

## **Appendix 4 – Village Proformas and Infrastructure Requirements**

<b>South Marston Village (expansion)</b>	
<p>The village of South Marston lies adjacent to the northern site boundary of the New Eastern Villages. Whilst development is proposed to increase the size of South Marston, it is important that this existing village retains its separate identity and does not coalesce with Swindon.</p> <p>Alongside this village infrastructure proforma, please refer to the revised illustrative Masterplan (ref. NEV/MP/March 2016) and the NEV update to the Infrastructure Delivery Plan (IDP).</p>	
MAP TO BE INSERTED.	<b>Site area:</b> tbc
	<b>Main land uses:</b> <ul style="list-style-type: none"> <li>• 500 dwellings (Policy NC3)</li> <li>• Extension to the Primary School from 0.5FE to 1.5FE</li> <li>• Local centre/community hub</li> </ul>
	<b>Average Density:</b> 30 dwellings per hectare ( <i>Policy RA3</i> )
	<b>Land required:</b> Yes, to facilitate the delivery of the extension to South Marston Primary School (adjacent to the school) and to deliver the new village centre and associated facilities.  In addition, compensatory land at 'Bell Gardens' to be provided to facilitate the delivery of playing pitch provision.
	<b>Local Plan Policies</b> SD2, HA2, RA3, NC3, EN1  WA6
	<b>Anticipated delivery:</b> Phase 1
<b>Local Infrastructure Needs (Provided on-site)</b> <i>(this list is not exhaustive)</i>	
<ul style="list-style-type: none"> <li>• High quality design throughout the development (<i>Policy DE1</i>)</li> <li>• The preparation of Design Codes at Reserved Matters (<i>Policy SD3</i>)</li> <li>• To demonstrate passive solar benefits through the layout and design of the development (<i>Policy DE2</i>)</li> <li>• All major non-residential development to meet BREEAM standard (<i>Policy DE2</i>)</li> <li>• Secure by Design principles</li> </ul>	

**Residential**

- Delivery of 20% Affordable Housing (*Policy RA3*)
- Wheelchair accessible housing (*Policy HA3*)
- Variety of densities, house types and sizes to meet local needs (*Policy HA1*)

**Education**

- Extension of South Marston Primary School to 1.5FE

**Transport and Movement**

- The construction of a new road connection between Thornhill Road and Old Vicarage Lane, within the limits of the expanded village (*Policy RA3*)
- Provide traffic management and sustainable transport measures to minimise the volume of traffic, including traffic passing through the village, and to reduce the impact on the village, in particular at Pound Corner (*Policy RA3*)
- Bridleway 5 - transfer of land required to secure road(s) across the Public Rights of Way and appropriate level of funding (S.237) (*Policy RA3*)
- The provision of walking and cycle network improvements that integrate with existing networks and provide good connectivity within the development and to the surrounding area (including the provision of bridleways) and across the railway and A420)

**Community Facilities**

The provision of community, recreation facilities and retail provision of an appropriate scale, as part of a village centre. To include:

- The construction of a new village hall, fully serviced with essential infrastructure (including changing room facilities for the playing pitches, village shop/cafe and a community 'white' room)
- The construction of new playing pitches at Bell Gardens

**Emergency Services**

- Provision of fire hydrants and water supply for fire fighting

**Green Infrastructure, Leisure and Heritage**

- The provision of on-site green infrastructure proportionate to the scale of the village's expansion. This includes an extension to the recreation ground to include the field to the south-west (known as Bell Gardens) of the current recreation ground with recreational facilities of an appropriate type and scale.  
Open Space typologies set out in accord with Policy EN3:  
General Recreation (Major and Local Open Space) - 1ha per 1000 population  
Outdoor Sports (1.2 of which will be playing pitch) - 1.6ha per 1000 population  
Children's Play Areas - 0.3ha per 1000 population  
Allotments - 0.3ha per 1000 population
- To protect on-site historical landscape features, heritage and archaeological assets and existing green-infrastructure (*Policy RA3, part (b)*)

- To protect and retain the character and identity of the village
- To protect and enhance biodiversity and provide net local biodiversity gain (Policy EN4)

### **Waste Management and Utility Services**

- On-site serviced infrastructure (electricity, ICT and telecommunications)
- At cost utility service connections to existing properties, where required and where reasonably practicable.
- On-site dwelling house waste provision (design solutions for the appropriate storage of wheelie bins and recycling bins)

### **Other considerations**

- On site flood mitigation works (*Policy RA3, SUDs Vision, Policy EN6*)

### **Strategic Infrastructure Needs (Shared)** **(this list is not exhaustive)**

#### **Transport and Movement**

- White Hart Junction Improvements
- Southern Connector Road and Commonhead Roundabout link
- Contributions towards Footbridge (FP5) over railway

#### NEV Mitigation Works West of A419:

- Oxford Road/Nythe Road
- Greenbridge Roundabout
- Coate Water Roundabout
- Piccadilly Roundabout

#### A420 Highway Improvements

- Gablecross Roundabout Improvements
- Old Vicarage Lane
- Police Station Access Improvements

#### Sustainable Transport Solutions

- Contributions towards the Framework Travel Plan
- Contributions towards Public Transport Services
- Contributions towards Express Bus Network
- Contributions towards Park and Ride Site

### **Education**

- Contributions towards Secondary School and Early Years
- Contributions towards SEN

### **Community Facilities**

- Contributions towards the delivery of a 11 GP surgery at the District Centre
- Contributions towards Adult and Children's Social Care
- Contributions towards libraries
- Contributions towards local health provision
- Contributions towards community safety

### **Emergency Services**

<ul style="list-style-type: none"> <li>• Wiltshire Fire and Rescue Contributions</li> </ul>
<p><b>Green Infrastructure, Leisure and Heritage</b></p> <ul style="list-style-type: none"> <li>• To protect historical landscape features, heritage and archaeological assets and existing green-infrastructure (<i>Policy RA3, part (b)</i>)</li> <li>• To ensure non-coalescence of South Marston with Swindon and the New Eastern Villages (<i>Policy NC3, part c)</i>)</li> <li>• Contributions towards Great Western Community Forest (off site planting schemes)</li> <li>• Contributions towards strategic sports and leisure provision, including a leisure centre and swimming pool to be provided at the District Centre</li> <li>• Contributions towards heritage display and storage solutions</li> <li>• Contributions towards the management and maintenance of open space (Parish owned facilities)</li> <li>• Contributions towards Central Area Public Realm</li> <li>• Contributions towards public art</li> </ul>
<p><b>Waste Management and Utility Services</b></p> <ul style="list-style-type: none"> <li>• District Heating</li> <li>• Sewage treatment works</li> <li>• Waste management contributions (Household waste and recycling centre, additional waste vehicles)</li> </ul>
<p><b>Other considerations</b></p> <ul style="list-style-type: none"> <li>• The provision of flood mitigation works required off site (<i>Policy RA3, NEV Drainage Strategy – Policy EN6</i>)</li> <li>• The construction, management and maintenance of SUDs required off site</li> </ul>
<p><b>Evidence Base</b></p>
<ul style="list-style-type: none"> <li>• Submission Draft - South Marston Neighbourhood Plan (2015)</li> <li>• South Marston Primary School Feasibility (2012)</li> <li>• Swindon Borough Local Plan 2026</li> <li>• Updated NEV Masterplan (March 2016)</li> <li>• Infrastructure Delivery Plan – NEV Update March 2016</li> </ul>

