to inform whether policies need reviewing and if there is a need to undertake a partial or full update of the Local Plan.
- 1.3. This Authority Monitoring Report reviews the performance of policies within the Swindon Borough Local Plan 2026 which was adopted in 2015. Monitoring has been undertaken for the period 1st April 2024 to 31st March 2025, although information covering other periods has been reported where it provides useful context.
- 1.4. This Authority Monitoring Report focuses primarily on policy indicators related to housing, development management, employment, and retail. This is where the most monitoring data is available and accessible for the period.
- 1.5. This report is therefore structured around these central policy indicator themes followed by a summary of what has been found:
 - Housing
 - Managing development
 - Employment
 - Retail

2. Policy Indicators

2.1. Housing

Housing Land Supply

- 2.1.1. The Swindon Borough Local Plan 2026 was adopted on 26th March 2015. As part of the Local Plan's strategic planning policies for the Borough, Policy SD2: The Sustainable Development Strategy establishes a housing requirement for the Borough. It set an ambitious requirement of delivering 22,000 homes over the plan period from 2011 to 2026. The requirement was stepped with a target of 1,150 dwellings per year for the period 2011 to 2016 and 1,625 dwellings per year for the period 2016 to 2026.
- 2.1.2. Since the Local Plan 2026 was adopted more than five years ago, the Borough's annual housing requirement has instead been calculated through the 'standard method', as directed by the National Planning Policy Framework (2024, Para 78) and Planning Practice Guidance (PPG). The 'standard method' calculation reached a local housing need figure of 1,195 dwellings per year (once adjusted for the latest affordability figures)¹.
- 2.1.3. Policy SD2 requires the Council to monitor the number of dwellings completed by location and strategic allocations with the target of 22,000 dwellings to be delivered over the plan period. Information on the total number of dwellings delivered since the start of the plan period is unavailable, but monitoring of housing completions has been undertaken for the period 1st April 2024 to 31st March 2025. It was found that there were **892** net housing completions during this period. The table below shows the breakdown of net completions by windfall and strategic allocations.

¹ Swindon Local Housing Needs Assessment Overall Housing Need Update Annex 2025

Table 1: Net housing completions for windfall and strategic allocations, 2024-25		
Windfall	Strategic allocations	
491	Wichelstowe	261
	Kingsdown	0
	Commonhead/ Badbury Park	66
	NEV – South Marston extension and Rowborough	0
	NEV – Great Stall West	0
	NEV – Great Stall East	0
	NEV – Lotmead	0
	NEV – Redlands	74
	NEV – Foxbridge	0
	Total:	401

2.1.4. As required under Policy SD2, a Housing Trajectory has been produced which establishes past annual dwelling completions and projected future completions for the Borough set against the annual local housing requirement of 1,195 dwellings.² The trajectory has been based upon our housing monitoring work, our assumptions of lead-in times and build-out rates for sites, and from communication with Development Management colleagues and housing developers/ agents.

² See Appendix i.

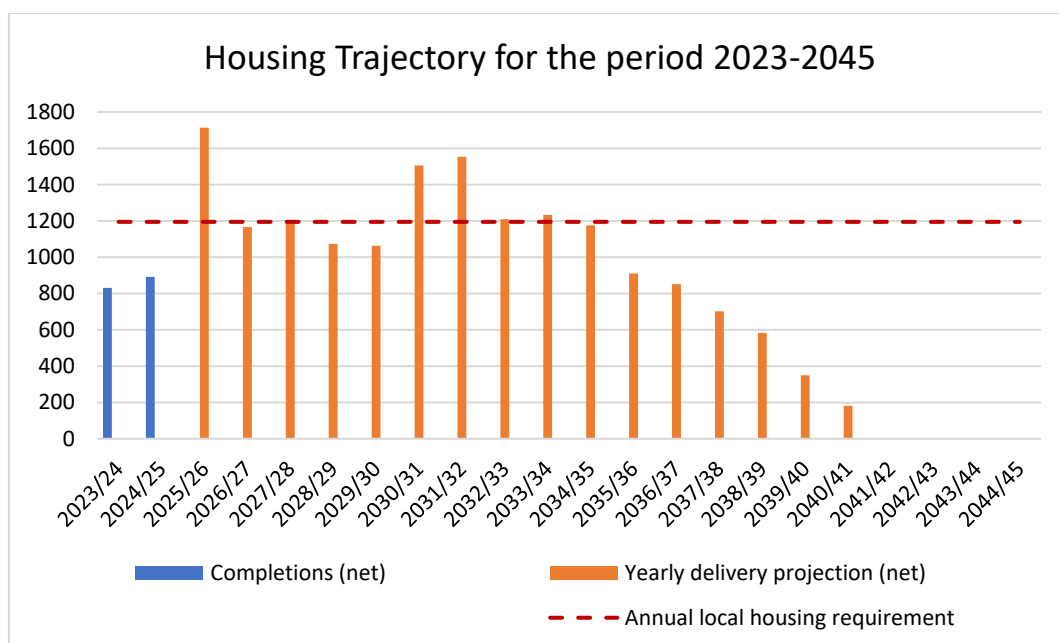


Figure 1: Housing trajectory showing annual net completions and net yearly delivery projections for the period 2023 to 2045

2.1.5. Policy SD2 further expects the Council to keep account of housing land available that contributes to the five-year housing land supply. As such, a five-year housing land supply statement for the period 1st April 2025 to 31st March 2030 has been produced. It states that for this period the Borough has a five-year housing land supply position of **4.90 years** with an anticipated housing land supply of 6,146 dwellings.³

³ Swindon Borough Council, *Five-year housing land supply statement (2025 to 2030)*, (July 2025)

Table 2: Housing land supply policy indicators			
Indicator	Policy	Target	Outcome
Number of dwellings completed by location and strategic allocations.	SD2	Provide 22,000 dwellings over the plan period.	Information on the number of dwellings delivered since the start of the plan period at the strategic allocations is available in the next section.
Housing Trajectory showing: i) Annual dwelling completions ii) Projected dwellings over the phased periods iii) Annual new additional dwellings requirement iv) Annual average no. of additional dwellings required to meet housing targets.	SD2	No specific target	✓ Produced Housing Trajectory
Amount of housing land available that contributes to the 5-year housing land supply	SD2	Provide 5-year housing land supply of deliverable sites	✗

Strategic allocations

2.1.6. As part of Policy SD2's ambition for 22,000 dwellings to be delivered over the plan period, it set particular targets for each of the strategic allocations in terms of dwellings and employment land to be completed. These targets are also set out in the policies for New Communities (NC1, NC2, NC3, NC4, NC5). The delivery targets are as follows:

- Wichelstowe – 4,064 dwellings; 12.5 hectares of employment land
- Commonhead/ Badbury Park – 890 dwellings; 15 hectares of employment land
- New Eastern Villages – 6,000 dwellings south of A420; 1,500 dwellings at Rowborough; 500 dwellings at South Marston; 40 hectares of employment land
- Tadpole Farm – 1,695 dwellings; 5 hectares of employment land
- Kingsdown – 1,650 dwellings

2.1.7. Policy SD2 and the New Communities policies require the Council to monitor the number of houses and amount of employment land delivered in each of the strategic allocations since the start of the plan period. The available data on housing delivery is presented in the table below.

Table 3: Houses delivered at strategic allocations since the start of the plan period		
Policy	Strategic allocation	Completed dwellings 2012/13 – 2024/25
NC1	Wichelstowe	1,443
NC2	Commonhead/ Badbury Park	1,242
NC3	New Eastern Villages – south of A420	151
NC3	New Eastern Villages – Rowborough	0
NC3	New Eastern Villages – South Marston	0
NC4	Tadpole Farm	Completed
NC5	Kingsdown	0

2.1.8. Since the start of the plan period, some of the strategic allocations have seen significant progression, notably Tadpole Farm which has been completed and

Commonhead/ Badbury Park where the target of 890 dwellings set out in Policy NC2 has been surpassed. Wichelstowe has seen considerable development. It is expected that further dwellings will come forward through Reserved Matters permissions and from a new outline permission coming forward.⁴

2.1.9. In the area south of the A420 in the New Eastern Villages, some sites have remained as allocations (e.g. Great Stall West, Upper Lotmead), while others have only outline consent (e.g. Great Stall East, Foxbridge North and South). Redlands is the first site south of the A420 that has seen dwelling completions and significant construction. Further dwellings are anticipated to be built out at Redlands in the next few years. In South Marston and Rowborough, some Reserved Matters permissions have come forward with the expectation that dwellings will begin to be built out. At Kingsdown, too, the site remains an allocation with outline permissions pending.⁵

2.1.10. Policies NC1, NC3 and NC5 further establish several non-coalescence areas between strategic allocations and existing settlements in order to protect the character and identity of these settlements. These policies stipulate that this land should remain part of the countryside. Small-scale development will however be permitted where it retains or enhances the character of the countryside; involves the re-use, conversion or extension of existing buildings; or will fulfil the social or economic needs of the rural community.

2.1.11. Five permissions have been granted in the monitoring year for employment land and housing that are in non-coalescence areas. The permissions are in line with policies NC1, NC3 and NC5, as they involve the re-use of existing buildings,

⁴ From communication with developers at Wichelstowe, the Council was advised that the outline remainder will not be achieved through the current outline consent (S/13/1524), as the permission has lapsed. The remaining units will be delivered under a new outline consent however.

⁵ Further information on the anticipated delivery of dwellings at the strategic allocations can be found in the SBC's *Five-year housing land supply statement (2025 to 2030)* and SBC's *Five-year housing land supply annexes (2025 to 2030)*.

are on brownfield land, or are judged to be of a benefit to the local community. Information on development granted not involving housing or employment land is not available. The five permissions are listed in the table below.

Table 4: Permissions granted for housing and employment land in non-coalescence areas, 2024-25		
Site address	RM/ Full/ Prior Approval Ref	Development proposal
Lindseys Yard, Turnpike Road, Blunsdon, Swindon, SN26 7AE	S/22/1724	Erection of 5 No. Self-build dwellings (Class C3) and associated works
Check Inn, 79 Woodland View, Wroughton, Swindon	S/24/1170	Change of use of Public House to 5no dwellings (Class C3) with the erection of a two storey extension and demolition of part of single storey extension with associated works.
Check Inn, 79 Woodland View, Wroughton, Swindon	S/24/1333	Erection of 5no. office units (Class E(c)) and 5no storage units (Class B8) and associated works.
Horpit Farm, Horpit, Wanborough, Swindon	S/PAG2R/21/0586	Prior Approvals application for the change of use of 1no. agricultural barn to 1no. dwelling (Class C3) with associated demolition and building works.
Honeyfield Farm, The Marsh, Wanborough, Swindon, SN4 0AR	S/PAOTH/23/1476	Prior Approvals Notification for the change of use of an agricultural building to residential (Class Q).

2.1.12. Policy NC2 further stipulates that the area between Coate Water Country Park and Commonhead/ Badbury Park will be protected from development to preserve the setting of Coate Water. For the monitoring year 2024-25, it was found that no permissions for housing or employment land were granted in this area.

