

Swindon Borough Local Plan 2026

Schedule of Proposed Modifications to the Swindon Borough Local Plan 2026

Consultation Document

September 2014

Introduction

The Swindon Borough Local Plan 2026 is currently being examined by an independent Inspector to ensure the Plan is legally compliant and meets the test of soundness. Following the hearing sessions held between April 29th and May 22nd 2014, the Inspector has instructed the Council to undertake consultation on a schedule of proposed Main Modifications.

Schedule A: Schedule of Proposed Main Modifications

In accordance with section 20 (7C) of the 2004 Planning and Compulsory Purchase Act (as amended by Section 112 of the Localism Act 2011), the Council requested the Inspector present modifications needed to ensure the Plan is both sound and legally compliant (to fulfil Section 20(5) (a) of the 2004 Act).

This schedule details the proposed Main Modifications to the Swindon Borough Local Plan as recommended by the examining Inspector to make the Plan sound and legally compliant. Public consultation on these changes is required as they cover soundness issues. A Sustainability Appraisal has been carried out on these proposed changes and the need for a review of the Habitats Regulations Assessment has also been considered. The conclusions of these processes are also subject to consultation.

Nearly all these Main Modifications incorporate proposed changes by the Council in response to either queries from the Inspector, before and during the hearing sessions, or in response to representations or agreed in Statements of Common Ground with third parties.

Schedule B: Schedule of Proposed Other (Minor) Modifications

Alongside the main modifications as proposed by the Inspector the Council is also consulting on a series of other (minor) modifications to the Swindon Borough Local Plan 2026. These are changes that do not go to the soundness of the Plan. These changes are largely confined to typographical/grammatical amendments, factual updates, additional clarification or editorial changes that improve the Plan as a whole. Some of these changes have been recommended by representations submitted in response to the Pre-Submission Local Plan Document (December 2012), and have subsequently been proposed by the Council who concur they would act to improve the Plan. Others have arisen throughout the course of the examination including the hearing sessions. Whilst not strictly necessary, the Council is nevertheless consulting on these proposed other (minor) modifications to ensure transparency.

For avoidance of doubt these other (minor) modifications are not part of the modifications recommended by the Inspector. In his statement MF6 (CDxx) the Inspector commented that the remaining minor modifications included in documents CD21.3 and CD21.3a do not raise any soundness concerns, and it is for the Council to decide whether to include them in the adopted Plan.

Track Changes Local Plan

A revised tracked changes draft of the Local Plan has also been prepared and published so that the proposed modifications to the Plan can be seen within the context of the Pre Submission Document (Dec 2012). In this revised draft it should be noted that all paragraphs, policies, figures, tables, appendices and cross-referencing throughout the Plan have been renumbered to take account of modifications set out in the Main Modifications and other (minor) modifications schedules.

Making Representations

Representations should relate strictly to the proposed modifications to the Local Plan as set out in the attached Schedules, or any consequential Sustainability Appraisal (SA) or Habitat Regulations Assessment (HRA) matters. Crucially, this consultation does not represent an opportunity to raise other matters which either were, or could have been, part of the earlier representations or hearings on the Swindon Borough Local Plan 2026. As with the previous consultation on the Pre-Submission Local Plan Document (December 2012), any representations must relate to the Soundness or Legal / Procedural compliance of the proposed changes.

All relevant documentation is available on the Council's website at: www.swindon.gov.uk/localplan, and is available for inspection at the Borough Civic offices.

Representations should be sent in writing, ideally on the representation form, and should be sent to Planning Service, Freepost SCE5251, Swindon Borough Council, 5th Floor, Wat Tyler House West, Beckhampton Street, Swindon, SN1 1JH.

If you have any questions regarding the consultation or would like any further information, please contact the Planning Policy Team on 01793 466513.

Please note all Representations must be received by no later than 5pm on Thursday 30th October 2014.

Any representations received after this deadline unfortunately cannot be accepted.

Notes on the Schedules

For ease of reference paragraph and page numbers refer to the Swindon Local Plan 2026 Pre-submission document (December 2012), these may differ from the Submitted Plan (June 2013)

References to Core Documents referred to during the examination of the local Plan are show as CD.xx (e.g. CD21.1). These are core documents are available on the examination webpage. See link to the Examination webpage on <http://www.swindon.gov.uk/localplan>

The Schedules include the following information:

Proposed Modification No.	This unique reference number of each modification proposed to the Plan e.g. MM01
Policy	If a proposed amendment relates specifically to a policy detailed in the Plan, the policy number is referenced
Paragraph	If there is a proposed amendment to a paragraph detailed in the Plan, the paragraph number has been referenced
Policies Map	If there is a proposed amendment to the Policies Map, the appropriate map is referenced All Policies Map Modifications are included at Appendix 2
Inset Map	If there is a proposed amendment to an inset map, the appropriate map is referenced. All Modifications proposed to the Inset Maps are included at Appendix 1. These Maps are also included within the Track Change Local Plan
Page Number	This is the page number where the proposed amendment is detailed in the Plan
Proposed Modification	This information provides detail on the amendment proposed, outlining the justification for the proposed change. Text proposed to be removed from the Plan is shown with a strikethrough, for example Historic , whilst text proposed for insertion into the plan is underlined, for example <u>Heritage</u>

Notes

This gives information as to the reason for the modification and sources where appropriate.

