



Swindon Borough Authority Monitoring Report 2014-2015

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Executive Summary

This is the eleventh Monitoring Report (previously known as the Annual Monitoring Report) relating to the Swindon Borough Council statutory development plan. It monitors the policies in the Swindon Borough Council Local Plan 2026, which was adopted in March 2015. It draws together the results of monitoring which has taken place for many years, as well as new data on issues for which monitoring began with the production of the first Monitoring Report. This monitoring report reports on the period 1st April 2014 to 31st March 2015, although longer periods have been reported as appropriate.

This report assesses indicators that relate to specific policies in the plan. In 2011 the requirement to report core indicators was dropped, however we have continued to monitor some of them as they cover key policy outcomes. This report also contains background information in the form of contextual indicators, to provide a snapshot of Swindon Borough. Significant effects indicators, a product of the Sustainability Appraisal process, are also included to enable a comparison to be made between the predicted effects of policies, and the actual effects measured during implementation of the policies. Details on the monitoring of relevant Supplementary Planning Documents and Local Development Orders have also been included.

The revised Swindon Borough Local Development Scheme (LDS, December 2013) sets out target dates for the preparation of the documents within the statutory development plan. The most recent targets in the LDS have been met reflecting the progression of the emerging Local Plan.

In total there were 48 targets set for policy indicators in the AMR. Of the 40 targets for which there was data, 18 were met, 4 have targets that require longer term monitoring but are on track to meet targets, and 18 indicators failed to meet their targets. In general the policies have not performed as well as they have in previous years, largely due to the impact of the recession. In addition some indicators for new policies have been applied to applications that were approved before the policy was introduced. In these cases the indicator acts as a baseline against which to monitor future development.

The emerging Local Plan has recently been through an independent examination and the Council have received the Inspectors Report, the Report found the Plan sound, subject to a number of modifications. The emerging Local Plan is based on an up to date evidence base, the evidence base will reduce the likelihood of ineffective policies being created. When the Local Plan is adopted and monitored it is expected that the number of indicators meeting their targets will increase.

1.0 Introduction

1.1 Background

- 1.1.1 There has been a long history of monitoring housing completions and employment land development in Swindon Borough. Statistics on housing completions have been published annually since 1976, and on employment developments since 1981. Leisure development, retail development and open space is now included as part of our annual monitoring.
- 1.1.2 The requirement to monitor annually was introduced under the Planning and Compulsory Purchase Act 2004. This placed a duty on Local Authorities to produce an Annual Monitoring Report outlining the timescales of the implementation of the development plan, which is explained within the Local Development Scheme, and demonstrate to what extent adopted policies contained within the development plan have been achieved. Since the Act was introduced, Swindon Borough Council has produced nine Annual Monitoring Reports.
- 1.1.3 The requirement to monitor has recently been amended under the Localism Act 2011 and subsequent Town and Country Planning (Local Planning (England)) Regulations 2012. The requirement to produce an Annual Monitoring Report has been replaced with the requirement to produce an Authority Monitoring Report which should be made available and updated as and when information becomes available however there is still a minimum requirement to produce a report annually.

1.2 Purpose of Monitoring

- 1.2.1 The monitoring of the development plan allows Local Authorities to establish whether adopted policies are being effectively implemented. The purpose of Swindon Borough's Monitoring Report is to monitor the performance of the policies within the Swindon Borough Council Local Plan 2011, which was adopted in July 2006, Swindon Central Area Action Plan, which was adopted in February 2009, Supplementary Planning Documents, Local Development Orders, neighbourhood planning, how the Authority has met the duty to cooperate requirements and any potential significant effects that have been predicted through Sustainability Appraisals.
- 1.2.2 The Monitoring Report also draws together the results of previous monitoring on the development plan to ensure effective implementation is continuing. The Monitoring Report can then consider whether the policies need reviewing because they are not working as intended. This Monitoring Report also outlines the outcome of indicators for the period 1st April 2013 to 31st March 2014, although different periods have been reported where appropriate.
- 1.2.3 As stated above, the requirements for monitoring have been amended, therefore this Monitoring Report includes
- The timetable and milestones for the preparation of documents in the Local Development Scheme and progress towards meeting them

- Explanation of the current status of adopted policies including reasoning of any policies that are no longer implemented
- Current and historical indicator data relating to adopted policies and subsequent analysis
- the predicted significant effects the policies are having on sustainability objectives as identified within Sustainability Appraisals (incorporating Strategic Environmental Assessment), and whether these are as intended
- Details on the adoption of neighbourhood development orders and/or neighbourhood development plans
- Details of Community Infrastructure Levy under regulation 62 of the Community Infrastructure Levy Regulations 2010
- Details on how Swindon Borough Council have co-operated with those prescribed under section 33A of the Planning and Compulsory Purchase Act 2004.
- Details on adopted Local Development Orders and relevant monitoring

1.3 Structure of the Report

1.3.1 The Monitoring Report is structured as follows:

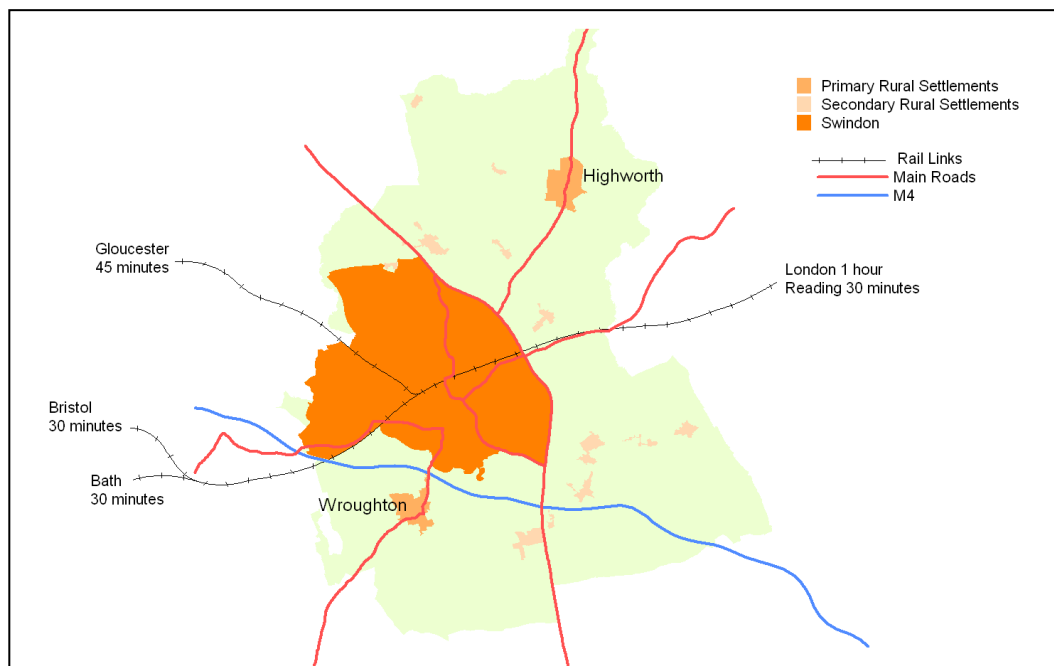
- Chapter One: Provides background and introduction to monitoring;
- Chapter Two: Provides a snapshot of Swindon Borough
- Chapter Three: Provides detail on the Swindon Borough Development Plan and outlines the Local Development Scheme and whether timescales are being met
- Chapter Four: Provides the outcome of monitoring on the Swindon Borough Local Plan 2011
- Chapter Five: Provides the outcome of monitoring on the Swindon Central Area Action Plan
- Chapter Six: Provides the outcome of monitoring on Supplementary Planning Documents
- Chapter Seven: Provides the outcome of monitoring of predicted significant effects
- Chapter Eight: Provides details on monitoring of Local Development Orders
- Chapter Nine: Provides a summary of the Monitoring Report including a table outlining whether all indicators have been met currently and historically

2.0 Swindon Borough Profile

2.1 Swindon's History

- 2.1.1 Until the industrial revolution Swindon was a small market town, then the population began to rise, initially because of trade brought by the Wiltshire and Berkshire Canal and North Wiltshire canal, then later due to the establishment of the Great Western Railway works, which opened in 1843.
- 2.1.2 By the start of the 20th century the railway works were employing 14,000 people, and Swindon had become the largest town in Wiltshire. In 1952 Swindon was designated as a London overspill town and around 14,000 people relocated, mainly from London, over the next ten years. Swindon has continued to expand, mainly through large green field developments to the west, north and south of Swindon. A schematic layout of the Borough and its transport links is shown below.
- 2.1.3 Urban areas cover 25% of the Borough's 230km² area, comprising of Swindon Town, Highworth and Wroughton. The remainder of the Borough contains large tracts of varied and unspoilt countryside, characterised by a broad clay vale of the upper Thames to the north, and the chalk uplands of the North Wessex Downs Area of Outstanding Natural Beauty to the south.

Figure 2.1: Schematic location diagram of Swindon



- 2.1.4 The population of Swindon has expanded rapidly in the past few decades. Most of this increase was a result of people moving in from other areas, particularly from the South-East of England. Initially this was part of the London overspill policy, but then migrants were attracted to jobs in the new and expanding industries of the town. In recent years more people have left Swindon for the rest of the UK than came in, although this has been counter balanced by international immigration.

2.2 Swindon's Context

2.2.1 The key statistics shown in table 3.1 provide a snapshot of Swindon Borough and provide context for the monitoring indicators. The table provides the current statistic for Swindon Borough and a comparator to provide comparison with either a past statistic for Swindon Borough or within the region, South West.