Rowborough Village	
<p>The village of Rowborough will be located north of the A420, and to the east of the existing village of South Marston.</p> <p>Alongside this village infrastructure proforma, please refer to the revised illustrative Masterplan (ref. NEV/MP/March 2016) and the NEV update to the Infrastructure Delivery Plan (IDP).</p>	
MAP TO BE INSERTED.	<b>Site area:</b> tbc
	<b>Main land uses:</b> <ul style="list-style-type: none"> <li>• about 1500 dwellings (Policy NC3)</li> <li>• 2FE Primary School (Policy NC3)</li> <li>• Local centre (NC3)</li> <li>• Sports Hub (NC3)</li> <li>• Open Space provision</li> </ul>
	<b>Average Density:</b> 40 dwellings per hectare
	<b>Land required:</b> Yes, to facilitate the delivery: <ul style="list-style-type: none"> <li>• 2FE Primary School</li> <li>• Local centre/community hub</li> <li>• The provision of a sports ‘hub’ facility</li> <li>• An extensive green infrastructure network connecting with Nightingale Woods</li> </ul>
	<b>Local Plan Policies</b>  SD1, SD2, SD3, DE1, DE2, HA1, HA2, TR1, TR2, IN1, IN2, IN3, IN4, EC3, CM1-CM4, EN3, EN6, EN10.
	<b>Wiltshire Waste Core Strategy</b> WA6
<b>Anticipated delivery:</b> Phase 1	
Local Infrastructure Needs (Provided on-site) (this list is not exhaustive)	
<b>Design and Form of Development</b> <ul style="list-style-type: none"> <li>• High quality public realm including outdoor civic public space (NC3)</li> <li>• High quality design throughout the development (<i>Policy DE1</i>)</li> <li>• The preparation of Design Codes at Reserved Matters (<i>Policy SD3</i>)</li> </ul>	

<ul style="list-style-type: none"> <li>• To demonstrate passive solar benefits through the layout and design of the development (<i>Policy DE2</i>)</li> <li>• All major non-residential development to meet BREEAM standard (<i>Policy DE2</i>)</li> <li>• Secure by Design principles</li> <li>• All housing parcels adjacent to Nightingale Wood should be “set back” from the woodland edge.</li> </ul>
<b>Residential</b> <ul style="list-style-type: none"> <li>• Variety of densities, house types and sizes to meet local needs and respect character of surrounding area (<i>Policy HA1</i>)</li> <li>• Delivery of 40% Affordable Housing (<i>Policy NC3</i>)</li> <li>• Wheelchair accessible housing (<i>Policy HA3</i>)</li> </ul>
<b>Education</b> <ul style="list-style-type: none"> <li>• 2FE Primary School with playing field and secured community access.</li> </ul>
<b>Transport and Movement</b> <ul style="list-style-type: none"> <li>• To construct a new road link under the Bristol to London railway line connecting the development to the A420 (<i>Policy NC3</i>)</li> <li>• To provide walking and cycle network improvements that integrate with existing networks and provide good connectivity within the development and to the surrounding area (including the provision of bridleways) (<i>Policy NC3</i>)</li> </ul>
<b>Community Facilities</b> The provision of community, recreation facilities and retail provision of an appropriate scale. To include: <ul style="list-style-type: none"> <li>• The construction of a fully serviced ‘sports hub’ providing 4 x grass playing pitches with ancillary services including changing room facilities, parking, clubhouse (<i>Policy NC3</i>)</li> <li>• Contributions/site towards the provision of a local shop (<i>policy NC3</i>)</li> <li>• Flexible, multi-purpose building for use by the community, public sector and for worship (<i>Policy NC3</i>)</li> </ul>
<b>Emergency Services</b> <ul style="list-style-type: none"> <li>• Provision of fire hydrants and water supply for fire fighting</li> </ul>
<b>Green Infrastructure, Leisure and Heritage</b> <ul style="list-style-type: none"> <li>• An extensive green infrastructure network that maximises opportunities for habitat connectivity and enhanced biodiversity connecting with Nightingale Wood</li> <li>• The provision of <u>on-site</u> green infrastructure proportionate to the scale of the new village  <u>Open Space typologies set out in accord with Policy EN3:</u>  General Recreation (Major and Local Open Space) - 1ha per 1000 population  Outdoor Sports (1.2 of which will be playing pitch) - 1.6ha per 1000 population  Children’s Play Areas - 0.3ha per 1000 population  Allotments - 0.3ha per 1000 population</li> <li>• To protect on-site historical landscape features, heritage and archaeological</li> </ul>

<p>assets and existing green-infrastructure (<i>NC3</i>)</p> <ul style="list-style-type: none"> <li>• Maximise opportunities for habitat connectivity</li> <li>• Safeguard the alignment route for the Wilts &amp; Berks Canal (<i>Policy NC3</i>)</li> <li>• To protect and enhance biodiversity and provide net local biodiversity gain (<i>Policy EN4</i>)</li> </ul>
<p><b>Waste Management and Utility Services</b></p> <ul style="list-style-type: none"> <li>• On-site serviced infrastructure (electricity, ICT and telecommunications)</li> <li>• On-site dwelling house waste provision (design solutions for the appropriate storage of wheelie bins and recycling bins)</li> </ul>
<p><b>Other considerations</b></p> <ul style="list-style-type: none"> <li>• On site flood mitigation works (<i>Policy NC3, Policy EN6</i>)</li> </ul>
<p><b>Strategic Infrastructure Needs (Shared)</b> <i>(this list is not exhaustive)</i></p>
<p><b>Transport and Movement</b></p> <ul style="list-style-type: none"> <li>• White Hart Junction Improvements</li> <li>• Southern Connector Road and Commonhead Roundabout Link</li> <li>• Contributions towards the linkages between development islands</li> <li>• Contributions towards the Footbridge (FP5) over the railway</li> </ul> <p><u>NEV Mitigation Works West of A419:</u></p> <ul style="list-style-type: none"> <li>• Oxford Road/Nythe Road</li> <li>• Greenbridge Roundabout</li> <li>• Coate Water Roundabout</li> <li>• Piccadilly Roundabout</li> </ul> <p><u>A420 Highway Improvements</u></p> <ul style="list-style-type: none"> <li>• Gablecross Roundabout Improvements</li> <li>• Old Vicarage Lane</li> <li>• Police Station Access Improvements</li> </ul> <p><u>Travel Plan</u></p> <ul style="list-style-type: none"> <li>• Contributions towards the Framework Travel Plan</li> <li>• Contributions towards Public Transport Services</li> <li>• Contributions towards Rapid Transit</li> <li>• Contributions towards Park and Ride</li> </ul>
<p><b>Education</b></p> <ul style="list-style-type: none"> <li>• Contributions towards Secondary School and Early Years</li> <li>• Contributions towards SEN</li> </ul>
<p><b>Community Facilities</b></p> <ul style="list-style-type: none"> <li>• Contributions towards the delivery of a 11 GP surgery at the District Centre</li> <li>• Contributions towards Adult and Children's Social Care</li> <li>• Contributions towards libraries</li> <li>• Contributions towards local health provision</li> <li>• Contributions towards community safety</li> </ul>