If a modification has been previously proposed in the previously published schedule of proposed amendments (CD21.3, CD21.3a and CD25.68) this is indicated by the reference number from those schedules shown in italics e.g. (*127*)

**Schedule A: Schedule of Proposed Main Modifications
(Inspector's Modifications)**

Mod. No.	Policy/ Paragraph/ Map Ref.	Page No.	Proposed Modification New text is <u>underlined</u> and text deleted in strikethrough	Notes
MM01	Para. 1.11	12	<p><i>Amend text:</i></p> <p>A small number of <u>The preparation of</u> Supplementary Planning Documents (SPDs) are considered <u>may be</u> necessary to provide more detailed advice on specific topics and areas. in support of the Local Plan. Further details on the contents of these SPDs <u>will be documented within the Local Development Scheme.</u> are referenced at the appropriate policy. The SPDs which will accompany this Plan are:</p> <ul style="list-style-type: none"> ■ The Swindon Design Toolkit (this includes a number of SPD's as referenced in paragraph 4.256); ■ Developer Contributions; ■ South Marston Village; and ■ Eastern Villages. 	See Council Statement CS22: Council's Response to Inspectors Request for Statement on MF4 and in response to MF8 and MF9. [CD25.70] (272)
MM02	Para. 1.15	12	<p><i>Amend text:</i></p> <p>The council will produce an annual monitoring report to measure the progress and effectiveness of the development plan. A Monitoring Report will be produced to assess the progress and effectiveness of the local plan as measured against the targets identified in Appendix 6 on an annual basis. <u>The report will include monitoring of the Local Plan</u></p>	See Council's Response to Issues Raised by the Inspector in his letter of 16 th July 2013 (August 2013) [CD25.4]. (245)

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			<u>policies, and timeframes for delivery of infrastructure as set out in the Infrastructure Delivery Plan (IDP). It will provide recommendations for policy review and mitigation of significant effects if required, with consideration of significant and unforeseen events which may impact on the effectiveness of the Plan.</u>	
MM03	Insert new Para after 1.15	12	<p><i>Insert new paragraph:</i></p> <p><u>This Local Plan runs to 2026. An immediate review will be undertaken following adoption to ensure that development provision looks to an appropriately long term end date. Such a review is without prejudice to the need for review which may arise through monitoring and identifying changes in the assumptions underpinning the development strategy.</u></p>	See MF6 [CD25.65]. For the Plan to be justified and to be in accordance with the aims of <i>the Framework</i> , such as the need to boost significantly the supply of housing (para 47). (5)
MM04	SD2	35	<p><i>Amend part d), add new third bullet point to policy:</i></p> <ul style="list-style-type: none"> ■ <u>The strategy shall be reviewed by 2016 at the latest, to assess future levels of need for new homes and employment land over the period to 2031, to provide an appropriate basis for employment land provision.</u> 	See MF9 [CD25.65]. For the Plan to be justified and to be in accordance with the aims of the Framework such as the need to boost significantly the supply of housing (para 47). (250)
MM05	SD3	42	<p><i>Amend part a) of policy:</i></p> <p>a. <u>When considering development proposal, the Council will take a positive approach will be taken to reflect the a presumption in favour of sustainable development. This means:</u></p> <ul style="list-style-type: none"> ■ <u>it will always work proactively and jointly with applicants will work with the Local Planning</u> 	See MF6 [CD25.65]. For the Plan to be justified and to be in accordance with <i>the Framework</i> (para 7 and throughout <i>the Framework</i>) and to be in accord with wording of PINS model policy. (18)

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			<p>Authority to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions, and promotes health and well-being, for those people living and working in Swindon Borough;</p> <ul style="list-style-type: none"> ■ planning applications that are in accordance with the policies in this Local Plan (and with polices in adopted neighbourhood plans) will be approved <u>without delay</u>, unless material considerations indicate otherwise; and, 	
MM06	SD3	43	<p><i>Remove part e) from policy.</i></p> <p>For the New Eastern Villages (including Rowborough and South Marston expansion in line with Policy NC3), and South Marston Village, Supplementary Planning Documents will be adopted.</p>	<p>See Council Statement CS22: Council's Response to Inspectors Request for Statement on MF4 and in response to MF8 and MF9. [CD25.70] (273)</p>
MM07	Para 3.38	44	<p><i>Amend text:</i></p> <p><u>The preparation of Supplementary Planning Documents may be required to aid infrastructure delivery including guiding the coordinated and timely manner of development within the Borough. These documents would provide guidance on the quality of development expected and aid the Council in considering planning applications.</u></p> <p>In order that the New Eastern Villages and expanded South Marston are delivered in a co-ordinated and timely manner, with the requisite infrastructure, Swindon</p>	<p>See Council Statement CS22: Council's Response to Inspectors Request for Statement on MF4 and in response to MF8 and MF9. [CD25.70] (274)</p>

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			<p>Borough Council will prepare Supplementary Planning Documents (SPD) for the New Eastern Villages (including Rowborough) and, with the South Marston Parish Council, for South Marston village. These will be adopted following the adoption of the Local Plan. These SPDs will:</p> <ul style="list-style-type: none"> ■ provide a more detailed planning context against which to consider planning applications and to provide Swindon Borough Council with the confidence to approve a first phase; ■ provide the mechanism to control the quality of development and to ensure that the needs and aspirations of Swindon Borough Council, its partners and the community are achieved; ■ provide a mechanism to identify in more detail and deliver the necessary infrastructure and mitigation schemes; ■ ensure that development is phased in a sustainable way, which is both economically viable and provides the opportunity for behavioural change and more environmentally sustainable living; and ■ enable local communities, particularly in South Marston, to have a greater input into the planning and development of the area. 	