Table 2.1 Statistics

Indicator	Current Value	Comparator Value	Trend description
Current population ¹	214,037 (2013)	211,900 (2011)	It is estimated that the population has risen by approximately 2,137 in the last year.
Population density	931 per km ² (2013)	224 per km ² (south-west 2012)	The population density has increased in Swindon in line with population growth. The density remains significantly higher than that of the south-west.
Age structure ²	(2013)	(2012)	The number of older people in Swindon has increased however this is still smaller compared to the south-west region
0-15 years	20.0%	19.9%	
16-64 years	65.4%	65.8%	
65+ years	14.7%	14.3%	
Male/female ratio ³	(2013)	(2012)	The proportion of males and females in Swindon has continually remained approximately the same.
Males	49.90%	49.96%	
Females	50.10%	50.03%	
Life expectancy (years) ⁴	(2010-2012)	(south-west, 2009-2011)	The life expectancy remains slightly lower in Swindon than for the south-west as a whole.
Males	79.2	79.8	
Females	82.7	83.7	
Educational attainment (students achieving 5+ grades A* to C) ⁵	76% (2013)	69% (2010)	Educational attainment has improved since 2010.
Index of multiple deprivation (number of designated areas in	18 (out of 119) (2010)	18 (out of 119) (2007)	The number of areas in the 20% most deprived has not changed from the 2007 index.

¹ Mid year population estimates, Office for National Statistics

² Mid year population estimates, Office for National Statistics

³ Mid year population estimates, Office for National Statistics

⁴ Life Expectancy 2010-2012 Office for National Statistics

⁵ Swindon Borough Council 2014.

Indicator	Current Value	Comparator Value	Trend description
the 20% most deprived nationally) ⁶			This does not necessarily reflect no change in the deprivation of areas because changes in areas outside of the Borough affect the overall ranking order
Unemployment – JSA claimant count ⁷	1.8 (Sept 2014)	3.2 (June 2012)	The JSA claimant count fell between 2013 and 2014, and it continues to fall from previous years (3.5 in Sept 2010)

⁶ Index of Multiple Deprivation 2010

⁷ Claimant Count 2013, Office for National Statistics

3.0 Swindon Borough Planning Framework

3.1 Local Development Scheme

- 3.1.1 The Borough Council is required to produce a statement describing the content of the statutory development plan including a three year programme of work which is intended to replace the existing development plan. This statement is known as the Local Development Scheme (LDS).
- 3.1.2 The most recent Swindon Borough LDS (December 2013) sets out the programme of work on the replacement of the Wiltshire and Swindon Structure Plan and the Swindon Borough Local Plan 2011. The LDS therefore covers the preparation of the Swindon Borough Local Plan 2026 (previously known as the Core Strategy), Development Plan Documents and Supplementary Planning Documents. It also includes minerals and waste policy documents prepared in accordance with Wiltshire Council.
- 3.1.3 The progress towards meeting milestones in the timetable is detailed in the table below. Although the end date for the majority of information in the AMR is 31st March 2014, good practice suggests the review of the LDS could take a more forward looking approach, so progress has been recorded up to the time of writing.

Table 3.1: Documents with milestones to present

Document	LDS Milestone Date	Date Achieved	Met target?
Swindon Central Area Action Plan	Adoption February 2009	February 2009	✓
Swindon Borough Local Plan 2026	Revised Proposed Submission March 2011	March 2011	✓
	Pre- Submission Consultation December 2012	December 2012	✓
	Submission to Secretary of State June 2013	June 2013	✓
	Examination Hearing Sessions April – May 2014	April/May 2014	✓
	Final Adoption March 2015		
Swindon Borough Local Plan Site Allocations DPD	Options Pre-Production/Survey/ Community Engagement March – October 2015		
Statement of Community Involvement in Planning (Update)	Final Document June 2013	June 2013	✓
Community Infrastructure Levy	Informal Gathering / Scoping and Document Preparation	Winter 2011 – Summer 2012	✓

Document	LDS Milestone Date	Date Achieved	Met target?
	Informal Consultation and Publication of Draft Preliminary Schedule	July – September 2012	✓
	Consideration of representations and preparation of revised document	September 2012 – January 2013	✓
	Formal Consultation and Publication of Draft Schedule	April – May 2013	✓
	Submission for Examination	June – July 2013	✓
	Examination	May- June 2014	✓
	Adoption	MArch 2015	

3.1.4 The Public Examination for the Central Area Action Plan took place in June 2008 with the Inspectors Report being published on time in November 2008. The Plan was adopted in February 2009 in line with its target date.

3.1.5 In light of the introduction of the Localism Act 2011 and the National Planning Policy Framework (published March 2012), the work undertaken on the Revised Proposed Submission Core Strategy was used to form the basis of a new Swindon Borough Local Plan 2026. The Pre-Submission version of the Swindon Borough Local Plan 2026 went out for public consultation in December 2012 for a nine week period. Following the consultation period, the Local Plan was submitted to the Secretary of State in June 2013 the public examination of the plan will take place between April and May 2014 and was anticipated the plan would be adopted in January 2015, there was a slight delay in receiving the Planning Inspectors Report and it is now anticipated the Plan will be adopted March 2015.

3.1.6 Minerals and waste planning for Swindon Borough is carried out in conjunction with Wiltshire County Council, and the indicators relating to this are reported in detail in the Annual Monitoring Report produced by Wiltshire County Council. The progress of the respective Site Allocations documents has met its targets and both documents are now adopted.

3.2 The Adopted Swindon Borough Local Plan 2011

3.2.1 The Swindon Borough Local Plan 2011 aims to ensure that all development that takes place is in the public interest. The policies within the plan address the balance between the competing needs of development and the desire to protect the best of our environment. The Local Plan has set itself key aims, which the Monitoring Report assesses via nationally determined core indicators, and local indicators that relate to specific policies in the plan. Local Indicators have been chosen to help monitor characteristics and issues which are important in the area, but which are not touched upon in detail by the core indicators.

3.2.2 During July 2008 the national core indicator set was amended. Where appropriate the discarded indicators have been included as local indicators. In 2011 the requirement to

report core indicators was dropped, however this report has continued to monitor them as they cover key policy outcomes.

- 3.2.3 It is a requirement of the Monitoring Report to consider whether the policies need changing or adjusting because they are not working as intended. The summary table in Chapter 6 shows how policies have been performing over time and highlights policies that may need reviewing in light of their performance.

3.3 The Saved Policies of the Adopted Swindon Borough Local Plan 2011

- 3.3.1 In July 2009, the Council sought the Secretary of State's permission to 'save' policies from the expired Swindon Borough Local Plan 2011 and the Structure Plan until a time when they will be replaced. The Secretary of State agreed to 'save' the majority of these policies, however a number were not supported. These mainly relate to policies that have been superseded by the Central Area Action Plan (adopted February 2009) or superseded by the emergence of new national or regional planning guidance. A list of the saved policies can be found on the Swindon Borough Council website.
- 3.3.2 The Swindon and Wiltshire Structure Plan 2016 was formally revoked on the 20th May 2013. Therefore the 'saved' policies are no longer relevant and will not be monitored within this plan. However, until the adoption of the Swindon Borough Local Plan 2026, the housing targets in the Structure Plan remain the latest housing targets that have been both tested at examination and adopted by the Council and are presented in this Monitoring Report.
- 3.3.3 The National Planning Policy Framework (NPPF) published on the 27th March 2012 and immediately came into force. The NPPF states for a 12 month period from the publishing of the plan, adopted policies will be given full weight. After this period, if an up to date plan has not been adopted, the policies from a previous plan will be given due weight according to their degree of consistency with the NPPF. The NPPF has now been in force for over 12 months and therefore only policies that accord to the framework will be given due weight in any planning application. The accordance of the 'saved' policies with the Framework can be found on the Swindon Borough Council website.

3.4 Draft Swindon Borough Local Plan 2026

- 3.4.1 The Draft Swindon Borough Local Plan will replace the adopted Local Plan 2011 and become the main planning policy document for the Borough. It sets out how much housing, employment and retail development the Borough needs up to the year 2026 and where this should be. The Plan also sets out what infrastructure will be needed to enable this development to take place.
- 3.4.2 The Swindon Borough Local Plan has recently been through an independent examination, the Planning Inspector has found the Plan sound, subject to a number of modifications. It is anticipated that the Plan will be adopted by full Council in March 2015.
- 3.4.3 Monitoring of the Swindon Borough Local Plan 2026 will commence once the Plan has been adopted and in place for at least a year. The monitoring framework is included within the

Plan and contains a number of indicators to ensure the performance of all policies is monitored.

3.5 Community Infrastructure Levy

- 3.5.1 A Community Infrastructure Levy (CIL) is a charge that local planning authorities may choose to levy on new development to fund infrastructure needed to support growth. The CIL Regulations 2010 came into force on 6th April 2010 and were further amended in April 2011. A preliminary draft charging schedule for Swindon Borough was out to consultation from July to September 2012 and formal consultation took place April –May 2013. The charging schedule was examined by the Planning Inspectorate in November 2014, it is anticipated the Council will adopted the CIL charging schedule in March 2015. Monitoring of CIL will commence on adoption.