Table 5: Strategic allocations policy indicators			
Indicator	Policy	Target	Outcome for the whole plan period
Quantum of houses and employment land delivered at Wichelstowe since the start of the plan period	NC1, SD2	Delivery of 4,064 dwellings	✗ 1,443 dwellings delivered to date
		Delivery of 40dph	Information is unavailable.
		Delivery of 12.5 ha of employment land	Information is unavailable.
		Delivery of key infrastructure items in accordance with the IDP.	Information is unavailable.
		No development permitted within the non-coalescence area unless in accordance with policy.	✓ Permissions accord with the policy.
Quantum of houses and employment land delivered at Commonhead since the start of the plan period	NC2, SD2	Delivery of 890 dwellings	✓ 1,242 dwellings delivered to date
		Delivery of 15 ha of employment land	Information is unavailable.
		Delivery of key infrastructure items in accordance with the IDP.	Information is unavailable.
		No development in the area preserving the setting of Coate Water unless in accordance with the policy.	✓ No permissions granted in this area.
Quantum of houses and employment land delivered at Eastern Villages since the start of the plan period	NC3, SD2	Delivery of 6,000 dwellings south of the A420	✗ 151 dwellings delivered to date
		Delivery of 1,500 dwellings at Rowborough	✗ 0 dwellings delivered to date
		Delivery of 500 dwellings at South Marston	✗ 0 dwellings delivered to date

		Delivery of 40 ha of employment land	Information is unavailable.
		Delivery of 12,000m ² retail floorspace	Information is unavailable.
		Delivery of key infrastructure items in accordance with the IDP.	Information is unavailable.
		No development within the non-coalescence area unless in accordance with the policy.	✓ Permissions accord with the policy.
Quantum of houses and employment land delivered at Tadpole Farm since the start of the plan period.	NC4, SD2	Delivery of 1,695 dwellings	✓ Completed.
		Delivery of 5 ha of employment land	Information is unavailable.
		Delivery of key infrastructure items in accordance with the IDP.	Information is unavailable.
Quantum of houses and employment land delivered at Kingsdown since the start of the plan period.	NC5, SD2	Delivery of 1,650 dwellings	✗ 0 dwellings delivered to date
		Delivery of key infrastructure items in accordance with the IDP.	Information is unavailable.
		No development within the non-coalescence area unless in accordance with the policy.	✓ Permissions accord with the policy.

Housing and Accommodation provision

2.1.13. Policy HA1 seeks to address local housing needs identified in the Swindon Strategic Housing Market Assessment (2011).

2.1.14. The Swindon Strategic Housing Market Assessment (2011) made a series of recommendations to address the Borough's current and future housing needs.

The following are headline recommendations:

- The type and mix of new housing can play a role in improving the physical environment. Building more prestigious homes in Swindon and building high quality landmark schemes in the town centre can contribute towards Swindon becoming a 'destination of choice'.
- Forecasts of future demand and need for housing suggests growth in one-person households and thus a greater need for one-bed and two-bedroom properties. But, it is essential that there is a mix of housing that reflects the needs and aspirations of residents. A growing population of older people and the needs of younger families need to be met.
- Increase the supply of affordable housing in the rural wards of Ridgeway and Blunsdon where the current supply is most limited and housing is least affordable.

2.1.15. From this evidence base, Policy HA1 asserts that housing development should be design-led with the choice of densities, house types and sizes taking account of the character of the surrounding area.

2.1.16. Annual net housing completions for 2024/25 have been monitored by ward as part of the monitoring indicators for Policy HA1. These include the demolition of dwellings in 2024/25 as well as completions. These are displayed on the map and table below.

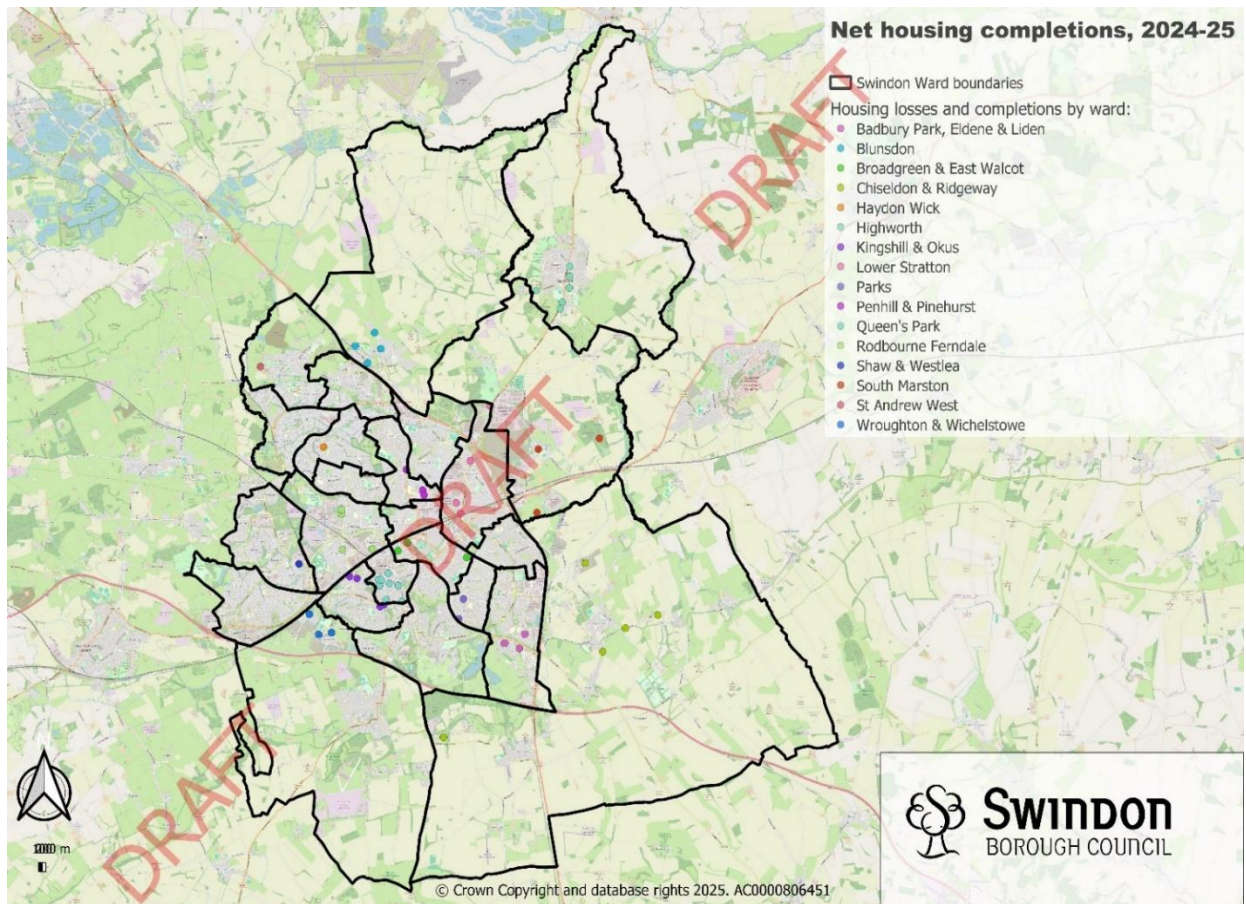


Figure 2: Map of net housing completions by ward, 2024-25

Table 6: Net housing completions by ward, 2024-25		
Ward	Windfall	Strategic
Badbury Park, Eldene and Liden	38	66
Blunsdon	38	0
Broadgreen & East Walcot	159	0
Chiseldon & Ridgeway	53	70
Covingham & Nythe	0	0
Croft & Lawn	0	0
Gorse Hill	0	0
Haydon Wick	-1	0
Highworth	15	0
Kingshill & Okus	1	0
Lower Stratton	65	0
Lydiard, Freshbrook & Toothill	0	0
Parks	5	0
Penhill & Pinehurst	97	0
Queen's Park	5	0
Rodbourne Cheney	0	0
Rodbourne Ferndale	12	0
Shaw & Westlea	3	0
South Marston	0	4
St Andrews East	0	0
St Andrews West	1	0
Upper Stratton	0	0
Wroughton & Wichelstowe	0	261
Total	491	401

2.1.17. As the Swindon Strategic Housing Market Assessment does not give particular recommendations for housing by ward apart from for affordable housing, it is difficult to know if these figures align with Policy HA1. The Council will consider how this policy indicator can be monitored in the future.

2.1.18. Policy HA1 also highlights the contribution that self-build homes can make to the mix and type of development in large development proposals. Information is unavailable for the quantum of self-build homes that contribute to large development proposals for our monitoring period. However, under the Self-Build and Custom Housebuilding Act 2015, the Council is required to keep a

register of individuals and groups who are seeking to acquire serviced plots for their own self-build and custom housebuilding. The last reporting period was from 31st October 2023 to 30th October 2024 which is outside of our monitoring year but it does provide useful context for the self-build and custom housebuilding provision in the Borough.⁶ For this reporting period, there were 134 individuals and 2 groups on the Self-Build & Custom-Build Register and 8 serviced plots were granted permission from October 2023-2024.

2.1.19. Policy HA2 sets requirements for the provision of affordable housing. It stipulates that for developments of 15 homes or more, or on sites larger than 0.5 hectares, a target of 30% affordable homes should be provided on-site, or a contribution should be given towards affordable homes off-site where on-site affordable homes are not suitable. A review of housing permissions granted for 15 or more dwellings between 1st April 2024 to 31st March 2025 and the amount of affordable housing provided is shown in the table below.

Table 7: Percentage of permissions for 15 or more dwellings providing 30% affordable housing, 2024-25					
	30% affordable housing	Off-site contribution	Less than 30% affordable housing	No affordable housing⁷	Prior Approvals with no affordable housing⁸
Number of permissions	7	1	3	1	3
Percentage of total permissions	46.7%	6.7%	20%	6.7%	20%

⁶ This aligns with the most recent completed base period as described by the Self-Build and Custom Housebuilding Act 2015.

⁷ Application Ref: S/RES/23/1007. The applicant provided a financial appraisal demonstrating that the scheme would be unviable if affordable housing was provided.

⁸ Under the Town and Country Planning (General Permitted Development) (England) Order 2015, development consisting of a change of use of a building from offices to dwellings must accord with a number of criteria outlined under the Order. A requirement for affordable housing is not included in the Order.

2.1.20. Policy HA3 requires that development proposals of 50 dwellings or more should provide at least 2% of the dwellings to be suitable for occupation by wheelchair users. Information for this policy indicator is unavailable for the monitoring year 2024/25. The Council will consider how to monitor this aspect in the future.

2.1.21. Policy HA4 sets out particular criteria for the subdivision of dwellings into flats and for Houses in Multiple Occupation (HMOs). It ensures that permissions will only be granted where there is adequate internal floorspace; where room sizes accord with the Council's residential space standards; and the character, amenity and parking of the area is not adversely affected. Further, in order to promote balanced communities, HMOs will only be permitted where it would not lead to an unacceptable concentration of HMOs in any given area.

