

LAND AT MOREDON RECREATION GROUNDS

PLANNING DEVELOPMENT BRIEF
SWINDON BOROUGH COUNCIL



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VISION

A site with the potential to become a high quality, distinctive place that encourages people to move to a new home within a beautiful and richly-landscaped setting.

Adjacent to what will become a first class sports hub, the secluded housing development will be attractive to a wide demographic including families, young professionals and retired people. The layout will be designed to encourage walking and cycling, with quality of place at its heart.



FIG 1. THE SITE FROM THE SOUTHWEST CORNER



FIG 2. 3D VISUALISATION OF THE SITE

In March 2018 a report relating to the Multi Sports Hub Proposals at Moredon Recreation Ground was approved by Members of Cabinet at Swindon Borough Council. The principle of enabling residential development on this site formed part of the overall proposal.

Following public consultation, this development brief was formally adopted by Planning Committee on 13th November 2018.

INTRODUCTION

Background

The Moredon Recreation Ground is owned by Swindon Borough Council and currently provides football, cricket and croquet. The current sports offer is earmarked for major investment to create a Multi Sports Hub which will transform the current facility and enable a sustainable future.

The investment would see the provision of a closed cycling road circuit, BMX track, BMX pump track, Cyclo-cross circuit, 3G pitch and enhanced football, croquet and cricket pitches, with a new sports pavilion and changing rooms. Sports England, British Cycling and the Football Foundation are supporting this investment.

This development brief highlights the opportunity to provide high quality homes on an attractive site adjacent to excellent sporting facilities.



FIG 3. A VIEW ACROSS TO THE SITE (RED) FROM AKERS WAY

Status

This development brief has been prepared by Swindon Borough Council to provide guidance for proposed residential development at this site. It will act as Development Management Guidance following adoption by the Planning Committee. Future planning applications for the site will be considered against the background of this adopted development brief which amplifies extant local planning policy. As adopted Development Management Guidance, this development brief will form a material consideration when determining applications at this site. Proposals which do not follow these principles together with other relevant planning policies are unlikely to be supported.

Purpose

The purpose of the development brief is to provide a development framework and design guidance to prospective developers offering some certainty on the form of development considered acceptable. The development brief presents the underlying principles that should be followed to bring forward an appropriate and high quality level of development and to ensure proposals are policy compliant. The development brief provides a summary of the sites features and sets out further technical information that will be required as part of a future planning application.

The development brief does not override adopted planning policy, but it does seek to provide clarity for developers, local residents and the general public the form of development Swindon Borough Council would support.