3.6 Neighbourhood Planning

- 3.6.1 Under the Localism Act 2011, communities and local people have been given the ability to be able to influence decisions regarding development, buildings and facilities in their local area through neighbourhood planning, which came into effect in April 2012. Neighbourhood planning give communities the power to create a Neighbourhood Development Plan, make a Neighbourhood Development Order and/or make a Community Right to Build Order.
- 3.6.2 It is a requirement of the Monitoring Report to include details of Neighbourhood Development Plans and Neighbourhood Development Orders that have been produced and adopted. The Borough Council has produced a Neighbourhood Planning Protocol to assist in guiding communities through the neighbourhood planning process.
- 3.6.3 At present, there are no adopted neighbourhood development plans and/or neighbourhood development orders in the Borough. However, the council has approved the designation of five neighbourhood plan areas whilst others are progressing their applications.

3.7 Duty to Co-operate

- 3.7.1 The Localism Act 2011 introduced a statutory duty for Local Planning Authorities to co-operate with neighbouring local authorities and other “prescribed bodies” in the preparation of development plans. An assessment of whether the Borough Council have satisfied the “Duty to Co-operate” will be undertaken during the Swindon Borough Local Plan 2026 Public Examination.
- 3.7.2 There is a requirement for the Monitoring Report to give details of what action the Local Planning Authority has taken to achieve the “Duty to Co-operate”. The Borough Council have published a ‘Duty to Co-operate’ Statement alongside the Pre-Submission Local Plan 2026 and an updated Statement was published alongside the Submission Local Plan 2026 in June 2013. Subsequently an Addendum to the statement was undertaken in August 2013 and published. The Statement and Addendum demonstrates how the Borough Council have met the Duty through involving neighbouring authorities, the prescribed bodies and key stakeholders with a statutory responsibility or non-statutory interest. This Statement

satisfies this requirement and can be viewed on the Council's website on the Local Plan webpage and the Addendum can be accessed on the following:
<http://www.swindon.gov.uk/ep/ep-planning/forwardplaning/ep-planning-localdev/localplanexamination/Pages/documentpage.aspx?cat=Examination%20document>
s. In the future, the Monitoring Report will set out how the Borough Council has continued to meet this requirement.

3.8 Supplementary Planning Documents

- 3.8.1 Supplementary Planning Documents (SDP) provide the option for further details to be published on Local Plan policies. They can provide further guidance on particular issues or on the development of specific sites. The NPPF states SPDs should only be used where they aid successful applications or delivery and should not be used to add unnecessarily to financial burdens on development. SPD's were previously known as Supplementary Planning Guidance.
- 3.8.2 As SPDs provide further detail to Local Plan policies, there is not necessarily a need for SPDs to be monitored however if it is considered to aid the delivery of the policy and the monitoring of it can assist in determining the effectiveness of the policy then monitoring indicators have been used.

3.9 Sustainability Appraisals and Predicted Significant Effects

- 3.9.1 Sustainability Appraisals assess whether a plan has considered sustainable development and whether there are likely to be significant effects as a result of the plan. If the sustainability appraisal predicted significant effects, then these effects are monitored as part of this report. It is essential these effects are monitored to determine whether the implementation of a policy is actually providing these effects, and is so, the policy can be reviewed or mitigation can be adopted.

3.10 Local Development Orders

- 3.10.1 Local Development Orders (LDO) automatically grant planning permission for the type of development specified in the LDO (subject to Conditions) and by so doing, removes the need for a planning application to be made. The main purpose of LDOs is to remove unnecessary red tape from the planning process. As part of the LDO process, there is a requirement for the Monitoring Report to set out the initial justification for introducing the LDO and compare the performance of the LDO against the justification. It is for the local planning authority to determine how the LDO is monitored.

4.0 Local Plan Policy Indicators

4.1 Development Strategy Policies

- 4.1.1 The Development Strategy seeks to capitalise on existing infrastructure and protect the countryside. It aims to meet Swindon Borough's development needs while protecting the best of the Borough's built and natural environment and enable the provision of educational, community, cultural and leisure facilities.
- 4.1.2 The policies and proposals of the Local Plan encourage development within Swindon's urban area. Currently the main area of development is Wichelstowe, supplemented by sites on previously developed land and greenfield sites within the existing urban area.
- 4.1.3 Development outside the urban area is permitted at a smaller scale in the primary rural settlements of Wroughton and Highworth, and in the secondary rural settlements limited development will be allowed.
- 4.1.4 The strategy protects rural landscapes and villages, although there is an acceptance of the need for some development to support and maintain the rural economy. Development is allowed in the countryside where it is provided for by other policies of the plan. Development in the countryside is covered in more detail in the Environment section of the report.

Table 4.1: Development Strategy Policy Indicators

Indicator	Policy	2013-14		Target	Outcome
Proportion of developments permitted in accordance with locational hierarchy.	DSI	98% of development within settlements		99% development within settlements	✗
Formulation of a Master Plan and/or Framework Plan		Master Plan	Framework Plan	Continued progress	➔
	Northern Development Area	✓	✓		
	Wichelstowe	✓	✓ ⁸		
	Commonhead	✓	✓		

- 4.1.5 Whilst the percentage of developments within the settlement boundary has slightly decreased and is below the target, all developments were in sustainable locations and in accordance with the NPPF.

⁸ The Wichelstowe design codes are approved for East Wichel. Middle and West Wichel are yet to be determined.

4.2 The Built and Natural Environment

- 4.2.1 The Local Plan aims to protect the best of the Borough's natural and built environment, whilst reconciling this with the need to encourage development to ensure economic prosperity.

The Built Environment

- 4.2.2 Conservation areas, listed buildings, historic parks and gardens and archaeological remains are all protected by policies in the Plan. Policies seek to preserve the character and appearance of conservation areas, listed buildings and historic parks and gardens, and development should not be permitted that would damage the Borough's most significant archaeological remains.

Table 4.2: Built Environment Indicators

Indicator	Policy	2013-14	Target	Outcome
Proportion of Conservation Areas with an up to date character appraisal	ENV2	57%	75%	✗
Substantial loss of archaeological remains of acknowledged importance, including Scheduled Monuments, as shown on the Proposals Map	ENV5, ENV6	No substantial loss	No loss	✓

The Natural Environment

- 4.2.3 A sustainable approach to development should strike a balance between enabling development and protecting key natural resources. Where development is required it should seek to minimise adverse impacts on the environment.

Table 4.3: Natural Environment Indicators

Indicator	Policy	2013-14	Target	Outcome
Quantity of the countryside developed for alternative uses	ENV9	1.005 ha	Minimal	✓
Quantity of development on Grades 1,2 and 3 ⁹ agricultural land	ENV14	2.026 ha	Minimal	✓

⁹ This indicator is not consistent with those in previous reports as grade 3 land is no longer split into a and b.

Indicator	Policy	2013-14	Target	Outcome
Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality	ENV23	None	None set	-
Change in areas of biodiversity importance including (areas designated for their intrinsic environmental value)	ENV15, ENV16, ENV17, ENV18	No Change	None set	-

- 4.2.4** The amount of Land developed on agricultural land has significantly decreased since the 2013 Monitoring Report. In contrast there was an increase in the quantity of countryside developed for other uses, including 16 dwellings and a small amount of employment land.

4.3 Employment

- 4.3.1** The aim of the Local Plan is to promote and facilitate economic prosperity in the Borough by providing a range of sites in terms of size, location and quality, which are suitable for a wide variety of businesses. Potential allocations were tested against key criteria specified in national planning policy and sustainability principles, to determine a selection of sites that are genuinely available to the market. The Council monitors the take up of employment land through the annual Employment Land and Floorspace survey.

Employment Land Supply

- 4.3.2** The target for the quantity of B class land contributing to the Wiltshire Structure Plan 2016 quantum was not met this year. There were no significant completions resulting in an overall loss of employment land. The indicator for employment land availability shows that there are 28 ha of allocated employment land and 41 ha of employment land with planning permission available to be developed, which indicates that the lack of development is not through a lack of availability, but due to the current economic climate.

Table 4.4: Employment land supply indicators

Indicator	Policy	2013-14			Target	Outcome
Amount of floor space developed for employment	No specific policy	Use Class	m ² developed		None set	Not applicable
			gross	net		
		B1	254	-4650		
		B2	0	0		
		B8	0	0		
		B general	0	0		
	Total	254	-4650			
Amount of floorspace developed for employment which is on previously	No specific policy	Use Class	% on pdl		None set	Not applicable
		B1	0%			
		B2	N/A			

Indicator	Policy	2013-14		Target	Outcome
developed land		B8	N/A		
		B general	N/A		
		Total	0%		
Quantity of Class B land contributing to the overall Wiltshire Structure Plan 2016 quantum	E4, E5, E6, E7, E8 and E9	0.ha		14ha annually	✗
Quantity of Class B employment allocations completed	E5, E6, E7, E8 and E9	(See table 4.5 below)		Progress towards completion	➔

Table 4.5: Progress on Class B employment allocations

Site	Total Area (ha)	Area with permission (not started) (ha)	Area built or under construction (ha)	Comments
Urban Area Sites				
<i>Rivermead</i>	1.6	1.2	0.4	Outline application for the remainder for a frozen foods storage, food court and office (B2, B8 and A3).
<i>Kembrey Park</i>	0.8	0	0	No applications received
<i>Britannia Way /Radway Road</i>	0.5	0	0.5	B Class unit completed 2008-09
<i>Land at Windmill Hill</i>	2.4	0	0	Allocation remainder
Southern Development Area	12.6	12.6	0	Outline application for employment and commercial uses
Commonhead	23.0	13.6	0	Outline permission reflects emerging Local Plan figures.
Triangle Site	36.0	15.75	20.25	Planning permission for B2/B8 units on part of site completed April 2012.
Land East of A419 / South of A420	25.0	0	0	Allocation being reviewed in the emerging Local Plan

