

Swindon Borough Local Plan 2043

Building a Better Swindon

Business Intelligence & Network
Group (BING)

14th December 2023



SWINDON
BOROUGH COUNCIL

Overview

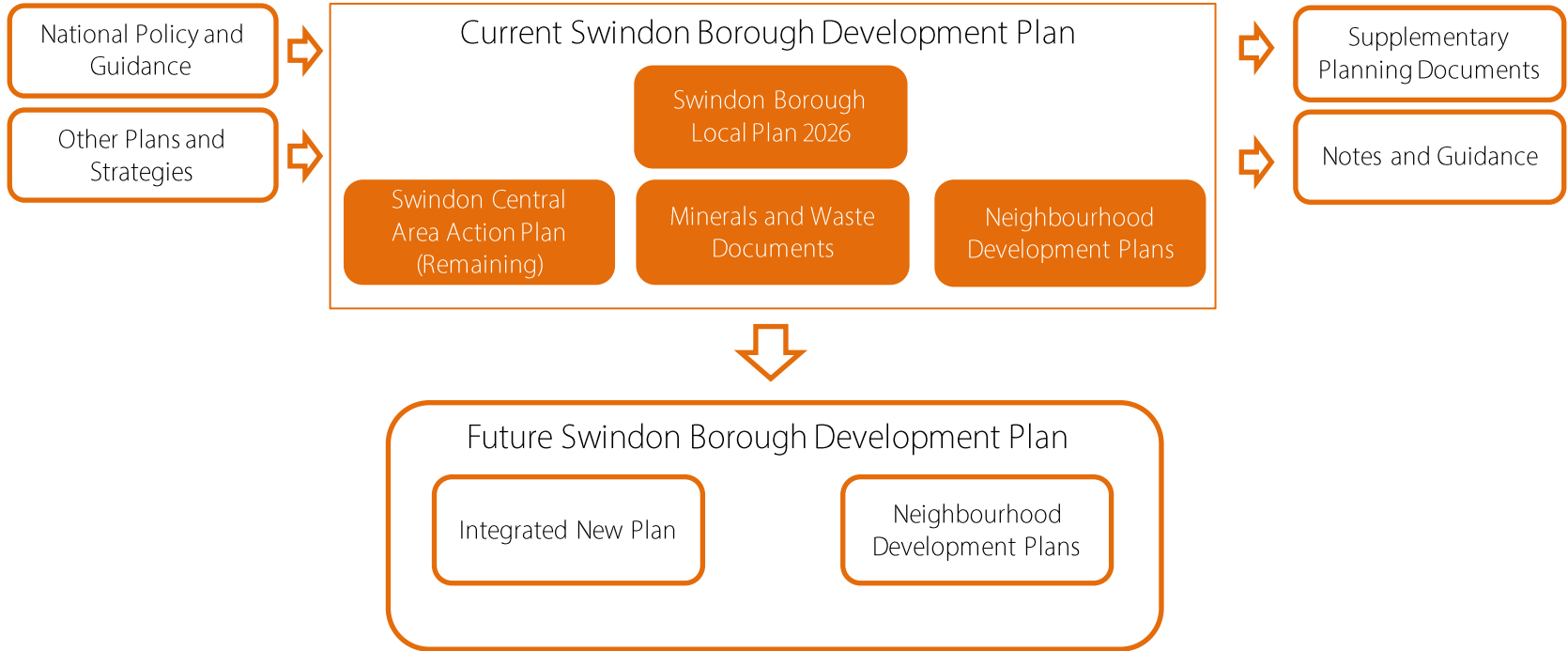
- Context and Timeframes
- Progress to date / Broad Themes
- Housing
- Economy and Jobs