THE SITE

Location

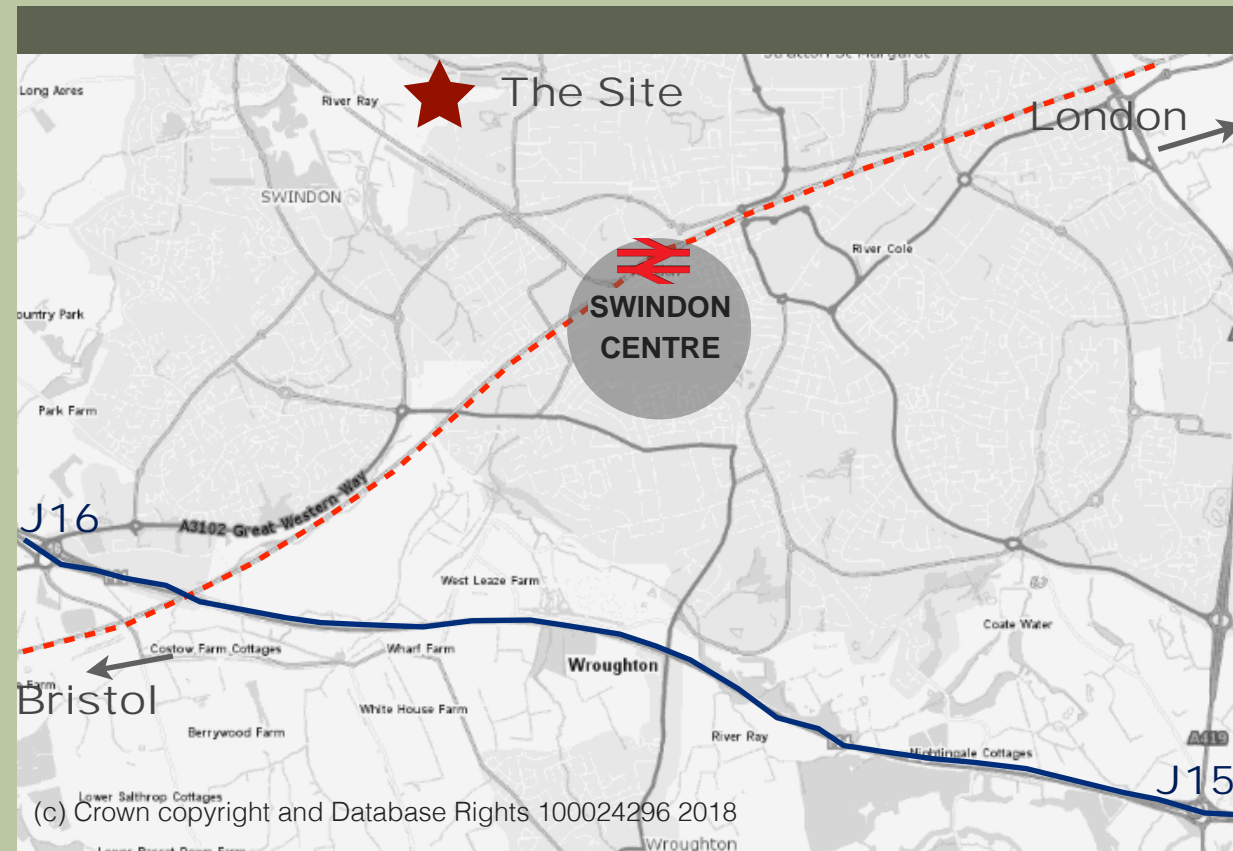


FIG 4. LOCATION OF THE SITE

The site lies approximately 2 miles from the town centre of Swindon. It is located adjacent to the Moredon area of Swindon within the Ward of Rodbourne Cheney and the Parish of Central Swindon North.

Vehicular access to the site is taken from Cheney Manor Industrial Estate Road immediately to the east which links with Akers Way further to the north giving ease of access to the rest of Swindon. Access to Swindon train station is approximately 2 miles (34 mins walking, 9 mins cycling) with onward connections to London and Bristol. The M4 is located to the south and the site lies 4 miles from junction 16 and 6.4 miles from junction 15.

Site Analysis



FIG 5. AERIAL OF THE SITE

The 1.5 hectare site is roughly rectangular in shape. The majority of the site is open and grassed with established tree and shrub planting to the boundaries and mature trees within (FIG 5). To the east the site is bounded by a planted verge before the highway and to the north runs the River Ray (Hreod Brook) within an area of rising open space before Akers Way. To the west additional open space opens out toward the wider Moredon Recreation Grounds and to the south lies an existing landscaped carpark. There is a gentle decline from southeast to north across the whole site and at the northern boundary levels fall away steeply to the water course.

CONSTRAINTS & CONTEXT

Flooding

The site lies close to the River Ray (Hreod Brook) but outside Flood Zones 2 and 3.

Levels

There will be a requirement to fill and raise the land to the north east edge of the site as the levels here drop away from the high point of 96 AOD at the southeast corner to 93 AOD at the northeast edge.

Vegetation

The site has a number of existing mature trees mostly on the boundaries (FIG 6). Those at the north (T1) are expected to be retained to accord with Policy EN1. The southern boundary however requires management and some removal and replacement. Two tree groups within the south east corner may also need removal with the retention of the single semi-mature horse chestnut (T4). Within the site there is an existing birch tree (T3) (FIG 7) and a lime tree (T2) both of which should be accommodated within the housing parcel to provide shade, maturity and instant identity.

Archaeology

A magnetometer survey has been undertaken (July 2017) of this site and the wider Moredon Recreation Ground. The results of the survey indicate the presence of some archaeological features. Across this site there were noted numerous earthworks associated with landscaping and a former golf course and sources of magnetic disturbance included steel containers (southern boundary), numerous inspection chambers and sports features such as goalpost sockets.

Further survey work will be required to support a future planning application.

