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To: All Members of the Planning  
Committee

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Dear Councillor,

**Planning Committee - Tuesday, 9 April 2019**

I refer to the agenda for the above meeting and enclose an appendix to the following  
Agenda Item.

**9. South Marston Village Centre Design Brief (Wards: South Marston and  
Stratton St. Margaret and South Marston) (Pages 1 - 28)**

Yours faithfully,

Shaun Banks

Shaun Banks (Telephone 07980 752047)  
for Director of Law and Democratic Services



**Stephen P. Taylor M.A (Oxon), Solicitor**  
Director of Law and Democratic Services

# South Marston Village Centre

Design Brief

March 2019



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# 01 Introduction

## Project scope and background

- 1.1 The village of South Marston is located to the east of Swindon within an area identified for growth known as the New Eastern Villages. South Marston has an attractive built environment and rural character. It also has a strong community which supports a range of facilities. Proposals for the expansion of the village have been approved by Swindon Borough Council, subject to completion of a Section 106 Agreement, with significant input from South Marston Parish Council during the determination of the planning application. This will see an increase in the number of homes around the village together with the expansion of the existing primary school, provision of new infrastructure, and construction of a new village centre.
- 1.2 The outline planning application (S/OUT/13/1555), submitted by Hallam-Hannick-Taylor Wimpey (HHT), was for the development of land at South Marston and Rowborough for up to 2,380 dwellings and associated facilities, proposes 500 dwellings within the village, substantially within the land bounded by Thornhill Road and Old Vicarage Lane.
- 1.3 In order to help shape the layout of the village centre Swindon Borough Council, appointed David Lock Associates to produce a Design Brief. The purposes of the project were to:
  - a. Establish design principles and layout options, access strategy, infrastructure requirements and land uses (including pitch layout and provision; play, recreation and informal areas, structural landscaping and footpath/cycleways) capable of being advanced to a fully detailed and implementable scheme, with land promoter/developer and Parish Council involvement.
  - b. Assess floorspace requirements for the new viable village centre facilities which are commensurate with a) the scale of proposed development within the village, and b) the funding available from developer contributions (estimated at £1.7m)
  - c. Assess the advantages and disadvantages of locating the village centre facilities within the Parish Council owned Recreation Ground, immediately to the west of its western boundary on land controlled by (HHT), or straddling the two land ownerships.
  - d. Produce visualisations of the scheme.
  - e. Present the scheme in the form of a public exhibition of the study proposals.

1.4 The project was informed by an understanding of commercial viability and development costs and undertaken in three main stages:

**Stage 1** comprised a review and analysis of baseline information.

**Stage 2** considered options for the layout of the village centre including a community workshop to shape a preferred option.

**Stage 3** presented a formal draft of the preferred layout through a consultation and information event held in the village which was finalised into the Design Brief.



## The Vision for South Marston

- 1.5 The Design Brief seeks to help implement the Vision for South Marston as expressed within the Neighbourhood Plan which was made in 2017: :

“South Marston will be a high quality, integrated village with an enhanced sense of community, activity and safety and with a design that builds on the existing character and features in a sustainable manner.”

- 1.6 In order to contribute to achieving the Vision the Design Brief has been prepared in close collaboration with South Marston Parish Council. It has built upon ideas and issues generated and highlighted through a participatory series of design workshops open to the wider village community. In addition, the Design Brief has been prepared with the aim of achieving consensus around a preferred option for the layout and character of the village centre.







1.7 In brief, the proposals which support the Vision comprise:

- **A central location for a new community hall between existing and proposed neighbourhoods, close to the expanded primary school and on Old Vicarage Lane.**
- **A network of direct and usable footpaths and cycleways encouraging sustainable forms of movement around the village centre and beyond.**
- **Substantial areas of formal and informal recreation space capable of supporting a range of leisure activities and village events.**
- **Retention of the substantial oak tree that is a prominent feature of the existing recreation ground contributing to the character and identity of the village.**
- **Places for enhanced habitat provision, including waterbodies, orchard, and wildflower meadow, to encourage wildlife into the village centre.**
- **Practical parking space located to facilitate use of the community hall, provide drop-off space for parents away from Old Vicarage Lane, and with vehicle access points from new housing areas.**

1.8 The overall concept and detail proposals for the Village Centre are set out in Section 3 of the Design Brief. Policy context and background is set in Section 2, with implementation and delivery issues explored in Section 4.