<b>Emergency Services</b> <ul style="list-style-type: none"> <li>• Wiltshire Fire and Rescue Contributions</li> </ul>
<b>Green Infrastructure, Leisure and Heritage</b> <ul style="list-style-type: none"> <li>• To protect historical landscape features, heritage and archaeological assets and existing green-infrastructure</li> <li>• To ensure non-coalescence of Rowborough with South Marston village and the New Eastern Villages (<i>Policy NC3, part c</i>)</li> <li>• Contributions towards Great Western Community Forest (off site planting schemes)</li> <li>• Contributions towards strategic sports and leisure provision, including a leisure centre and swimming pool to be provided at the District Centre</li> <li>• Contributions towards heritage display and storage solutions</li> <li>• Contributions towards the management and maintenance of open space (Parish owned facilities)</li> <li>• Contributions towards Central Area Public Realm</li> <li>• Contributions towards Public Art</li> </ul>
<b>Waste Management and Utility Services</b> <ul style="list-style-type: none"> <li>• Waste management contributions (Household waste and recycling centre, additional waste vehicles)</li> </ul>
<b>Other considerations</b> <ul style="list-style-type: none"> <li>• District Heating</li> <li>• The provision of flood mitigation works required off site (<i>Policy EN6</i>)</li> <li>• The construction, management and maintenance of SUDs required off site</li> </ul>
<b>Evidence Base</b>
<ul style="list-style-type: none"> <li>• Swindon Borough Local Plan 2026</li> <li>• Updated NEV Masterplan (March 2016)</li> <li>• Infrastructure Delivery Plan – NEV Update March 2016</li> </ul>



Upper Lotmead Village	
<p>The village of Upper Lotmead is located to the south of Great Stall West</p> <p>Alongside this village infrastructure proforma, please refer to the revised illustrative Masterplan (ref. NEV/MP/March 2016) and the NEV update to the Infrastructure Delivery Plan (IDP).</p>	
MAP TO BE INSERTED.	<b>Site area:</b> tbc
	<b>Main land uses:</b> <ul style="list-style-type: none"> <li>• approx. 850 dwellings (Policy NC3)</li> <li>• 2FE Primary School (Policy NC3)</li> <li>• Local centre (Policy NC3)</li> <li>• Open space provision</li> </ul>
	<b>Average Density:</b> 40 dwellings per hectare
	<b>Land required:</b> Yes, to facilitate the delivery: <ul style="list-style-type: none"> <li>• 2FE Primary School</li> <li>• Local centre</li> <li>• Open Space and allotments</li> </ul>
	<b>Local Plan Policies</b> SD1, SD2, SD3, DE1, DE2, HA1, HA2, TR1, TR2, IN1, IN2, IN3, IN4, EC3, CM1-CM4, EN3, EN6, EN10.
	<b>Wiltshire Waste Core Strategy</b> WA6
<b>Local Infrastructure Needs (Provided on-site)</b> <i>(this list is not exhaustive)</i>	
<b>Design and Form of Development</b> <ul style="list-style-type: none"> <li>• High quality public realm including outdoor civic public space (NC3)</li> <li>• High quality design throughout the development (<i>Policy DE1</i>)</li> <li>• The preparation of Design Codes at Reserved Matters (<i>Policy SD3</i>)</li> <li>• To demonstrate passive solar benefits through the layout and design of the development (<i>Policy DE2</i>)</li> <li>• All major non-residential development will be required to meet BREEAM standard (<i>Policy DE2</i>)</li> <li>• Secure by Design principles</li> <li>• The form of development here should be arranged to ensure space between properties allowing views through and out to the open countryside (Draft EV SPD, 2013)</li> </ul>	

<b>Residential</b> <ul style="list-style-type: none"> <li>Variety of densities, house types and sizes to meet local needs and that respect character of surrounding area (Policy HA1)</li> <li>Delivery of 40% Affordable Housing (Policy NC3)</li> <li>Wheelchair accessible housing (Policy HA3)</li> </ul>
<b>Education</b> <ul style="list-style-type: none"> <li>2FE Primary School with playing pitches and secured community access</li> </ul>
<b>Transport and Movement</b> <ul style="list-style-type: none"> <li>To construct new roads and provide public transport services to ensure north-south and east-west vehicular links securing connectivity to the neighbouring new villages of Middle Lotmead (to the west), Great Stall East (to the north) and Redlands (to the south).</li> <li>To provide a walking and cycle network that integrate with existing networks and provide good connectivity within the development and to the surrounding area (including the provision of bridleways)</li> </ul>
<b>Community Facilities</b> <ul style="list-style-type: none"> <li>The provision of local centre uses / site</li> </ul>
<b>Emergency Services</b> <ul style="list-style-type: none"> <li>Provision of fire hydrants and water supply for fire fighting</li> </ul>
<b>Green Infrastructure, Leisure and Heritage</b> <p>The provision of <u>on-site</u> green infrastructure proportionate to the scale of the new village. Public open space should be provided in accordance with the typologies and standards as set out in Policy EN3 of the Local Plan.</p> <p><u>Open Space typologies:</u></p> <p>General Recreation (Major and Local Open Space) - 1ha per 1000 population</p> <p>Outdoor Sports (1.2 of which will be playing pitch) - 1.6ha per 1000 population</p> <p>Children's Play Areas - 0.3ha per 1000 population</p> <p>Allotments - 0.3ha per 1000 population</p> <ul style="list-style-type: none"> <li>To protect on-site historical landscape features, heritage and archaeological assets and existing green-infrastructure</li> <li>To maximise opportunities for habitat connectivity</li> <li>To protect and enhance biodiversity and provide net local biodiversity gain (Policy EN4)</li> <li>Biodiversity, including the River Cole Corridor and River Cole Meadow County Wildlife Sites, is protected, integrated and enhanced (Policy NC3, part c))</li> </ul>
<b>Waste Management and Utility Services</b> <ul style="list-style-type: none"> <li>On-site serviced infrastructure (electricity, ICT and telecommunications)</li> <li>On-site dwelling house waste provision (design solutions for the appropriate storage of wheelie bins and recycling bins)</li> </ul>