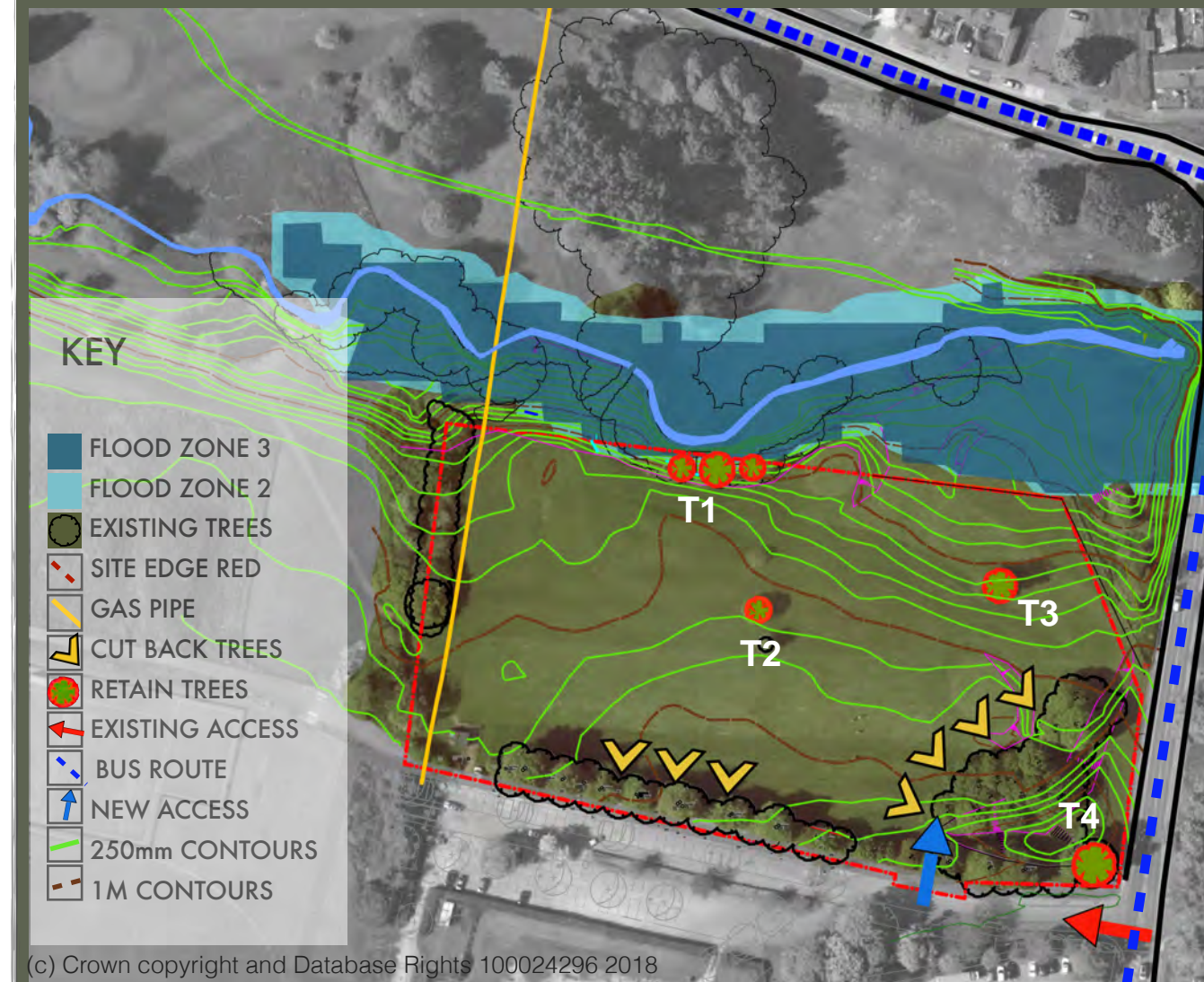


FIG 6. KEY CONSTRAINTS



5 FIG 7. VIEW ACROSS THE SITE WEST TO EAST, BIRCH TREE FOREGROUND

Contamination

There are no known areas of contamination across the site.

Utilities

The known utilities on the site include an underground gas pipe running north-south along the western edge of the site. Build proximities will need to be agreed with Wales and West Utilities.