## Planning Policy

- 2.1 The planning policy context for the site is provided by the adopted Swindon Borough Local Plan 2026, and the South Marston Neighbourhood Plan which was made in November 2017.

### Swindon Local Plan

- 2.2 The Swindon Borough Local Plan provides the policy framework to deliver sustainable growth in Swindon to 2026 and beyond. The Local Plan was adopted in March 2015.

- 2.3 The Swindon Borough Local Plan 2026 sets out three high level strategic development priorities, which guide the Local Plan's Strategic Objectives, these are:

- Deliver growth that is balanced and sustainable, and provide the necessary infrastructure, while addressing impacts of climate change;
- Deliver regeneration in a way that meets the needs of Swindon's future, but conserves and enhances the best of the past; and
- Recognise the important role of green infrastructure to enhance the quality of life for existing and future residents.

- 2.4 **Policy SD1** sets out a clear statement of the presumption in favour of sustainable development, reflecting the position taken by the NPPF, as the overarching principle that governs all development proposals, which include: high quality design, promotion of health, safe and inclusive communities; respect, conservation and enhancement of the natural, built and historic environments; provision of accessibility for walking, cycling and/or public transport and use of land and resources in an efficient and sustainable way.

- 2.5 The Spatial Strategy for Swindon is set out in **Policy SD2**, defining the quantum of growth within the Borough over the plan period up to 2026, of 22,000 dwellings and 119.5 hectares of employment (B-class) land. The policy allocates a number of strategic urban extensions to the east of Swindon, including the NEV, to accommodate about 6,000 dwellings and 40 hectares of employment, Rowborough, to accommodate about 1,500 dwellings and South Marston village to accommodate 500 greenfield dwellings.

- 2.6 **Policy NC3** provides the policy basis for a mixed-use development on land east of the A419 including an expanded South Marston Village. **Policy RA3** also provides a policy basis for the expansion of South Marston Village, identifying a number of site-specific development principles to ensure new development respects the character of the existing village and prevents coalescence with Swindon and the other proposed New Eastern villages.

- 2.7 The specific principles at South Marston include housing at an average density of 30 dwellings per hectare and affordable housing at no more than 20%; community, recreation facilities and retail provision of an appropriate scale, as part of the village centre; an extended recreation ground; protection of historical landscape features, archaeological assets and existing green infrastructure; new road connection between Thornhill Road and Old Vicarage Lane; provision of traffic management and sustainable transport measures to minimise traffic in the existing settlements.

- 2.8 **Policy DE1** requires standards of design which respond to sustainable development and place making principles. Proposals are assessed against context and character; layout, form and function; amenity and quality of the public realm. **Policy DE 2** sets out a requirement for the adoption of sustainable methods of construction through the layout and design of the site and orientation and design of buildings.
- 2.9 **Policy TR1** supports a reliable and efficient transport network; improvements to safety, security and healthy lifestyles; equality of opportunity to access services and facilities and reduction of emissions. **Policy TR2** requires new development to be located and designed to reduce the need to travel and encourage the use of sustainable transport alternatives. Access must be appropriate to the scale, type and location without detriment to highway safety and local amenity and retain or where not possible replace existing rights of way.
- 2.10 **Policy CM1** sets out a requirement to address the school place provision to accommodate the levels of growth as set out in the Local Plan. A one form entry extension to the existing school at South Marston has been envisaged and is planned.
- 2.11 **Policy CM2** promotes active, healthy and safe lifestyles by increasing opportunities to walk and cycle and encouraging more sustainable travel choices, increasing access to green spaces, designing out crime and designing in health and provision of open space, leisure and recreation facilities, and community facilities.
- 2.12 **Policy CM3** promotes local and integrated service delivery through flexible multi-use buildings in public and community ownership, co-location of sports centres and playing pitches with schools, including an agreement to use schools and other public buildings for community use. Key aspirations for both schools is that their design and management encourage their use as community facilities to be used by the local community 'out of school' hours for leisure/ social activities.
- 2.13 **Policy EN3** requires development to provide or contribute towards public open space at a standard of 3.2 Ha per 1000 of the population. Finally, **Policy EN6** requires the management of flood risk through directing new development to areas with the lowest probability of flooding, ensuring that new development addresses the effective management of flood risk, and for development to incorporate sustainable drainage systems.