Context and Timeframes

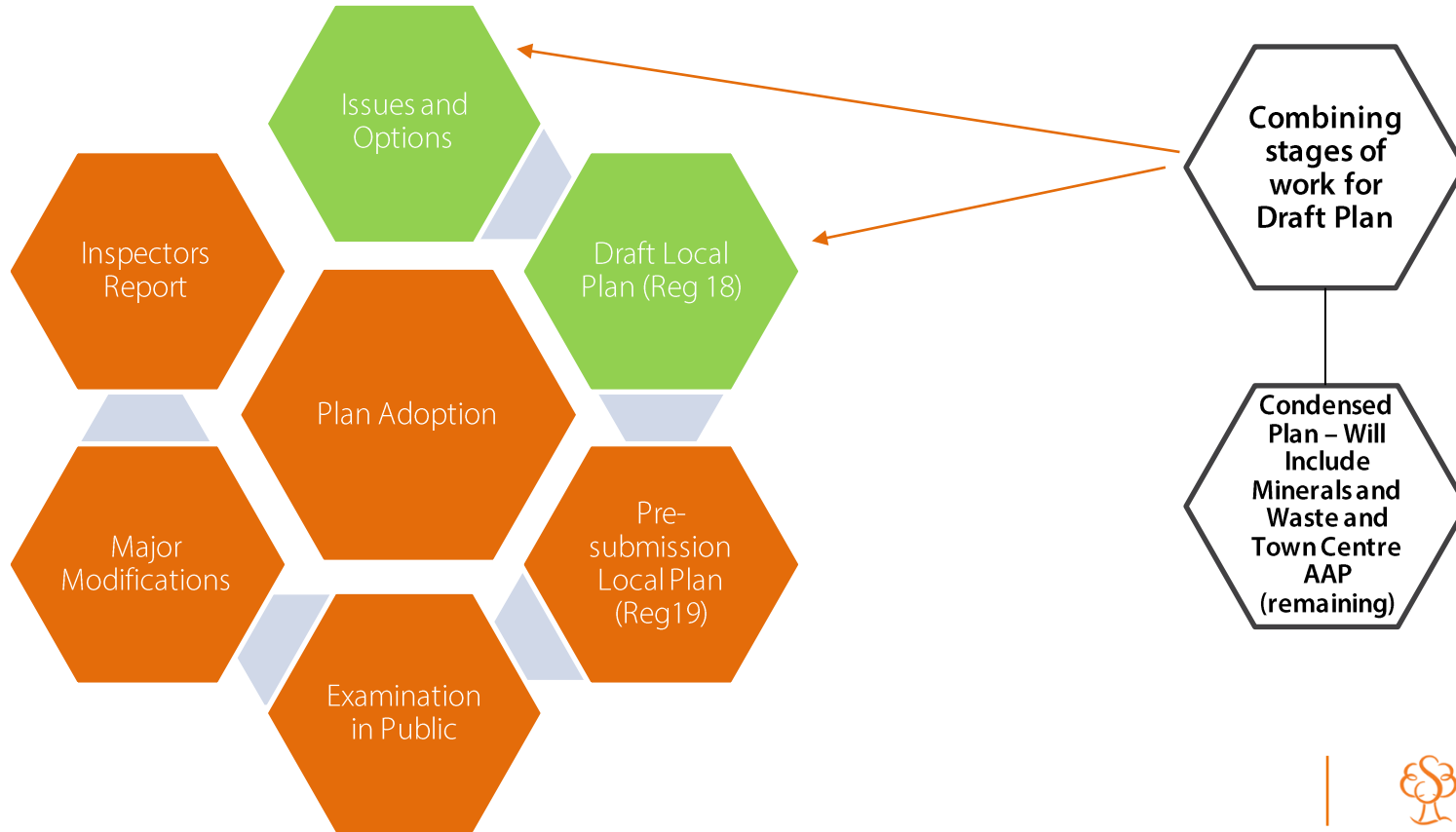
Inclusive Economy and Sustainability



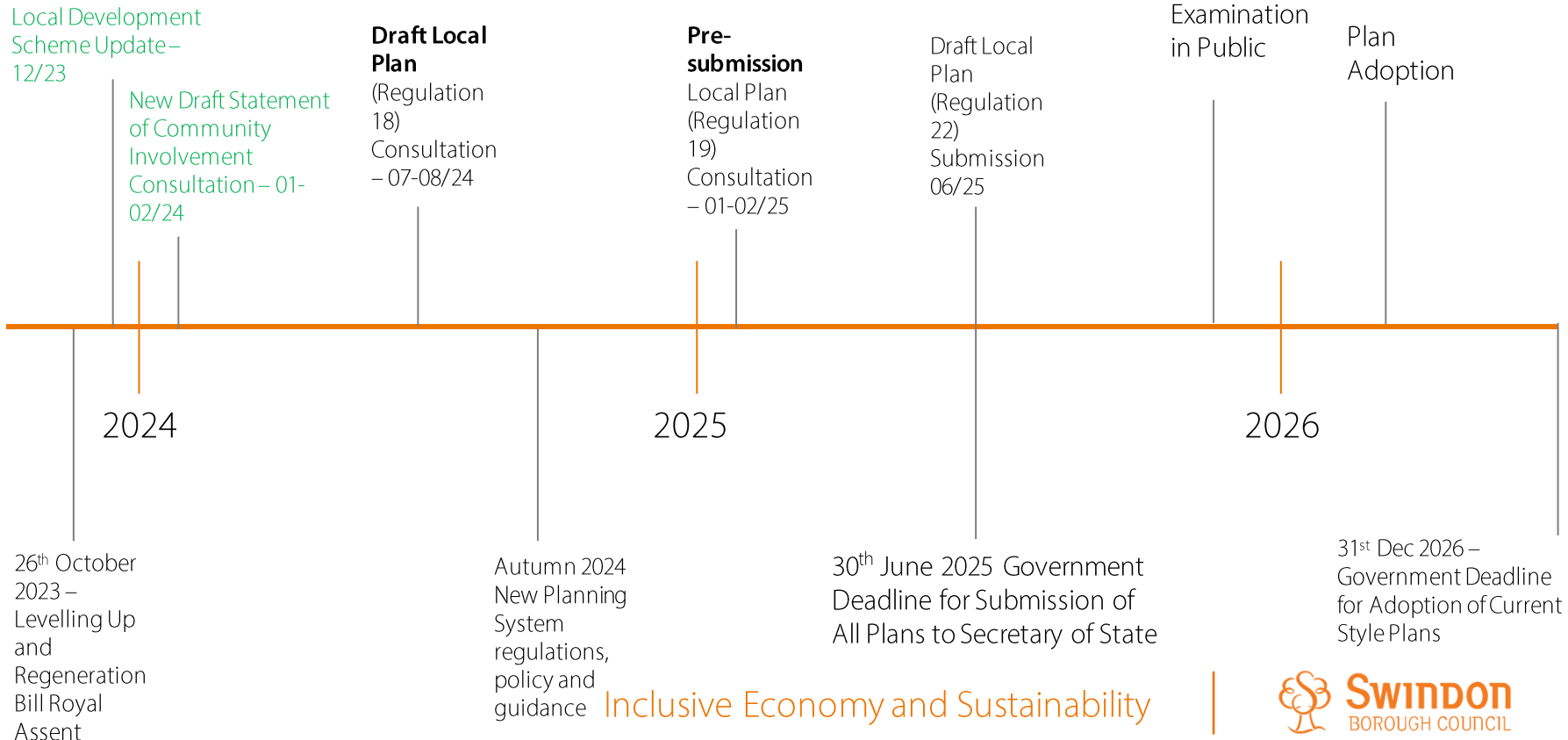
Swindon and Plan-Making



Plan-making Stages



Plan-making Stages – Swindon Plan Timelines



Progress to Date / Broad Themes

Inclusive Economy and Sustainability



Local Plan 2026 vs. New Local Plan Directions

Swindon Borough Local Plan 2026	New directions
Spatial Strategy: Gradual Dispersal	Urban Spatial Strategy: Centralised and Corridor Growth
Plan period: To 2026	Plan period and vision: to 2043 technical / 2050+ vision
Transport: Multi-layered but car use (movement and parking) dominant.	Transport: Not 'anti-car' but stronger focus upon supporting public transport use and on walking and cycling.
Zero Carbon and Environment: Encouraging of new environmental directions (bio-diversity / carbon reduction etc).	Zero Carbon and Environment (cross-cutting theme): Environment at the centre of the plan – all new plans need to be zero-carbon focused.
Housing: Meeting local needs; volume house builders.	Housing: Urban housing delivery, new markets and viability.
Economic: Traditional definition and area based approach to employment.	Economic: Circular economy / green economy, more integrated job / housing, sustainable transport corridors / more growth orientated
Town centres: Traditional retail and leisure hierarchies.	Town centres: Rethink of retail and leisure needs and future requirements.

Inclusive Economy and Sustainability

Evidence-led

Plan Research, Evidence and Impact Assessments

Swindon Housing Study (2023); Gypsy and Traveller Accommodation Assessment; **Swindon Employment Study** (2023) – a) **Employment Needs** and Land Supply and b) **Retail** and Main Town Centre Uses Needs Study; Swindon Future 2055 Vision Study; Integrated Sports Assessment; Strategic **Flood Risk** Assessments; Water Cycle Study; Landscape and Heritage; **Biodiversity** and Nature Recovery; Green Infrastructure; Open Spaces; Local Energy Plan; Mineral and Waste, Transport Modelling, **Infrastructure** Assessments; **Viability** Assessments; Habitat Regulations; Integrated **Sustainability Appraisal**; Spatial Analysis and Site Assessments.