Public Transport

The site is served by bus services (routes 5,15 and 16) from Akers Way a 5 min walk, running every 8-10 mins to the Town centre (Mon to Sat), 15-20 mins (Sun).

Walkability

There are no rights of way across the development site. FIG 8 shows facilities within a 5min (400m) and 10min (800m) walk of the site.

Geology & Soils

The underlying geology of the site is sandstone, siltstone and mudstone from the Hazelbury Bryan Formation with overlying alluvial deposits adjacent to Hreod Brook. The overlying soil is likely to be from the Sherborne association - a brown redzina consisting of a shallow, well drained, brashy, calcareous, clayey soil. Modern terracing and ground make up have taken place importing new material to the site.

Ecology

A Great Crested Newt survey and report has been prepared on behalf of Swindon Borough Council. The closest pond identified in the Preliminary Ecological Appraisal report is 440m away, across amenity grassland so it is improbable that newts will be travelling that far. There is however bat activity on the site. A lighting strategy will be required to accompany a planning application on this site to keep areas of trees, hedgerow and the river in darkness and further ecological surveys may be necessary.



FIG 8. WALKABLE NEIGHBOURHOOD

KEY

- Moredon Primary School 830m
- Moredon Community Centre 990m
- Moredon Medical Centre 940m
- Nova Hreod Academy 620m
- Western Community Centre 910m
- St Mary's Church 900m
- Moredon & Rodbourne Cheney Library 1300m
- Rodbourne Cheney Primary School 1280m
- Cheney Manor Dental Practice 1200m

Wider Context



The proposed disposal of the residential development site set out in this development brief is to provide some of the capital funding needed to deliver investment in the high quality Multi Sports Hub at the adjacent Moredon Recreation Ground (Fig 9).

Swindon Borough Council's Planning Committee adopted this development brief at the same time as it considered the full planning application for the Multi Sports Hub S/18/1394.

FIG 9. WIDER MOREDON SPORTS HUB DEVELOPMENT

Policy

A future planning application for the site will need to consider:

- ◆ The National Planning Policy Framework (2018)
- ◆ The Planning Practice Guidance (2014)
- ◆ Swindon Borough Local Plan 2026 (adopted 2015)
- ◆ Statement of Community Involvement in Planning (2013)
- ◆ The Community Infrastructure Levy (Adopted April 2015)

A full list of relevant Local Plan policies and Supplementary Planning Documents is provided at Appendix A. The list is not necessarily exhaustive and the relevant policy and guidance may be superseded by replacement documents as a consequence of the timing of submission of any planning application. This Section provides guidance on the most salient policy requirements for this development and direction and advice on how to ensure policy compliance.

National Policy

As demonstrated by this document, this site represents a sustainable location for future development. At a national level, there is strategic policy and guidance which will need to be considered in particular the NPPF and Planning Practice Guidance.

Of particular relevance within the NPPF are the following sections:

- ◆ Section 6: Delivering a wide choice of high quality homes
- ◆ Section 7: Requiring Good Design

Local Policy

The Swindon Borough Local Plan 2026 is the main planning policy document for Swindon Borough, providing the planning policy framework to deliver sustainable growth up to the year 2026 and beyond.

The Local Plan Policies Map confirms the site is situated within the Swindon Urban Area. It lies within a Strategic Green Infrastructure Corridor (Policy EN1) and is designated as Public Open Space (Policy EN3). Policy EN1 requires the protection and enhancement of green infrastructure including the integration of visually or ecologically important existing trees, hedges and woodlands. In addition the policy seeks to maximise connections and the function of green infrastructure. Subject to the detail of the proposed layout this policy may be satisfied.

The Local Plan allows for the loss of open space (EN3b) where the proposed development provides community benefit that outweighs any loss when assessed against the Open Space Appraisal and Assessment. A Locally Equipped Area of Play (LEAP) is also to be included within the proposed adjacent Sports Hub to provide Local Open Space for the development. However an open space appraisal has been undertaken and compliance with Local Plan Policy EN3 is able to be secured subject to planning permission also being secured for the Multi Sports Hub.