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MM08	Paras.3.41.4.281, 4.296, 4.302, 4.313, 4.329 4.343..... 5.39,... 5.47,... 5.97, and 5.106	45..... 126.... 130.... 132.... 136.... 140.... 144..... 175.... 178..... 193..... 195.....	<p><i>Amend text appropriately:</i></p> <ul style="list-style-type: none"> ■ A 'New Eastern Villages' Supplementary Planning Document; ■ A 'South Marston Village' Supplementary Planning Document ■ A Developer Contributions Supplementary Planning Document ■ <u>Any subsequent DPDs</u> 	<p>See Council Statement CS22: Council's Response to Inspectors Request for Statement on MF4 and in response to MF8 and MF9. [CD25.70] (253),(266),(275) & (276)</p>
MM09	DE1	49	<p><i>Amend policy:</i></p> <p>High standards of design are required for all types of development. Proposals for development shall respond to <u>should address</u> the objectives of sustainable development through high quality design and place-making principles. To ensure this, proposals should address and will be assessed against all the following design principles:</p> <p>a. context and character, <u>in respect of</u>:</p> <ul style="list-style-type: none"> ■ <u>existing built characteristics</u> ■ <u>acknowledged features of importance</u> ■ <u>existing site conditions</u> <p>b. layout, form and function of the development, <u>including in respect of</u>:</p>	<p>See MF6 [CD25.65]. For the Plan to be justified and to be in accordance with <i>the Framework</i> (para 17 [4] and Section 7).</p> <p><i>(215) – slight amended wording to improve clarity</i></p> <p>(Note: bullet points notation updated)</p>

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			<ul style="list-style-type: none"> ■ accessibility, integration <u>connectivity</u>, permeability, legibility, inclusivity, safety & security, efficiency and adaptability; ■ <u>siting, orientation, scale, massing, materials and detailing.</u> <p>c. Amenity, in respect of;</p> <ul style="list-style-type: none"> ■ <u>Light, privacy, outlook, noise, disturbance, smell, pollution and space.</u> 	
MM10	Para 4.15	51	<p><i>Amend text:</i></p> <p>The Form of development proposals should create a strong contextual response to sites and be of good <u>deliver high quality architecture design</u> in order to create distinctive identity. The form of development proposals will be assessed in terms of <u>the following: siting and orientation, scale, proportion, shape, massing, rhythm, materials, colour and architectural detailing.</u></p> <ul style="list-style-type: none"> ■ <u>Siting</u> – the relative position and configuration of a <u>building’s footprint on a site should address and respond to the existing context (trees, buildings, landscape, topography, etc.), street patterns, neighbouring buildings and the character of the wider area.</u> ■ <u>Orientation</u> – the direction a building faces should ensure <u>corners and vista terminations are addressed, that key</u> 	See MF6 [CD25.65]. For the Plan to be justified and to be in accordance with <i>the Framework</i> (para 17 [4] and Section 7), and to provide further clarity in line with amended policy. (206)

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			<p><u>buildings are prominent and to ensure solar gain is maximised.</u></p> <ul style="list-style-type: none"> ■ Scale – <u>the size of the built form must relate to its surroundings and respond to context. Individual iconic buildings are often of a size intended to be highly visible however in all cases the scale of development (from mixed use layouts to small extensions) should be justified and not dominate or compromise amenity.</u> ■ Massing – <u>the combined effect of the height, bulk and silhouette of an extension, building or group of buildings must complement the form and function of the development or host building and be in keeping with the character and context of the area. As with Scale (above), individual buildings may challenge the general massing arrangement of a development to create identity and impact, but this must not be to the detriment of other aspects of quality design such as amenity. Massing is considered to include the physical attributes of development such as height, shape, bulk, and the arrangement of these in terms of proportion, rhythm and silhouette.</u> ■ Materials – <u>the choice of materials for buildings and the public realm, in terms of their quality and durability, must suit the context, character and end purpose(s). The use of matching or complementary colours, textures and patterns</u> 	

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			<p><u>should assist in ensuring new development is in harmony with the character and context of the surrounding area and where applicable the host building. Contemporary materials that exhibit high performance and have sustainable credentials should also be considered.</u></p> <ul style="list-style-type: none"> ■ <u>Detailing</u> – relates to the articulation of individual or common elements of a development. Attention to how these elements come together and shape the public and private space is important to delivering high quality design. These include: <u>boundary treatments, enclosures for refuse and recycling provision, landscaping, street lighting and street furniture, building elements such as entrances, doors, windows, cills, lintols, surrounds, porches, bays, balconies, chimneys, roofing details, dormer windows, brick detailing, construction details, etc.</u> 	
MM11	DE2	55	<p><i>Amend part b) of policy:</i></p> <p>All major development (see glossary) shall meet the following sustainable construction standards <u>until superseded by national prescribed standards</u></p>	In line with potential national changes to sustainable construction standards.
MM12	EC2	63	<p><i>Amend part b), 2nd bullet point of policy:</i></p> <ul style="list-style-type: none"> ■ <u>there has been genuine marketing for commercial (B class) uses for at least 6 months that period of time, at reasonable market values, <u>which</u> has proved unsuccessful, and</u> 	See MF6 [CD25.65]. For the Plan to be effective and to be in accordance with the Framework (para 22). (36)

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MM13	EC2	63	<p><i>Amend part b) 3rd bullet point of policy:</i></p> <ul style="list-style-type: none"> ■ a sequential site <u>appraisal</u> search has been undertaken that takes account of the current quality of the employment area such that loss of the highest quality employment land is minimised, assessing the following factors: 	Council suggested wording to address specific point discussed during the hearing sessions. See Council Statement CS11 [CD25.41]. (234)
MM14	HA1	77	<p><i>Amend part a) 2nd bullet point of policy:</i></p> <ul style="list-style-type: none"> ■ there should be a variety of densities, house types and sizes <u>to meet local needs as identified within the Swindon Strategic Housing Market Assessment and in line with the Swindon Borough Housing Strategy within larger developments</u> 	See MF6 [CD25.65]. For the Plan to be in accordance with the Framework (para 47 [1]). (43)
MM15	Para 4.110	77	<p><i>Insert at the end of paragraph:</i></p> <p>This housing needs to be responsive to demand, meet future anticipated household and population growth, and address the need for all types of housing and the needs of different groups of people in the local community, <u>particularly in response to the ageing population and to assist independent living at home.</u></p>	For the Plan to be in accordance with the Framework (para 50). (44)
MM16	HA8	92	<p><i>Amend part a) of policy:</i></p> <p>a. <u>Provision for 17 additional gypsy and traveller residential pitches and one travelling showpeople site (in accordance with the latest GTAA) will be made over the plan period. The location (s) of this additional requirement will be identified in a Site Allocation Development Plan Document.</u> Provision for gypsies</p>	See MF6 [CD25.65]. For the Plan to comply with the criteria set out in the Planning Policy for Traveller Sites (PPTS) and to reflect up to date information and provide clear guidance on accommodation needs. (156)