Employment Land Availability and Retention

- 4.3.3 Employment land availability is the supply of employment land that is available for the future. This comprises sites with planning permission for employment uses, and those that have been allocated.
- 4.3.4 Key Employment Areas have been identified in the Local Plan as providing a good range of premises suitable for industry and business. Land in Key Employment Areas is protected primarily for use classes B1, B2 and B8. Although many different activities provide job opportunities, the class B uses (offices, research and development, industrial, storage and distribution) provide the driving force behind the economy. Other use classes are allowed in these areas, mainly sui generis uses, provided that they;
- Make a positive contribution towards sustaining or increasing employment provision
 - Support the vitality and viability of an employment area
 - Provide other essential infrastructure

Table 4.6: Employment land availability and retention indicators

Indicator	Policy	2013-14			Target	Outcome
Employment land availability	E3	Type	Area (Ha)		None set	Not applicable
			Allocated	Permission		
		B1	2.38	8.25		
		B2	0	0		
		B8	0	1.45		
		B general	25.79	31.28		
		Total	28.17	40.98		
Losses of employment land to other uses in Key Employment Areas	E4	KEA	Ha	%	<1% area loss	✓
		Marshgate	0.07	0.8		
		Cheney Manor	0.03	0.05		
		South Marston Park	0.35	0.37		
		Delta	0.10	0.63		

- 4.3.5 There was a loss of employment land from Marshgate, Cheney Manor, South Marston Park and Dorcan Key Employment Areas. The losses were below 1% in area loss and were in accordance with provisions in policy E4 in the Local Plan.
- 4.3.6 Overall the indicators for employment have performed better than previous years however some targets are still not being met, which could indicate that employment land policies are not holding up well in the depressed economic climate. The Local Plan is soon to be replaced by the emerging Local Plan 2026, which is based on a more recent evidence base which will be reflected in the nature of the economic policies. Future monitoring of the

emerging Local Plan should show an improvement in the performance of the economic indicators.

4.4 Housing

- 4.4.1 The housing policies aim to encourage and promote the re-use of previously developed land and buildings, and to meet the housing needs of the whole community.

Housing Land Supply

- 4.4.2 In light of the Governments decision to revoke Regional Spatial Strategies, the Council has reviewed the level of housing to be developed in the Borough. The housing trajectory has been revised accordingly. The housing trajectory also shows the annualised requirement to meet Structure Plan targets for the whole time period, and the annual requirement that is required taking into account dwelling completions to date.
- 4.4.3 The Saved Policies of the Wiltshire and Swindon Structure Plan 2016 were revoked on the 20th May 2013. However, until adoption of the emerging Swindon Borough Local Plan 2026, the housing targets in the Structure Plan remain the latest housing targets that have been both tested at examination and adopted by the Council and therefore are still used to monitor housing completions.
- 4.4.4 The housing strategy for the Borough remains focused on the Southern Development Area throughout the Plan period. The Northern Development Area (NDA) is nearing completion, but provision has been made to construct about 4500 dwellings at Wichelstowe (Southern Development Area), 890 dwellings at Commonhead¹⁰ and 1695 dwellings at Tadpole Farm.
- 4.4.5 The number of annual dwelling completions has fallen short of the annual requirement. During the last few years, the impact of the recession was felt in the building industry and the number of completions has been depressed nationally. This has continued into 2013-14 and it is likely that completions will remain low for the next year until development gains momentum at Tadpole Farm and Commonhead.
- 4.4.6 Housing land supply into the future and past completions are shown in the housing trajectory for the Borough.

¹⁰ The Adopted Local Plan allocates 1800 dwellings at this site, but the emerging Local Plan proposes to reduce this to 890 dwellings which is reflected in the Outline Permission.

Figure 2: Housing Trajectory

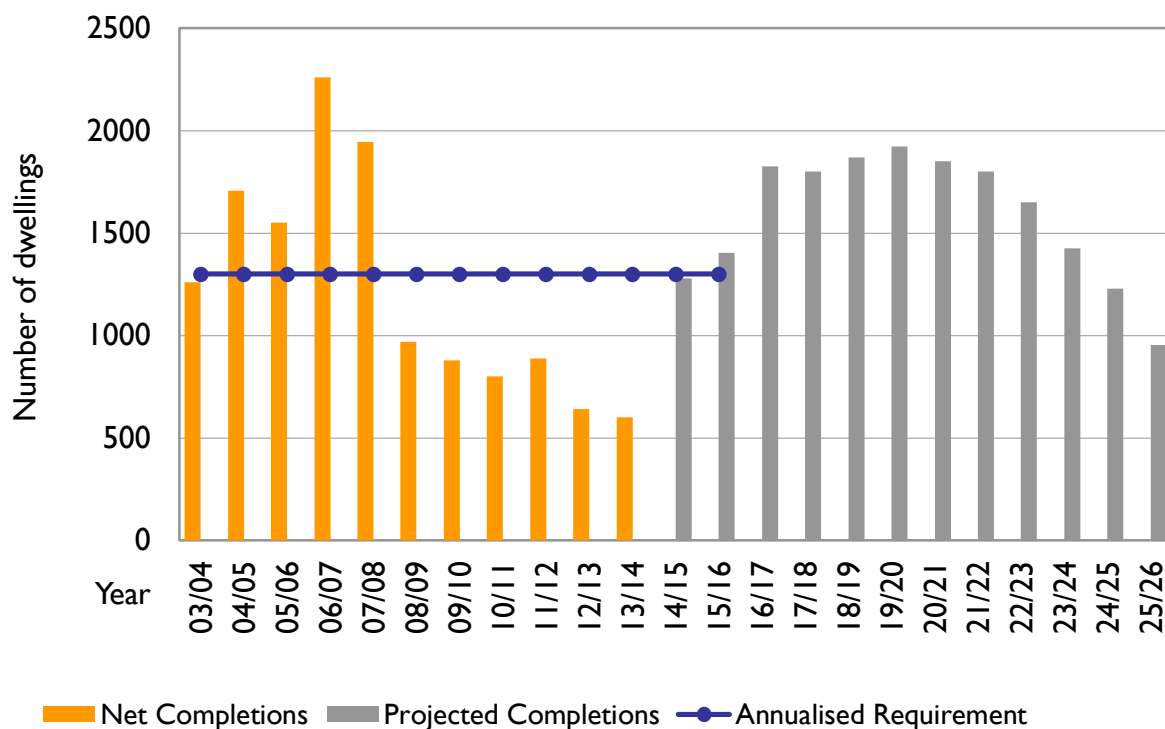


Table 4.7: Housing land supply indicators

Indicator	Policy	2013-14		Target	Outcome
Annual housing completions (net)	No specific policy	595		1300 ¹¹	✗
Quantity of dwellings constructed on strategic housing allocations to date	H12, H13	NDA	9994	5500	✓
		Wichelstowe	671	4500	➔

Table 4.8: Outstanding Housing Allocations

Site	Hectares	Estimated Units
Tilley's Lane West, Swindon	1.4	55
Former Bampton Brothers, Stratton Road, Swindon	1.1	45
Tilley's Lane East, Swindon	0.9	37
South of Kiln Lane, Swindon	0.8	37
Tilley's Lane Industrial Estate, Swindon	0.9	37
Ferndale Road/Norman Road, Swindon	0.8	34
Swindon Fire Station, Drove Road, Swindon	0.7	27
Brimble Hill School, Lyndhurst Crescent, Swindon	1.5	23
Banwell Avenue, Swindon	0.6	22

¹¹ Annual requirement from Structure Plan

Site	Hectares	Estimated Units
Rear of 109-151 Moredon Road, Swindon	0.7	21
28 Marlborough Road, Swindon	0.2	21
Toothill Farm, Bodium Drive, Swindon	0.8	21
West side of Swindon Road/Casson Road, Swindon	0.7	20
Ridgeway School. Inverary Road, Wroughton	1.8	60
Total		460

4.4.7 The Wiltshire and Swindon Structure Plan 2016 allocated 26,000 houses to be built in Swindon between 1996 and 2016. The National Planning Policy Framework paragraph 47 states local planning authorities should identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirements with an additional buffer of 5%. If there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20%.

4.4.8 The Statement of Position on Housing Land Supply Matter's sets out more detail the Council's position on five-year housing land supply. The Statement of Position on Housing Land supply will be published on the Councils Monitoring webpage¹².

Efficient use of land for development

4.4.9 One aim of the Local Plan is to minimise building on greenfield land by encouraging the development of appropriate previously developed sites prior to greenfield sites. The target is for 40% of dwellings to be built on previously developed land within the Plan period, this target reflects the past and predicted development patterns in the Borough.

4.4.10 The conversion of the upper floors of shops or commercial premises in Swindon, Highworth and Wroughton is encouraged in the Local Plan, as it can make a valuable contribution to the quality, economy, and vitality of urban areas. Occupation of these premises deters vandalism, ensures properties are maintained, enhanced or preserved, and reduces the need for housing to be built on greenfield land. Vacant office space has also been identified as a potential source of new housing. Such use can bring vacant buildings back into productive use, and contribute to the rejuvenation of urban areas.

4.4.11 Policy DS9 of the Local Plan states that housing development should achieve a minimum density of 30 dwellings per hectare, and should aim to achieve significantly higher densities where possible. The target of the indicator below sets a target of achieving a density of at least 30 dwellings per hectare on at least 80% of sites, because it is recognised that in some areas design requirements will result in lower densities. This is especially true in rural areas where the nature and location of the site and its surroundings may preclude densities of 30 dwellings per hectares or more from being achieved.