DESIGN APPROACH

This section sets out key parameters to help shape and form the proposed development and ensure a high quality of design to respond to Policy DE1, the adopted Residential Design Guide (RDG) and the Council's expectations. The format of this section follows that of a Design & Access Statement and as such may be used to form the basis of a future planning submission.

Design Review

It is expected that proposals for housing on this site will undertake a design review with the Council's approved Design Review Panel <http://creatingexcellence.net/design-review/>

Design review is a very helpful process in the design and planning stages of a development and has been successfully received by developers on sites across Swindon over recent years.

A design proving layout is included in this development brief to illustrate how a policy compliant residential development scheme could be brought forward here.

Local Context & Character

Although there is an area of existing housing north of the site, this is almost 200m away and is situated behind an area of open space with mature vegetation. As such the site may be considered distinct from this development and able to have an identity of its own. There are no existing buildings on the site and no known contamination.

Features of the Existing Site

Although the majority of the site appears only to be gently undulating (FIG 10), the existing levels range from 96 to 93 AOD falling from a high point in the southeast across the site to a sharper drop at the northern edge. Fill will be needed to address this and provide a maximum developable area.

The development proposals should embrace the site's inherent natural assets and create good levels of amenity for future residents.



FIG 10. THE LANDSCAPE ENVELOPE AROUND THE SITE

Landscaping

The site is surrounded by existing mature trees. Those within the site that should be retained are identified on the Key Constraints plan (FIG 6).

There are several trees and clusters that require remediation or removal and replanting with species more appropriate to the new residential context, however the overall green envelope should not be compromised.

To the south the laurel and horse chestnut trees need significant reduction, crown lifting or removal and the boundary reinforced with new species appropriate for the residential setting.

To the north of the site the strong belt of existing trees is a defining feature, providing an attractive setting for the housing (FIG12). The majority of the site boundaries should remain strongly vegetated to retain the setting, shelter and seclusion and realise the vision.

To the east behind a chain linked fence there is a vegetated verge area between the site and Cheney Manor Industrial Estate Road. A new planted edge to the development will be created here to provide a setting and a screen for residents to soften the traffic impact.

The vegetation to the east and north is largely outside the site and will be retained and managed by Swindon Borough Council.

Within the site there is an existing Lime tree (FIG 11) and a weeping Birch tree which are useful assets to provide maturity, shade and identity for the new housing. Both are in good condition and their retention requires little work.



FIG 11. THE EXISTING LIME TREE WITHIN THE SITE



FIG 12. THE STRONG BELT OF TREES TO THE NORTH OUTSIDE THE SITE

Access

The site's primary access point is from the south through a singular vehicular access into the south east section of the site as illustrated (A) (FIG 13). This will enable the development approach to function and be viewed independently from the Multi Sports Hub car park.

Swindon Borough Council will provide the new vehicular access from the public highway (B) which will include a new footpath and an east-west cycle route into the Multi Sports Hub (C).

At the south and southwest corner of the site there are opportunities to provide pedestrian connections (G)(D) into the Multi Sports Hub. A new pedestrian access to the site can also be included from the east (E) and an existing pedestrian bridge crosses the brook at the north to provide access (F). The new housing development can make a positive connection to its surroundings through a well-connected block structure with good overlooking and attractive paths through and across the site.