## South Marston Neighbourhood Plan

2.14 The Neighbourhood Plan (NP) sets out a vision for the whole of the Neighbourhood Plan area which includes the existing village of South Marston. Policies envisage a central village area to include the field to the south west of the current recreation ground, a common set of design principles, movement and permeability, access onto the A420, green infrastructure as well as policies relating to broadband, utilities and housing for the elderly.

2.15 **NP Policy 3** relates to development of a new Village Centre, to include an expanded primary school and a range of community facilities for the use and enjoyment of village residents comprising:

- new village hall and car parking
- community sports pitches and a new sports pavilion
- tarmac surfaced Multi-Use Games Area (MUGA)
- additional open space for informal play and outdoor recreational facilities suitable for all age groups and physical abilities
- retail outlet at or adjacent to the new village hall to meet day to day retail needs
- landscaped areas and views out, particularly towards the Downs and Church to
- encourage walking and general leisure uses.

2.16 The policy also states that the location and layout of the Village Centre should encourage ready access for pedestrians and cyclists and minimise traffic on Old Vicarage Lane.

2.17 **NP Policy 2** sets out the requirements for design quality in the village. Then policy includes provision for the preparation of design codes in support of planning applications coming forward in the village. It also references a comprehensive set of design criteria and principles. They provide a series of principles to be taken into account in the preparation of design codes, other detailed guidance and planning applications – particularly at detailed or reserved matters stages. The principles are reproduced as an appendix to this Issues and Options report.



## Relevant planning applications

- 2.18 There are two key planning applications submitted to Swindon Borough Council which are of particular relevance to the Village Centre proposals. An outline planning application (S/OUT/13/1555), submitted by Hallam-Hannick-Taylor Wimpey (HHT) for the development of land at South Marston and Rowborough for up to 2,380 dwellings and associated facilities, of which 500 dwellings are proposed within the village, substantially within the land bounded by Thornhill Road and Old Vicarage Lane, has recently been authorised for approval, subject to completion of a Section 106 Agreement.
- 2.19 The Village Centre was identified within the supporting Design and Access Statement as an important location and character area within the wider application proposals. Two scenarios for the location of a community building or village hall were included in the Design and Access Statement – scenario 1 on land within the application site boundary and scenario 2 on land controlled by the Parish Council outside the application site boundary. Figure 20 in the Design and Access Statement, Indicative Access and Movement Strategy, shows the potential for a new access between the application site and the adjoining parish land.
- 2.20 Subsequent to the South Marston and Rowborough proposals an outline application (S/OUT/15/1985) was granted in October 2017 for the demolition of the former South Marston (Mercure) Hotel and redevelopment for up to 70 dwellings to the south of the Recreation Ground. The application allows for the possibility of two vehicular links from the proposed site access road to serve the new village centre.
- 2.21 In addition, an outline application Crown Timber site (S/OUT/14/2058) has been approved for redevelopment of Unit A at the Thornhill Industrial estate for up to 47 dwellings. Access to the site would be taken from Thornhill Road together with footpath improvements between the site and South Marston along Thornhill Road.