¹² <http://www.swindon.gov.uk/ep/ep-planning/planningpolicy/ep-planning-monitoring/Pages/ep-planning-monitoring.aspx>

Table 4.10: Indicators governing the efficient use of land

Indicator	Policy	2013-14		Target	Outcome
Percentage of new and converted dwellings on previously developed land	H2, H5	58.76%		40%	✓
Quantity of dwellings constructed on allocated previously developed land within the plan period	H2	2650		2190 dwellings over plan period	✓
Number of residential units converted from retail/office/commercial use	H13, H14	47		Net gain	✓
Density of new dwellings	DS9	% dwellings completed at...		At least 30 per ha on 80% of sites	✗
		<30 per ha	40		
		30-50 per ha	15		
		>50 per ha	40		

4.4.12 On the whole the policies for making efficient use of land are performing well. The only indicator that failed to meet the target was for density of new dwellings. The majority of site developed below 30 dwellings per hectare are small sites and are only margin under the required density rate, therefore, it is not considered necessary to amend these policies at this time.

Housing provision

4.4.13 As Swindon's economy has continued to grow the cost of the average house has risen faster than incomes. Those on lower incomes, including many key workers, now face difficulty in gaining access to the housing market. Market housing developments do not produce enough affordable housing to meet local need, so the Local Plan seeks to adopt additional methods to provide housing that is accessible to lower income groups. The provision of affordable housing is sought on all suitable sites of 15 or more dwellings, or sites of 0.5 hectares or more. The target is for 30% affordable housing on these sites. The Local Plan also requires developments of 50 or more dwellings to have at least 2% of dwellings for occupation by wheelchair users.

Table 4.11: Housing Provision Indicators

Indicator	Policy	2013-14		Target	Outcome
Affordable housing completions	H10	Funded through...		None set	Not applicable
		Public subsidy	130 ¹³		
		Developer contribution	16		

¹³ 65 Dwellings are partly funded by SouthWest Homes First buy scheme. This is a government scheme where the home buyer can buy a house with a 20% equity loan from the Government. This has accounted for the majority of public subsidy housing.

Indicator	Policy	2013-14		Target	Outcome
		Mix of public subsidy and developer contributions	66		
		Total completions	212		
Quantity of affordable housing provided by new residential development by type of affordable housing*	H10	Affordable housing	24.2%	30%	✗
		Low cost homes	108 dwellings	50 dwellings	✓
Provision of wheelchair accessible housing provided on sites of 50 or more dwellings	H11	Two developments completed over 50 dwellings, only one site providing wheelchair accessible housing		All meet 2% standard	✗
Net additional pitches (gypsy and traveller)	H16	None		None set	Not applicable

* For sites wholly completed within year, of 15 or more dwellings or 0.5ha or greater in size

4.4.14 The affordable housing figures shown above differ from those published by the housing team, who also count purchases of existing private housing by Registered Social Landlords and the Local Authority as completions, and also have a different definition of a functional completion compared to that recognised in planning terms. Furthermore they have a lag time in their statistics as they rely on the developers to inform them of completions, rather than monitoring the site as the planning team do.

4.4.15 Whilst the target for the percentage of affordable housing provided by new residential development has previously not been met, it was this year due to a few, sole affordable housing schemes being delivered and a number of schemes in the northern development area and Wichelstowe delivering affordable homes. On the whole the policies in this section are performing well and do not require amending at this time.

Housing quality

4.4.16 Producing housing of a good quality is vital to improving character and context of existing / new places within the built environment; improving public health; easing transport problems and increasing property values. Monitoring housing quality is no longer a national requirement and the indicator is too resource intensive to produce in its current format, and is also highly subjective. The indicator has been dropped from this year's monitoring report and the inclusion of a design indicator in the future will be reviewed.

4.5 Shopping

4.5.1 There are two principle aims in the Local Plan's shopping chapter; to provide a strong and dynamic central area and to enable district and local centres to provide a strong community focus. Indicators relating to the Central Area have been included in the Central Area section of this report (page 26). The indicators below show that the policies governing retail development are not performing effectively.

Table 4.12: Shopping Indicators

Indicator	Policy	2013-14		Target	Outcome
Total amount (net) of floorspace for 'town centre uses'	No specific policy	Use Class	Floorspace m ²	None set	Not applicable
		A1	Loss 1274m ²		
		A2	1179m ²		
		D2	0		
		Total	1367.6m ²		
Increase in Class A2 and A3 uses within District and Local Centres	S2, S3, S4, S5, S6, S7, S8, S10, S11, S12, S13	983m ²		Minimal	✗

4.6 Recreation

- 4.6.1 The term 'open space' encompasses a range of areas, from wide green corridors linking urban areas to the countryside, to playing fields and local parks. The Plan seeks to maintain and develop a broad network of open spaces in the Borough, by increasing the number and variety of spaces, and enhancing those already present. The distribution of open space is variable across the Borough, and the Plan aims to redress this balance and work towards defined standards for the quantity, quality and accessibility of open spaces. In general, development should not be permitted if it would result in the loss of public open space, playing fields, allotments and other important spaces. Within the strategic development areas, new residential development is required to provide public open space at a level of at least 3.2 hectares per 1000 people.

Table 4.13: Recreation indicators

Indicator	Policy	2013-14	Target	Outcome
Quantity of public and private open space lost	R4	No loss	No loss unless in accordance with policy	✓
Percentage of open space provision in strategic development areas, which meets Local Plan standards	R5	100% (based on OSAA)	100%	✓

- 4.6.2 The indicators show that the recreation policies are performing well and have met their targets for this year.

4.7 Community Facilities and Utilities

- 4.7.1 Services and facilities important to communities are often provided by agencies or organisations other than the Council, but they need to be considered as part of the development strategy for the Borough.

- 4.7.2 The Plan has policies covering the development of health centres, community centres (including those for ethnic and religious needs) and schools. These should all be well located in relation to their intended catchment population. Proposals that would result in the loss of established community facilities should only be permitted if there is a satisfactory alternative within the settlement, or it can be demonstrated that the facilities are no longer economically viable. Community facilities include schools, day care centres, health centres, cultural activities, recreational opportunities, post offices, pubs and small convenience stores in villages.
- 4.7.3 There were a few losses of community facilities during the monitoring year however all losses were in accordance with the provisions in policy CF6, indicating policy CF6 is working well.

Table 4.14: Community facilities and utilities indicators

Indicator	Policy	2013-14			Target	Outcome
Quantity of community facilities lost through development	CF6	4 losses, but in accordance with policy as facilities no longer required, not economically viable, or there were satisfactory alternatives.			No losses unless in accordance with policy	✓
Renewable energy capacity installed by type ¹⁴	No specific policy		Installed in year (MW)	Total capacity (MW)	None set	Not Applicable
		Landfill gas	18.36	44.068		
		Onshore wind	0	0.08		
		Sewage gas	0.535	1.850		
		Solar PV	53.87	95.693		
		Biomass heat	5.85	11.693		
		Heat pumps	2.49	3.778		
		Solar thermal	0.17	0.92		
		Anaerobic Digestion	0.500	1.000		
		Hydro	0.000	0.160		

4.8 Transport

- 4.8.1 An effective transport system is essential to meet the growing needs of the Borough, but the growth of road transport has to be balanced with the objectives of sustainable development. The overall aim of the Local Plan is to minimise the need to travel, especially by car, so policies in the Plan relate to the protection and improvement of pedestrian and cycle access, and improvement of public transport infrastructure.
- 4.8.2 The Local Transport Plan provides the framework for transport planning and decision making in Swindon, placing an emphasis on improving accessibility, reducing congestion and improving air quality and road safety. With this guidance in mind, the objective of the

¹⁴ The data used for this indicator includes Wiltshire Council and Swindon Borough

Local Plan is to ensure development improves the transport infrastructure, and enables accessibility by a range and choice of sustainable transport methods.

Table 4.15: Transport Indicators

Indicator	Policy	2013-14	Target	Outcome
Percentage of new residential development within 30 minutes public transport time of facilities	T1	98.83%	>90% dwellings	✓
Amount of completed non-residential development complying with car parking standards set out in the local development framework	No specific policy	100%	100%	✓
Safeguarding of land for park and ride sites	T4	No progress in year	Positive	✗

- 4.8.3 The table above indicates that the monitored transport policies are performing well. Whilst there has been no progress in the short term in progressing the delivering of park and ride sites, it is still considered necessary to safeguard appropriate sites for the potential need in the future.

5.0 Central Area Action Plan

- 5.1 Swindon's Central Area, as defined in the Central Area Action Plan, covers around 220 hectares encompassing the Town Centre, the Railway Village, the historic Great Western Railway works and the North Star Area. Development in the Central Area has failed to reflect the economic success present in much of the Borough.
- 5.2 Regeneration and development is required to enable the Central Area to grow to the size commensurate with the function of a sub-regional centre, and to improve the facilities that it offers. To address the under investment in Swindon's Central Area, Swindon Borough Council, in consultation with partners and stakeholders, established a limited company called Forward Swindon. The aim of Forward Swindon is to create a high quality urban environment at the core of the urban area, which is attractive in terms of living, work, cultural and leisure activities, In 2004 The New Swindon Company published a Regeneration Framework, setting out the major projects that will deliver the regeneration in the Central Area. The Central Area Action Plan (adopted February 2009) provides a detailed policy framework for delivering the regeneration of Central Swindon.
- 5.3 The indicators below are from the Central Area Action Plan (CAAP) and replace those used to monitor Central Area policies in the Local Plan.