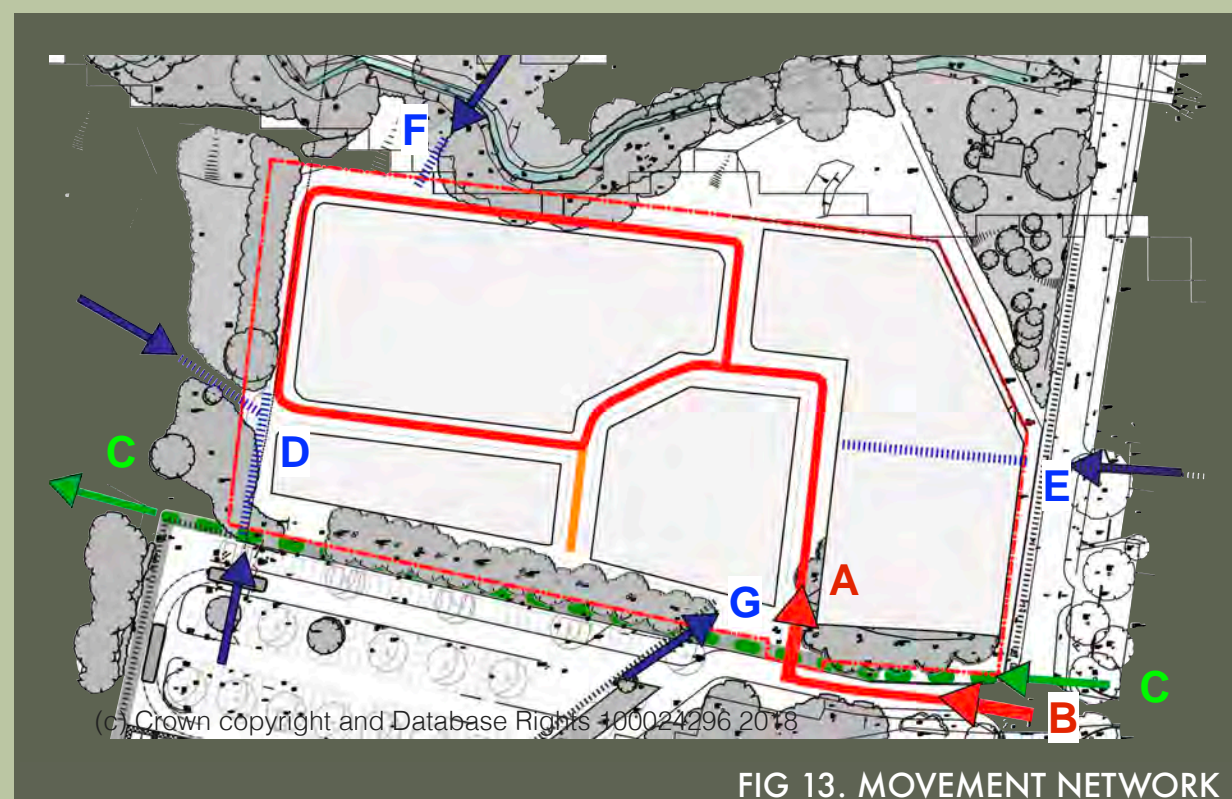


FIG 13. MOVEMENT NETWORK

Parking

The Council's adopted Technical Guidance on Parking Standards Development Control Guidance Note (2007) demonstrates the site to fall within 'sector 2' for calculating appropriate car parking levels.

The document requires that development within this sector provide:

- ◆ 1 parking space per 1 bed flat
- ◆ 2 parking spaces per 2 bed flat
- ◆ 2 parking spaces per dwelling up to 4 bed inclusive
- ◆ 3 parking spaces per dwelling with 5+ bed

One secure cycle space is also required to be provided for every flat.

Visitor car parking should be provided at a ratio of 1 space per 5 residential units.

The Parking Standards Guidance Note also sets out the minimum size for car parking spaces:

- ◆ Individual parking spaces: 4.8m x 2.4m
- ◆ Parallel parking spaces: 6m x 2m
- ◆ Dedicated parking spaces (i.e. disabled) 4.8m x 3.6m
- ◆ Garage associated with a dwelling: 3m x 6m (min. internal)
- ◆ Driveway in front of garage: 2.4m x 6m

The illustrative layout fulfils the Borough Council's parking standards by providing 108 private spaces and 12 visitor spaces.

Proving Layout



Scale & Appearance

The expectation is for there to be a range of typologies accommodated on this site to achieve a good mix of housing to support a range of tenures (FIG 14).

There is an opportunity to incorporate some higher density development in the form of apartments for part of the site, given the excellent location with close proximity to movement and transport routes and to a wide range of nearby local facilities.

The higher density component complements the desire for a key building on the northeast corner to provide prominence within the unique landscape setting the site offers. Generally the design approach should incorporate contemporary restrained, but elegant architecture to provide an alternative housing offer within the Swindon market.

Other appropriate housing typologies could include duplexes, with detached, semi and terraced properties with a high proportion of integral garaging. This would minimise the impact of vehicles on the street, whilst also providing additional accommodation above and has been a successful house type at Tadpole Garden Village.

