

# South Marston Village Centre Design Brief

**Planning Committee**

**Date: 9<sup>th</sup> April 2019**

**Author:** Head of Planning, Regulatory Services and Heritage

**Parish / Wards Affected:** South Marston / Stratton St Margaret & South Marston

## **Purpose**

- Policy's NC3 and RA3 of the Swindon Borough Local Plan 2026 (March 2015) outline the key requirements for development at the New Eastern Villages and the expansion of South Marston village. In addition, the New Eastern Villages (NEV) Planning Obligations Supplementary Planning Document (SPD) (October 2016) provides a robust framework for securing the delivery of necessary infrastructure to support the new communities at the NEV and South Marston.
- This report summarises the work undertaken through the preparation of the South Marston Village Centre Design Brief (Appendix 1), which sets out how the key facilities and infrastructure could be integrated and delivered at the new South Marston Village Centre, to support the new community and deliver sustainable development in accordance with national and local policy.
- In the absence of a single stakeholder delivering the South Marston Village Centre, the Design Brief provides a robust framework for developers, the Parish Council and other stakeholders to deliver a new village centre at South Marston.

## **Recommendation**

That the Planning Committee agrees to:

1. Endorse the South Marston Village Centre Design Brief as a framework for the delivery of the new South Marston Village Centre.
2. Authorise the Head of Planning, Regulatory Services and Heritage, to undertake any necessary minor amendments as required in accordance with the Swindon Borough Local Plan and NEV Planning Obligations SPD.

## **1. Background & Reason**

### National Policy Context

- 1.1 The National Planning Policy Framework (2018) (NPPF) and the Planning Practice Guidance<sup>1</sup> (PPG), set out the Government's planning policies for England, and how these are expected to be applied.

### Local Policy Context

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<sup>1</sup> Town and Country Planning (Development Management Procedure) (England) Order 2015

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- 1.2 The Swindon Borough Local Plan 2026 ('Local Plan') was adopted in March 2015, and is considered to meet the stated objectives of the NPPF.
- 1.3 Policy NC3 of the Local Plan supports the delivery of a comprehensive and sustainable mixed-use urban extension including about 8,000 homes in the form of distinct inter-connected villages at the NEV, including around 1,500 dwellings at Rowborough (north of A420) and 500 dwellings at South Marston. Policy RA3 of the Local Plan supports the expansion of South Marston village as part of the NEV strategic allocation.
- 1.4 The South Marston Village Centre Design Brief (Appendix 1) ('Design Brief') has been prepared in accordance with the Local Plan to provide further detail of the necessary infrastructure required to support delivery of the NEV, and expansion at South Marston.
- 1.5 The co-ordination of infrastructure delivery is particularly challenging at this scale given the complexities of the site, and the adopted NEV Planning Obligations Supplementary Planning Document (SPD) (October 2016) provides additional guidance on the Local Plan, in particular Policy SD3 which allows the Council to coordinate planning obligations and secure the timely delivery of infrastructure at a local and strategic level. Due to the quantity and variety of stakeholders involved with delivering a new village centre, a framework is required to assist deliver the objectives and aspirations. If endorsed, this Design Brief will act as Development Management guidance and will be used to assist key stakeholders to work collaboratively towards its delivery. Future planning applications will be considered on their merits against the Design Brief, as well as any other material planning considerations.

## 2. Detail

- 2.1 The Local Plan was adopted in March 2015. Policy NC3 allocates a new mixed use development of about 8,000 new homes with associated employment, education, retail and leisure uses to the east of the A419 at the NEV. Policy RA3 outlines the requirements of development at South Marston, including the provision of *"community, recreation facilities and retail provision of an appropriate scale, as part of a village centre"* and *"an extended recreation ground to include the field to the south-west of the current recreation ground with recreational facilities of an appropriate type and scale"*.
- 2.2 The Design Brief was prepared by David Lock Associates (DLA) and seeks to establish an access strategy; design principles; land uses and layout options which are capable of being fully detailed and implemented. The new village centre will form the heart of the expanded village, and therefore should integrate with the existing village and its facilities such as the primary school and children's play area, as well as being highly accessible. In addition to the community

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building and recreation areas, other key elements include the retention of the oak tree to form a focal point; an events terrace; a community woodland orchard; and a wildlife garden with a pond and meadow.