<b>Other considerations</b> <ul style="list-style-type: none"> <li>On site flood mitigation works (Policy NC3, Policy EN6)</li> </ul>
<b>Strategic Infrastructure Needs (Shared)</b> <i>(this list is not exhaustive)</i>
<b>Transport and Movement</b> <ul style="list-style-type: none"> <li>White Hart Junction Improvements</li> <li>Southern Connector Road and Commonhead Roundabout link</li> <li>Contributions towards the bridging structure linkages between development islands</li> <li>Contributions towards the Footbridge (FP5) over railway</li> </ul> <p><u>NEV Mitigation Works West of A419:</u></p> <ul style="list-style-type: none"> <li>Oxford Road/Nythe Road</li> <li>Greenbridge Roundabout</li> <li>Coate Water Roundabout</li> <li>Piccadilly Roundabout</li> </ul> <p><u>A420 Highway Improvements</u></p> <ul style="list-style-type: none"> <li>Gablecross Roundabout Improvements</li> <li>Old Vicarage Lane</li> <li>Police Station Access Improvements</li> </ul> <p><u>Travel Plan</u></p> <ul style="list-style-type: none"> <li>Contributions towards the Framework Travel Plan</li> <li>Contributions towards Public Transport Services</li> <li>Contributions towards Rapid Transit</li> <li>Contributions towards Park and Ride</li> </ul>
<b>Education</b> <ul style="list-style-type: none"> <li>Contributions towards Secondary School and Post 16</li> <li>Contributions towards Early Years</li> <li>Contributions towards SEN</li> </ul>
<b>Community Facilities</b> <ul style="list-style-type: none"> <li>Contributions towards the delivery of a 11 GP surgery at the District Centre</li> <li>Contributions towards Adult and Children's Social Care</li> <li>Contributions towards libraries</li> <li>Contributions towards local health provision</li> <li>Contributions towards community safety</li> </ul>
<b>Emergency Services</b> <ul style="list-style-type: none"> <li>Wiltshire Fire and Rescue Contributions</li> </ul>
<b>Green Infrastructure, Leisure and Heritage</b> <ul style="list-style-type: none"> <li>To protect historical landscape features, heritage and archaeological assets and existing green-infrastructure (<i>Policy RA3, part (b)</i>)</li> <li>Contributions towards Great Western Community Forest (on and off site planting schemes)</li> <li>Contributions towards strategic sports and leisure provision, including a</li> </ul>

<p>leisure centre and swimming pool to be provided at the District Centre</p> <ul style="list-style-type: none"> <li>• Contributions towards heritage display and storage solutions</li> <li>• Contributions towards the management and maintenance of open space (Parish owned facilities)</li> <li>• Contributions towards Central Area Public Realm</li> <li>• Contributions towards Public Art</li> </ul>
<p><b>Waste Management and Utility Services</b></p> <ul style="list-style-type: none"> <li>• District Heating</li> <li>• Sewage treatment works</li> <li>• Waste management contributions (Household waste and recycling centre, additional waste vehicles)</li> </ul>
<p><b>Other considerations</b></p> <ul style="list-style-type: none"> <li>• The provision of flood mitigation works required off site (<i>Policy RA3, NEV Drainage Strategy - Policy EN6</i>)</li> <li>• The construction, management and maintenance of SUDs required off site</li> </ul>
<p><b>Evidence Base</b></p>
<ul style="list-style-type: none"> <li>• Swindon Borough Local Plan 2026</li> <li>• Updated NEV Master Plan (March 2016)</li> <li>• Infrastructure Delivery Plan – NEV Update March 2016</li> </ul>

Lotmead Village	
<p>The village of Lotmead (formerly known as Earls Court) is located south of Great Stall West and Great Stall East.</p> <p>Alongside this village infrastructure proforma, please refer to the revised illustrative Masterplan (ref. NEV/MP/March 2016) and the NEV update to the Infrastructure Delivery Plan (IDP).</p>	
MAP TO BE INSERTED.	<b>Site area:</b> tbc
	<b>Main land uses:</b> <ul style="list-style-type: none"> <li>• approx. 1550 dwellings (Policy NC3)</li> <li>• 2FE Primary School (Policy NC3)</li> <li>• Local centre (Policy NC3)</li> <li>• Sports Hub (NC3)</li> <li>• Open space provision</li> </ul>
	<b>Average Density:</b> 40 dwellings per hectare
	<b>Land required:</b> Yes, to facilitate the delivery: <ul style="list-style-type: none"> <li>• 2FE Primary School</li> <li>• The provision of a sports hub facility</li> <li>• A local centre</li> <li>• Open Space and allotments</li> </ul>
	<b>Local Plan Policies</b>  SD1, SD2, SD3, DE1, DE2, HA1, HA2, TR1, TR2, IN1, IN2, IN3, IN4, EC3, CM1-CM4, EN3, EN6, EN10.  <b>Wiltshire Waste Core Strategy</b> WA6
<b>Anticipated delivery:</b> Phase 2	
<b>Local Infrastructure Needs (Provided on-site)</b> <i>(this list is not exhaustive)</i>	
<ul style="list-style-type: none"> <li>• High quality public realm including outdoor civic public space (NC3)</li> <li>• High quality design throughout the development (<i>Policy DE1</i>)</li> <li>• The preparation of Design Codes at Reserved Matters (<i>Policy SD3</i>)</li> <li>• To demonstrate passive solar benefits through the layout and design of the development (<i>Policy DE2</i>)</li> <li>• All major non-residential development to meet BREEAM standard (<i>Policy DE2</i>)</li> <li>• Secure by Design principles</li> </ul>	