Table 5.1: Central Area Action Plan Retail and Leisure Indicators

Indicator	Policy	2013-14		Target	Outcome
Total amount of floorspace (net) for 'town centre uses' in town centre	CAAP	Use Class	Floor space (m ²)	None set	Not applicable
		A1	-1274		
		A2	+511		
		D2	0		
Increase in Class A1 retail floorspace (gross)	CAAP	-1274m ²		55,000m ² by 2016	✗
% Class A1 retail use in primary and secondary frontage	CAAP	Primary	66.5%	75%	✗
		Secondary	28.4%	60%	✗
% Old Town street frontage that is class A1 retail use	CAAP	41.5%		60%	✗
Amount of new leisure floorspace in Central Area	CAAP	0		40,000m ² by 2016	➔

- 5.4 The retail indicators for the Central area have not performed well, with a decline in A1 use along primary frontages. There has been a marginal increase in the A1 use in the Old Town Street frontages however these are still below the target.

Table 5.2: Central Area Action Plan Housing Indicators

Indicator	Policy	2013-14		Target	Outcome
Housing completions in central Swindon	CAAP	57		3000 between 2006 and 2016	→
Completions in Central Area by dwelling size	CAAP		%	30% 1 bed, 50% 2 bed	✗
		1 bed	0		
		2 bed	56.14		
		3 bed	43.86		
		4+ bed	0		
Affordable housing completions in Central Swindon	CAAP	79%		30% completions	✓

- 5.5 There have been mixed results for housing policies in the Central Area. Housing completions have been forthcoming, but the mix of completed dwellings has not been at the size distribution set out in the policy and no affordable housing was delivered.

Table 5.3: Central Area Action Plan Employment and Education Indicators

Indicator	Policy	2013-14	Target	Outcome
New employment floorspace within Central Swindon	CAAP	No development	85,000m ² by 2016	✗
Extent of new higher education provision	CAAP	Planning Permission S/13/0555 University Technical College (UTC)	Higher education facility by 2011	✗

- 5.6 Employment Policies in the CAAP have not been performing well, mostly due to the effects of the recession subduing development. The application for the UTC is welcomed and goes some way to providing a higher education facility.

Table 5.4: Central Area Action Plan Environmental Indicators

Indicator	Policy	2013-14	Target	Outcome
% approved non-residential major developments meeting adopted standards for sustainable construction	CAAP	0%	100%	✗
% approved major non-residential development meeting current standards for on-site renewables	CAAP	0%	100%	✗

Indicator	Policy	2013-14	Target	Outcome
% approved major residential development meeting current adopted standards for sustainable construction	CAAP	No major residential developments in the Central Area	100%	N/A
% approved major residential development meeting current standards for onsite renewables	CAAP	No major residential developments in the Central Area	100%	N/A

- 5.7 The indicator shows that the targets have not been met; however some the applications had outline application approval before the standard was adopted and the standard is currently aspirational rather than mandatory.

6.0 Supplementary Planning Documents

6.1 Adopted Supplementary Planning Documents

6.1.1 Swindon Borough Council has adopted the following Supplementary Planning Documents:

- Backland and infill Development (June 2007)
- Sustainable Design and Construction (December 2007)
- Inclusive Design Access for All (April 2011)
- Residential Extensions and Alterations (October 2011)

6.1.2 The Backland and Infill Development and Sustainable Design and Construction SPDs do include monitoring indicators which are explained below. The Inclusive Design Access for All and Residential Extensions and Alterations SPDs do not include specific monitoring indicators and are monitored through the existing Local Plan policy indicators.

6.2 Progress of Supplementary Planning Documents

6.2.1 The Local Development Scheme 6th Review includes those SPDs that are in progress, which are as follows:

- The Swindon Design Toolkit
- Proposed Eastern Villages
- South Marston Village
- Transport

6.2.2 Future Monitoring Reports will include the progress of these SPDs.

6.3 Backland and Infill SPD

6.3.1 The Backland and Infill SPD provides guidance against which applications for backland or infill development can be prepared and determined. The SPD emphasises the importance of good design and provides detailed advice on materials, plot size, site layout, garden space, access and parking arrangements.

Table 6.1: Backland and Infill SPD Policy Indicators

Indicator	Policy	2013-14	Target	Outcome
% of dwellings completed on previously developed land	SPD	58.76%	40%	✓
% residents who are satisfied with their neighbourhood as a place to live.	SPD	85%	No decrease	✓

Indicator	Policy	2013-14	Target	Outcome
Substantial loss of archaeological remains of acknowledged importance, including Scheduled Monuments, as shown on the Proposals Map	SPD	No substantial loss	No loss	✓

6.3.2 The indicators show that the SPD is performing well, protecting important areas and contributing to development on brownfield land. However the Swindon Residents survey did show a small decrease in the percentage of residents satisfied with their Neighbourhood as a place to live.

7.0 Significant Effects Indicators

7.1 Monitoring allows the actual significant effects of relevant planning documents to be tested against those predicted in the SA. European Directive 2001/42/EC (the SEA Directive) requires monitoring to identify any significant environmental effects so that appropriate remedial action may be undertaken, if necessary. The significant effects monitoring has been developed in the Sustainability Appraisal, and details of proposed monitoring indicators are published in each Sustainability Appraisal Report. Copies of relevant reports and further information on Sustainability Appraisal can be viewed on the website alongside the relevant planning document.

7.2 At present, there are three documents which have been adopted and require monitoring for significant effects; the Backland and Infill Supplementary Planning Document (SPD), the Sustainable Building Design and Construction SPD and the Central Area Action Plan

7.3 Backland and Infill SPD

7.3.1 The potential significant effects identified for the Backland and Infill SPD were;

- Development will be integrated with and complement the neighbouring buildings and local area (positive effect)
- Development represents an efficient use of land by concentrating development on previously developed land (positive effect)
- Impact on biodiversity causing loss and fragmentation of wildlife habitats (negative effect)
- Increased susceptibility to flooding (negative effect)

Table 7.1: Backland and Infill Significant Effects Indicators

Indicator	2007-2008	2008-2009	2009-2010	2010-2011	2011-2012	2012-2013	2013-2014
% dwellings on previously developed land (pdl).	48.6	39.3	55.8	37.7	68.3	65.67	58.76

% of residents who are satisfied with their neighbourhood as a place to live ¹⁵	-	80.0	-	-	-	77	85
Number of planning applications granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality	0	0	0	0	0	3	0

7.3.2 There is no clear trend for dwellings completions on previously developed land however the percentage of development has consistently been over 30%. Resident satisfaction data is not collected every year and there is no clear trend for this data, although there has been an increase since the previous data collection in 2012. There have been three planning applications approved against the advice of the Environment Agency for the last five years, although these were small applications without any significant adverse impacts and on the whole their advice is being followed, and future problems with flooding and water quality have been minimised.

7.4 Sustainable Building Design and Construction SPD

7.4.1 The potential significant effects identified for the Sustainable Design and Construction SPD were;

- Reduced CO₂ emissions and increased energy efficiency (positive effect)
- Promotion of sustainable waste management (positive effect)
- Reduced water consumption and flood risk (positive effect)
- Use of sustainable materials in a high quality built environment (positive effect)
- Increased social inclusion and accessibility (positive effect)
- Visual impact of low and zero carbon energy sources (negative effect)
- Cost implications of energy efficiency requirements (negative effect)
- Lack of availability of sustainable technologies and expertise (negative effect)

Table 7.2: Sustainable Building Design and Construction Significant Effects Indicators

Indicator	2007-2008	2008-2009	2009-2010	2010-2011	2011-2012	2012-2013	2013-2014
Renewable energy capacity installed during the monitoring year ¹⁶ (in MW)	1.0	<0.1	0.3	0.95	31.51 ¹⁷	18.92 ¹⁷	81.775 ¹⁷
Per capita CO ₂ emissions ¹⁸	8.0 (2006)	7.8 (2007)	7.6 (2008)	6.6 (2009)	6.2 (2010)	6.5 (2011)	6.9 (2012)

¹⁵ Swindon Borough Council

¹⁶ Information provided by Regen SW 2011 annual progress report as not monitored directly at Swindon Borough Council

¹⁷ Information gathered for whole of Wiltshire incorporating Swindon Borough's figures

¹⁸ Department of Energy and Climate Change 2013

Domestic electricity consumption per capita (GWH) ¹⁹	4272 (2006)	4244 (2007)	4006 (2008)	3936 (2009)	3934 (2010)	3878 (2011)	3800 (2012)
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7.4.2 CO₂ emissions and domestic electricity consumption have both been decreasing over time. There was an estimated positive effect of the Sustainable Building Design and Construction SPD, but may not be directly related to its implementation.