## Village centre design workshops

2.22 The extensive work undertaken by South Marston Parish Council constitutes a key part of the baseline and background for the Design Brief. Of particular relevance are the findings from design workshops held in May 2015 and February 2016 and attended by village residents. The workshops were organised and facilitated by the Parish Council to inform the specification and design requirements for the new Village Centre.

2.23 The May 2015 workshop considered the potential layout of the Village Centre, with three groups exploring how a range of access, land use and environmental issues could be addressed. Three illustrative layouts were prepared as outputs from the workshop which have been used to inform the Design Brief.

The principal issues comprised:

### Cycleways and Rights of Way across the Village Centre

- Appropriate surfacing of cycleways and street furniture (bollards and lights)
- Safe crossings and safe movement for pedestrian and cyclists on roads and in car parks
- Footways alongside roads leading to the centre from the new development areas

### Open space – Play and sports at Village Centre

- Upgraded play equipment for toddlers, primary school children and teenagers
- Minimum of 1 adult football pitch and 1 junior football pitch
- Hard surface, fenced Multi-Use Games Area (to be provided adjacent to the school)
- Cricket pitch capability (i.e. at least the required space and single artificial wicket)
- Land drainage to maximise use of pitches

### Open Space – Recreation

- Picnic area
- Re-routed footpaths providing circular walking routes
- Seating and soft landscaping
- Potential location for allotments
- Potential location for community orchard

### Environmental areas

- Drainage areas (swales and ditches) designed to collect and retain water on site as well as enhance habitats and bio-diversity.
- Tree banks

## Issues and options

2.24 As part of the preparation of the Design Brief a third village centre design workshop was held in June 2018 to consider issues and options. An Issues and Options report was also prepared to inform the workshop. The main issues and potential options considered as part of the workshop included:

**Playing Pitch Provision:** location and nature of playing pitch provision and the quantum of pitches provided, and subsequently to be maintained, was considered. Broad consensus around the full size football and cricket provision on land to the south of Bell Gardens, with junior pitch provision co-located with the extended primary school.

**Village Hall:** a key community facility and the focus of considerable deliberation around location and relationship with an expanded primary school, points of access for pedestrians, cyclists and vehicles, design and appearance, the range of facilities to be provided, and future proofing through enabling the facility to be extended.

**Placemaking:** the village centre, as a whole, must be well designed with a strong sense of place. To this end consideration was given to opportunities for effective landscape planting and establishing an attractive public realm. This includes the balance of informal space, for example a community orchard and wildlife garden, and formal sports pitch provision.

**Accessibility and Parking:** affording maximum accessibility by foot and cycle in accordance with the Neighbourhood Plan was considered. A key aim would be to facilitate accessibility without presenting additional traffic issues. Access from the former hotel site and land controlled by HHT was considered to be important. Adequate parking capable of being shared for different facilities and village events was an important requirement.

2.25 The main issues and potential options have been addressed through the proposed layout of the Village Centre presented in the Design Brief. This took place in November 2018 where an exhibition, staffed by members of the DLA Project Team, officers from the Borough Council, and members of the Parish Council, were presented to residents.



# 03 Design Proposals

## Design objectives

3.1 In order to underpin the design and layout of the Village Centre a number of design objectives have been identified. The design objectives have been formulated having careful regard to issues arising from the village design workshops and the options considered for the Village Centre.