2.1.22. In the monitoring year 2024/25, **16 permissions** were granted for HMOs.⁹ From a review of all applications for HMOs, one application (S/23/1345) was refused on the basis that it did not meet parking and cycling standards under Policy HA4.

2.1.23. From dividing up these HMO permissions by ward, it is clear that there were considerably more permissions granted in Queen's Park ward compared with the other wards.

Table 8: HMO permissions by ward, 2024-25	
Ward	Number of HMO permissions 2024-25
Queen's Park	6
Haydon Wick	1
Kingshill & Okus	2
Broadgreen & East Walcot	2
Badbury Park, Eldene & Liden	1
Parks	1

⁹ See Appendix ii.

Gorse Hill	2
Upper Stratton	1
Total	16

2.1.24. From a review of the permissions granted in 2024/25, it is evident that certain types of houses and locations are more prone to dwelling conversions into HMOs. There is a trend towards Victorian terraced houses becoming HMOs, likely because they are easier to subdivide. Dwellings on main roads are also more likely to become HMOs, probably because they are less attractive to families and more attractive for buy-to-let schemes.

2.1.25. Policy HA5 sets out policy on rural exception sites. The Glossary of the NPPF (2024) defines rural exception sites as follows:

‘Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. A proportion of market homes may be allowed on the site at the local planning authority’s discretion, for example where essential to enable the delivery of affordable units without grant funding.’

2.1.26. Policy HA5 states that housing development in rural exception sites will be permitted where they meet the following criteria:

- No other suitable sites are available in the settlement boundary;
- The housing shall remain affordable in perpetuity to people with a local connection;
- There is evidence of local need;
- The proposal is appropriate in scale and style taking into account landscape and settlement character and site characteristics;
- Environmentally sensitive sites such as SSSIs are not affected;
- It follows good design principles;

- An option with the landowner is secured at an early stage in the development process to ensure the scheme can proceed.

2.1.27. Permissions granted in 2024/25 were first filtered based on whether they lay in the countryside (located outside of the Swindon Urban Area and the Rural Settlement boundaries). Permissions were then filtered based on whether they were small sites i.e. minor developments. From a review of these permissions, it was found that no permissions were granted for rural exception sites.

2.1.28. Policy HA6 establishes the policy for agricultural workers' dwellings. Policy HA6 does not provide a definition for agricultural workers' dwellings, but it establishes certain requirements for planning permission to be granted for these dwellings. These are as follows:

- An independent appraisal is submitted with the application demonstrating the functional need for the proposed dwelling;
- The size of the proposed dwelling is appropriate for its functional need;
- A financial test is submitted to demonstrate the viability of the business;
- The dwelling cannot be provided by adapting an existing building on the holding;
- The proposed dwelling is located within or adjacent to the existing farm buildings;
- The design of the building is in harmony with the landscape character and appearance of the countryside;
- Occupancy is limited by way of a planning condition or obligation.

2.1.29. From a review of permissions granted for dwellings within and adjacent to farms in 2024/25, there have been no permissions granted for agricultural workers' dwellings in this monitoring year.

2.1.30. Policy HA7 supports the conversion of buildings to residential use in the countryside provided that they comply with the following criteria:

- The building is worthy of retention, structurally sound and capable of conversion;
- The conversion is in keeping with the original character of the building, of adjacent buildings, and of the landscape character;
- The number of units and density is appropriate for the building's location;
- The building shall have an existing curtilage or a curtilage can be created which does not adversely affect the landscape character;
- Utilities can be provided and the building has access to a road.

2.1.31. Applications in the 'countryside' are those located outside of the Swindon Urban Area boundary and Rural Settlement boundaries. Of the seven permissions granted in the monitoring year 2024/25 for the conversion of buildings to residential use in the countryside, it was found that five permissions accorded with the criteria of Policy HA7. The remaining two permissions did not need to satisfy Policy HA7's criteria as they are Prior Approvals.¹⁰ The permissions are listed in the table below.

¹⁰ Under the Town and Country Planning (General Permitted Development) (England) Order 2015, development consisting of a change of use of a building from Class E (Commercial, Business and Service) to dwellings must accord with a number of criteria outlined under the Order. The criteria set out in Policy HA7 is not a requirement of the Order.

Table 9: Permissions granted for the conversion of buildings to residential use in the countryside, 2024-25		
Site address	RM/ Full/ Prior Approval Ref	Development proposal
Burderop Park House, Burderop Park, Wroughton, Swindon	S/23/1507	Erection of 6no. additional dwellings. Variation of Conditions 2 and 18 from Planning Permission S/21/1126.
Burderop Cottage, Hodson Road, Chiseldon, Swindon	S/22/1170	Change of use of the Stable Block to 1no. residential dwellings (Use Class C3), together with associated infrastructure and landscaping.
Check Inn, 79 Woodland View, Wroughton, Swindon	S/24/1170	Change of use of Public House to 5no dwellings (Class C3) with the erection of a two storey extension and demolition of part of single storey extension with associated works.
Burton Grove Farm, Highworth Road, South Marston, Swindon	S/24/1430	Change of use of swimming pool building to 2no. dwellings.
Starveal Barn, Coleshill Road, Highworth, Swindon	S/24/0937	Alteration, conversion and partial demolition of existing barns to provide 1 no. dwelling and associated ancillary development. Variation of condition 2 (Plans) from previous application S/24/0036.
Westgate Nursery School, 82 Cricklade Road, Highworth, Swindon	S/PAOTH/24/0458	Prior Approvals application for the change of use from Childrens Nursery to residential (Class C3).
Honeyfield Farm, The Marsh, Wanborough, Swindon, SN4 0AR	S/PAOTH/23/1476	Prior Approvals Notification for the change of use of an agricultural building to residential (Class Q).

2.1.32. Policy HA8 details policy on gypsies', travellers' and travelling showpeople's pitches and sites. It asserts an ambition that over the plan period, 17 additional gypsy and traveller residential pitches and one travelling showpeople site will be provided. The Gypsy, Traveller, and Travelling Showpeople Accommodation Needs Assessment (December 2024) gives some context on the quantum of

pitches and yards in the Borough in the monitoring year. It reported that in the summer of 2024, there were 37 local authority managed pitches; 14 pitches on 7 privately owned sites; 20 transit pitches; and 4 plots on an authorised private yard for Travelling Showpeople.

2.1.33. Policy HA8 states that development for gypsies, travellers and travelling showpeople will be permitted provided that the site follows certain requirements. In the monitoring year 2024-25, **one permission** was granted for a gypsy and traveller site with **two pitches** on appeal.¹¹ The inspector found that the new gypsy and traveller site aligned with the criteria set out in Policy HA8. In 2024/25, one application for 12 pitches was refused on the basis that it did not align with the criteria stated in Policy HA8.¹²

Table 10: Housing and Accommodation provision policy indicators				
Indicator		Policy	Target	Outcome
The annual number of housing completions by:	Ward	HA1	To reflect the housing needs as identified within the Swindon Strategic Housing Market Assessment	Produced list of net completions by ward.
	Type	HA1	To reflect the housing needs as identified within the Swindon Strategic Housing Market Assessment	Information is unavailable.
	Density	HA1	To reflect the housing needs as identified within the Swindon Strategic Housing Market Assessment	Information is unavailable.

¹¹ Application Ref.: S/24/0634

¹² Application Ref.: S/23/1500

Percentage of granted planning permissions for sites of 15 or more or sites larger than 0.5 ha with 30% providing affordable housing.	HA2	All planning permissions for sites of 15 or more dwellings or sites larger than 0.5 ha with 30% or more affordable housing unless in accordance with the policy.	✘
Provision of wheelchair accessible housing provided on sites of 50 or more dwellings.	HA3	2% of dwellings for proposals over 50 dwellings.	Information is unavailable.
Number of HMOs permitted	HA4	All HMOs permitted in accordance with the policy.	✓
Number of permitted schemes for rural housing	HA5	All permissions granted for rural exceptions are in accordance with the policy.	✓ No permissions granted.
Number of permitted schemes for agricultural workers	HA6	All permissions granted for agricultural workers' dwellings are in accordance with the policy.	✓ No permissions granted.
Number of permitted schemes for conversions of buildings to residential use in the countryside	HA7	All permissions granted for conversions of buildings to residential use in the countryside are in accordance with the policy.	✓
Net additional pitches (gypsy and traveller)	HA8	Provision of 17 gypsy and traveller residential pitched and one travelling showpeople site.	Information is unavailable for plan period. In 2024/25, 2 pitches were granted planning permission.
Number of permitted pitches/ schemes	HA8	All permissions granted for pitches or sites for gypsies, travellers and travelling showpeople are in accordance with the policy.	✓ 1 permission granted in 2024/25. It accords with policy.

2.2. Managing Development

- 2.2.1. Policy SD3 considers how development proposals and significant development areas will be managed by the Council.
- 2.2.2. First and foremost, it states that the Council will take a positive approach to development to reflect the presumption in favour of sustainable development. This marks a commitment by the Council to work proactively and jointly with applicants on development proposals; and to approve planning applications that are in accordance with Local Plan policies without delay.
- 2.2.3. Several of the indicators of Policy SD3 therefore focus on whether the Council is determining planning applications within statutory time limits. Article 34 of The Town and Country Planning (Development Management Procedure) (England) Order 2015 sets these statutory time limits. The Order states that local planning authorities must determine applications for major development in 13 weeks and applications for minor development in 8 weeks.¹³
- 2.2.4. From 1st April 2024 to 31st March 2025, the number and percentage of major and minor applications were monitored.

Table 11: Number and percentage of applications determined in statutory time limits, 2024-25			
	Total applications determined	Number determined in statutory time limits	Percentage determined in statutory time limits
Major	48	5	10%
Minor	237	91	38%

- 2.2.5. Policy SD3 also requires the Council to monitor the proportion of major decisions overturned at appeal out of all major development decisions. This is a

¹³ The Town and Country Planning (Development Management Procedure) (England) Order 2015, Article 34

metric for assessing the quality of decisions made by local planning authorities.¹⁴ For the monitoring year 2024/25, there were no major decisions overturned at appeal, indicating the high quality of decisions made by Swindon Borough Council in the monitoring period.

- 2.2.6. Policy SD3 further seeks to ensure that the design of ‘significant development areas’ is well-managed. ‘Significant development areas’ is interpreted as major development at the strategic sites set out in the Local Plan’s Sustainable Development Strategy (SD2). In managing the design of these areas, Policy SD3 expects that following outline permission being granted, detailed design submissions including reserved matters applications should be led by an overarching design approach set out in design codes and/ or framework plans or an alternative mechanism. In accordance with Policy SD3, the submission of design codes has been requested for all large residential schemes.
- 2.2.7. The production of SPDs for the Eastern Villages and South Marston is another policy indicator of Policy SD3. Several SPDs have been produced for the New Eastern Villages related to planning obligations, a Framework Travel Plan, green infrastructure, a bridge vision, Sustainable Drainage (SUDs). SPDs have not been produced for South Marston.
- 2.2.8. Policy SD3 also looks to encourage Diversity Impact Assessments and Health Impact Assessments to be submitted for major development at all ‘significant development areas’.