<b>Residential</b> <ul style="list-style-type: none"> <li>• Variety of densities, house types and sizes to meet local needs and that respect character of surrounding area (Policy HA1)</li> <li>• Delivery of 40% Affordable Housing (Policy NC3)</li> <li>• Wheelchair accessible housing (Policy HA3)</li> </ul>
<b>Education</b> <ul style="list-style-type: none"> <li>• 2FE Primary School with playing pitches and secured community access</li> </ul>
<b>Transport and Movement</b> <ul style="list-style-type: none"> <li>• To construct new roads and provide public transport services to ensure north-south and east-west vehicular links securing connectivity to the adjacent new villages of Great Stall East (to the north), East Lotmead (to the east) and Foxbridge (to the south)</li> <li>• To provide a walking and cycle network that integrate with existing networks and provide good connectivity within the development and to the surrounding area (including the provision of bridleways)</li> </ul>
<b>Community Facilities</b> The provision of community, recreation facilities and retail provision of an appropriate scale. To include: <ul style="list-style-type: none"> <li>• To construct a local centre that offers retail provision of a scale that meets the daily shopping needs of the village (Policy NC3, Part b))</li> <li>• The construction of a fully serviced 'sports hub' providing 4 x grass playing pitches with ancillary services including changing room facilities, parking, clubhouse.</li> </ul>
<b>Emergency Services</b> <ul style="list-style-type: none"> <li>• Provision of fire hydrants and water supply for fire fighting</li> </ul>
<b>Green Infrastructure, Leisure and Heritage</b> <ul style="list-style-type: none"> <li>• The provision of <u>on-site</u> green infrastructure proportionate to the scale of the new village  <u>Open Space typologies set out in accord with Policy EN3:</u>  General Recreation (Major and Local Open Space) - 1ha per 1000 population  Outdoor Sports (1.2 of which will be playing pitch) - 1.6ha per 1000 population  Children's Play Areas - 0.3ha per 1000 population  Allotments - 0.3ha per 1000 population</li> <li>• To protect, acknowledge and enhance on-site historical landscape features, heritage and archaeological assets and existing green-infrastructure (<i>Policy NC3, part (c)</i>). This includes the historic route of the Roman Road, the Scheduled Monument and associated Heritage Park.</li> <li>• Biodiversity, including the River Cole Corridor and River Cole Meadow County Wildlife Sites, is protected, integrated and enhanced (Policy NC3, part c))</li> <li>• Maximise opportunities for habitat connectivity</li> </ul>

<ul style="list-style-type: none"> <li>To protect and enhance biodiversity and provide net local biodiversity gain (Policy EN4)</li> </ul>
<b>Waste Management and Utility Services</b> <ul style="list-style-type: none"> <li>On-site serviced infrastructure (electricity, ICT and telecommunications)</li> <li>On-site dwelling house waste provision (design solutions for the appropriate storage of wheelie bins and recycling bins)</li> </ul>
<b>Other considerations</b> <ul style="list-style-type: none"> <li>On site flood mitigation works (<i>Policy EN6</i>)</li> </ul>
<b>Strategic Infrastructure Needs (Shared)</b> <i>(this list is not exhaustive)</i>
<b>Transport and Movement</b> <ul style="list-style-type: none"> <li>White Hart Junction Improvements</li> <li>Southern Connector Road and Commonhead Roundabout link</li> <li>Contributions towards the bridging structure linkages between development islands</li> <li>Contributions towards the Footbridge (FP5) over the railway</li> </ul> <p><u>NEV Mitigation Works West of A419:</u></p> <ul style="list-style-type: none"> <li>Oxford Road/Nythe Road</li> <li>Greenbridge Roundabout</li> <li>Coate Water Roundabout</li> <li>Piccadilly Roundabout</li> </ul> <p><u>A420 Highway Improvements</u></p> <ul style="list-style-type: none"> <li>Gablecross Roundabout Improvements</li> <li>Old Vicarage Lane</li> <li>Police Station Access Improvements</li> </ul> <p><u>Travel Plan</u></p> <ul style="list-style-type: none"> <li>Contributions towards the Framework Travel Plan</li> <li>Contributions towards Public Transport Services</li> <li>Contributions towards Rapid Transit</li> <li>Contributions towards Park and Ride</li> </ul>
<b>Education</b> <ul style="list-style-type: none"> <li>Contributions towards Secondary School and Post 16</li> <li>Contributions towards Early Years</li> <li>Contributions towards SEN</li> </ul>
<b>Community Facilities</b> <ul style="list-style-type: none"> <li>Contributions towards the delivery of a 11 GP surgery at the District Centre</li> <li>Contributions towards Adult and Children's Social Care</li> <li>Contributions towards libraries</li> <li>Contributions towards local health provision</li> <li>Contributions towards community safety</li> </ul>
<b>Emergency Services</b> <ul style="list-style-type: none"> <li>Wiltshire Fire and Rescue Contributions</li> </ul>

**Green Infrastructure, Leisure and Heritage**

- To protect historical landscape features, heritage and archaeological assets and existing green-infrastructure
- Contributions towards Great Western Community Forest (off site planting schemes)
- Contributions towards strategic sports and leisure provision, including a leisure centre and swimming pool to be provided at the District Centre
- Contributions towards heritage display and storage solutions
- Contributions towards the management and maintenance of open space (Parish owned facilities)
- Contributions towards Central Area Public Realm
- Contributions towards Public Art

**Waste Management and Utility Services**

- District Heating
- Sewage treatment works
- Waste management contributions (Household waste and recycling centre, additional waste vehicles)

**Other considerations**

- The provision of flood mitigation works required off site (*Policy EN6*)
- The construction, management and maintenance of SUDs required off site

**Evidence Base**

- Swindon Borough Local Plan 2026
- Updated NEV Master Plan (March 2016)
- Infrastructure Delivery Plan – NEV Update March 2016



Lower Lotmead Village	
<p>The village of Lower Lotmead is located to the east of Lotmead.</p> <p>Alongside this village infrastructure proforma, please refer to the revised illustrative Masterplan (ref. NEV/MP/March 2016) and the NEV update to the Infrastructure Delivery Plan (IDP).</p>	
MAP TO BE INSERTED	<b>Site area:</b> tbc
	<b>Main land uses:</b> <ul style="list-style-type: none"> <li>• approx. 800/900 dwellings (Policy NC3)</li> <li>• 2FE Primary School</li> <li>• Local centre/community hub</li> <li>• Open space provision</li> </ul>
	<b>Average Density:</b> 40 dwellings per hectare
	<b>Land required:</b> Yes, to facilitate the delivery: <ul style="list-style-type: none"> <li>• 2FE Primary School</li> <li>• Open Space and allotments</li> <li>• Canal route</li> </ul>
	<b>Local Plan Policies</b> SD1, SD2, SD3, DE1, DE2, HA1, HA2, TR1, TR2, IN1, IN2, IN3, IN4, EC3, CM1-CM4, EN3, EN6, EN10.  <b>Wiltshire Waste Core Strategy</b> WA6
<b>Local Infrastructure Needs (Provided on-site)</b> <i>(this list is not exhaustive)</i>	
<b>Design and Form of Development</b> <ul style="list-style-type: none"> <li>• High quality public realm including outdoor civic public space (NC3)</li> <li>• High quality design throughout the development (<i>Policy DE1</i>)</li> <li>• The preparation of Design Codes at Reserved Matters (<i>Policy SD3</i>)</li> <li>• To demonstrate passive solar benefits through the layout and design of the development (<i>Policy DE2</i>)</li> <li>• All major non-residential development will be required to meet BREEAM standard (<i>Policy DE2</i>)</li> <li>• Secure by Design principles</li> </ul>	