7.5 Central Area Action Plan

7.5.1 The potential significant effects identified for the Central Area Action Plan were;

- Opportunities to increase and enhance existing levels of green space and biodiversity (positive effect)
- Efficient and effective use of land (positive effect)
- Reduced pressure to build on greenfield land (positive effect)
- Environmental benefits from effects of reduced vehicular traffic in the Central Area (positive effect)
- Increased accessibility through improved pedestrian and cycle links (positive effect)
- High quality design with environmental benefits (positive effect)
- Variety of new housing to create more sustainable, inclusive communities (positive effect)
- Potential increase in traffic volume in Central Area (negative effect)
- Conflict between new design and historic buildings (negative effect)
- Cost implications for the construction of a canal (negative effect)
- Implications of new residential development on infrastructure such as waste management and water/energy consumption (negative effect)

Table 7.3: Central Area Action Plan Significant Effects Indicators

Indicator	2007-2008	2008-2009	2009-2010	2010-2011	2011-2012	2012-2013	2013-2014
Housing density of new developments in Central Area (dwellings per hectare)	244.0	102.8	142.1	87.5	232	53	53
Net change in Office (A2) floorspace in Central Area (m ²)	0	-335	256	-76	-84	-1179	511
Net change in A1 floorspace of in Central Area (m ²)	-422	-32	1564	1709	1389	-188.6	-1274

7.5.2 There are no clear trends for most of the above indicators, however there has been a positive change in the A1 floorspace in the Central Area. There was a net decrease in the first two years of monitoring, but this has been offset with three years of positive growth.

¹⁹ Department of Energy and Climate Change, 2009

8.0 Local Development Orders

8.1 Victoria Road Local Development Order

8.1.1 The Local Development Order for Victoria Road enables changes to take place between the following ranges of use classes without the need for planning permissions, subject to conditions, with the aim of reducing the number of vacant properties. The class uses are:

- A1: Shops
- A2: financial and Professional Services
- A3: Restaurants and Cafes
- C1: Hotels
- C2: Residential Institutions
- C3: Dwelling Houses
- B1: Business
- D1: Non-Residential Institutions

8.1.2 It is envisaged the flexibility the LDO will provide for property owners along Victoria Road will help to improve occupancy levels and subsequently complement the redevelopment of the College Site in delivering much needed regeneration of the wider Victoria Road/Regent Circus area.

8.1.3 The LDO was adopted in March 2011, and it is considered the LDO will achieve its aims of encouraging businesses to relocate to the area within 3 years of adoption of the LDO. The LDO has 3 objectives with 'what success would look like' in March 2014, which are as follows:

- Objective 1: To encourage businesses to relocate to the Victoria Road area by streamlining the process for obtaining planning consent
What success will look like: By March 2014 vacancy rates along Victoria Road will have been reduced to under 10%
- Objective 2: To deliver a measurable improvement in the quality of the built environment along Victoria Road
What success will look like: By March 2014 both local and wider community perceptions of the Victoria Road area will have been improved, as measured by the 'before' and 'after' occupier survey. By March 2014 pedestrian movement along Victoria Road will have been dramatically increased, as measures by the 'before and 'after' footfall survey.
- Objective 3: By means of community consultation throughout the project cycle, key stakeholders will have been actively engaged in, and supportive of, the LDO project and project outputs.

What success will look like: There will be widespread support for the LDO as measured by the positive feedback received from key stakeholders in response to the formal consultation on the LDO. Through engendering ownership, responsibility and care for the Victoria Road area from key stakeholders, robust yet streamlined compliance processes will have been set in place.

- 8.1.4 The monitoring of the success of these objectives will therefore take place after the 3 years is complete in March 2014.

8.2 House Extensions Local Development Order

- 8.2.1 The Local Development Order for House Extensions extends “Permitted Development” rights for qualifying rear house extensions. It allows for certain rear extensions to be built without planning permissions to those extensions that are deemed to have low impact and be in compliance with the Council’s house extensions planning guidance.
- 8.2.2 The LDO sets out a number of criteria in which the proposals must comply with to be considered permitted development under the LDO. The LDO was adopted in December 2011 and there is no timeframe on the LDO and no monitoring has been included however it is considered appropriate to monitor the number of house extensions LDO applications received each year, in the next monitoring report.

9.0 Summary

- 9.1 The most recent targets in the LDS have been met in regards to the emerging Local Plan.
- 9.2 In total there were 40 targets set for policy indicators in the Monitoring Report. Of the targets, 16 were met, 4 have targets that require longer term monitoring but are on track to meet targets, and 20 indicators failed to meet their targets. In general the policies have not performed as well as they have in previous years, largely due to the impact of the recession.
- 9.3 The emerging Local Plan 2026 is currently being prepared with an up to date evidence base which will inform the development of new planning policy. The evidence base will reduce the likelihood of ineffective policies being created. When the emerging Local Plan 2026 is adopted and monitored it is expected that the number of indicators meeting their targets will increase. In the meantime a number of policies have been saved from the Local Plan.

The key to the symbols in the summary table are shown below

✓ Target met → Good progress made towards target ✕ Target not met ○ No data / Not previously monitored
 - No target to compare against

Table 9.1: Performance of planning policies (for indicators with targets set)

Indicator	Target	Policy	2008	2009	2010	2011	2012	2013	2014	Comments
Number and proportion of developments permitted in accordance with locational hierarchy.	99% development in settlements	DSI	✓	✓	✕	✕	✕	✓	✕	Target met this year, although was narrowly missed in years previous. No review of policy necessary.
Formulation of a Master Plan and/or Framework Plan	Continued progress	No specific policy	→	→	→	→	→	→	→	Progress made towards target, no review of policy required
% of dwellings completed on previously developed land	40%	SPD	✓	✕	✓	✕	✓	✓	✓	Target met this year, no review of policy necessary

Indicator	Target	Policy	2008	2009	2010	2011	2012	2013	2014	Comments
% residents who are satisfied with their neighbourhood as a place to live	No decrease	SPD	○	✓	✓	✓	✓	✗	✓	Target met.
Substantial loss of archaeological remains of acknowledged importance, including Scheduled Monuments, as shown on the Proposals Map	No loss	SPD	✓	✓	✓	✓	✓	✓	✓	Target met.
Total amount (net) of floorspace for 'town centre uses' in town centre	None set	CAAP	-	-	-	-	-	-	-	No target set
Increase in Class A1 retail floorspace in Central Area	55,000m ² by 2016	CAAP	○	→	→	→	→	✗	✗	Progress towards the target was stationary this year. Future monitoring required.
% Class A1 retail use in primary and secondary frontage in Central Area	Primary: 75%	CAAP	○	→	✗	✗	✗	✗	✗	Target not met this year, future monitoring required to establish if this is a trend.
	Secondary: 60%		○	→	✗	✗	✗	✗	✗	Target not met this year, future monitoring required to establish if this is a trend.
% Old Town street frontage that is class A1 retail use	60%	CAAP	○	→	✗	✗	✗	✗	✗	Target not met this year, future monitoring required to establish if this is a trend.
Amount of new leisure floorspace in Central Area	40000m ² by 2016	CAAP	○	→	→	✗	✗	✗	✗	Target not met this year, future monitoring required to establish if this is a trend.

Indicator	Target	Policy	2008	2009	2010	2011	2012	2013	2014	Comments
Housing completions in central Swindon	3000 between 2006 and 2016	CAAP	○	➔	➔	➔	➔	➔	➔	Progress made towards target, no review of policy required
Completions in Central Area by dwelling size	30% 1 bed 50% 2 bed	CAAP	○	✗	✗	✗	✗	✗	✗	Target not met this year, future monitoring required to establish if this is a trend.
Affordable housing completions in Central Swindon	30% completions	CAAP	○	✗	✓	✗	✗	✗	✓	Target met.
New employment floorspace within Central Swindon	85,000m ² by 2016	CAAP	○	✗	✗	✗	✗	✗	✗	Slow progress towards target, suggest future monitoring required
Extent of new higher education provision	Higher education facility by 2011	CAAP	○	✗	✗	✗	✗	✗	✗	Target not met this year, suggest review of policy
Proportion of Conservation Areas with an up to date character appraisal	75%	ENV2	✗	✓	✓	✗	✗	✗	✗	Target not met this year, future monitoring required to establish if this is a trend.
Substantial loss of archaeological remains of acknowledged importance, including Scheduled Monuments, as shown on the Proposals Map	No loss	ENV5, ENV6	✓	✓	✓	✓	✓	✓	✓	Target met, no review of policy necessary
Quantity of the countryside developed for alternative uses	Minimal	ENV9	✓	✓	✓	✓	✓	✓	✓	Target met, no review of policy necessary

Indicator	Target	Policy	2008	2009	2010	2011	2012	2013	2014	Comments
Quantity of development on Grades 1,2 and 3a agricultural land	Minimal	ENV14	✓	✓	✓	✗	✗	✗	✓	Target not met this year, future monitoring required establishing if this is a trend.
Quantity and proportion of strategic green corridors developed for alternative uses	Minimal	ENV20	✓	✓	✓	✓	✓	✓	✓	Target met, no review of policy necessary
Number of planning permissions granted contrary to the advice of the Environment Agency on either flood defence grounds or water quality	None set	ENV23	-	-	-	-	-	-	-	No target set. Although previously no permissions were granted contrary to EA advice, 3 small applications were done so this year.
Change in areas of biodiversity importance (including areas designated for their intrinsic environmental value)	No change	ENV15, ENV16, ENV17, ENV18	-	-	-	-	-	-	-	No target set, minimal change.
Amount of floor space developed for employment	None set	No specific policy	-	-	-	-	-	-	-	No target set
Amount of floorspace developed for employment which is on previously developed land	None set	No specific policy	-	-	-	-	-	-	-	No target set
Quantity of Class B land contributing to the overall Wiltshire Structure Plan 2016 quantum	14ha annually	E4, E5, E6, E7, E8 and E9	✗	✗	✗	✗	✓	✗	✗	Target not met. The Structure Plan is revoked and new quantum will be set in the emerging Local Plan.
Quantity of Class B employment allocations completed	Progress towards completion	E5, E6, E7, E8 and E9	→	→	→	→	→	✗	✗	No change from the previous year.