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			<p>and travellers and travelling show people will be made in accordance with the updated Need Assessment. The location(s) of this additional requirement will be identified in a Site Allocations Development Plan Document</p>	
MM17	Para. 4.167	93	<p><i>Amend text:</i></p> <p>The Wiltshire and Swindon Gypsy and Travellers Accommodation Needs Assessment (GTAA) (2006) identified a need for 8 additional residential pitches and no increase in transit pitches at Swindon Borough by 2011. The Swindon Borough Council Gypsy, Traveller and Travelling Showpeople Accommodation Assessment (GTAA) (2013) identified a need for 17 additional residential pitches in the next 15 years. The need is split into 5 year periods with 7 pitches required in the initial period 2013-2018, 5 pitches in the period 2018-2023 and 5 pitches 2023-2028. The GTAA (2013) also identifies the need for one travelling showpeople site within the Swindon Borough.</p>	See MF6 [CD25.65]. For the Plan to comply with the criteria set out in the (PPTS) and to reflect up to date information and provide clear guidance on accommodation needs. (157)
MM18	Insert new para. above 4.191	100	<p><i>Insert paragraph:</i></p> <p><u>Air Pollution</u></p> <p><u>In relation to transport and air pollution, the Habitats Regulations Assessment concluded that the Local Plan is unlikely to have a significant effect on the Special Area of Conservation sites. However it does recommend that the Council place strong emphasis on the delivery of sustainable transport solutions. This is particularly important for those</u></p>	See MF6 [CD25.65]. For the Plan to be in accordance with the Habitats Regulations and <i>the Framework</i> (section 11 and paras 120 and 166) as to ensure the recommendations of the Habitats Regulations Assessment are fully incorporated. (53)

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			<u>developments taking place in north Swindon that will potentially increase traffic on the A419, which may impact upon the condition status of North Meadow and Clattinger Farm SACs.</u>	
MM19	IN2	111	<p><i>Amend part a) of policy:</i></p> <p><u>Future water supply will be addressed through the implementation of demand management measures, particularly in new development to reduce the use of water, and the prevention of leakages, to increase supply complemented by sustainable new water resources.</u></p> <p><i>Amend part b) of policy:</i></p> <p><u>...land use or environmental impact that any such adverse impact is minimised. There should be no adverse impacts on sensitive ecosystems, particularly SSSIs and the River Kennet.</u></p>	See MF6 [CD25.65]. For the Plan to be justified and effective and to be in accordance with <i>the Framework</i> (section 11 paras 161 and 166). (62)&(63)
MM20	Para. 4.229	111	<p><i>Insert at the end of paragraph:</i></p> <p><u>.... context which is reiterated in the Habitats Regulations Assessment (HRA). The HRA Report states the Plan should recognise that the growth proposed, when combined with growth in neighbouring authorities, may indirectly lead to adverse effects on the Special Areas of Conservation, given the known pressures on the water resource. The Plan should therefore make explicit commitments to addressing water demand and promote work on cross boundary solutions, where appropriate, to avoid and mitigate potential impacts.</u></p>	See MF6 [CD25.65]. For the Plan to be in accordance with the Habitats Regulations and <i>the Framework</i> (section 11 and paras 120 and 166) as to ensure the recommendations of the Habitats Regulations Assessment are fully incorporated. (64)

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MM21	IN4	116	<p><i>Amend part a) of policy:</i></p> <p>Any heat produced as part of a renewable energy or combined heat and power (CHP) installation should be productively used on-site or linked to a district energy network. <u>Progress will be measured against a local low carbon electricity target of 200MWe by 2020.</u></p>	<p>See Council Statement CS15 [CD25.60]. Suggested Council modification to Policy IN4 as a result of points discussed during the hearing sessions. (243)</p>
MM22	EN1	139	<p><i>Amend policy:</i></p> <p>a. <u>In accordance with the Swindon Borough Green Infrastructure Strategy</u> Ddevelopment shall protect and enhance green infrastructure and assets as identified in Appendix 45. This includes the requirement that development must provide for the protection and integration of <u>visually or ecologically important existing trees, hedges and woodlands</u> <u>Development that would result in the loss or deterioration of irreplaceable habitats, including ancient woodland and the loss of aged or veteran trees found outside ancient woodland will only be permitted where the need for, and benefits of, the development in that location clearly outweigh the loss.</u></p> <p>b. Development shall <u>provide and</u> design green infrastructure <u>to and integrate with existing green corridors identified on the Proposals Policies Map</u>, to maximise its connections and functions and ensure the sustainable maintenance and management of it.</p>	<p>See MF6 [CD25.65]. For the Plan to be justified and to be in accordance with the Framework (paras 120 and 118) and to improve clarity. (74), (75), & (159)</p>