Vision / Strategic Direction

Spatial Framework

Defining and Meeting Needs / Requirements

Policies – Strategic and Local

Local Area Strategies

Sites – Allocations and Designations

Infrastructure Plan

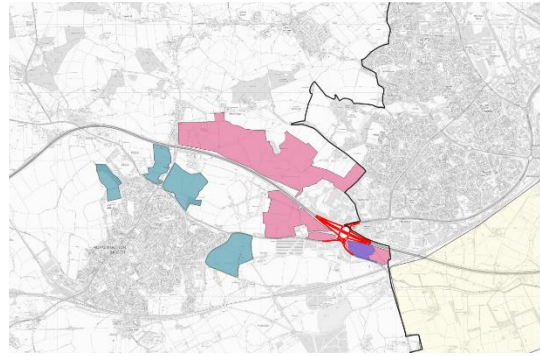
Monitor / Review Framework

Inclusive Economy and Sustainability

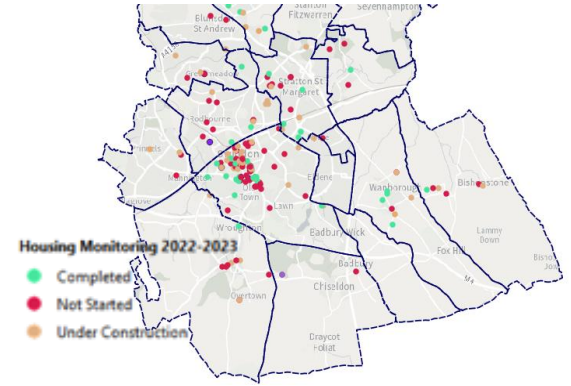
Digital Base and Intelligence



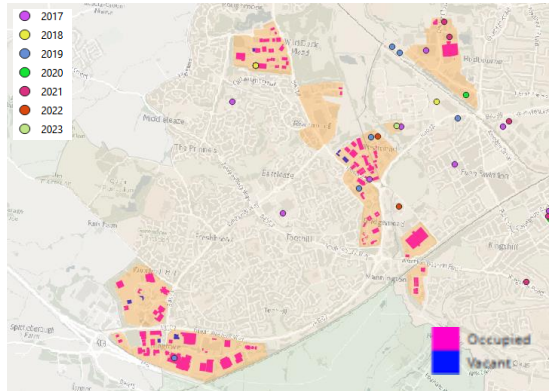
Urban Fabric and Character Areas



Sites outside of Swindon



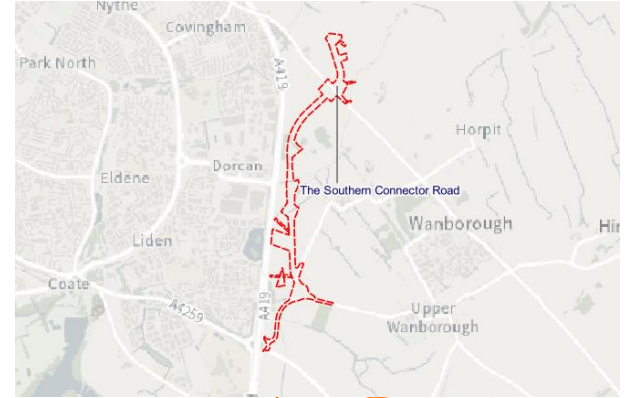
Housing Intelligence



Employment Intelligence



Town Centres and Retail

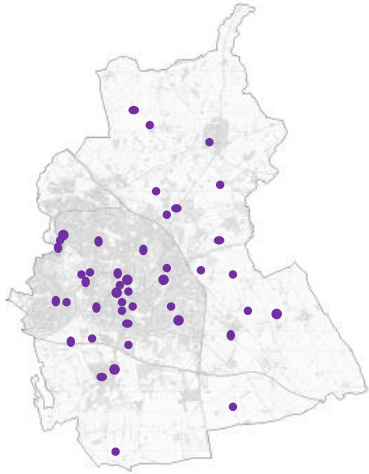


Infrastructure

Set of Principles for Growth

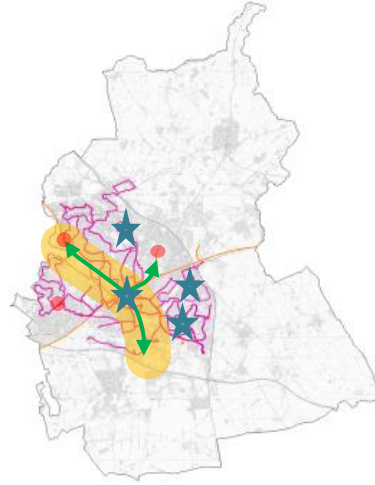
(Note – For Illustration Only)

Site opportunities?



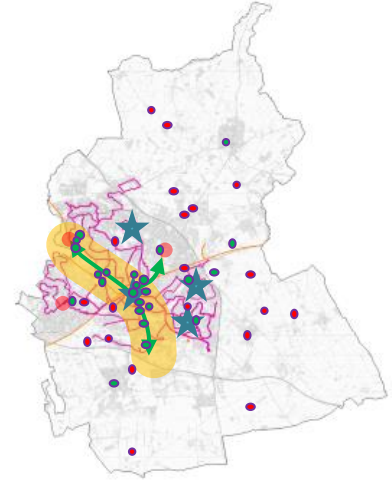
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Principles for growth?



=

Synthesis?

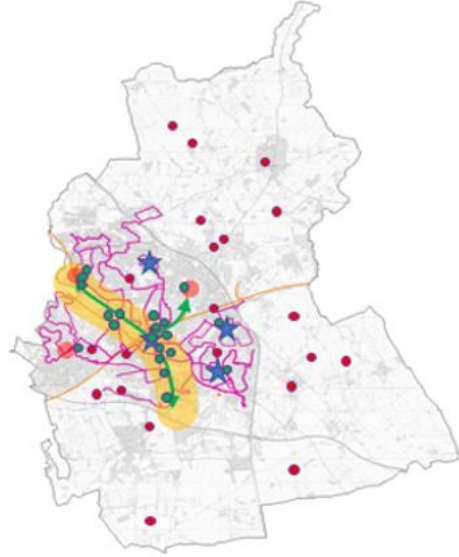


For example:

- Transport orientated development?
- Growth to support established services?
- Areas in need of renewal?

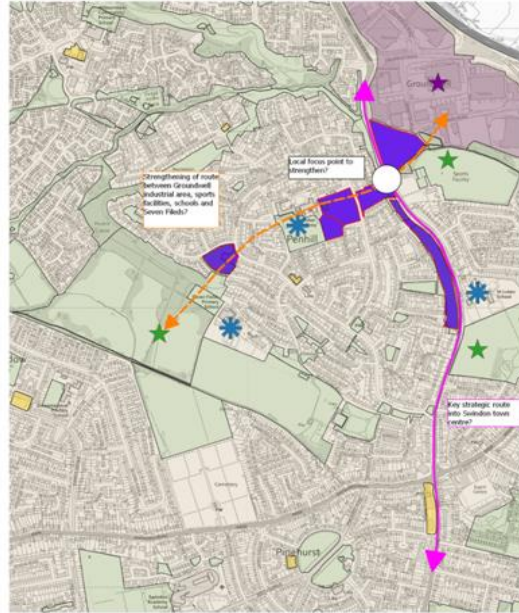
Linking to existing areas of growth – New Eastern Villages for example

Integrated Approach



Spatial Strategy

Penhill 31-May-23



Communities / Neighbourhoods



Garage Courts
 Location: North South
 Land Use: Residential
 Type of development opportunity: Residential (local) development with permitted/outline applications for public engagement and on-site