Indicator	Target	Policy	2008	2009	2010	2011	2012	2013	2014	Comments
Employment land availability	None set	No specific policy	-	-	-	-	-	-	-	No target set
Losses of employment land to other uses in Key Employment Areas	<1% area loss	E4	✓	✗	✗	✗	✗	✗	✓	Target met.
Annual housing completions	1300 ²⁰ (2009-10)	No specific policy	✓	✗	✗	✗	✗	✗	✗	Target not met this year, suggest review of policy
Quantity of dwellings constructed on strategic housing allocations	NDA 5500	H12, H13	→	✓	✓	✓	✓	✓	✓	Target met, no review of policy necessary
	Wichelstowe 4500		→	→	→	→	→	→	→	Progress made towards target, no review of policy required
Percentage of new and converted dwellings on previously developed land	40%	H2, H5	✓	✗	✗	✗	✓	✓	✓	Target met, no review of policy necessary at this time.
Quantity of dwellings constructed on allocated previously developed land within the plan period	2190 dwellings over plan period	H2	→	→	→	→	→	→	→	Progress made towards target, no review of policy required
Number of residential units converted from retail/office/commercial use	Net gain	H13, H14	✓	✓	✓	✓	✓	✓	✓	Target met, no review of policy necessary
Density of new dwellings	At least 30 per ha on 80% of sites	DS9	✓	✓	✓	✓	✗	✗	✗	Target not met.
Affordable housing completions	None set	H10	-	-	-	-	-	-	-	No target set
Quantity of affordable	30%	H10	✓	✓	✗	✗	✓	✗	✗	Target not met this year.

²⁰ Annual requirement taking into account past completions

Indicator	Target	Policy	2008	2009	2010	2011	2012	2013	2014	Comments
housing provided by new residential development, by type of affordable housing	50 dwellings		✓	✓	✓	✓	✓	✓	✓	Target met, no review of policy necessary
Provision of wheelchair accessible housing provided on sites of 50 or more dwellings	All meet 2% standard	H11	✓	✓	✓	✓	✓	✓	✗	Target met, no review of policy necessary
Net additional pitches (gypsy and traveller)	None set	H16	-	-	-	-	-	-	-	No target set
Housing quality – building for life assessments	None set		○	-	-	○	-	-	-	No target set
Total amount (net) of floorspace for 'town centre uses'	Increased floorspace	No specific policy	-	-	-	-	-	-	-	No target set
Increase in Class A2 and A3 uses within District and Local Centres	Minimal	S2, S3, S4,S5, S6, S7, S8, S10, S11, S12, S13	✓	✓	✓	✗	✗	✗	✗	Target not met this year, future monitoring required to establish if this is a trend.
Quantity of public and private open space lost	No loss unless in accordance with policy	R4	✓	✓	✓	✓	✓	✓	✓	Target met, no review of policy necessary
Percentage of open space provision in strategic development areas, which meets Local Plan standards	100%	R5	✗	✓	✓	✓	✓	✓	✓	Target met, no review of policy necessary
Quantity of community facilities lost through development	No losses unless in accordance with policy	CF6	✓	✓	✓	✓	✓	✓	✓	Target met, no review of policy necessary

Indicator	Target	Policy	2008	2009	2010	2011	2012	2013	2014	Comments
Renewable energy capacity installed by type	None set	No specific policy	-	-	-	-	-	-	-	No target set
Percentage of new residential development within 30 minutes public transport time of facilities	>90% dwellings	T1	✓	✓	✓	✓	✓	✓	✓	Target met, no review of policy necessary
Amount of completed non-residential development complying with car parking standards set out in the local development framework	100%	No specific policy	✓	✗	✓	✓	✓	✓	✓	Target met, no review of policy necessary
Safeguarding of land for park and ride sites	None set	T4	○	○	✗	✗	✗	✗	✗	Target not met this year, future monitoring required to establish if this is a trend.

Appendix 1a: Past housing completions

Year	03/04	04/05	05/06	06/07	07/08	08/09	09/10	10/11	11/12	12/13	13/14
Net Completions	1259	1706	1550	2260	1943	968	880	801	889	631	599
Annualised Allocation (Structure Plan)	1300	1300	1300	1300	1300	1300	1300	1300	1300	1300	1300
Adjusted Annual Requirement (Structure Plan)	1555	1580	1568	1570	1494	1438	1505	1609	1770	2444	3368

Glossary

Abbreviations

AMR	Annual Monitoring Report
DPD	Development Plan Document
GOSW	Government Office of the South West
Ha	Hectares
HLA	Housing Land Availability Study
LA	Local Authority
LDD	Local Development Document
LDF	Local Development Framework
LDS	Local Development Scheme
PDL	Previously Developed Land
PPG	Planning Policy Guidance Note
PPS	Planning Policy Statement
RSS	Regional Spatial Strategy
SA	Sustainability Appraisal
SEA	Strategic Environmental Appraisal
SIP	Strategic Information Providers
SOA	Super Output Area
SPD	Supplementary Planning Documents

Terms

Affordable Housing	Affordable housing includes social rented (q.v.) and intermediate housing (q.v.), provided to specified eligible households whose needs are not met by the market.
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Annual Monitoring Report	The annual assessment of the implementation of the Local Development Scheme and the extent to which policies in Local Development Documents are being successfully implemented.
Area of Outstanding Natural Beauty	Areas of countryside, not being in a national park, designated under the National Parks and Access to the Countryside Act, 1949. They are areas where the land displays natural characteristics of national importance.
Conservation Area	An area which the local planning authority has designated as being of special architectural or historic interest, whose character and appearance it is desirable to preserve or enhance. In conservation areas, there is special control over certain works to buildings and trees
Development	Defined in section 55 of the Town and Country Planning Act, 1990 as, 'the carrying out of building, engineering, mining or other operations in, on, over or under land, or the making of any material change in the use of any buildings or other land'.
Development Plan Documents	Those documents that, together with the Regional Spatial Strategy, form the Development Plan for the area, and are subject to independent examination (including a Core Strategy, Site Specific Allocations, Action Area Plans, and Generic Development Control Policies)
Gross Completions	Total actual number of completions observed
Housing Land Availability Study	Policy Statement 3: Housing (PPS3) requires that all local planning authorities should undertake a Housing Land Availability Assessment to assess the potential of the Borough to accommodate housing development.
Local Development Document	The collective term for Development Plan Documents, Supplementary Planning Documents and the Statement of Community Involvement.
Local Development Framework	The suite of new local planning policy documents, which collectively will be replacing the Local Plan, that will provide a framework for delivering the spatial planning strategy covering the area of Swindon Borough.
Local Development Scheme	The programme for preparing Local Development Documents.

Net completions	Number of completions after losses have been taken into account
Park and Ride Facility	A facility for the exchange of transport mode from car or motorcycle to public transport, such as bus or train
Planning permission	Approval to undertake a specific development that was the subject of a planning application
Planning Policy Guidance Note	Provide the Government's policies on different aspects of planning. PPG's are to be taken into account by local planning authorities in the preparation of development plans and may be material to decision on individual planning applications and appeals. PPG's are being replaced by Planning Policy Statements (PPS's) (see below)
Planning Policy Statement	Set out the Government's national policies on different aspects of land use planning in England.
Previously Developed Land	Defined by PPS3 as, 'land which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface infrastructure'.
Renewable Energy	Term used to cover those energy flows that occur naturally and repeatedly in the environment – energy from the sun, the wind and the oceans, and the fall of water. Plant material is an important source of renewable energy – combustible or digestible industrial, agricultural and domestic waste materials area also regarded as renewable sources of energy.
Regional Spatial Strategy	Regional planning policy document to be produced under the new planning system by the 'Regional Planning Body'. This will be a statutory document and the 'Local Development Framework' will have to be in general conformity with its policies
Settlement Boundary	The extent of a built up area pertaining to a particular defined settlement used in the interpretation of development in proposals and planning applications, especially in the rural area
Strategic Environmental Assessment	The consideration of policies and proposals to assess their impact on the environment. The European 'SEA Directive' (2001/42/EC) requires a formal environmental assessment of Development Plans. This is to be undertaken as part of a 'Sustainability Appraisal'.

Super Output Area	A geographic hierarchy used to report small area statistics.
Supplementary Planning Documents	These provide supplementary information in respect of the policies in Development Plan Documents.
Sustainability Appraisal	A tool for appraising policies to ensure that they reflect sustainable development objectives (i.e. social, environmental and economic factors) and required to be undertaken for all Local Development Documents and the Statement of Community Involvement. To comply with Government policy, the Borough Council will produce a Sustainability Appraisal that incorporates a Strategic Environmental Assessment of its Local Development Documents.
Use Class Order	Outlines broad uses for land and buildings and defines where a change of use from one class to another usually requires permission
A1	Shops
A2	Financial & Professional Services
A3	Restaurants & Cafes
A4	Drinking Establishments
A5	Hot Food Takeaways
B1	Business
B2	General Industrial
B8	Storage & Distribution
C1	Hotels
C2	Residential Institutions
C3	Dwellings Houses
D1	Non residential Institutions
D2	Assembly & Leisure
Sui Generis	Not within the classifications outlined above

The Annual Monitoring Report 2013-2014 is available on the internet at;

<http://www.swindon.gov.uk/environment-forward/monitoring.htm>

It can be produced in a range of languages and formats (such as large print, Braille or other accessible formats) by contacting the Customer Services Department.

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