¹⁴ Section 62B of the Town and Country Planning Act 1990 permits the Secretary of State to designate local planning authorities that “are not adequately performing their function of determining applications” when assessed against criteria. These criteria relate to the speed of decisions made by local planning authorities and the quality of decisions made by the local planning authority.

Table 12: Managing Development policy indicators			
Indicator	Policy	Target	Outcome
Percentage of major applications determined in 13 weeks	SD3	At least 60% of major applications determined within 13 weeks (national target)	✗
Percentage of minor applications determined in 8 weeks	SD3	At least 65% of minor applications determined in 8 weeks (national target)	✗
Number of major appeal decisions allowed as a percentage of total planning decisions on major planning applications	SD3	No more than 20% of major decisions overturned at appeal (national target)	✓ No major appeals
Production of a Master Plan and/or Design Codes	SD3	Positive progress towards formulation of Master Plans and/or Design Codes.	✓
The percentage of applications that are accompanied with a Diversity Impact Assessment / Health Impact Assessment	SD3	All significant development should be accompanied by a Diversity Impact Assessment / Health Impact Assessment	Information is unavailable.
Production of Eastern Villages and South Marston SPDs	SD3	Formulation of SPDs in accordance with the Local Development Scheme.	SPDs have been produced for NEV, not for South Marston.

2.3. Employment

Employment Land Supply

- 2.3.1. The Local Plan 2026 seeks to promote economic growth in the Borough through the delivery of employment land. Policy SD2: The Sustainable Development Strategy of the Local Plan endeavours for 119.5 hectares of employment land to be delivered during the plan period of which 42 hectares are extant permissions and existing allocations carried forward and 77.5 hectares are additional employment land. Policy SD2 sets out the expected location and required floorspace of this additional employment land. This is not something that has been monitored annually, and so this information is not available. The Council will consider how this policy indicator can be monitored in the future.
- 2.3.2. Policy EC2 of the Local Plan 2026 also relates to employment land. It looks to retain and encourage employment land and premises (B-use classes) particularly in the Key Employment Areas set out in the Local Plan.¹⁵ Much like Policy SD2, one of the indicators for this policy is to monitor quantum change in different employment land.
- 2.3.3. The most recent monitoring was undertaken in 2023-24 as part of the Swindon Employment Needs and Land Supply Study.¹⁶ The study reviewed and monitored permissions for employment land, including completed sites and permissions under construction. Although this data is from outside our monitoring year, it provides some context for the Borough's employment land supply. The study reported that in 2023/24, there would be a substantial loss of

¹⁵ Following the enacting of the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020, the Use Classes Order has been altered, including the B-Use classes used for employment land. Offices (formerly B1a), Research and development of products or processes (R&D) (B1b), any industrial process (B1c) now come under Class E. Industrial (B2) and Storage and distribution (B8) have remained the same.

¹⁶ ICENI Projects, *Swindon Employment Needs and Land Supply Statement* (Published March 2025).

office space and losses in industrial and warehousing space from these permissions.

2.3.4. Permissions granted in the monitoring year 2024-25 provide some indication of the potential employment land supply coming forward in the near future. From 1st April 2024 to 31st March 2025, **31 permissions** were granted for sites related to employment land.¹⁷ These include the substantial Reserved Matters permissions granted for the redevelopment of the former Honda site by Panattoni. The table below shows the anticipated total loss or gain of employment floorspace from these permissions if all are implemented. The anticipated employment land area has been calculated using the following standard plot ratios:

- Offices and Research & Development (E(g)(i)/ E(g)(ii) – 60% of the plot is taken up of floorspace
- Industrial and Warehousing (E(g)(iii)/ B2/ B8) – 40% of the plot is taken up by floorspace¹⁸

Table 13: Potential quantum net change in employment land for permissions granted if all come forward, 2024-25						
	E(g)(i) (formerly B1a)	E(g)(ii) (formerly B1b)	E(g)(iii) (formerly B1c)	B2	B8	Flexible use
Floorspace (sqm)	-10,612.1	0	-109	-6,122	27,711	828.48
Land (ha)	-1.77	0	0.03	-1.53	6.93	0.71

2.3.5. If all these permissions are implemented, this would result in a loss of office and B2 employment land, but a considerable gain in warehouse land primarily due to the Reserved Matters permissions granted at the former Honda site.

¹⁷ Permissions are listed in Appendix iii.

¹⁸ These plot ratio assumptions have been taken from ICENI Projects, *Swindon Employment Needs and Land Supply Statement* (Published March 2025).

2.3.6. Policy EC2 also looks to concentrate office development in the Central Area. It states that proposals for office development over 1000m² gross floorspace outside of the Central Area will only be permitted where they are not shown to harm the regeneration of the Central Area and where a sequential approach to site selection has been used. For the monitoring year 2024/25, there were no permissions granted for offices of over 1000m² outside of the Central Area.

2.3.7. Policy EC4 dictates the Borough's policy on the conversion of buildings to employment use in the countryside. To monitor this policy, Policy EC4 requires the Council to record the number of permissions granted for employment in the countryside. It sets a target for the Council that all permitted conversions of buildings in the countryside (open land located outside of the Rural Settlement boundaries and Swindon's Urban Area boundary) to employment use should accord with Policy EC4. The map below shows that the majority of employment land permissions were granted for sites within the Swindon Urban Area.

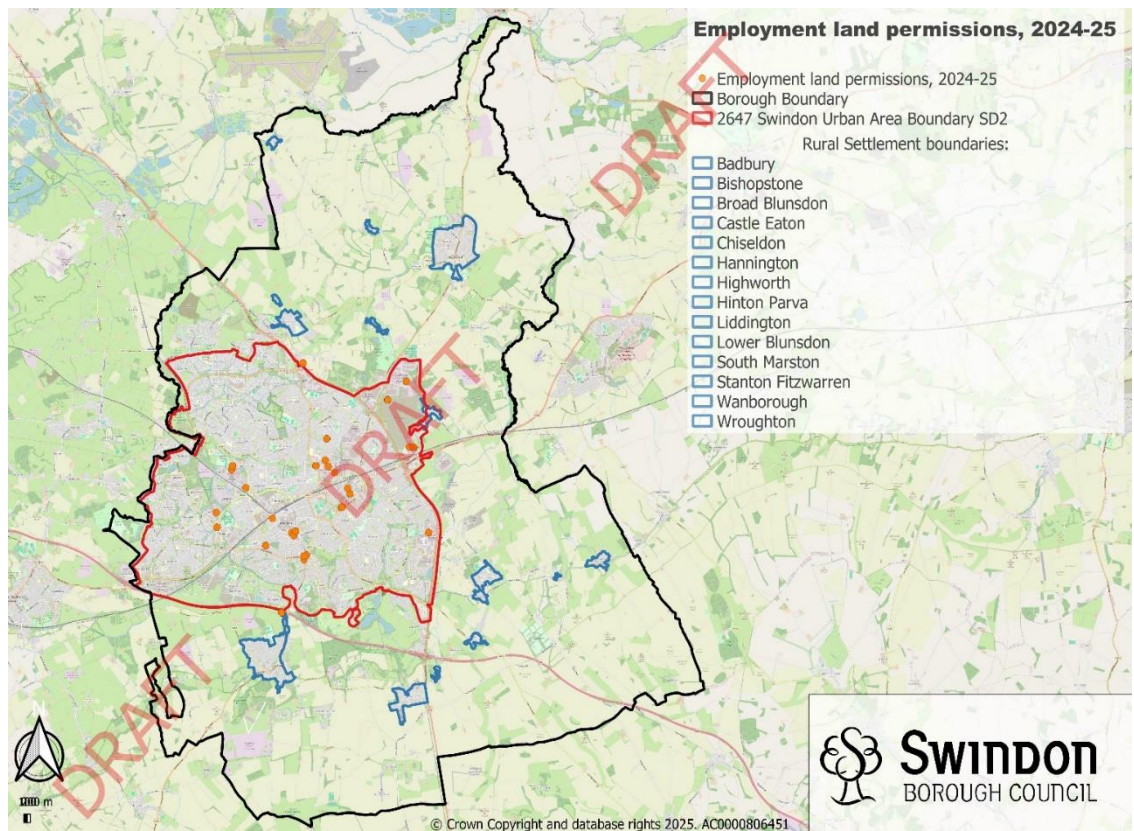


Figure 3: Map of Swindon Borough showing employment land permissions, 2024-25

- 2.3.8. Two permissions were granted in 2024/25 for sites in the countryside: Check Inn, 79 Woodland View, Wroughton (S/24/1333) and 21 Turnpike Road, Blunsdon (S/23/0870). However, these are not conversions of buildings to employment use but rather new developments and so they do not contradict Policy EC4.
- 2.3.9. Policy EC5 seeks to support economic growth in rural areas through promoting farm diversification. It states that proposals for farm diversification will normally be permitted, providing that they align with policy. The Local Plan 2026 uses the EU definition of farm diversification which states that farm diversification includes all activities other than farm work that have an economic impact on the farm. These activities must use the farm's resources, including its land, buildings or machinery. The definition includes the following activities:
- Contracting and haulage
 - Tourism, including accommodation and sports/ leisure
 - Environment, including aquaculture and forestry
 - Processing and food manufacture, handicraft and wood processing
- 2.3.10. This is a difficult policy to monitor as not all of these activities require planning permission. It was found that there were no permissions granted for rural diversification in 2024-25 that accord with the EU definition. There were nine permissions granted for agricultural developments on farms and rural land. An additional seven permissions were granted for residential developments on farms and agricultural land, including the conversion of existing buildings and the construction of new dwellings.

Table 14: Employment land policy indicators			
Indicator	Policy	Target	Outcome
Amount of land (ha) developed for employment by location	SD2	Provide 119.5 ha employment land over the plan period.	Information is unavailable.

Quantum change in different employment land	EC2	No net loss of employment land unless in accordance with the policy.	The anticipated quantum change from 2024/25 permissions granted shows a net loss of office and industrial land.
Number of permitted proposals over 1,000m ² office space outside of the Central Area.	EC2	No proposals over 1,000m ² office outside of Central Area not in compliance with the policy.	✓ No permissions granted.
Number of permitted schemes for employment in the countryside	EC4	All permissions granted for conversion of buildings to employment use in the countryside are in accordance with the policy.	✓
Number of permitted schemes for rural diversification	EC5	All permissions granted for rural diversification schemes are in accordance with the policy.	✓ No permissions granted.

Employment Levels, GDP and Business Start-ups and Closures

2.3.11. The Local Plan's Sustainable Development Strategy, Policy SD2, seeks to promote economic growth in the Borough. It anticipates that such growth will bring investment to Swindon to fund infrastructure and facilities and to secure future jobs for residents. One of the indicators of Policy SD2 is to monitor employment levels and measures of GDP.