PLACE Making Tools



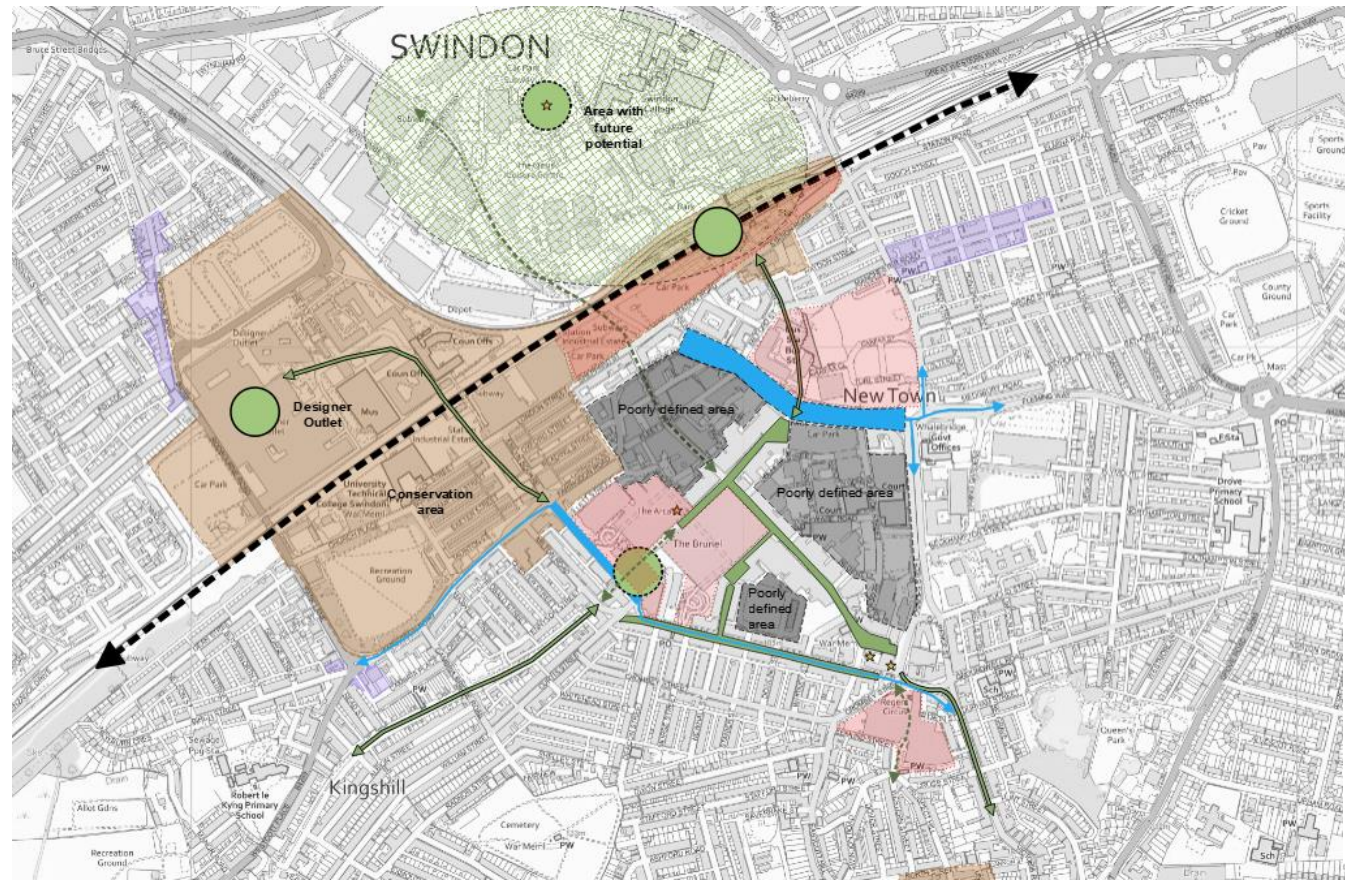
Sub-urban block internal green spaces
 Location: North South
 Land Use: Open Space/Recreational
 Type of development opportunity: Residential (local) development with increased green space for recreational/amenity/biodiversity/amenity (additional opportunities for public engagement and on-site)



PLACE Making Tools

Allocations / Designations

Swindon Town Centre – Development Framework



- Key sites
- Poorly defined areas
- Paths with strong active frontage
- Existing strong connections
- Potential of enhancing path
- Bus hubs (incl. proposed)
- Activity hub
- Potential activity hub
- Landmark

- 2653 Conservation Areas (Apr-21 update) EN10
- Local Centres EC3

(Note – For Illustration Only)

Vision Led – Transport Approach

Predict and Provide

- Forecasting past traffic trends
- Determine infrastructure needs (orientated) based upon forecasts
- Issues:

a) the potential over-provision of highway capacity which, in turn, can induce motorised traffic (exacerbating efforts to reduce direct CO² emissions from the transport sector);

b) the potential under-provision of walking and cycling infrastructure or public transport services; and

c) the risk of planning and developing underutilised or even stranded assets.

Decide and Provide (vision-led)

- Determine a preferred future (vision)
- Develop a series of plausible future scenarios
- Establish and prioritise options towards preferred future
- Test options against scenarios
- Compose strategy to realise vision

Engaging

Swindon Borough Council

Building a Better Swindon Swindon Borough Local Plan 2043

Draft Statement of Community Involvement



January 2024



Equality & Diversity

The PSDI refers to **protected characteristics** of which there are nine. These cannot be discriminated against and are set out below.



- The Council will carry out its Public Sector Equality Duty through both the plan-making process and development management.
- The Council will comprehensively consider how plan-making and planning applications will positively meet diverse needs, address those who are disadvantaged, improve community relations and promote equality.
- The Council will ensure engagement on plan-making and planning applications will positively meet diverse groups with protected characteristics are able to effectively engage in planning.
- Where possible the Council will review levels of public engagement following consultations to understand groups that are under-represented.
- The Council will strive to improve public engagement to ensure members of local communities from all backgrounds are represented and feel empowered to have their say.
- The Council will produce an Equality Impact Assessment (EQIA), (in isolation or as integrated Sustainability Appraisal document). An EQIA can be used as a tool to help implement PSDI as a fundamental pillar of the plan-making process.



Draft Statement of Community Involvement

Consultation Tools

There are a range of consultation tools available to the Council as set out below. These consultation tools can be tailored to meet the particular needs of different events. Not all tools need to be applied for all consultations and the list provides a portfolio of options only.