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MM23	Para 4.324 Insert Inset Map	139	<p><i>Insert indicative Concept Map (Figure 7) and amend text:</i></p> <p>The Swindon Borough Green Infrastructure (GI) Strategy provides a comprehensive plan for the protection of existing and the creation of new green infrastructure in the Borough. <u>Figure 7 the Green Infrastructure Concept Map illustrates the GI in the Borough.</u></p> <p><i>Please see Appendix 1</i></p>	See Council Statement CS18 - Green Infrastructure (EN1) [CD 25.66]. Suggested Council modification as a result of points discussed during the hearing sessions. (242)
MM24	EN5	147	<p><i>Amend part c) of policy:</i></p> <p>c) The North Wessex Downs Area of Outstanding Natural Beauty (AONB) is a nationally recognised area of landscape protection. Proposals within the Borough which are within and / or about <u>abuts</u> the North Wessex Downs AONB must accord with relevant criteria set out in the AONB Management Plan <u>and paragraph 115 and 116 of the NPPF</u>. Proposals outside the AONB should not adversely affect its setting.</p>	Suggested modification by the North Wessex Downs AONB Unit. (147)&(248)
MM25	EN6	149	<p><i>Amend part d) of policy:</i></p> <p>All development proposals must be assessed against the Swindon Surface Water Management Plan and the Local Flood Risk Management Strategy <u>to address locally significant flooding. Local Flood Risk Management Strategy to address locally significant flooding.</u> Appropriate mitigation and management measures must be implemented.</p> <p><i>Insert part f) to policy:</i></p>	See MF6 [CD25.65]. For the Plan to be effective and to be in accordance with <i>the Framework</i> (section 11 and paras 162, 165 and 166) and (Technical Guidance with Regard to Flood Risk). (92)&(171)

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			<u>Sustainable drainage systems should seek to enhance water quality and biodiversity in line with The Water Framework Directive.</u>	
MM26	Para 4.357	150	<p><i>Amend text:</i> The Swindon Surface Water Management Plan provides an overview of surface water flooding within Swindon Borough, identifying flooding areas and mitigation measures to reduce surface water flooding where feasible. Sources of surface water flooding include surface water run-off, flooding from groundwater, sewer flooding, watercourse flooding and overland flow. The Local Flood Risk Management Strategy further provides an approach to flood risk management and mitigation measures. The Local Flood Risk Management Strategy provides an approach to flood risk management and mitigation measures, including surface water management. Sources of surface water flooding include surface water run-off, flooding from groundwater, sewer flooding, watercourse flooding and overland flow.</p> <p><u>The Local Flood Risk Management Strategy provides an approach to flood risk management and mitigation measures, including surface water management. Sources of surface water flooding include surface water run-off, flooding from groundwater, sewer flooding, watercourse flooding and overland flow.</u></p>	<p>For the Plan to be effective and to be in accordance with <i>the Framework</i> (section 11 and paras 162, 165 and 166) and (Technical Guidance with Regard to Flood Risk). (172)</p>
MM27	EN7	180	<p><i>Insert and amend part b) to policy:</i></p> <p><u>Similarly; where development would be adversely affected by the emission of pollutants from an existing use; the proposal will only be permitted where the users of the future development are protected from loss of amenity from those emissions in accord with Policy DE1.</u></p>	<p>For the Plan to be effective and in accordance with <i>the Framework</i> (para 109)</p> <p>To ensure that the policy is effective at considering circumstances whereby development adjoins sources of emissions of pollutants such as noise etc. (161) – <i>wording slightly amended to</i></p>

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				<i>improve clarity</i>
MM28	EN8	153	<p><i>Insert part c) to policy:</i></p> <p><u>c) Where a site is affected by land stability issues responsibility for securing a safe development rests with the developer and/or landowner, who will be required to carry out the above.</u></p>	<p>See MF6 [CD25.65]. For the Plan to be effective and in accordance with <i>the Framework</i> (para 120) and to clarify that the responsibility for securing safe development lies with the developer and / or landowner. (163)</p>
MM29	EN9	154	<p><i>Insert part c) to policy:</i></p> <p><u>c) Where a site is affected by land contamination responsibility for securing a safe development rests with the developer and/or landowner, who will be required to carry out the above.</u></p>	<p>See MF6 [CD25.65]. For the Plan to be effective and to be in accordance with <i>the Framework</i> (para 120) and to clarify that the responsibility for securing safe development lies with the developer and / or landowner. (164)</p>
MM30	EN10	155	<p><i>Amend part b) of policy and insert parts c-g to policy:</i></p> <p><u>b. Proposals for development affecting heritage assets shall conserve or and where appropriate enhance their significance and setting. Any harm to the significance of a designated or non-designated heritage asset, or their loss, must be justified. Proposals will be weighed against the public benefits of the proposal; whether it has been demonstrated that all reasonable efforts have been made to sustain the existing use, find new uses, or mitigate the extent of the harm to the significance of the asset; and whether the works proposed are the minimum required to secure the long</u></p>	<p>See MF6 [CD25.65]. For the Plan to be justified and be in accordance with <i>the Framework</i> (para 17 [10] and section 17). (189)&(193)</p>

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			<p><u>term use of the asset.</u></p> <p>c. <u>Any alterations, extensions or changes of use to a listed building, or development in the vicinity of a listed building, shall not be permitted where there will be an adverse impact on those elements which contribute to their special architectural or historic significance, including their setting.</u></p> <p>d. <u>Scheduled Monuments and other nationally important archaeological sites and their settings will be preserved in situ, and where not justifiable or feasible, provision to be made for excavation and recording. Development proposals affecting archaeological remains of less than national importance will be conserved in a manner appropriate to their significance. An appropriate assessment and evaluation should be submitted as part of any planning application in areas of known or potential archaeological interest.</u></p> <p>e. <u>Development within, or which would affect the setting of, the Borough's Conservation Areas will conserve those elements which contribute to their special character or appearance.</u></p> <p>f. <u>Features which form an integral part of a Park or Garden's historic interest and significance will be conserved and development will not detract from the enjoyment, layout, design, character, appearance or setting of them, including key views into and out from, or prejudice future restoration.</u></p>	