- |  |   |
|--|---|
| a) Provide direct, safe and usable pedestrian and cycle routes to and around the Village Centre.   | f) Consideration must be given to the role and function of the Village Centre when considering proposals for Rowborough to ensure complementarity and limit overlap between facilities. |
| b) Provide well designed parking provision, including coach parking and drop-off space, that is convenient and accessible for users of the village hall and expanded primary school - designed as part of the expanded school. | g) Provide sports and playing pitches adjoining the village hall to ensure that they are overlooked and that changing facilities are conveniently located.                              |
| c) Ensure vehicle access to the Village Centre is available for existing residents and for future residents limiting additional traffic movement through Pound Corner.   | h) Protect the amenity of existing residents through the design and location of facilities within the Village Centre.   |
| d) Entrance to the expanded primary school must be very carefully considered and relate well to other facilities and parking provision in the Village Centre.  | i) Ensure that a rich and varied landscape framework is designed as an integral part of the Village Centre providing opportunities for informal recreation and enjoyment.               |
| e) The village hall must be designed to be adaptable and flexible to cater for a mix of community uses over time including the potential for revenue generation.   | j) Retain the existing substantial oak tree as a focus for the Village Centre and incorporate additional tree planting.   |
|  | k) Provide an area to encourage wildlife including a pond or wet space as part of sustainable surface water drainage.   |

## Overall design concept

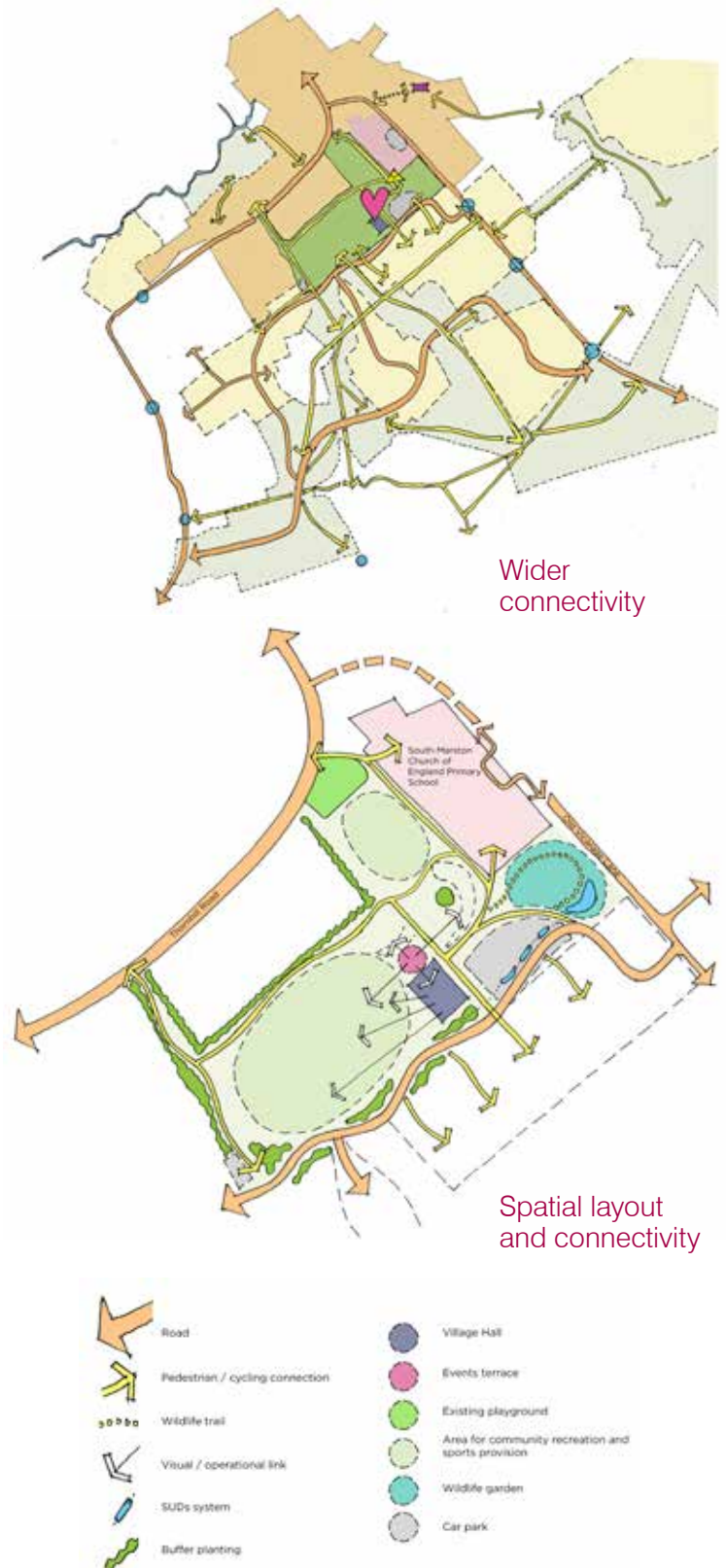
- 3.2 The overall design concept for the Village Centre is focused on three overlapping components:

### Connectivity Layout Activity

- 3.3 An illustrative layout has been produced which shows how the different components have been integrated to provide a distinctive 'place' at the heart of South Marston, one that provides opportunities for existing and future residents to enjoy a range of new and enhanced amenities and, in so doing, helping to integrate the old and new parts of the village.
- 3.4 The key elements of each component are set out below together with how each contributes towards the delivery of design objectives.

### Connectivity: ensuring sustainable access at the heart of South Marston

- 3.5 The Village Centre occupies a key location between the historic centre of the existing village and the expansion of South Marston. As such the Centre provides an opportunity to become the heart of the community with physical and visual linkages between the school, the church, Old Vicarage Lane, Thornhill Road and Highworth Road.
- 3.6 This is supported by the proposed layout of the Village Centre which has been designed to be a permeable 'community hub' with indoor and outdoor facilities connected to the wider village context. The aim is to create a fully accessible environment benefitting from a network of walking and cycling routes and pathways.
- 3.7 This contributes towards delivery of design objectives a, b and d.



Layout: a spatial plan that is cohesive,  
functional and attractive

- 3.8 A key component of the Village Centre is the new village hall. The community hall is centrally positioned so it can become the heart of new community life performing a variety of roles and functions. The hall and adjacent spaces are laid out to benefit from strong visual and physical connections between the activities that take place, both inside and out.
- 3.9 New car parking is positioned between the community hall and the expanded school with close proximity to both, enabling a shared use. An indirect road layout gives vehicular access to the car park, designed with integrated shared surface zones to calm traffic speeds and establish a safe environment around the village hall.
- 3.10 This contributes towards the delivery of design objectives c, e, f, g and h.

Activity: 'outdoor rooms' provide a  
setting for formal and informal activities

- 3.11 The external environment around the Village Centre is envisaged as a series of outdoor rooms ranging in size and character to provide for a wide variety of uses and activities. They are arranged and designed based on the compatibility of their intended uses and the activities they will support, be that formal play or sports, or more informal walking, exercise or rest. Creating a landscape for people and nature, with opportunities for biodiversity integrated where appropriate, is a key objective. This includes celebrating the existing oak tree, an important feature of the village.
- 3.12 This contributes towards the delivery of design objectives i, j and k.







## Key proposals for the Village Centre

3.13 In order help implement the design for the Village Centre a number of key proposals have been identified. These can be brought forward individually or collectively as and when funding opportunities become available. In so doing this provides an element of flexibility allowing for designs to be finessed or reconsidered as need arises without compromising the overall layout and functionality of the Village Centre.

### Village hall, parking and access

3.14 The village hall is the principal proposal at the heart of the Village Centre. It is intended to be located towards the southern edge of site, orientated to provide a principal entrance adjoining a car park to the east, and to provide views over sports pitch provision to the west. The Village Hall will be constructed on land controlled by HHT, with the associated car parking constructed on land controlled by South Marston Parish Council.



↔  
Pedestrian movement

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Events terrace

---  
Potential secondary playground area

--->  
Visual connection

---  
Events lawn

---  
Area for community recreation and sports provision

...>  
SUDs





3.15 The location will mean the village hall accessible to both existing and future residents. It also allows space for future expansion of the village hall in the adjoining space to the north as and when a need arises. Expansion options shall include provision for a small shop (approximately 150m<sup>2</sup> gross floorspace) that could be operated either commercially or as a community/farm shop.