- Council website:** electronic copies of documents will be made available for public access on the Council website. The Council will ensure that the documents meet necessary legal requirements (for example accessibility requirements).
- Online consultation hub:** consultation and engagement platforms (hosted online) will be used to communicate information and enable public comments or formal representations through consultations.
- Social media:** information will be publicised through the Council's official social media outlets.
- Email:** email correspondence and notifications, including notifications to consultees on the planning policy 'consultation database'. The Council will maintain the consultation in line with latest legal requirements on data protection (currently GDPR 2018). Information, feedback or representations from the public may also be sent via email.
- Hard copies:** physical copies of documents will be made available in public facilities appropriate for consultation.
- Posters/leaflets:** posters and leaflets publicising information about public consultations will be sited at prominent community locations around the borough.
- Public exhibitions:** drop-in events will be used (where appropriate) for members of the public to attend. They will be used to publicise information about planning documents. Public exhibitions may or may not involve the attendance of a Council officer.

Draft Statement of Community Involvement

The Planning System in England

This section will provide a brief outline of the current planning system in England.

In England, the Local Planning Authority (LPA) is responsible for decision-making in planning as set out in the National Planning Policy Framework (NPPF). This consists of two key processes: Planning Policy and Plan-Making; and Development Management. Descriptions of the two processes are set out below.

The Current Planning System Structure in England



Planning Policy and Plan Making

LPAs must prepare and have an adopted up-to-date plan for their area, covering a specific time period. Local planning documents and policies are used to manage and shape development in the area. Local planning documents must conform with national planning guidance.



Development Management

LPAs are responsible for development management which involves the processing and determination of planning applications, alongside providing pre-application advice and investigating breaches of planning control.

The Council is a unitary Local Authority and so are responsible for the management of planning control, building control, highways and transport, education and flooding.

It is important to note that there are substantial planning reforms proposed by Government through the Levelling Up and Regeneration Act 2023. Therefore, the SCI may require updates as any planning reforms take effect.



Source: https://www.bbc.com/news/uk-57111766

LDP Evidence Report - Climate Crisis Topic Paper



This survey questionnaire has been prepared to assist with the formulation of the Aberdeenshire Local Development Plan Evidence Report.

The survey focuses on questions associated with the 'Climate Crisis - mitigation, adaptation and resilience' topic paper. The survey questionnaire is intended to assist with the formulation of the Aberdeenshire Local Development Plan Evidence Report. The survey questionnaire is intended to assist with the formulation of the Aberdeenshire Local Development Plan Evidence Report. The survey questionnaire is intended to assist with the formulation of the Aberdeenshire Local Development Plan Evidence Report.

To meet SDPA 1, local Development Plans should support adaptation to the current and future impacts of climate change by taking into account climate risks, building development away from vulnerable areas, and enabling places to adapt to those risks.

This topic paper provides an analysis of the climate implications on the Aberdeenshire Local Development Plan 2023 of adapting to climate change. Consultations are drawn in, clearly articulating provision for voluntary sustainable development and policies, and encouraging more sustainable patterns of living through the Aberdeenshire Local Development Plan 2023. It is likely that this paper will be different to a broad range of stakeholders including developers and businesses who may wish to consider development, as well as a community members across Aberdeenshire.

REGISTER to get involved!

Key Dates

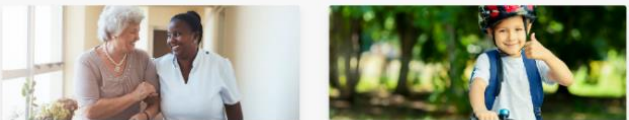
Start of consultation

28 November 2023

Close of consultation

12 January 2024

Local Development Plan Privacy Statement



Adult Social Care - Charging Policy Engagement

The council is keen to understand how the current charging policy supports individual choice, con...

Have Your Say

Newnet: Local Cycling and Walking Infrastructure Plans Engagement

We want to know how walking and cycling facilities can be improved in Newnet.

Have Your Say



Draft Statement of Community Involvement

Balanced

National Planning Policy Framework:

16. Plans should:

a) be prepared with the objective of contributing to the achievement of **sustainable development**;

b) be prepared positively, in a way that is **aspirational but deliverable**;

c) be shaped by **early, proportionate and effective engagement** between plan-makers and communities, local organisations, businesses, infrastructure providers and operators and statutory consultees;

d) contain **policies that are clearly written and unambiguous**, so it is evident how a decision maker should react to development proposals;

e) **be accessible through the use of digital tools** to assist public involvement and policy presentation; and

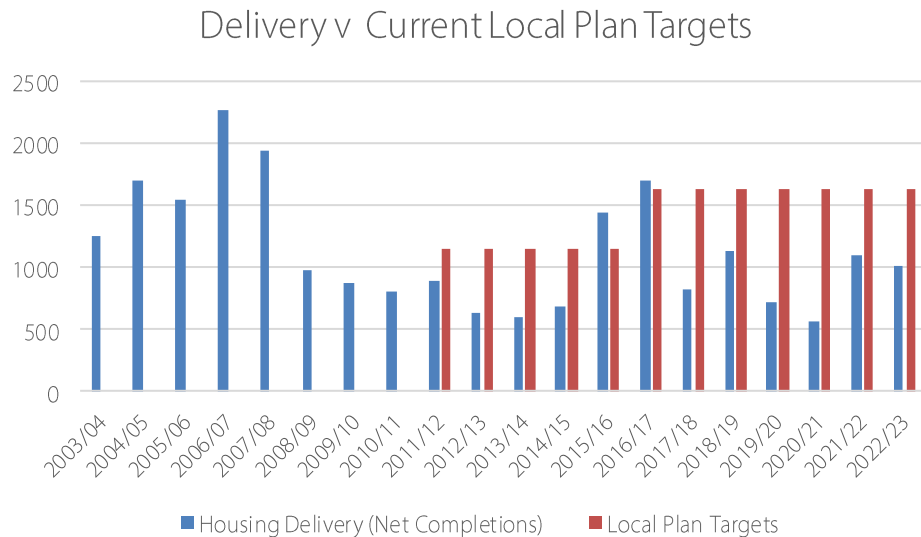
f) **serve a clear purpose**, avoiding unnecessary duplication of policies that apply to a particular area (including policies in this Framework, where relevant).