2.3.12. In the period from April 2024 to March 2025, the ONS reported that **79.2%** of economically active residents in the Borough were in employment.¹⁹ The graph below shows the changes in employment levels since 2014-15.²⁰ As the graph

¹⁹ NOMIS, *Employment and unemployment (Apr 2024-Mar 2025)*, ONS Annual Population Survey

²⁰ The ONS captures data annually from April to March of the following year and therefore aligns with our time period for monitoring.

indicates, the Borough has experienced a slight downturn in employment levels from April 2023 to March 2024 when the percentage of economically active residents in employment stood at 81.7%.

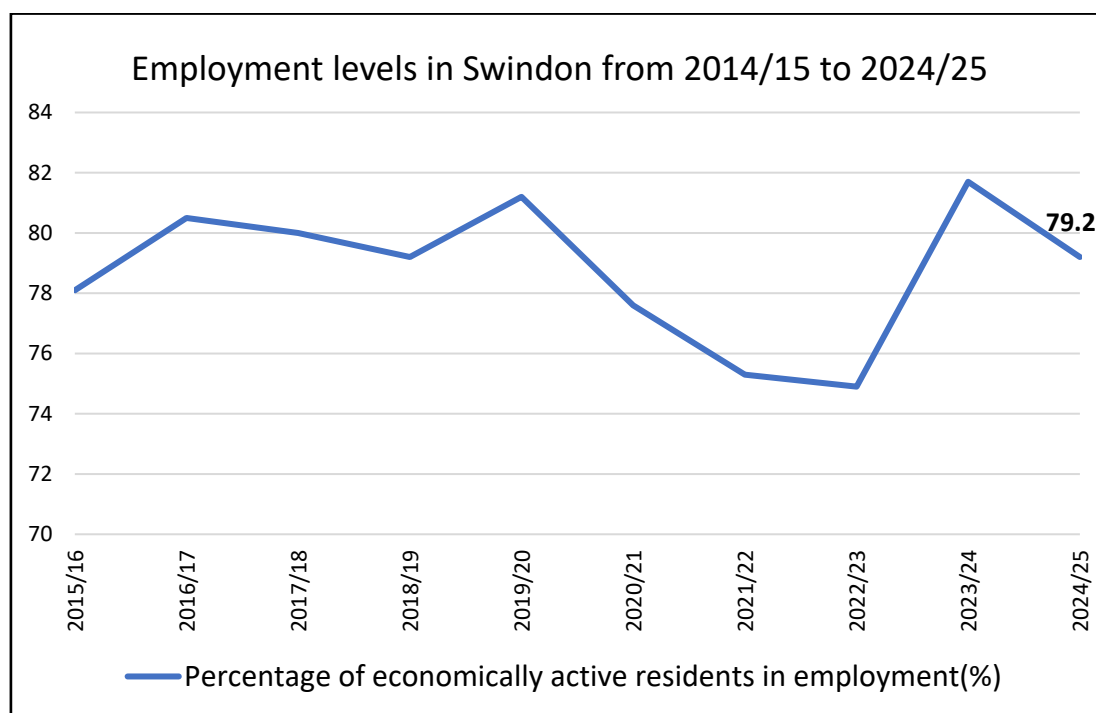


Figure 4 Employment levels in Swindon from 2014/15 to 2024/5. Source: Created by author based on ONS Annual Population Survey.

2.3.13. Gross Domestic Product (GDP) refers to the total market value of all the final goods and services produced within a year. The most recent ONS data on measures of GDP comes from 2023. While outside of our monitoring year, the data reveals recent trends in GDP. GDP per head rose considerably between 2013 and 2019 when it reached £47,518, but it took a severe downturn in 2020 to £43,461 during the COVID pandemic. Since 2020, GDP per head has continued to increase and in 2023 it stood at £57,253.²¹ This figure is higher than the average GDP per head in England in 2023 (£40,382).²²

2.3.14. Policy EC1 of the Local Plan 2026 also seeks to develop sectors of the economy that are already strong and to grow sectors thought to have long-term

²¹ ONS Dataset, *Regional gross domestic product: local authorities* (April 2025).

²² ONS Dataset, *Regional economic activity by gross domestic product* (April 2025).

potential. Particularly, Policy EC1 sets out an ambition to increase employment levels in the following key employment sectors:

- Specialist manufacturing in east Swindon
- Financial and business services at the Central Area
- Distribution and logistics in the A419 corridor
- Environmental, tourism and leisure, information communication technologies (ICT), education, health, retailing and creative industries at appropriate locations; and
- Low carbon development and manufacturing at appropriate locations

2.3.15. These are challenging sectors to monitor as they do not align with the annual data produced by the ONS on employment levels by broad industry group. The ONS data is not yet available for our monitoring year 2024/25. However, ONS data from 2023 is available. The industries with the highest numbers of employee jobs in Swindon are displayed in the table below.²³ From 2018 to 2023, the manufacturing sector contracted considerably (-40%), likely caused by the closure of the Honda factory.²⁴

Table 15: Industries with more than 10,000 employee jobs in Swindon in 2023 (Source: ONS Business Register and Employment Survey)		
Industry	Employee jobs	Percentage of total jobs (%)
Wholesale and Retail Trade; Repair of Motor Vehicles and Motorcycles	17,000	15.5
Transportation and Storage	12,000	10.9
Financial and Insurance Activities	10,000	9.1
Administrative and Support Service Activities	10,000	9.1
Human Health and Social Work Activities	13,000	11.8

²³ ONS, *Business Register and Employment Survey* (Published November 2024). Available at: NOMIS, Labour Market Profile – Swindon.

<https://www.nomisweb.co.uk/reports/lmp/la/1946157355/report.aspx?town=Swindon>

²⁴ Swindon and Wiltshire Business and Growth Unit, *Swindon and Wiltshire Local Economic Assessment* (Published June 2025)

2.3.16. The change in business demography in 2024 across the Borough also gives some insight into the potential fluctuations in employment levels by sector for our monitoring year. The graph below displays data collected annually by the ONS between 2020 to 2024. It shows that between 2020 and 2024, there were truncations in the number of businesses in the information and communication and the professional, scientific and technical sectors. This will likely adversely impact the employment levels of these sectors. But, there have also been increases in the number of businesses in public admin and defence, health, and transport and storage.²⁵ With these changes in business demography, we can expect that the employment levels of these sectors will have likely increased in our monitoring year.

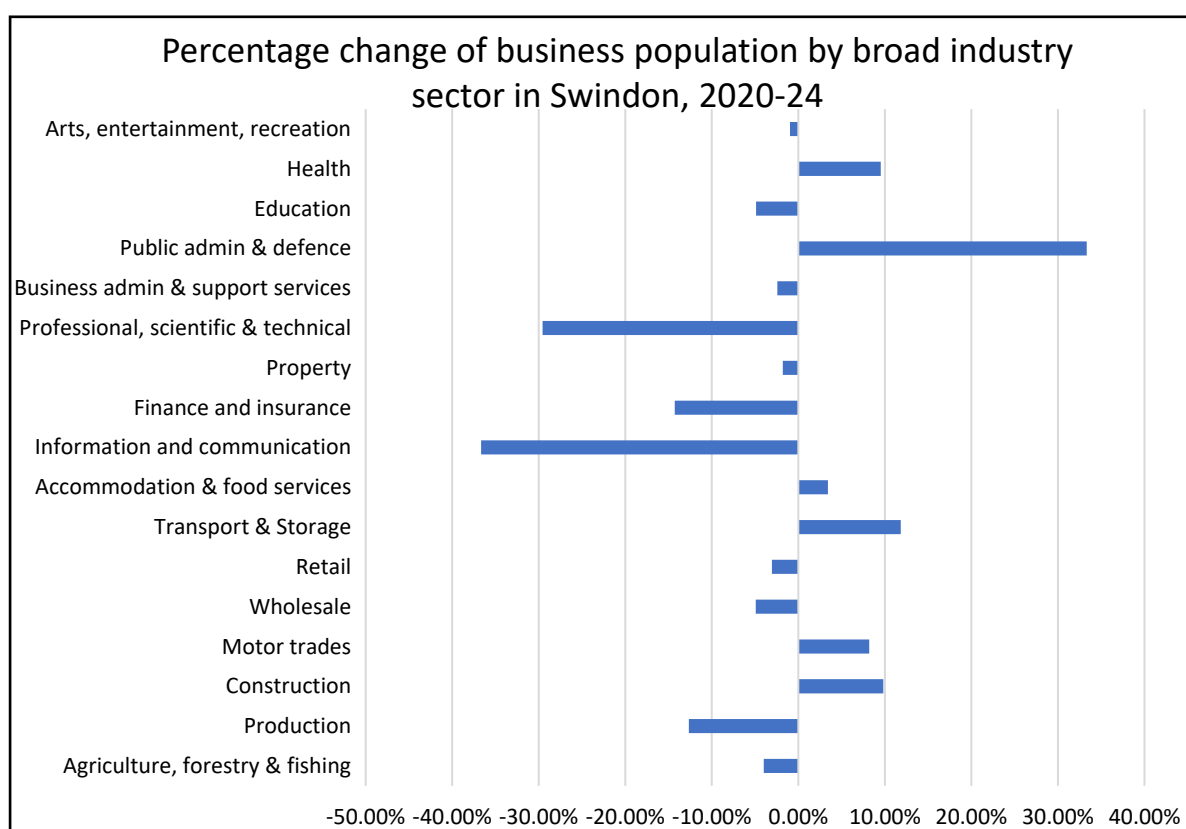


Figure 5 Graph showing the percentage change of business population by broad industry sector, 2020-24. (Source: ONS UK Business Counts)

²⁵ ONS Dataset, *UK Business Counts* (2020, 2021, 2022, 2023, 2024).