It is expected that the scale of development should generally be in keeping with the existing residential areas across the town - between 2 and 3 storeys in height. There is the opportunity in conjunction with a key building at the northeast corner, to achieve more prominence in scale, where some of the dwellings could be accommodated in dual-aspect apartments that face the street and onto the attractive amenity areas within the site (FIG 15). The overall quality and form of this key building is important to set the tone for the wider development site.

A bespoke design is expected for the new apartment building to ensure it maximises the setting, potential values and secures a range of units with good internal space standards. This typology would provide a striking edge along the exterior of the site and bestow a sense of identity through the architectural treatment – its scale, massing, form, design, details and materials.

Materials and Detailing

A high quality, complimentary palette of materials is expected on this site. Materials should be chosen to reflect and respond to the natural setting of the site in order to create a strong local identity for the development.



FIG 15. VISUALISATION FROM THE NORTH EAST

The coordination of materials should extend beyond the buildings to the wider public realm and boundary treatments so that the range of materials, colours and textures complement each other. It is envisioned that a very simple palette of mid greys, stone, and muted brick colours is chosen (FIG 16), with richness and accents formed by textures to allow for a restrained, honest and contemporary architecture to emerge. This is a key part of creating a unique, but complementary identity for the site.

Boundary treatments to the front of dwellings should include enclosure to the public realm of either a low wall, or clipped hedge (FIG 16) with gates. All rear and side gardens that interface with the public realm will be walled. This provides a sense of defensible space and consistency along the streets.

The choice of materials will be an important consideration during the planning stage and a sample panel may assist in this.

It is important that the architects on the project ensure the buildings are designed to reflect a contemporary architecture using careful detailing that is both simple and elegant. Consistent and proportional openings are expected as well as recesses into brickwork along elevations (FIG16) to include bays and projections, creating relief along elevations. Detailing must be designed to achieve the intended character and quality to harmonise with the material palette including grey window frames.

Entrances should be celebrated by using larger entranceways in apartment buildings which in turn ensures legibility and makes communal areas feel safer and more attractive.

Balconies must be 'usable' as functional amenity spaces for residents and designed to comfortably fit at least a small table and chairs.



FIG 16. SAMPLE TYPOLOGIES AND MATERIALS

Space for storage of recycling and refuse as well as cycles and service meter boxes should all be accommodated within the fabric of the dwellings, using porches and other enclosures.

Planting within the public realm should be indigenous but more formal than the surrounding natural vegetation using street trees such as *Tilia* sp, *Acer campestre*, and where space permits, *Quercus* sp and *Platanus* sp. Within the private planting areas there is an opportunity to be more contemporary and sculptural to complement the architecture including *Acer*, *Liquidamber* and fastigiate *Carpinus*, *Tilia*, *Pyrus*.

SUDs

The site benefits from a natural fall towards the Hreod Brook which would be suitable for an above ground, green sustainable drainage system. Initial calculations suggest the site will need to discharge at QBAR (greenfield runoff) at approx. 7.1l/s. This indicates a need for 1,398m³ of storage to be provided on site.

The suggested approach is the inclusion of a series of swales at 0.5m depth and 3.5m width running between frontages and the carriageway with a larger east-west swale at 1m depth and 6m width at the northern edge to connect to Hreod Brook. These areas can include planting and can contribute towards net biodiversity gain. In addition to the swales, the use of permeable paving for the communal parking areas should ensure these SUDs interventions will be able to accommodate the necessary flows and storage for the site.



APPLICATION SUBMISSION

Pre-application

Through open and constructive pre-application discussions, planning officers can help deliver a development that meets the Council's expectations. The aim of the service is to reduce uncertainty about what may be approved or rejected. This will enable applicants to proceed with more confidence, optimising the potential of the site and reducing the risks of additional costs arising from failed applications or redesign work.

Design Review

As set out previously the Planning Committee will expect an application or pre-application submission to be brought before the Council's approved Design Review Panel.

CIL

The development proposed within this brief constitutes Community Infrastructure Levy (CIL) liable development. CIL is a mandatory charge on relevant development.