<ul style="list-style-type: none"> <li>• Development on its eastern edge will need to be carefully designed and landscaped to ensure that there is a gentle and gradual transition between the village and open countryside to the east (Draft EV SPD, 2013)</li> <li>• The form of development here should be arranged to ensure space between properties allowing views through and out to the open countryside (Draft EV SPD, 2013)</li> </ul>
<b>Residential</b> <ul style="list-style-type: none"> <li>• Variety of densities, house types and sizes to meet local needs and that respect character of surrounding area (Policy HA1)</li> <li>• Delivery of 40% Affordable Housing (Policy NC3)</li> <li>• Wheelchair accessible housing (Policy HA3)</li> </ul>
<b>Education</b> <ul style="list-style-type: none"> <li>• 2FE Primary School with playing pitches and secured community access</li> </ul>
<b>Transport and Movement</b> <ul style="list-style-type: none"> <li>• To construct new roads and provide public transport services to ensure north-south and east-west vehicular links securing connectivity to the neighbouring new villages of Lotmead (to the west), Great Stall East (to the north) and Redlands (to the south).</li> <li>• To provide a walking and cycle network that integrates with existing networks and provide good connectivity within the development and to the surrounding area (including the provision of bridleways)</li> </ul>
<b>Community Facilities</b> <ul style="list-style-type: none"> <li>• The provision of local centre uses/community hub</li> </ul>
<b>Emergency Services</b> <ul style="list-style-type: none"> <li>• Provision of fire hydrants and water supply for fire fighting</li> </ul>
<b>Green Infrastructure, Leisure and Heritage</b> <p>The provision of <u>on-site</u> green infrastructure proportionate to the scale of the new village. Land required in order to preserve Scheduled monuments and other nationally/regionally important undesignated archaeological sites and their settings in situ should not be accounted for as public open <i>space</i>.</p> <p><u>Open Space typologies:</u></p> <p>General Recreation (Major and Local Open Space) - 1ha per 1000 population</p> <p>Outdoor Sports (1.2 of which will be playing pitch) - 1.6ha per 1000 population</p> <p>Children's Play Areas - 0.3ha per 1000 population</p> <p>Allotments - 0.3ha per 1000 population</p> <ul style="list-style-type: none"> <li>• To protect on-site historical landscape features, heritage and archaeological assets and existing green-infrastructure</li> <li>• To maximise opportunities for habitat connectivity</li> <li>• To protect and enhance biodiversity and provide net local biodiversity gain</li> </ul>

<p><i>(Policy EN4)</i></p> <ul style="list-style-type: none"> <li>• Biodiversity, including the River Cole Corridor and River Cole Meadow County Wildlife Sites, is protected, integrated and enhanced (Policy NC3, part c))</li> <li>• The route for the Wilts &amp; Berks Canal will be safeguarded and protected from development (<i>Policy NC3, part d)</i>). Ensure that associated development infrastructure does not prejudice the delivery of the canal (<i>Policy EN11, part a)</i>).</li> <li>• To ensure non-coalescence of Lower Lotmead village to protect the character and identity of Wanborough, (Bishopstone and Bourton villages) (<i>Policy NC3, part e)</i>), (<i>Draft EV SPD</i>)</li> </ul>
<p><b>Waste Management and Utility Services</b></p> <ul style="list-style-type: none"> <li>• On-site serviced infrastructure (electricity, ICT and telecommunications)</li> <li>• On-site dwelling house waste provision (design solutions for the appropriate storage of wheelie bins and recycling bins)</li> </ul>
<p><b>Other considerations</b></p> <ul style="list-style-type: none"> <li>• On site flood mitigation works (Policy NC3, Policy EN6)</li> </ul>
<p><b>Strategic Infrastructure Needs (Shared)</b>  <i>(this list is not exhaustive)</i></p>
<p><b>Transport and Movement</b></p> <ul style="list-style-type: none"> <li>• Southern Connector Road and Commonhead Roundabout Link</li> <li>• White Hart Junction Improvements</li> <li>• Contributions towards the bridging structure linkages between development islands</li> <li>• Contributions towards the Footbridge (FP5) over the railway</li> </ul> <p><u>NEV Mitigation Works West of A419:</u></p> <ul style="list-style-type: none"> <li>• Oxford Road/Nythe Road</li> <li>• Greenbridge Roundabout</li> <li>• Coate Water Roundabout</li> <li>• Piccadilly Roundabout</li> </ul> <p><u>A420 Highway Improvements</u></p> <ul style="list-style-type: none"> <li>• Gablecross Roundabout Improvements</li> <li>• Old Vicarage Lane</li> <li>• Police Station Access Improvements</li> </ul> <p><u>Travel Plan</u></p> <ul style="list-style-type: none"> <li>• Contributions towards the Framework Travel Plan</li> <li>• Contributions towards Public Transport Services</li> <li>• Contributions towards Rapid Transit</li> <li>• Contributions towards Park and Ride</li> </ul>
<p><b>Education</b></p> <ul style="list-style-type: none"> <li>• Contributions towards Secondary School and Post 16</li> <li>• Contributions towards Early Years</li> <li>• Contributions towards SEN</li> </ul>
<p><b>Community Facilities</b></p>

<ul style="list-style-type: none"> <li>• Contributions towards the delivery of a 11 GP surgery at the District Centre</li> <li>• Contributions towards Adult and Children's Social Care</li> <li>• Contributions towards libraries</li> <li>• Contributions towards local health provision</li> <li>• Contributions towards community safety</li> </ul>
<b>Emergency Services</b> <ul style="list-style-type: none"> <li>• Wiltshire Fire and Rescue Contributions</li> </ul>
<b>Green Infrastructure, Leisure and Heritage</b> <ul style="list-style-type: none"> <li>• To protect historical landscape features, heritage and archaeological assets and existing green-infrastructure</li> <li>• Contributions towards Great Western Community Forest (on and off site planting schemes)</li> <li>• Contributions towards strategic sports and leisure provision, including a leisure centre and swimming pool to be provided at the District Centre</li> <li>• Contributions towards heritage display and storage solutions</li> <li>• Contributions towards the management and maintenance of open space (Parish owned facilities)</li> <li>• Contributions towards Central Area Public Realm</li> <li>• Contributions towards Public Art</li> </ul>
<b>Waste Management and Utility Services</b> <ul style="list-style-type: none"> <li>• District Heating</li> <li>• Sewage treatment works</li> <li>• Waste management contributions (Household waste and recycling centre, additional waste vehicles)</li> </ul>
<b>Other considerations</b> <ul style="list-style-type: none"> <li>• The provision of flood mitigation works required off site (<i>Policy EN6</i>)</li> <li>• The construction, management and maintenance of SUDs required off site</li> </ul>
<b>Evidence Base</b>
<ul style="list-style-type: none"> <li>• Swindon Borough Local Plan 2026</li> <li>• Draft EV SPD (2013)</li> <li>• Updated NEV Master Plan (ref. NEV/MP/March 2016)</li> <li>• Infrastructure Delivery Plan – NEV Update March 2016</li> </ul>

