Swindon Borough Local Plan 2026 Examination

Statement of Common Ground

as agreed between

Swindon Borough Council

And

Capitaland Property Group Ltd.

April-May 2014
Introduction

1. This Statement of Common Ground has been prepared jointly between Swindon Borough Council (the Council) and Capitaland Property Group Ltd (CPG).

2. The Statement sets out the confirmed points of agreement between the Council and CPG with regard to the Swindon Borough Local Plan 2026 and supporting evidence base, which will assist the Inspector during the Examination of the Local Plan.

Background

3. CPG has options to purchase land lying to the south of the A420 and to the east of the A419 forming part of the NEV allocation as identified in Policy NC3 of the submitted Swindon Borough Local Plan.

The Borough Council and CPG are working together to ensure that the development is deliverable and meets the needs of existing and future residents.

Site Description

4. The land controlled by CPG extends to a total of 176.45 hectares and forms a core element of the NEV allocation. It comprises the villages known as Great Stall, Lottisham and the greater part of Foxbridge (the Sites) as identified in the Eastern Villages Draft Supplementary Planning Document July 2013 (CD9.14).

Current Status

5. CPG anticipates preparation and submission of a request for screening and scoping of Environmental Impact Assessment for the Sites prior to commencement of the Local Plan Examination in Public.

6. Thereafter CPG will work with the Borough Council to prepare a masterplan and subsequent planning application for the Sites under its control which has regard to ensuring that the development is deliverable and meets the needs of existing and future residents.

Agreed Matters

Delivery

7. It is agreed that the Sites described above will be delivered within the Plan period.

8. It is agreed that the allocation of the NEV and Policy NC3 is robust and justified and is supported by the following key evidence base studies and documents:

- Swindon Joint Study (2005) (CD 9.4)
- Swindon Eastern Villages Transport Study (2011) (CD15.4) and Update Study (2012) (CD 15.5)
- Green Infrastructure Strategy 2010-2026 (CD9.6)
9. It is agreed that the NEV as whole is a viable allocation as demonstrated through the strategic viability assessment (CD 9.17). Furthermore, it is agreed that the Sites known as Great Stall, Lotmead and Foxbridge are required to be delivered in order to secure a comprehensive development of the scheme and to deliver key elements of physical, social and community infrastructure subject to appropriate S106 obligations.

10. It is agreed that parties will continue to work together to ensure successful and timely delivery of the Sites and, so far as it is possible, the overall NEV development. The Council will proactively engage with any sell-on developers to ensure the development continues to deliver according to the trajectory.

11. It is agreed the Council will facilitate discussions with the Statutory Agencies where necessary to ensure satisfactory delivery of the scheme.

12. It is agreed that the Council and CPG will enter into a Planning Performance Agreement to support the preparation of a masterplan to ensure the effective delivery of the Sites, particularly in relation to connectivity between development parcels, to ensure the overall delivery of infrastructure is achieved and to facilitate the timely submission and processing of a planning application.

13. It is agreed any planning application will be supported by a number of detailed assessments in relation to: flood risk, transport, ecology, archaeology and any other such matters as may arise from Environmental Impact Assessment. Where necessary it is agreed that mitigation measures will be put in place in accordance with policy.

14. It is agreed that provision will be made for a network of green infrastructure including play areas, green corridors allowing wildlife movement and access to open space.

15. It is agreed that measures to alleviate flooding and surface water management will take place on the sites through necessary works and Sustainable Urban Drainage Systems (SUDS).

16. It is agreed an access, transport and travel plan strategy will be provided as part of any application for the Sites, in part or as a whole, that maximises travel and accessibility by non-car transport modes via safe, attractive and conveniently designed street, pedestrian and cycling connections within the development and to Swindon town centre, nearby existing and new residential and employment areas. The strategy shall identify access points to the site and between the site and the existing Swindon urban area. It shall also identify construction access arrangements that do not unduly disrupt existing residents and improvements to transport capacity along the A420.

17. It is agreed the submitted Infrastructure Delivery Plan (CD21/14) provides details on the mechanisms required to effectively implement the required strategic infrastructure at the NEV.

18. Without prejudice it is agreed that the Council and CPG will work in partnership to deliver infrastructure requirements for the Sites, including but not exclusively:
a. Adequate utilities provision
b. Water reinforcement works as may be required in order to meet the water resource needs of the new community
c. Suitable foul and surface water drainage systems to meet the requirements of the new development and protect the local water environment.
d. Local highway improvements and enhancements

19. It is further agreed

- There are no ground or geo-environmental issues which would prevent the development of the Sites as proposed and which cannot be resolved or addressed by planning condition
- There are no ecology or bio-diversity issues which would prevent the development of the Sites as proposed and which cannot be resolved or addressed by planning condition.
- There are no noise or noise attenuation issues which would prevent the development of the Sites which cannot be resolved or be addressed by planning condition.
- There are no flood risk or site drainage issues which would prevent the development of the site and which have cannot be resolved or addressed by planning condition.

20. As part of a Planning Performance Agreement the parties will expect to agree suitable conditions which, without prejudice to any party’s case, will support the delivery of a suitable form of development.

21. It is agreed that a suitable S106 planning obligation will be required in order to secure, amongst others, the following matters:
   - an appropriate element of affordable housing having regard to policy (30%)
   - on-site primary school education provision and contribution to secondary school education provisions.
   - open space provision and a commuted sum towards on-site open space if such open space is to be adopted by the Council
   - transport mitigation

22. It is agreed that the Council and CPG will work towards the completion of such a planning obligation to be prepared through the formal planning application process having regard to the cost of infrastructure necessary to ensure that the development is deliverable and meets the needs of existing and future residents.

**Other Agreed Matters**

**New Eastern Villages**

23. It is agreed that the Council and CPG will work together in any revision of the Eastern Villages SPD.
# Agreement

Signed on behalf of Swindon Borough Council

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<th>Name &amp; position</th>
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<tbody>
<tr>
<td>Philip Smith</td>
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<td>Planning Policy Manager</td>
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<tr>
<td>Jeremy Francis</td>
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<td>Director</td>
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