Housing

Inclusive Economy and Sustainability



Past Housing Delivery

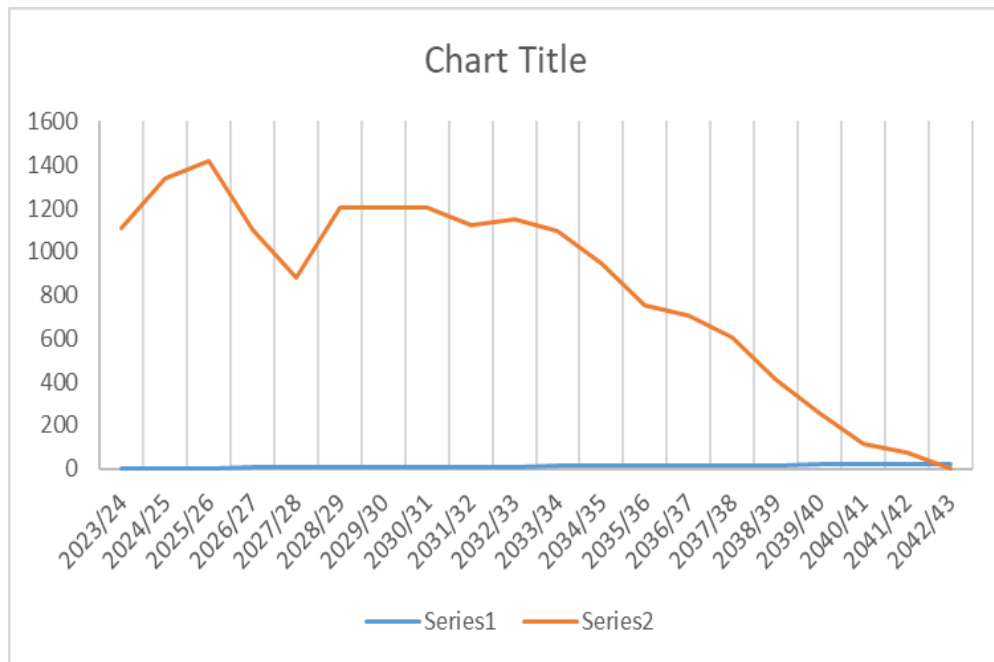


Long range delivery averages

- 20 years – 1133 units per annum
- 10 years – 977 units per annum
- The Government 'Standard Method' housing figure is currently 999 units per annum

Current Housing Pipeline

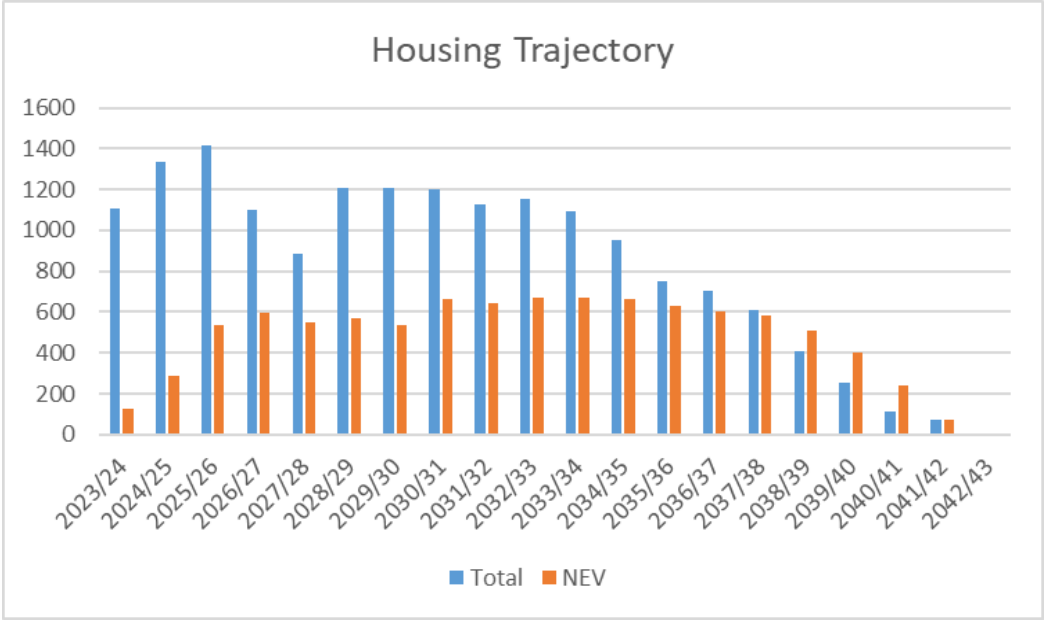
As at 1st April 2023 the base land supply of 16,673 net dwellings



Overall Housing Trajectory without new allocations

Inclusive Economy and Sustainability

Housing Pipeline – New Eastern Villages



Latest estimate of forecasts for the New Eastern Villages (NEV) combined with the overall Borough housing trajectory

Current Working Set of Growth Options

- **Baseline growth** – 1000 dwellings x 20 years = 20,000 units
- **Economic uplift / medium growth** (20% uplift) – circa 1200 dwellings x 20 years = 24,000 units
- **Going for growth / high growth** – circa 1500 dwellings x 20 years = 30,000 units

Current Working Set of Growth Assumptions

Assuming a degree of housing supply non-implementation it is proposed to use a baseline position of circa 15,000 as carried forward housing supply.