Redlands Village	
<p>The village of Redlands will be located on the airfield, north of Wanborough Road.</p> <p>Alongside this village infrastructure proforma, please refer to the revised illustrative Masterplan (ref. NEV/MP/March 2016) and the NEV update to the Infrastructure Delivery Plan (IDP).</p>	
MAP TO BE INSERTED.	<b>Site area:</b> tbc
	<b>Main land uses:</b> <ul style="list-style-type: none"> <li>• approx. 300-400 dwellings</li> <li>• Land safeguarded for the future provision of a 2FE Primary School (Policy NC3)</li> <li>• Open space and allotment provision</li> <li>• A local convenience store/community hub</li> </ul>
	<b>Average Density:</b> 40 dwellings per hectare
	<b>Land required:</b> Yes, to facilitate the delivery: <ul style="list-style-type: none"> <li>• 2FE Primary School</li> <li>• Local centre/community hub</li> <li>• An extensive green infrastructure network connecting</li> <li>• Open Space and allotments</li> </ul>
	<b>Local Plan Policies</b> SD1, SD2, SD3, DE1, DE2, HA1, HA2, TR1, TR2, IN1, IN2, IN3, IN4, EC3, CM1-CM4, EN3, EN6, EN10.  <b>Wiltshire Waste Core Strategy</b> WA6
<b>Anticipated delivery:</b> Phase 3	
Local Infrastructure Needs (Provided on-site) (this list is not exhaustive)	
<b>Design and Form of development</b> <ul style="list-style-type: none"> <li>• High quality public realm including outdoor civic public space (NC3)</li> <li>• High quality design throughout the development (<i>Policy DE1</i>)</li> <li>• The preparation of Design Codes at Reserved Matters (<i>Policy SD3</i>)</li> <li>• To demonstrate passive solar benefits through the layout and design of the</li> </ul>	

<p>development (<i>Policy DE2</i>)</p> <ul style="list-style-type: none"> <li>• All major non-residential development to meet BREEAM standard (<i>Policy DE2</i>)</li> <li>• Secure by Design principles</li> </ul>
<p><b>Residential</b></p> <ul style="list-style-type: none"> <li>• Variety of densities, house types and sizes to meet local needs and that respect character of surrounding area (<i>Policy HA1</i>)</li> <li>• Delivery of 40% Affordable Housing (<i>Policy NC3</i>)</li> <li>• Wheelchair accessible housing (<i>Policy HA3</i>)</li> </ul>
<p><b>Education</b></p> <ul style="list-style-type: none"> <li>• Land safeguarded for the future provision of a 2FE Primary School with playing pitches and secured community access</li> </ul>
<p><b>Transport and Movement</b></p> <ul style="list-style-type: none"> <li>• To construct new roads and provide public transport services to connect with Swindon and internally within the development</li> <li>• To provide walking and cycle network improvements that integrate with existing networks and provide good connectivity within the development and to the surrounding area (including the provision of bridleways)</li> </ul>
<p><b>Community Facilities</b></p> <p>The provision of community, recreation facilities and retail provision of an appropriate scale. To include:</p> <ul style="list-style-type: none"> <li>• To construct a local convenience store/community hub</li> </ul>
<p><b>Emergency Services</b></p> <ul style="list-style-type: none"> <li>• Provision of fire hydrants and water supply for fire fighting</li> </ul>
<p><b>Green Infrastructure, Leisure and Heritage</b></p> <ul style="list-style-type: none"> <li>• The provision of <u>on-site</u> green infrastructure proportionate to the scale of the new village</li> </ul> <p><u>Open Space typologies set out in accord with Policy EN3:</u></p> <p>General Recreation (Major and Local Open Space) - 1ha per 1000 population</p> <p>Outdoor Sports (1.2 of which will be playing pitch) - 1.6ha per 1000 population</p> <p>Children's Play Areas - 0.3ha per 1000 population</p> <p>Allotments - 0.3ha per 1000 population</p> <ul style="list-style-type: none"> <li>• To protect on-site historical landscape features, heritage and archaeological assets and existing green-infrastructure</li> <li>• Maximise opportunities for habitat connectivity</li> <li>• To protect and enhance biodiversity and provide net local biodiversity gain (<i>Policy EN4</i>)</li> <li>• To ensure non-coalescence of Redlands village to protect the character and</li> </ul>

identity of Wanborough, Bishopstone and Bourton villages ( <i>Policy NC3, part e</i> )), ( <i>Draft EV SPD</i> )
<b>Waste Management and Utility Services</b> <ul style="list-style-type: none"> <li>On-site serviced infrastructure (electricity, ICT and telecommunications)</li> <li>On-site dwelling house waste provision (design solutions for the appropriate storage of wheelie bins and recycling bins)</li> </ul>
<b>Other considerations</b> <ul style="list-style-type: none"> <li>On site flood mitigation works (<i>Policy EN6</i>)</li> </ul>
<b>Strategic Infrastructure Needs (Shared)</b> ( <i>this list is not exhaustive</i> )
<b>Transport and Movement</b> <ul style="list-style-type: none"> <li>White Hart Junction Improvements</li> <li>Southern Connector Road and Commonhead Roundabout Link</li> <li>Contributions towards the bridging structure linkages between development islands</li> <li>Contributions towards the Footbridge (FP5) over railway</li> </ul> <p><u>NEV Mitigation Works West of A419:</u></p> <ul style="list-style-type: none"> <li>Oxford Road/Nythe Road</li> <li>Greenbridge Roundabout</li> <li>Coate Water Roundabout</li> <li>Piccadilly Roundabout</li> </ul> <p><u>A420 Highway Improvements</u></p> <ul style="list-style-type: none"> <li>Gablecross Roundabout Improvements</li> <li>Old Vicarage Lane</li> <li>Police Station Access Improvements</li> </ul> <p><u>Sustainable Transport Provisions</u></p> <ul style="list-style-type: none"> <li>Contributions towards the Framework Travel Plan</li> <li>Contributions towards Public Transport Services</li> <li>Contributions towards Rapid Transit</li> <li>Contributions towards Park and Ride</li> </ul>
<b>Education</b> <ul style="list-style-type: none"> <li>Contributions towards Secondary School and Post 16</li> <li>Contributions towards Early Years</li> <li>Contributions towards SEN</li> </ul>
<b>Community Facilities</b> <ul style="list-style-type: none"> <li>Contributions towards the delivery of a 11 GP surgery at the District Centre</li> <li>Contributions towards Adult and Children's Social Care</li> <li>Contributions towards libraries</li> <li>Contributions towards local health provision</li> <li>Contributions towards community safety</li> </ul>
<b>Emergency Services</b> <ul style="list-style-type: none"> <li>Wiltshire Fire and Rescue Contributions</li> </ul>
<b>Green Infrastructure, Leisure and Heritage</b> <ul style="list-style-type: none"> <li>To protect historical landscape features, heritage and archaeological assets and existing green-infrastructure</li> </ul>