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			<p>g. <u>Any development proposal that would affect a locally important or non-designated heritage asset, including its setting, will be expected to conserve its significance, and any harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.</u></p>	
MM31	EN11 Policies Map	159	<p><i>Amend policy title and insert part d) to policy:</i></p> <p>Policy EN11: Canals <u>Heritage Transport</u></p> <p>d) <u>A deviation route for the Swindon and Cricklade heritage Railway will be safeguarded from its present terminus at Taw Hill Halt south to a new terminus in the Mouldon Hill Country Park as on the Policies Map. Proposals for development should not adversely impact on the integrity of this alignment, or the Swindon and Cricklade Railway’s ability to operate the alignment as a heritage railway.</u></p> <p><i>Please see Appendix 2.</i></p>	<p>See Council Statement CS12: Suggested modification to Policy EN11 [CD25.48] as a result of points discussed during the hearing sessions. (239)</p>
MM32	EN11	159	<p><i>Insert part c) to policy:</i></p> <p><u>Proposals shall only be permitted if it can be demonstrated that there is no unacceptable risk to ecology, flood risk, water resources and water quality</u></p>	<p>See MF6 [CD25.65]. For the Plan to be justified and be in accordance with Framework (paras 99-104, section 11 and para 166). (97)</p>

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MM33	NC1 Replace Figure	175	<i>Insert Revised Figure 9 (A4 Inset map)</i> <i>Please see Appendix 1</i>	See Council Statement CS22: Council's Response to Inspectors Request for Statement on MF4 and in response to MF8 and MF9. [CD25.70] To be in accordance with PPG paragraph 002 ID:12-002-20140306. (217)
MM34	Para 5.39	175	<i>Amend text:</i> Wichelstowe is a key component of the development strategy for the Borough and is linked to many policies and strategies listed in the evidence base. <u>Indicative phasing of the delivery of Wichelstowe is shown on Figure 9 to clarify when development will be delivered in accordance with the consented outline application.</u> Effective Management of development will be achieved through the application of this policy and through:	See Council Statement CS22: Council's Response to Inspectors Request for Statement on MF4 and in response to MF8 and MF9. [CD25.70] To be in accordance with PPG paragraph 002 ID:12-002-20140306 (258)
MM35	NC2	176	<i>Amend part b) 1st bullet point of policy:</i> A total of 890 dwellings at an average density of <u>3035.5</u> dwellings per hectare;	Council response to hearing session on Issue 11B and to ensure consistency with the granted outline planning consent. (224)
MM36	NC2	176	<i>Amend part e) of policy:</i> The area between Coate Water and the new development, <u>as indicated on the Proposal Map</u>, will be protected from development to <u>preserve the setting to the Coate Water Country Park</u>, and the function of Day House Lane as a green corridor will be safeguarded.	See MF6 [CD25.65]. For the Plan to be justified and be in accordance with <i>the Framework</i> (para 109) as to give clarity regarding the extent of the area and to provide policy reason for the area of protection. (104)

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MM37	NC2 Replace Figure	177	<i>Insert Revised Figure 10 (A4 Inset map)</i> <i>Please see Appendix 1</i>	See Council Statement CS22: Council's Response to Inspectors Request for Statement on MF4 and in response to MF8 and MF9. [CD25.70] To be in accordance with PPG paragraph 002 ID:12-002-20140306. (218)
MM38	Para 5.47	178	<i>Amend text:</i> Commonhead is a key component of the development strategy for the Borough and is linked to many policies and strategies listed in the evidence base. <u>Indicative phasing of the delivery of Commonhead is shown on Figure 10 to clarify when development will be delivered in accordance with the consented outline application.</u> Effective Management of development will be achieved through the application of this policy and through.	See Council Statement CS22: Council's Response to Inspectors Request for Statement on MF4 and in response to MF8 and MF9. [CD25.70] To be in accordance with PPG paragraph 002 ID:12-002-20140306 (259)
MM39	NC3	179	<i>Amend part b) 4th bullet point, 8th sub bullet point</i> <ul style="list-style-type: none"> ■ a new road link under or across the Bristol to London railway line connecting the development north and south at Rowborough, and ■ <u>New and/or improved accesses to the A420 for proposed residential and employment uses;</u> 	See Council Statement of Common Ground with South Marston Parish Council and David Lock Associates. (226)
MM40	NC3	179	<i>Amend part a) of policy:</i> Land to the East of the A419, as defined on the Policies Map, is allocated for a mixed-use development. The form	See Council Statement CS22: Council's Response to Inspectors Request for Statement on MF4 and in response to MF8 and MF9.

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			of the development shall comprise a series of new <u>inter-connected</u> distinct villages and an expanded South Marston village <u>defined by the network of green infrastructure corridors.</u>	[CD25.70] To be in accordance with PPG paragraph 002 ID:12-002-20140306 (262)
MM41	NC3	179	<p><i>Amend part b) insert bullet point to policy:</i></p> <ul style="list-style-type: none"> ■ <u>Affordable housing shall be provided at Rowborough and south of the A420 in accordance with Policy HA2. Separate proposals are made in Policy RA3 in relation to South Marston</u> 	For the Plan to be justified and be in accordance with <i>the Framework</i> (paras 47, 50 [3] and 159) and to provide clarity in accordance with the PPG [ID: 12-002-20140306] and in response to Representations. (109)&(163)
MM42	NC3	179	<p><i>Amend Part b), 3rd bullet point, insert sub-bullet point to policy:</i></p> <ul style="list-style-type: none"> ■ <u>walking and cycle network improvements that integrate with existing networks and provide good connectivity within the development and to the surrounding area;</u> 	See MF6 [CD25.65]. For the Plan to be justified and be in accordance with <i>the Framework</i> (para 30) and to provide clarity in accordance with the PPG [ID: 12-002-20140306]. Council response to address points raised by South Marston Parish Council. (110)&(246)
MM43	NC3	179	<p><i>Amend part b) 3rd bullet point, 1st sub-point of policy:</i></p> <p><u>An express bus network bus rapid transit link to Swindon Town Centre from through the district centre that connects the Eastern Villages to Swindon Town centre serving and through the district centre as part of phase 1 of the development, which includes residential development north of the A420, the District Centre and the employment allocation;</u></p>	See Council Statement to Issue 18 (April 2014). For the Plan to be justified and be in accordance with <i>the Framework</i> (para 30) and to provide clarity in accordance with the PPG [ID: 12-002-20140306]. (107)&(129)