This leave a gap in need of **5,000 units** under the **baseline lower growth** scenario, **9,000** under the **medium growth** option and **15,000** under the **high growth** scenario.

Aim - setting out and testing range of strategic growth options and reasonable alternatives to address the housing shortfall. At this point the work is fairly high level.

Economy and Jobs

Inclusive Economy and Sustainability



Economic Commissions – Scope of Work

- **Iceni Projects** progressing employment land need and supply analysis.
- Using main forecasting houses for econometrics plus cross-reference against past trend data.
- Programme includes 'policy on' / stronger vision approach to sectoral analysis – the extent and detail still under development but links back to the extent of housing uplift (if any).
- Developing GIS and meta-data and updating all key employment site information plus a review of their performance.
- **Swindon Futures** commission – partnership commission with Prof. Martin Boddy as lead – strategic economic vision / direction work.

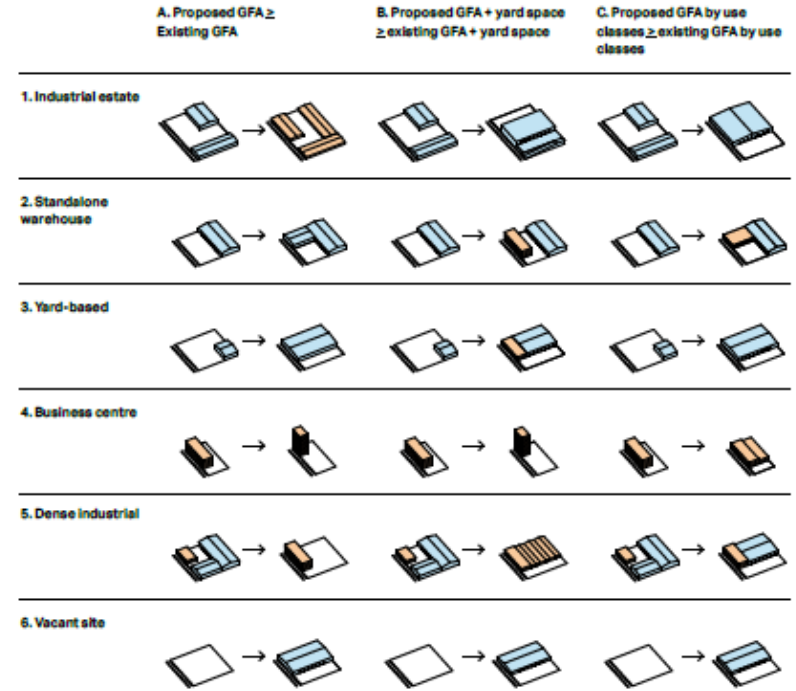
Employment Land Trends

Year	Overall variance (sq.m)																		
Apr to Mar?	A1	A2	A3	A4	A5	B1(a)	B1(b)	B1c	B2	B8	D1	D2	C1	C2	C3	C4	E	Sui Generis	Other' (as detailed)
2009	0	0	0	0	0	10058	0	0	0	0	109	0	0	0	0	0	0	0	0
2010	-857	-854	403	0	0	-1224	0	0	-1160	12158	364	350	0	0	1423	0	0	317	16177
2011	390	0	0	0	0	-12305	0	-1647	2451	-64120	336	150	0	0	1582	0	0	5370	1511
2012	327	0	0	0	0	-1550	0	19	10920	18409	197	2588	0	0	1151	0	0	0	351
2013	84	62	30	511	0	-1050	0	0	846	168	111	0	400	0	600	0	0	0	0
2014	-24	0	0	0	0	1993	0	77	-321	5485	1438	825	0	0	52	0	0	184	-617
2015	0	0	0	0	0	-56794	0	-880	-2052	-1144	3785	3609	0	0	52668	0	0	808	0
2016	1550	-508	0	0	0	-767	0	2092	209	7058	541	0	0	0	460	0	0	6515	-6862
2017	276	1173	0	0	0	-21874	2921	2350	4095	34989	521	6398	0	0	24239	0	0	222	-5498
2018	-1515	0	270	102	0	7084	0	6200	15305	33800	130	0	0	0	3874	0	0	148	27282
2019	629	-54	-113	0	0	-137656	0	3147	-629	24637	106	1010	0	0	137422	0	0	-2449	-3147
2020	0	0	0	0	0	-8963	0	0	0	-7055	102	2318	0	0	7592	0	0	5109	-372
2021	0	-58	0	0	0	-10570	0	102	-9037	19146	0	0	0	0	10570	0	-1066	2569	0
2022	0	0	41	0	0	-6135	0	0	3300	691	0	0	0	0	675	0	-1709	0	5120
2023	0	0	0	0	0	0	0	0	0	-1211	0	0	0	0	167	0	573	471	309
	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total variance	859	-239	631	613	0	-239752	2921	11460	23927	83010	7740	17247	400	0	242474	0	-2202	19265	34254



Employment Site Assessment Directions

- Review of typical plot ratios and looking at options for ‘intensification / densification’– this may include challenging assumptions on plot ratios for example.
- Co-location of land uses – tech and resi in town centre for example.
- More developed and detailed – relationships with sustainable transport infrastructure and planned new housing growth.
- Whole life cycle carbon analysis – emerging policy direction for applications.



Thank you

www.swindon.gov.uk