3.16 Car parking for the village hall will accommodate up to 50 spaces. This will provide ample provision for the village hall as well as providing opportunities for drop-off space for the expanded village primary school. The design of the car park will provide for an attractive level of amenity incorporating tree planting and appropriate surfacing materials suitable for a village location. In this way the car parking becomes a welcome space that is integral to the overall experience of using the Village Centre. Disabled and parent parking can be provided immediately adjoining the village hall, with potential for electric charging points also considered.

3.17 Vehicular access to the village hall will be gained via development proposed on the site of the former South Marston Hotel, and from the wider expended village development to the south and west. Pedestrian and cycle access will also be provided (see footpaths and cycleways).

3.18 The village hall will seek to accommodate the following uses:

- Main hall with flexibility to provide a badminton court and be capable of accommodating a wide range of community activities and groups.
- Meeting rooms.
- Parish office.
- Kitchen with servery.
- Bar/café/breakout area adjoining the kitchen.
- Storage rooms.
- WC provision.
- White Room (for use by health and social services professionals).
- Changing rooms, including referee's room.
- Sports kit storage.
- Viewing area adjoining a new cricket pitch.

3.19 Funding for the village hall and car park will be secured primarily through a section 106 planning agreement between Swindon Borough Council and HHT.





### Events terrace and lawn

3.20 Located to the north and east of the village hall will be an events terrace and lawn. The purpose of the spaces, part of the sequence of 'outdoor rooms' proposed as part of the Village Centre, would be to provide flexible outdoor space to accommodate activities and community events. The events terrace will be paved and provide for outdoor café seating, community events and performances. It will also safeguard space for the possible future expansion of the village hall. The terrace will have clear lines of sight with the events lawn to the east, and to sports and cricket pitch provision to the west of the village hall.



3.21 The events lawn will be located immediately adjoining the terrace. The lawn will also provide for community events, performances and school activities. It will be 'sculpted' around the edges to form an earthwork amphitheatre, using cut and arisings from other works around the Village Centre including the village hall and sustainable urban drainage. This will maximise opportunities for the lawn to be used for a variety of informal and programmed activities.

3.22 At the centre of the lawn will be the retained English oak which is a prominent and highly valued village asset. Opportunities for appropriate under-storey management and planting will help to secure the future health and well being of the tree and prevent damage from lawn mowers etc. A circular bench could also provide an attractive feature around the base of the trunk.

### Footpaths and cycleways

3.23 A network of footpaths and cycleways will be provided linking across and around the Village Centre. The routes have been located to correspond with policy priorities set out in the South Marston Neighbourhood Plan. They will provide safe and convenient pedestrian and cycle access between the existing village, and proposed growth associated with the village expansion including development at the Crown Timber site and the former South Marston Hotel. In particular they will facilitate movement to the village hall and the expanded primary school.

3.24 The footpaths and cycleways will be specified to provide ample space for both pedestrians and cyclists. A suitable surfacing material appropriate to a village location will be specified allowing for safe usage.



### Tree avenue and planting

3.25 An important part of the overall look and character of the Village Centre will be the provision of tree planting. This will contribute to maintaining a more rural character for the Village centre, as well as providing screening for adjoining residents around the edges of the site. In addition, through specifying native species such as oak or lime, new habitats can be created to support wildlife.

3.26 A tree-lined walkway linking the village hall with the expanded primary school will be an important feature of the Village Centre. It will provide character and identity to the Village Centre and was an idea generated as part of the village design workshops.





### Sustainable urban drainage

3.27 Opportunities to provide areas of sustainable urban drainage, or SUDs, will form part of the layout of the Village Centre. A location in the south eastern corner of the site has been identified as this is already a location where shallow pools form during wet weather. Shallow excavation would create a more permanent pond with a mosaic of natural edge planting providing a rich habitat and contributing to the biodiversity potential of the Village Centre.