- 2.3 In order to achieve its vision and objectives, the Design Brief was prepared in close collaboration with South Marston Parish Council. In addition, a number of workshops and consultation events took place with the residents of South Marston, to build on the work already undertaken by the existing community. To assist with the delivery of the Village Centre, consultation will now need be undertaken with the relevant developers in South Marston including those at land north of the A420. The precise level and details of funding 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.
- 2.4 Outline planning permission for up to 2,380 homes north of the A420, 500 of which will be at South Marston (S/OUT/13/1555), has planning committee approval subject to the completion of a legal agreement, whilst outline applications for 70 dwellings at the former South Marston Hotel site (S/OUT/15/1985) and 47 dwellings at Crown Timber (S/OUT/14/2058) have secured planning permission. To meet the infrastructure requirements of Policy RA3, the application for land north of the A420 proposes to deliver a community building and recreation facilities, along with the associated access, parking and landscaping. This delivery will be supplemented by contributions from other residential schemes in South Marston. Other elements of the new Village Centre will need to be delivered by other stakeholders using S106 contributions or other funding.
- 2.5 The Design Brief has been prepared in conjunction with the Swindon Borough Local Plan 2026, seeks to contribute towards the Council's Strategic Objectives, and is in line with the Council's Vision, priorities and pledges.

## **3. Alternative Options**

- 3.1 The Council could decide to not endorse this document and choose to rely on the Local Plan and NEV Planning Obligations SPD. However, this could lead to a piecemeal and uncoordinated delivery of the South Marston Village Centre, resulting in a poor quality heart to the community.

## **4. Implications, Diversity Impact Assessment and Risk Management**

### Financial and Procurement Implications

- 4.1 The commission for the Design Brief will be met by the Planning budgets for 2018/2019.

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- 4.2 The South Marston Village Centre will be delivered through a number of mechanisms including construction on-site by the developers, S106 contributions from developments in South Marston and funding from the Parish Council through CIL receipts or other funding streams.

## Legal and Human Rights Implications

- 4.3 Human rights legislation has been considered in the preparation of this report and it is considered to be compatible with convention rights.

## **5. All Other Implications (including Staff, Sustainability, Health, Rural, Crime and Disorder)**

- 5.1 There are no immediate staffing implications from this report, which provides further guidance on adopted Local Plan policy and the NEV Planning Obligations SPD.
- 5.2 This report is in accordance with the NEV Planning Obligations SPD and the policies in the Local Plan, which has already been subject to a Sustainability Appraisal (SA) incorporating SEA and Health Impact Assessment (HIA) to ensure that the impact of proposals can be minimised with the least negative impact possible.

## Diversity Impact Assessment

- 5.3 This report is in accordance with the NEV Planning Obligations SPD and the policies in the Local Plan which has already undergone Diversity Impact Assessments. No negative impacts were predicted.

## **6. Risk Management**

- 6.1 Delaying the endorsement of the Design Brief carries less risk in the short term, but much higher risk over the medium-long term, as it would result in the lack of adequate tools necessary through the Planning System to uphold the detailed aspects of the policy and the Council's strategic objective to deliver sustainable development at the NEV.

## **7. Consultees**

- 7.1 The Board Director, Resources (Section 151 Officer) and Director of Law and Democratic Services (Monitoring Officer) are consulted in respect of all reports.

## **8. Next Steps**

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- 8.1 If Planning Committee endorse the South Marston Village Centre Design Brief, it will be used by the Local Planning Authority as a framework for coordinating the delivery of the new South Marston Village Centre and as a material consideration in the assessment of applications for the delivery of the Village Centre.

## 9. Background Papers

Appendix 1 – South Marston Village Centre Design Brief (to follow)

***An electronic copy of all documents is available on the Council's Website and hard copies of the documentation have been made available to the Political Groups and copies are also available in the Members' Room.***