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MM44	NC3	180	<p><i>Amend part b) 7th bullet point, of policy:</i></p> <p>a maximum of 12,000m² (gross) of retail and complementary uses, of which no more than 20% will be comparison goods. This will comprise a maximum 10,000m² (gross) anchor food store as well as 1,000m² of other small scale retail and complementary uses within the District Centre. The remaining 1,000m² of retail floor space will be distributed across the three new Local Centres and within the expanded South Marston <u>about 12,000m² (gross) of retail floorspace including a high quality District Centre with strong connectivity to the adjacent residential areas, comprising an anchor food store and complementary uses, and a network of Local Centres that offer retail provision of a scale that meets the daily shopping needs of the communities they serve, including the existing community at South Marston.</u></p>	<p>For the Plan to be justified and be in accordance with <i>the Framework</i> (para 23 [2] and [6]) and to provide clarity in accordance with the PPG [ID: 12-002-20140306] and in response to Representations. (112)</p>
MM45	NC3	180	<p><i>Amend part b) 8th, 9th and 10th bullet points, of policy:</i></p> <ul style="list-style-type: none"> ■ <u>a new learning campus educational requirements comprising:</u> <ul style="list-style-type: none"> ○ <u>a minimum of 8 forms of entry of secondary provision;</u> ○ <u>a minimum of 8 forms of entry of primary provision with early learning facilities</u> ○ <u>a site for a special school for children and young persons with profound, multiple and severe learning difficulties for ages 0-25</u> 	<p>For the Plan to be justified with increased flexibility and to be in accordance with the Framework (para 72) and to provide clarity in accordance with the PPG [ID: 12-002-20140306] and in response to Representations. (113)</p>

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			<ul style="list-style-type: none"> ○ <u>measures to manage the demographic peak at primary and secondary schools;</u> ■ an 8-form entry secondary school, a 2-form entry primary school, a special school for children with profound, multiple and severe learning difficulties for ages 0-19, and a Children's Centre; ■ 3 new 2-form entry primary schools with early years facilities as well as a 1-form entry extension to the existing primary school at South Marston; ■ capacity to manage the demographic peak at primary and secondary schools (for up to 4 forms of entry); 	
MM46	NC3 Replace Figure 10	188	<p><i>Insert Revised figure 11 (A4 Inset map)</i></p> <p><i>Please see Appendix 1</i></p>	<p>See Council Statement CS22: Council's Response to Inspectors Request for Statement on MF4 and in response to MF8 and MF9. [CD25.70] To be in accordance with PPG paragraph 002 ID:12-002-20140306 (219)</p>
MM47	Para 5.77	186	<p><i>Amend text:</i></p> <p><u>The White Hart junction is a critical part of the local and strategic road network, principally providing an interchange between the A420 and the A419 Trunk road.</u> The White Hart Junction <u>also</u> has a critical role in high quality urban design and should provide a gateway to the town.</p>	<p>Former Council minor modification no. 122: See Schedule of Schedule of Proposed Minor Amendments [CD21.3] In response to Highways Agency Representation. (122)</p>

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MM48	Para 5.81	186	<p><i>Amend text:</i></p> <p><u>The proposed alignment will be further defined in the Eastern Villages SPD any subsequent DPD in partnership with stakeholders.</u></p>	<p>See Council Statement CS22: Council's Response to Inspectors Request for Statement on MF4 and in response to MF8 and MF9. [CD25.70] (252)</p>
MM49	Para 5.87	188	<p><i>Amend text:</i></p> <p>The New Eastern Villages, Rowborough and South Marston are a key component of the development strategy for the Borough and is linked to many policies and strategies listed in the evidence base. <u>Figure 11 illustrates the broad areas of development with indicative housing figures and anticipated delivery timeframes. It is acknowledged that the housing figures and anticipated timeframes are indicative and progress on the differing development islands will be dependent on the necessary infrastructure being delivered, therefore if infrastructure is already in place, there is potential for the delivery of development to be accelerated. The early delivery of any of the sites should not compromise the delivery of the overall infrastructure to support the completed New Eastern Villages as envisaged under this plan. The extent of the development islands is also illustrated but will be refined through the development management process.</u> Effective management of development will be achieved through the application of this policy and through:</p> <ul style="list-style-type: none"> ■ Alignment of proposals with other related (but non-planning) strategies identified in the "Evidence Base" 	<p>See Council Statement CS22: Council's Response to Inspectors Request for Statement on MF4 and in response to MF8 and MF9. [CD25.70] (267)</p>

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			<p>above;</p> <ul style="list-style-type: none"> ■ Implementation of the Infrastructure Delivery Plan; ■ An Eastern Villages including areas to the North of the A420 included in Policy NC3} ■ <u>Any subsequent DPDs</u> ■ A South Marston Village Supplementary Planning Document; ■ A Developer Contributions Supplementary Planning Document; ■ <u>Guidance in SPDs</u> ■ Development Framework Plan, design codes and masterplan; ■ Continuing dialogue between the Council, the local community and developers; and ■ The development management process. 	
MM50	Insert new Para below 5.87	188	<p><i>Insert text:</i></p> <p><u>Whilst it is anticipated development will progress broadly in a</u></p>	See Council Statement CS22: Council's Response to Inspectors Request for Statement on MF4 and