2.3.17. Another indicator of Policy EC1 is the number of business start-ups and closures during the monitoring year. The ONS has collected data quarterly on the number of business births (businesses added to the Inter-Departmental Business Register (IDBR)) and the number of business deaths (businesses removed from the IDBR) during the monitoring year in Swindon. The graph below displays the business births and deaths by quarter in Swindon Borough. Over the monitoring year, there has been a net gain of 80 business creations across the Borough. This has been an improvement on the previous monitoring year 2023-24 when there was a net loss of 340 businesses.²⁶

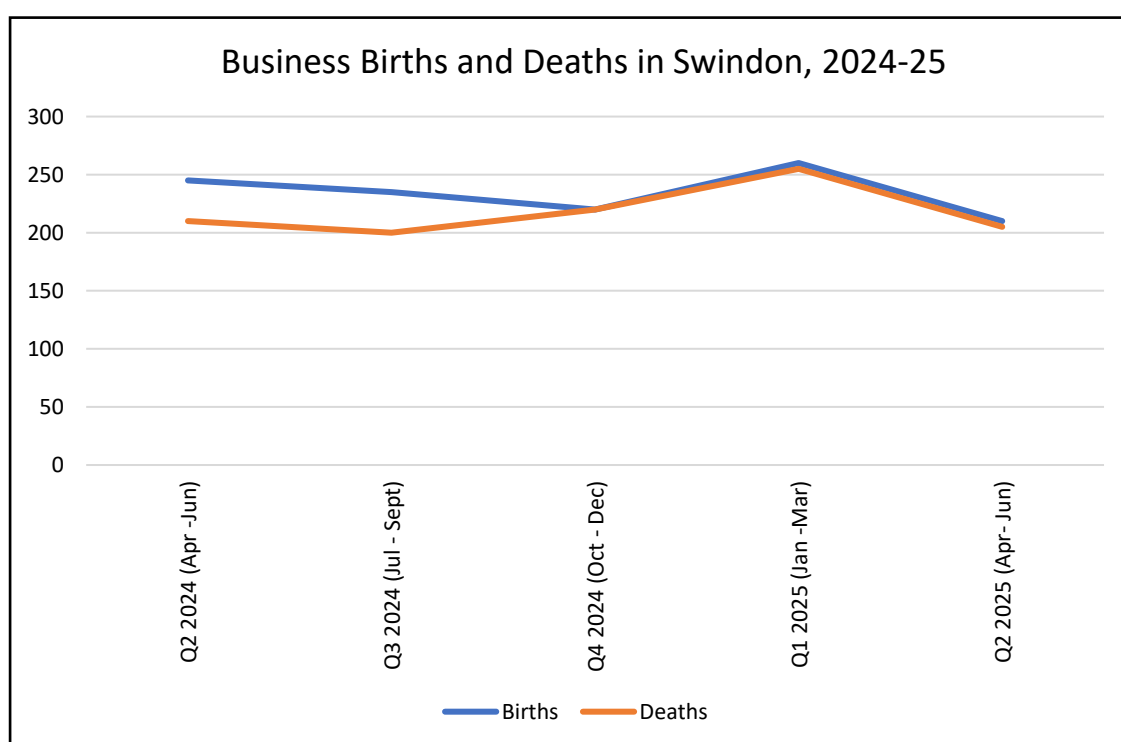


Figure 6 Graph of business births and deaths in Swindon Borough, 2024-25

2.3.18. Policy EC1 further looks to encourage economic growth to the Borough through attracting a university and/ or providing more higher education facilities in the Central Area. No new higher education institutions have been delivered in the Borough during the monitoring period.

²⁶ ONS Dataset, *Business demography, quarterly, low-level geographic breakdown, UK*. Published 24th July 2025

Table 16: Employment levels, GDP and Business Start Ups and Closures policy indicators			
Indicator	Policy	Target	Outcome
Employment levels and measures of GDP	SD2	No specific target	Information on 2024/25 GDP measures is unavailable.
Employment levels by sector	EC1	Increase in employment levels within the sectors identified.	Information is unavailable.
Delivery of university and/ or enhanced higher education	EC1	Increase in higher education provision.	✗
Business Start Ups and Closures (VAT Registrations and de-registrations)	EC1	Increase in business start-ups and decrease in closures.	✓ In 2024/25, there was a net gain in business births compared with 2022/23.

2.4. Retail

- 2.4.1. Policy SD2 emphasises Swindon Central Area as the main focus and first preference for retail, offices, civic, cultural, further education and regional sports facilities. One of the policy indicators for Policy SD2 requires the Council to monitor the total amount of floorspace for 'Town Centre Uses' by location. The Local Plan 2026's definition of 'Main Town Centre Uses' aligns with that found in Annex 2 of the National Planning Policy Framework (NPPF, 2024) which defines 'Main Town Centre Uses' as:

'Retail development (including warehouse clubs and factory outlet centres); leisure, entertainment and more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, nightclubs, casinos, health and fitness centres, indoor bowling centres and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).'

- 2.4.2. This definition has been used to monitor the uses of buildings in the Central Area in the monitoring year 2024-25.
- 2.4.3. Monitoring of the Central Area use categories in 2025 is displayed in the map below.

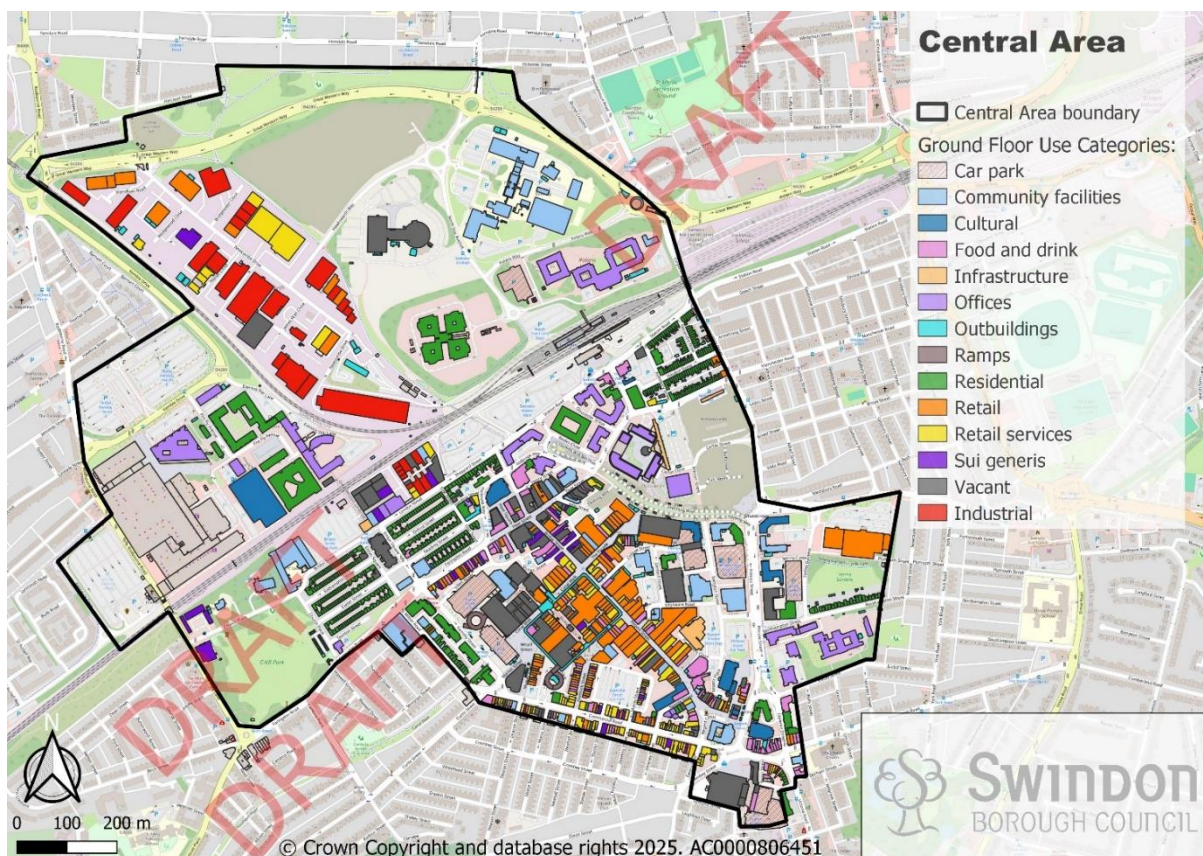


Figure 7 Map of ground floor uses monitored in the Central Area 2025. Source: SBC monitoring

2.4.4. It was found that **161106.64 sqm** of monitored ground floor floorspace is occupied by 'Town Centre Uses' in the Central Area. The table below shows a breakdown of the use categories that encompass 'Town Centre Uses' and their total floorspace across the Central Area.

Table 17: Total 'Town Centre Uses' floorspace (sqm) in the Central Area by use category (Source: SBC monitoring)		
Use category	Floorspace (sqm)	Area (ha)
Retail	54501.10	5.45
Retail services	25890.62	2.59
Food and drink	17043.95	1.70
Offices	40763.26	4.08
Cultural	15839.74	1.58
Health, leisure and recreation	7067.97	0.71
Total 'Town Centre Uses' floorspace	161106.64	16.11

2.4.5. Other uses in the Central Area were also monitored. The table below shows the breakdown of these and their total floorspace. Other uses account for **173122.90 sqm**, a number greater than that of 'Town Centre Uses'. A strong

contingent of these is residential use, specifically found in the Railway Village and along the streets around Manchester Road.

Table 18: Total non- 'Town Centre Uses' floorspace (sqm) in the Central Area by use category (Source: SBC monitoring)		
Use category	Floorspace (sqm)	Area (ha)
Car parks	24073.39	2.41
Community facilities (POWs, education)	29316.77	2.93
Industrial	35618.37	3.56
Infrastructure	3451.07	0.35
Outbuildings	14827.91	1.48
Ramps	1816.33	0.18
Residential	58137.63	5.81
Sui generis (betting shops, pawnbrokers, Army Reserves)	5881.43	0.59
Total non- 'Town Centre Uses' floorspace	173122.90	17.31

2.4.6. It is also important to note that **54622.34 sqm** of monitored ground floor frontages in the Central Area is vacant; a significant proportion of floorspace in the Central Area.

2.4.7. Monitoring of the condition of vacant units in the Central Area in 2025 is displayed in the map below.

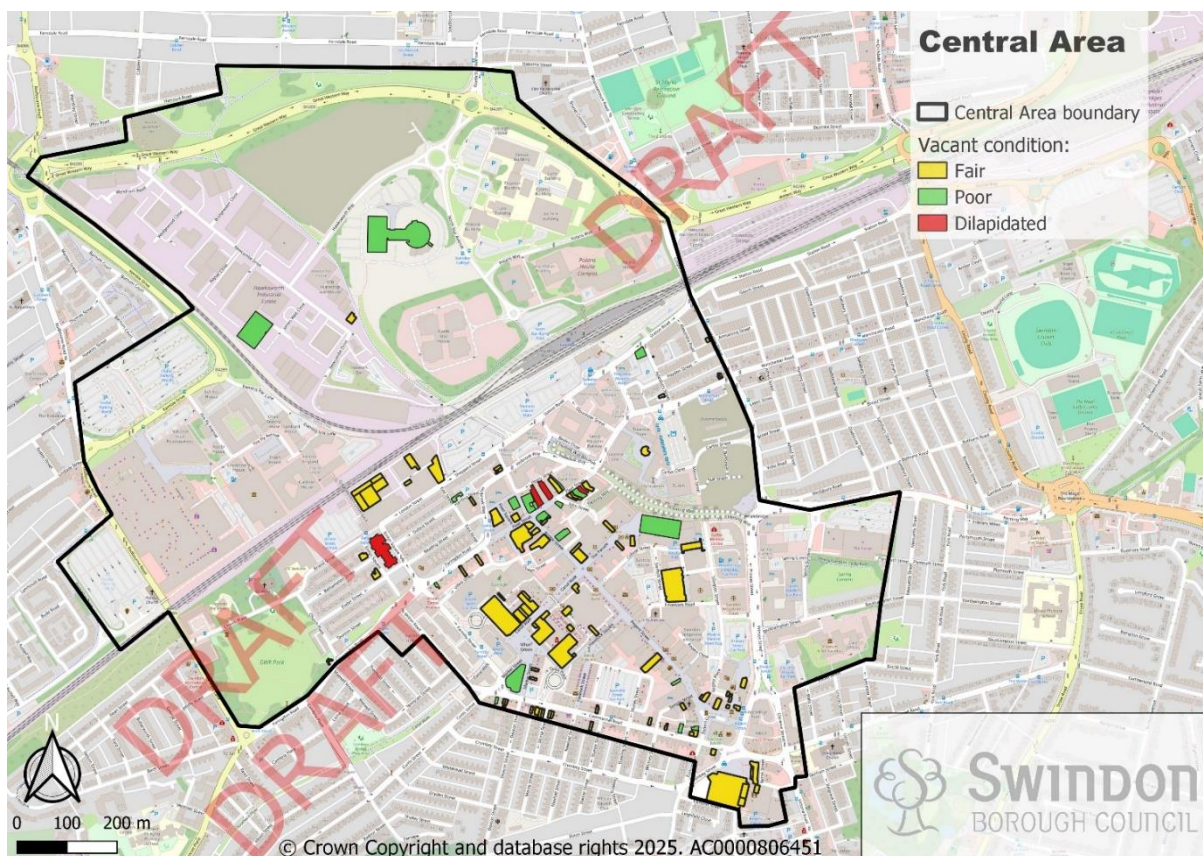


Figure 8 Map of the condition of vacant units monitored in the Central Area 2025. (Source: SBC monitoring)