3.28 Arisings from the excavation of the shallow pond would be reused elsewhere in the Village Centre to form the earthworks around the proposed events lawn. A small boardwalk and pond-dipping ledge could also be provided together with interpretation panels providing information on local wildlife. The existing pond to the south west corner of the Village Centre will also be retained and managed as part of the wider landscape proposals for the expanded South Marston.





### Sports and playing field provision

3.29 To the western side of the Village Centre, and adjoining the primary school, will be an area given over to sports and playing field provision. A minimum amount of formal sports provision is required as part of the expanded village. Other facilities could include a Pétanque court as well as space for outdoor fitness classes to complement the outdoor gym that is already located adjoining the existing playground. South Marston Parish Council will be responsible for future maintenance and management of the sports and playing field provision.



### Wildflower meadow and community orchard

3.30 Another 'outdoor room' will be the provision of a wildflower meadow and community orchard. This will be located adjoining the SUDs area and between the village hall and primary school. The purpose of the meadow and orchard will be to provide a quieter, contemplative location within the Village Centre offering opportunities for people to connect with nature. The location adjacent to the school also presents potential for use as an educational resource. Orchard planting will, over time, provide harvest produce to be enjoyed by the whole community.





## A Phased Approach

- 4.1 The delivery of the Village Centre is likely to come forward in a number of phases. This, in part, will be linked to the delivery of the HHT application for the expanded village in particular the trigger points within the section 106 planning agreement determining when delivery of key components, particularly the village hall, will take place.
- 4.2 The precise level and details of funding, specification and delivery will be a matter for negotiation within future section 106 agreements including in relation to the land to the north of the A420. Other elements will be delivered by others including South Marston Parish Council.
- 4.3 It is anticipated that the village hall and associated car park and vehicular access will come forward as part of an earlier phase of development, together with playing pitch provision, structural landscape planting, and footpath and cycleway access within land controlled by HHT. Other parts of the Village Centre will come forward as and when funding can be identified and agreed. This could include funds from other section 106 planning agreements or Community Infrastructure Levy (CIL) receipts elsewhere in South Marston including the Crown Timber site and the former South Marston Hotel.

### Village centre projects

- 4.4 In order to deliver the Village Centre a number of projects have been identified. These correspond with the proposals set out in section 3 of the Design Brief. It is intended that those projects to be delivered through the HHT planning application and section 106 agreement will comprise Project A; village hall, and Project B; sports and playing field provision plus those elements of the footpath/cycleway network on land presently controlled by HHT. The remainder will be delivered by others in consultation with Swindon Borough Council including Project C and any expansion of the village hall.

### Project A: Village hall, associated parking and vehicle access

- 4.5 Funding will be provided through the section 106 planning agreement between Swindon Borough Council and HHT. Delivery will then be undertaken by HHT or others to be agreed with Swindon Borough Council. The detailed design of the projects including drainage, landscaping and footpaths will be considered through the planning process.

### Project B: Sports and playing field provision

- 4.6 Funding will be provided through the Section 106 planning agreement between Swindon Borough Council and HHT. Delivery will then be undertaken by HHT or others to be agreed with Swindon Borough Council.

### Project C: Events terrace and lawn

- 4.7 Key project elements comprise earthworks for the events lawn and surfacing of the events terrace.

### Project D: Footpaths and cycleways

- 4.8 Key project elements comprise provision of footpaths, cycleways and/or combined footpaths and cycleways.

### Project E: Tree avenue and planting

- 4.9 Key project elements comprise planting of tree avenue (up to 28 trees) and planting to site edges (within South Marston Parish land).

### Project F: Sustainable urban drainage

- 4.10 Key project elements comprise shallow excavation up to 1 metre depth. Arising redistributed on-site to form events lawn.

### Project G: Junior pitch

- 4.11 This will be provided as part of the expanded village primary school.

### Project H: Wildflower meadow and community orchard

- 4.12 Key project elements comprise seeding and orchard planting (up to 100 trees).









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