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			<p><u>north to south direction supporting delivery of key infrastructure and achieving the critical mass around the district centre and the express bus corridor, it is recognised that there will be opportunities for development to progress on a range of sites within the New Eastern Villages at differing periods to that anticipated and identified on the map depending on access arrangements and other policy requirements including the provision and timely delivery of necessary infrastructure and appropriate mitigation of development impacts.</u></p>	<p>in response to MF8 and MF9. [CD25.70] (268)</p>
MM51	NC4	189	<p><i>Amend Part b) 1st bullet of policy:</i></p> <ul style="list-style-type: none"> ■ <u>a total of 1,695 dwellings at an average density of 35 dwellings per hectare</u> 	<p>Council response to hearing session on 11C and to ensure consistency with the granted outline planning consent. (230)</p>
MM52	NC4	189	<p><i>Amend Part c) 3rd bullet point of policy:</i></p> <ul style="list-style-type: none"> ■ vehicular access routes from Tadpole Lane and a new route north to connect to Swindon via <u>Ermin Street, Blunsdon</u> (the former A419) and <u>under the new A419(T) at the existing underpass;</u> 	<p>Former Council minor modification No. 127 [CD21.3]. (127)</p>
MM53	NC4 Replace Figure 11	190	<p><i>Insert Revised Figure 12 (A4 Inset map)</i></p> <p><i>Please see Appendix 1</i></p>	<p>See Council Statement 22 – Council’s Response to Inspectors Request for Statement on MF4 and in response to MF8 and MF9 [CD25.70]. (220)</p>
MM54	Para 5.97	192	<p><i>Amend text:</i></p> <p>Tadpole Farm is a key component of the development</p>	<p>See Council Statement CS22: Council’s Response to Inspectors Request for Statement on MF4 and</p>

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			strategy for the Borough and is linked to many policies and strategies listed in the evidence base. <u>Indicative phasing of the delivery of Tadpole Farm is shown on Figure 12 to clarify when development will be delivered in accordance with the consented outline application.</u> Effective management of development will be achieved through the application of this policy and through:	in response to MF8 and MF9. [CD25.70] (260)
MM55	NC5	192	<p><i>Amend part b) 1st bullet point:</i></p> <ul style="list-style-type: none"> ■ <u>A total of 1,650 dwellings, at an average density of 35 dwellings per hectare, with lower densities in the north and west of the development</u> 	See MF6 [CD25.65]. For the Plan to be justified and to be in accordance with the Framework (para 157) and to provide clarity in accordance with the PPG [ID: 012-002-20140306] (130)&(251)
MM56	NC5	193	<p><i>Amend part c), 1st bullet point:</i></p> <ul style="list-style-type: none"> ■ <u>a new all vehicular bridge across the A419 to connect to the Swindon urban area as the primary access route;</u> 	See MF6 [CD25.65]. For the Plan to be justified and to be in accordance with the Framework (para 157) and to provide clarity in accordance with the PPG [ID:12-002-20140306] (131)
MM57	NC5 Replace Figure 12	195	<p><i>Insert Revised Figure 13 (A4 Inset map)</i></p> <p><i>Please see Appendix 1.</i></p>	See Council Statement CS22: Council's Response to Inspectors Request for Statement on MF4 and in response to MF8 and MF9. [CD25.70]. (221)

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MM58	Para 5.106	195	<p><i>Amend text:</i></p> <p>Kingsdown is a key component of the development strategy for the Borough and is linked to many policies and strategies listed in the evidence base. <u>Indicative phasing of the delivery of Kingsdown is shown on Figure 13 to clarify when development will be delivered.</u> Effective management of development will be achieved through the application of this policy and through:</p>	<p>See Council Statement CS22: Council's Response to Inspectors Request for Statement on MF4 and in response to MF8 and MF9. [CD25.70] (261)</p>
MM59	RA3 and Para 5.133	201 / 203	<p><i>Amend part b) 9th bullet point of policy:</i></p> <p>ensure other development/redevelopment opportunities on existing (brownfield) sites in the west and north of the village provide strong links with the village and make the appropriate infrastructure contributions to mitigate their impact in broad accordance with the South Marston Village SPD;</p> <p><i>Amend text:</i></p> <p>The Borough Council is new engaging <u>working</u> with South Marston Parish Council, and in consultation with village residents, in preparing a South Marston Village SPD. This will <u>to</u> help support an integrated approach to the development of the village and will benefit the current and future community of South Marston. Developer contributions will be required from all developments identified through the South Marston Village SPD.</p>	<p>See Council Statement CS22: Council's Response to Inspectors Request for Statement on MF4 and in response to MF8 and MF9. [CD25.70] (269)&(270)</p>

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MM60	RA3 Insert New Figure	203	<p><i>Insert New Figure 14 'South Marston Inset Map' (A4 Inset map)</i></p> <p><i>Please see Appendix 1</i></p>	See Council Statement CS22: Council's Response to Inspectors Request for Statement on MF4 and in response to MF8 and MF9. [CD25.70]. (222)
MM61	RA3 Para 5.136	203	<p><i>Amend text:</i></p> <p><u>Expansion of South Marston is a key component of the development strategy of the Borough and is linked to many policies and strategies listed in the evidence base. Figure 14 indicates the broad location of development.</u> Effective management of development at South Marston will be achieved through the application of this policy and through:</p> <ul style="list-style-type: none"> ■ Integrate with the character of the existing village and its landscape setting and <u>it is anticipated</u> this will be controlled through the preparation of a <u>guided by</u> Village Supplementary Planning Document(s) and Village Design Codes; ■ New Eastern Villages Supplementary Planning Document; Any subsequent DPDS; ■ Engagement with the community of South Marston through the Parish Council; ■ Village Design Codes; and ■ Developer Contributions Supplementary Planning Document. 	See Council Statement 22 – Council's Response to Inspectors Request for Statement on MF4 and in response to MF8 and MF9 [CD25.70]. (271)

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MM62	Appendix 6	247	<i>Delete and replace with revised trajectory.</i>	See Council Statement CS8 [CD25.31] Council's Response to Inspectors Requests MF1 MF2 MF3. (247)
MM63	All references in the Local Plan Key for Policies Map	-	<i>Amend all references:</i> Rapid Transit replaced with <u>Express Bus Network</u> <i>Please see Appendix 2 for amended Key</i>	See Council Statement to Issue 18 (April 2014). For the Plan to be justified and be in accordance with <i>the Framework</i> (para 30) and to provide clarity in accordance with the PPG [ID: 12-002-20140306]. (229)