2.4.8. Policy EC3 requires that proposals for main town centre uses outside of the Central Area do not undermine the vitality and viability of the Central Area, and the established hierarchy of centres which include the District, Primary Rural and Local Centres. Policy EC3 states that all retail development proposals with a retail floorspace exceeding 600m² should be accompanied by a Retail Impact Assessment to establish that the proposal will not adversely impact Swindon Town Centre or the hierarchy of centres.

2.4.9. As such, the number of retail proposals granted outside the defined hierarchy of centres has been monitored for the period 1st April 2024 to 31st March 2025. Further, the number of applications for retail floorspace over 600m² accompanied by a Retail Impact Assessment have been counted. The table below outlines these applications. It shows that four applications were permitted for retail use outside of the hierarchy of centres, two of which

accounted for more than 600m² of retail floorspace and were accompanied by a Retail Impact Assessment.

Table 19: Permissions granted for retail use outside of centres, 2024-25. (Source: SBC monitoring)					
Number	Address	Full Ref	Development proposal	Retail Floorspace (sqm)	Retail Impact Assessment?
1	Land At The Madison Hotel, Oxford Road, Stratton St Margaret, Swindon	S/22/12 43	Erection of a non-food retail store with external garden centre and rear service yard (Class E(a)), coffee-shop with drive-thru (Sui Generis), alterations to existing accesses and traffic routing through St Margaret's Retail Park along with other associated works.	2,328	Yes
2	Unit T8, Io Centre, Radway Road, Stratton St Margaret, Swindon, SN3 4WH	S/23/15 66	Change of use to a Retail Showroom, for the display and sale of furniture with ancillary storage and distribution space.	359	Not required
3	Unit 1, Garrard Way, Stratton St Margaret, Swindon, SN3 3HY	S/24/04 74	Change of use from industrial office (Class B2) to retail warehousing for the sale of bulky goods (Class E(a)) with associated offices and parking.	1,394	Yes
4	Unit A, Cheney Manor Industrial Estate, Cheney Manor, Swindon, SN2 2QE	S/23/10 99	Change of use from General Industrial (Class B2) to Mixed Storage and Distribution (Class B8) primarily and with E(a) and E(c) commercial uses. Office Refurbishment Warehouse / Storage Area Refurbishment, recladding of elevations, landscaping, site	180	Not required

			enhancements and alterations to access.		
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2.4.10. Policy EC3 also seeks to protect the shopping function of Swindon Town Centre.

It set an ambitious target for Swindon Town Centre in that Class A1 uses (retail) should occupy at least 75% of the primary frontage and 60% of the secondary frontage.²⁷ The table below shows the monitoring of this for 2024/25.

Table 20: The percentage of use categories that occupy the primary frontage and secondary frontage of the Central Area, 2024-25. (Source: SBC monitoring)		
Use category	Percentage of primary frontage	Percentage of secondary frontage
Retail	41.9%	23.8%
Retail services	15.5%	32.6%
Food and drink	14.9%	15.1%
Sui generis	6.1%	9.3%
Community facilities	2.0%	3.5%
Cultural	0.7%	1.2%
Residential	0	2.9%
Vacant	18.9%	11.6%

²⁷ As of 1st September 2020, Class A1 use now comes under Class E Use Class: Commercial, Business and Service.

Table 21: Retail policy indicators			
Indicator	Policy	Target	Outcome
Total amount of floorspace for 'Town Centres Uses' by location	SD2	Majority of Town Centres Uses within the Town Centre unless supported by other policies within the Plan.	✗ Information for uses outside of the Central Area is unavailable.
Number of retail proposals permitted outside of defined hierarchy of centres	EC3	All Proposals permitted outside of the Town Centre or defined centres are in accordance with the policy.	✓
Number of applications granted for retail developments over 600m2 accompanied with a Retail Impact Assessment	EC3	All permitted retail development over 600m2 should be accompanied by a comprehensive Retail Impact Assessment.	✓
Percentage of Class A1 retail frontage in primary and secondary frontage in the Central Area	EC3	Town Centre: 75% A1 Primary Frontage 60% A1 Secondary Frontage	✗

3. Summary

3.1. From this monitoring report, it is possible to draw out a number of key findings for the monitoring year 2024/25:

- **892** net homes were delivered
- **16** permissions were granted for HMOs
- **2 gypsy and traveller pitches** were granted permission
- **10%** of major applications were determined within 13 weeks
- **38%** of minor applications were determined within 8 weeks
- **31 permissions** were granted for sites related to employment land
- **79.2%** of economically active residents are in employment
- Net gain of **80 business creations**
- Retail use comprises **41.9%** of the Central Area's primary frontage and **23.8%** of the secondary frontage

4. The new Local Plan

4.1. The Council is currently preparing a new Swindon Local Plan to guide the future growth and development of the Borough to 2043 (with a wider vision to 2055). Upon adoption, the 2043 Local Plan would replace the current Swindon Local Plan 2026.

4.2. The emerging Local Plan is currently out for Regulation 18 consultation. The consultation period runs from 1st September to 13th October 2025. This gives residents, landowners and other interested stakeholders the opportunity to submit their thoughts on our proposals for development in Swindon up to 2043.

4.3. The Local Development Scheme approved by Full Council on 3rd April 2025 sets out future stages that the new Local Plan will undergo before it is formally adopted.²⁸ The timetable is as follows:

- Commencing Spring 2026 –Public consultation on pre-submission (Regulation 19)
- Autumn 2026 – Submission to the Secretary of State (Regulation 22)

Subject to Inspectors' Programme:

- Spring 2027 – Examination in public (Regulation 24) and Major Modifications Consultations
- August 2027 – Inspector's Report (Regulation 25)
- December 2027 – Adoption (Regulation 26)

4.4. As part of the development of the new Local Plan, the Council continues to engage with neighbouring authorities and other key stakeholders (including statutory consultees).

4.5. The Council will consider how policies in the new Local Plan can be monitored and will review key performance indicators for the new Local Plan.

²⁸ Swindon Borough Council, [Local Development Scheme \(LDS\)](#) (March 2025)

Appendices

Appendix i: Housing Trajectory

Table 22: Housing Trajectory				
Year	Completions (net)	Windfall sites: permissions (net)	Strategic sites: permissions (net)	Yearly delivery projection (net)
2023/24	831			831
2024/25	892			892
2025/26		1252	462	1714
2026/27		497	669	1166
2027/28		118	1085	1203
2028/29		34	1039	1073
2029/30		46	1017	1063
2030/31		249	1257	1506
2031/32		199	1354	1553
2032/33		2	1207	1209
2033/34		0	1233	1233
2034/35		0	1176	1176
2035/36		0	910	910
2036/37		0	851	851
2037/38		0	702	702
2038/39		0	583	583
2039/40		0	350	350
2040/41		0	181	181
2041/42		0	0	0
2042/43		0	0	0
2043/44		0	0	0
2044/45		0	0	0
		2397	14076	16473

Appendix ii: HMO permissions granted, 2024-25

Table 23: HMO permissions granted, 2024-25				
Site address	Ward	Planning ref	Decision date	Development proposal
58 Tryon Close, Liden, Swindon	Badbury Park, Eldene & Liden	S/23/0648	11-Nov-24	Change of use from a mixed use as a dental surgery (Class E) and residential flat (Use Class C3) to a 7 bed/7-person HMO (Sui Generis).
1 High Street, Haydon Wick, Swindon	Haydon Wick	S/23/0696	16-Sep-24	Change of use of 5-bedroom dwelling with a self-contained 2 bedroom Flat into a 9 Bed HMO.
103 Bath Road, Old Town, Swindon	Kingshill & Okus	S/24/0884	26-Nov-24	Change of use of ground and first floors from dwellinghouse (Class C3) to HMO - House in Multiple Occupancy (Sui Generis Use) for 10 occupants.
3 Park Lane, Swindon	Kingshill & Okus	S/23/0610	13-Jun-24	Change of use from dwelling HMO (C4 Use Class) to 7-person, 7-bedroom HMO (Sui Generis) Retrospective.
27 County Road, Swindon	Broadgreen & East Walcot	S/23/0962	12-Apr-24	Change of use from residential dwelling to 8 no. HMO with dormer window, first floor rear extension and single storey rear extension.
38A & 38B Deacon Street, Swindon	Queen's Park	S/24/1415	23-Jan-25	Change of use and erection of additional storey to form a 7-person HMO (Sui generis) and associated works.
Prospect Quarter, 61 Prospect Place, Old Town, Swindon	Queen's Park	S/24/1410	20-Feb-25	Change of use of ancillary/parking area (Class C3) to form 6-person House in Multiple Occupation (Class C4), single storey extensions to provide cycle storage and associated works.
8 Davenham Close, Park South, Swindon	Parks	S/23/0649	21-Oct-24	Change of use from dwelling HMO (C4 Use Class) to 8-person, 8-bedroom HMO (Sui Generis) Retrospective.
First Floor, 140 - 142 Cricklade Road, Swindon	Gorse Hill	S/23/0769	04-Jul-24	Change of use of first floor from storage ancillary to café/catering company (E class use) to a small 5 bed HMO (C4 class use).