S106 obligations

There are likely to be s106 obligations arising from the development:

The site is in Rodbourne Cheney Ward and a review of the Open Space Audit and Assessment has concluded that two open space typologies should be included:

- ♦ LEAP provision. The proposal is to secure this off-site in the wider Sport Facilities location with funding via an appropriate s106 contribution
- ♦ Outdoors Sports. As this cannot be provided on site funding will be via a proportionate s106 contribution
- ♦ There may also be further highway improvements and requirements.

Affordable Housing

Council policy HA2 on Affordable Housing requires 30% minimum affordable housing on this site. A viability appraisal will be needed to justify any reduction in this provision. The control of affordable housing is proposed to be via planning condition.

Surveys Undertaken

In order to better inform investors and give a clearer view of the constraints and potential of this site various checks and specialised studies been conducted on behalf of Swindon Borough Council. These will be included in the sales pack for the site.

Information Required

In addition to the standard validation requirements and further to those assessments, surveys and checks already undertaken, additional assessments and information will need to be submitted with a planning application at this site as detailed below.

- ♦ A flood Risk Assessment (FRA)
- ♦ Drainage Strategy (DS)
- ♦ Arboriculture Survey
- ♦ Archeology Assessments
- ♦ A Design and Access Statement
- ♦ An Ecology Assessment

The Council places particular emphasis on the need to submit a detailed and carefully considered Design and Access Statement that should cover both the design principles and concepts that have been applied to the proposed development.

In relation to this site careful reference should be made to the Council's development brief to demonstrate how the objectives for the site are addressed.

CONTACT INFORMATION

CIL

Information on the Council's adopted CIL Charging Schedule and accompanying information can be viewed via www.swindon.gov.uk/cil.

DESIGN AND ACCESS STATEMENT

The CABE publication "Design and Access Statements - how to read, write and use them" provides useful information

www.cabe.org.uk/files/design-and-access-statements<<http://www.cabe.org.uk/files/design-and-access-statements>>

SUDS

Any proposals should be designed in accordance with the Non-statutory technical Standards for sustainable drainage systems

https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/415773/sustainable-drainage-technical-standards.pdf

and the latest SuDS Manual (C753)

http://www.ciria.org/Resources/Free_publications/SuDS_manual_C753.aspx>

To discuss possible drainage solutions for the site please contact the Lead Local Flood Authority via

LLFA@swindon.gov.uk<<mailto:LLFA@swindon.gov.uk>>

VALIDATION

Advice on submitting a planning application and the typical associated requirements can be found on the Council's website at;

https://www.swindon.gov.uk/info/20030/planning_and_regeneration/493/checklists_for_planning_applications/6

CONTACT

Copies of this document and further information can be obtained from:

The planning department: TBuxton@swindon.gov.uk

APPENDIX A

Swindon Borough Local Plan 2026

- ◆ SD1 Sustainable Development Principles
- ◆ SD2 The Sustainable Development Strategy
- ◆ SD3 Managing Development
- ◆ DE1 High Quality Design
- ◆ DE2 Sustainable Construction
- ◆ HA1 Mix, Type and Density
- ◆ HA2 Affordable Housing
- ◆ HA3 Wheelchair Accessible Housing
- ◆ TR1 Sustainable Transport Networks
- ◆ TR2 Transport and Development
- ◆ IN1 Infrastructure Provision
- ◆ IN2 Water Supply and Wastewater
- ◆ IN4 Low Carbon and Renewable Energy
- ◆ CM2 Active, Healthy and Safe Lifestyles
- ◆ CM3 Integrating Facilities and Delivering Services
- ◆ CM4 Maintaining and Enhancing Community Facilities
- ◆ EN3 Open Space
- ◆ EN6 Flood Risk
- ◆ EN7 Pollution

- ◆ EN9 Contaminated Land

- ◆ SC2 Swindon's Existing Urban Communities

Supplementary Guidance

The following Supplementary Planning Documents may need to be considered:

- ◆ Swindon Residential Design Guide (2016)
- ◆ Technical Guidance on Parking Standards (2007)
- ◆ Swindon Cycle Parking Standards (2013)
- ◆ Inclusive Design and Access for All (2011)
- ◆ Noise and Residential Development SPG (2004)
- ◆ Affordable Housing Position Statement (2016)
- ◆ Open Space and New Housing Development (2004)
- ◆ Tree Protection on Development Sites (2004)