95 Stafford Street Old Town Swindon SN1 3PF	Queen's Park	S/24/0051	18-Jun-24	Change of use from 'C3' Residential to 7 Bedroom HMO 'Sui Generis incorporating replacement single storey rear extension.
37 Does Road Upper Stratton Swindon SN2 7QU	Upper Stratton	S/24/0738	09-Aug-24	Change of use from Residential (Class C3) to 7 Bedroom HMO (House in Multiple Occupancy - Sui Generis Use).
29 County Road Swindon SN1 2EG	Broadgreen & East Walcot	S/24/0956	08/10/2024	Change of use from residential dwelling to 7 bed HMO.
2A Ferndale Road Swindon	Gorse Hill	S/24/1399	23/01/2025	Change of use from Residential (Class C3) to 11 no. Bedroom 11no.persons House in Multiple Occupation (Sui Generis).
Prospect Quarter 61 Prospect Place Old Town Swindon SN1 3ET	Queen's Park	S/24/1410	20-Feb-25	Change of use of ancillary/parking area (Class C3) to form 6-person House in Multiple Occupation (Class C4), single storey extensions to provide cycle storage and associated works.
25 Dixon Street Swindon SN1 3PL	Queen's Park	S/24/0425	28-May-24	Conversion from 2 no. Flats to 6-person House in Multiple Occupation and the erection of single storey rear extension.
42 - 45 Fleet Street Swindon SN1 1RE	Queen's Park	S/24/1376	23-Jan-25	Erection of an additional storey and alterations to external appearance to form 15 no. person House in Multiple Occupation (Sui Generis) and associated works.

Appendix iii: Employment land permissions granted, 2024/25

Table 24: Employment land permissions granted, 2024-25			
Full permissions			
Site address	Application ref	Development proposal	Decision date
21 Turnpike Road Blunsdon Swindon SN26 7EA	S/23/0870	Change of use of land from a concrete batching plant (Sui Generis) to a self-storage facility (Use Class B8) and associated works.	18-Jul-24
Unit 30 Westmead Drive Westmead Industrial Estate Swindon SN5 7YT	S/24/0024	Erection of office on ground floor, extension of floor space on the first floor and installation of 4 windows to Northern elevation.	27-Jun-24
Land At Millbuck Close Elgin Swindon	S/23/0441	Erection of 1no. commercial unit (Class E(g)/ B2/ B8) and associated works.	04-Jul-24
Unit 22 Elgin Industrial Estate Athena Avenue Elgin Swindon SN2 8EJ	S/24/0171	Change of use of building from Former Motorcycle Showroom (Sui Generis) to flexible showroom/trade counter uses (Use Class B8) together with the subdivision of the unit and the provision of additional car parking.	19-Jul-24
Unit A Cheney Manor Industrial Estate Cheney Manor Swindon SN2 2QE	S/23/1099	Change of use from General Industrial (Class B2) to Mixed Storage and Distribution (Class B8) primarily and with E(a) and E(c) commercial uses. Office Refurbishment Warehouse / Storage Area Refurbishment, recladding of elevations, landscaping, site enhancements and alterations to access.	14-Jun-24
Unit 1 Ravenseft Park Cheney Manor Industrial Estate Cheney Manor Swindon SN2 2QP	S/24/1309	Change of Use from a vehicle hire (Sui Generis) to commercial, business and service (Class E(G)(iii), General industry (B2) and storage and distribution (B8).	27-Feb-25
Unit 38 Stanley House Bramble Road	S/24/1231	External and internal alterations to building in connection with the approved change of use from offices	16-Jan-25

Elgin Swindon SN2 8ER		(Class E) to 28 no. residential units (Class C3) granted under Prior Approval application S/PAOTH/24/0768.	
48-49 Radnor Street Kingshill Swindon SN1 3PR	S/21/0655	Change of use from Light Industrial (Class E) to Residential (Class C3) and erection of additional storey to the front elevation of 48-49 Radnor Street to form 11 no. Flats and associated works	12-Apr-24
5 Temple Chambers Temple Street Swindon	S/24/0970	Change of use (E use) offices to 6no. residential flats (C3 use).	07-Oct-24
Car Repair Workshop Devizes Road Old Town Swindon	S/23/1304	Erection of a first floor extension to provide offices and storage space with separate entrance from ground floor level.	19-Apr-24
Electricity Substation Albert Street Old Town Swindon	S/24/1289	Change of use of the printer generator building (Use Class E(g)(iii) - Industrial processes to a bakery (Use Class E(a), to include Sui Generis Use.	09-Jan-25
Land At Drakes Meadow Greenbridge Industrial Estate Swindon	S/22/0371	Redevelopment of the Site to provide 2no. industrial/warehouse (Use Classes B2 and/or B8) and coffee shop with drive-thru facility and associated parking, access, landscaping and infrastructure works.	22-Nov-24
Qnap UK Limited (Unit 2) Drakes Meadow Swindon SN3 3LL	S/24/1197	Part change of use from office to storage including delivery gate and canopy with internal alterations and installation of PV panels on roof.	20-Dec-24
Units 8b, 10b, 12b, 13b, And 14B West Shed Carriage Works London Street Swindon SN1 5DG	S/24/0721	Change of Use of Existing Units 10B, 12B, 13B and 14B to flexible use for higher education facilities (Use Class F), offices (Use Class E(g)(i) or Research and Development (Use Class E(g) (ii), installation of a mezzanine floor in Unit 10B, new drainage connections within Unit 8B, roof repairs, new external doors and façade glazing, provision of cycle and motorcycle parking, landscaping and	25-Oct-24

		other associated internal and external works.	
Wyvern House Theatre Square Swindon SN1 1QN	S/24/1325	Change of use of offices (use class E) to community use (use class F) - (remove Conditions 2 and 3 from Planning Permission S/22/0491) - relating to operating hours and number of attendees.	07-Jan-25
Keypoint Thornhill Road South Marston Swindon SN3 4RY	S/22/1574	Erection of a Class B8 warehouse, ancillary offices and gatehouse plus car parking and associated works	09-Aug-24
Unit 4 Keypoint Thornhill Road South Marston Swindon SN3 4RX	S/23/0012	Erection of buildings to provide additional storage floorspace (Use Class B8).	04-Jul-24
Unit 1 Marshgate Stratton St Margaret Swindon	S/23/1104	Erection of a single storey front extension, Internal alterations to facilitate Change of Use from MOT Garage (Sui Generis) to Office accommodation (use-class E (g)(i)), Workshop accommodation (use-class E (g)(iii) and storage area for plant/machinery (use class sui-generis) and associated works.	27-Nov-24
6 Headlands Trading Estate Road Upper Stratton Swindon SN2 7JQ	S/23/1252	Change of use from Use Class B8 (Storage and Distribution) to an indoor recreation facility (Use Class E).	31-Jul-24
Unit 1 Garrard Way Stratton St Margaret Swindon SN3 3HY	S/24/0474	Change of use from industrial office (Class B2) to retail warehousing for the sale of bulky goods (Class E(a)) with associated offices and parking.	19-Jul-24
Delta 1200 Welton Road Westlea Swindon	S/23/1184	Change of use of the ground floor of Delta 1200 from Class E (Offices) to Class F1 (Education).	25-Jun-24

Check Inn 79 Woodland View Wroughton Swindon SN4 9AA	S/24/1333	Erection of 5no. office units (Class E(c)) and 5no storage units (Class B8) and associated works.	23-Jan-25
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Prior Approvals			
Enterprise House Cheney Manor Industrial Estate Cheney Manor Swindon SN2 2YZ	S/PO2R/24/0801	Prior Approval Notification for the change of use of existing offices (Class E) to 9 residential dwellings (Class C3).	27-Aug-24
Mulberry Kembrey Business Park Upper Stratton Swindon SN2 8UY	S/PAOTH/25/0025	Prior approval application for change of use from commercial/ business use (Use Class E) to a registered alternative provision for the use of Education for young people with Special Education Needs and Disabilities (SEND) (state-funded school - Use Class F1(a)).	12-Mar-25
First Floor 117A Victoria Road Old Town Swindon SN1 3BH	S/PO2R/24/1287	Prior Approval Notification for the change of use from Office (Class E) to 2-bedroom flat (Class C3)	19-Dec-24
Oxford And Trinity House 1 & 2 College Court Swindon SN1 1PZ	S/PO2R/24/1275	Prior Approval Notification for the change of use of first, second, third and part fourth floor from offices (Use Class E) to 10 no. 1 bedroom flats (Use Class C3).	19-Dec-24
Unit B The Dorcan Complex Faraday Road Dorcan Swindon SN3 5HQ	S/PAOTH/24/0942	Prior Approval Notification for the change of use from business use (Class E) to 15 residential flats (Class C3) with associated works.	08-Oct-24
Unit 9 Lancaster Place Swindon SN3 4FP	S/PAOTH/24/1190	Prior Approval application for the Change of Use of building from commercial (Use Class E) to 26 nos flats (20 nos 1-bedroom apartments and 6 nos studio apartments) (Use Class C3) and associated works.	05-Dec-24

Reserved Matters permissions			
Unit 1 Panattoni Park Swindon SN3 4AL	S/RES/24/0751	Application for the approval of Reserved Matters pursuant to condition 2 (layout, scale, appearance, access and landscaping), condition 4 (statement of compliance), condition 11 (area dimensions), condition 23 (LEAMP), condition 30 (landscaping), condition 34 (wildlife, bird and bat boxes), condition 49 (car and motorbike parking), condition 50 (cycle and e-bike parking) and condition 51 (movement strategy) following the grant of Hybrid planning permission ref. S/OUT/22/0284/JABU; Erection of a warehouse building for Class B8 (Storage and Distribution) uses, ancillary office accommodation, parking, landscaping, drainage and associated infrastructure at Unit 1.	06-Feb-25
Unit 4 Panattoni Park Highworth Road Swindon	S/RES/24/0802	Approval of Reserved Matters pursuant to condition 2 (layout, scale, appearance, access and landscaping), condition 4 (statement of compliance), condition 11 (area dimensions), condition 23 (LEAMP), condition 30 (landscaping), condition 34 (wildlife, bird and bat boxes), condition 49 (car and motorbike parking), condition 50 (cycle and e-bike parking) and condition 51 (movement strategy) following the grant of Hybrid planning permission ref. S/OUT/22/0284/JABU - Erection of a warehouse building for Class B8 (Storage and Distribution) uses, ancillary office accommodation, parking, landscaping, drainage and associated infrastructure at Unit 4.	06-Feb-25
Unit 3 Panattoni Park Highworth Road Swindon	S/RES/24/0868	Approval of Reserved Matters pursuant to condition 2 (layout, scale, appearance, landscaping), condition 4 (statement of compliance), condition 11 (area dimensions), condition 20 (acoustic mitigation), condition 21 (operational noise), condition 23 (LEAMP), condition 30 (landscaping),	06-Feb-25

		<p>condition 34 (wildlife, bird and bat boxes), condition 49 (car and motorbike parking), condition 50 (cycle and e-bike parking) and condition 51 (movement strategy) following the grant of Hybrid planning permission ref. S/OUT/22/0284</p> <p>- Erection of a warehouse building for Class B8 (Storage and Distribution) uses, ancillary office accommodation, parking, landscaping, drainage and associated infrastructure at Unit 3.</p>	
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