- To ensure non-coalescence of Redlands village to protect the character and identity of Wanborough village (*Policy NC3, part e*). *Land between the New Eastern Villages site boundary and the existing villages shall remain part of the countryside.*
- Contributions towards Great Western Community Forest (on and off site planting schemes)
- Contributions towards strategic sports and leisure provision, including a leisure centre and swimming pool to be provided at the District Centre
- Contributions towards heritage display and storage solutions
- Contributions towards the management and maintenance of open space (Parish owned facilities)
- Contributions towards Central Area Public Realm
- Contributions towards Public Art

#### **Waste Management and Utility Services**

- District Heating
- Sewage treatment works
- Waste management contributions (Household waste and recycling centre, additional waste vehicles)

#### **Other considerations**

- The provision of flood mitigation works required off site (*Policy EN6*)
- The construction, management and maintenance of SUDs required off site

#### **Evidence Base**

- Swindon Borough Local Plan 2026
- Updated NEV Master Plan (March 2016)
- Infrastructure Delivery Plan – NEV Update March 2016



Foxbridge Village	
<p>The village of Foxbridge will be located to the south of Wanborough Road.</p> <p>Alongside this village infrastructure proforma, please refer to the revised illustrative Masterplan (ref. NEV/MP/March 2016) and the NEV update to the Infrastructure Delivery Plan (IDP).</p>	
MAP TO BE INSERTED.	<b>Site area:</b> tbc
	<b>Main land uses:</b> <ul style="list-style-type: none"> <li>• approx. 700 dwellings (Policy NC3)</li> <li>• Land safeguarded for a new fire station at the southern end of the village (Draft EV SPD)</li> <li>• Land safeguarded for the future provision of a 2FE Primary School (Policy NC3)</li> <li>• Local centre/community hub</li> <li>• Open space and sport hub provision</li> </ul>
	<b>Average Density:</b> 40 dwellings per hectare
	<b>Land required:</b> Yes, to facilitate the delivery: <ul style="list-style-type: none"> <li>• 2FE Primary School</li> <li>• Local centre/community hub</li> <li>• Southern Connector Road</li> <li>• Open Space and allotments</li> </ul>
	<b>Local Plan Policies</b> SD1, SD2, SD3, DE1, DE2, HA1, HA2, TR1, TR2, IN1, IN2, IN3, IN4, EC3, CM1-CM4, EN3, EN6, EN10.  <b>Wiltshire Waste Core Strategy</b> WA6
	<b>Anticipated delivery:</b> Phase 3
Local Infrastructure Needs (Provided on-site) (this list is not exhaustive)	
<b>Design and Form of Development</b> <ul style="list-style-type: none"> <li>• High quality public realm including outdoor civic public space (NC3)</li> <li>• High quality design throughout the development (<i>Policy DE1</i>)</li> <li>• The preparation of Design Codes at Reserved Matters (<i>Policy SD3</i>)</li> <li>• To demonstrate passive solar benefits through the layout and design of the</li> </ul>	

<p>development (<i>Policy DE2</i>)</p> <ul style="list-style-type: none"> <li>• All major non-residential development to meet BREEAM standard (<i>Policy DE2</i>)</li> <li>• Secure by Design principles</li> <li>• Due to the proximity of the A419, noise attenuation is likely to be required</li> </ul>
<p><b>Residential</b></p> <ul style="list-style-type: none"> <li>• Variety of densities, house types and sizes to meet local needs and that respect character of surrounding area (<i>Policy HA1</i>)</li> <li>• Delivery of 30% Affordable Housing (<i>Policy HA2</i>)</li> <li>• Wheelchair accessible housing (<i>Policy HA3</i>)</li> </ul>
<p><b>Education</b></p> <ul style="list-style-type: none"> <li>• Land safeguarded for the future provision of a 2FE Primary School with playing pitches and secured community access</li> </ul>
<p><b>Transport and Movement</b></p> <ul style="list-style-type: none"> <li>• To provide a road link to the Commonhead Roundabout (Southern Connector Road)</li> <li>• To construct new roads and provide public transport services to connect with Swindon and internally within the development</li> <li>• To provide walking and cycle network improvements that integrate with existing networks and provide good connectivity within the development and to the surrounding area (including the provision of bridle ways)</li> </ul>
<p><b>Community Facilities</b></p> <p>The provision of community, recreation facilities and retail provision of an appropriate scale. To include:</p> <ul style="list-style-type: none"> <li>• To construct a local centre that offers retail provision of a scale that meets the daily shopping needs of the village (Policy NC3, Part b))</li> </ul>
<p><b>Emergency Services</b></p> <ul style="list-style-type: none"> <li>• Provision of fire hydrants and water supply for fire fighting</li> </ul>
<p><b>Green Infrastructure, Leisure and Heritage</b></p> <ul style="list-style-type: none"> <li>• The provision of <u>on-site</u> green infrastructure proportionate to the scale of the new village</li> </ul> <p><u>Open Space typologies set out in accord with Policy EN3:</u></p> <p>General Recreation (Major and Local Open Space) - 1ha per 1000 population</p> <p>Outdoor Sports (1.2 of which will be playing pitch) - 1.6ha per 1000 population</p> <p>Children's Play Areas - 0.3ha per 1000 population</p> <p>Allotments - 0.3ha per 1000 population</p> <ul style="list-style-type: none"> <li>• To protect on-site historical landscape features, heritage and archaeological assets and existing green-infrastructure</li> <li>• Maximise opportunities for habitat connectivity</li> <li>• To protect and enhance biodiversity and provide net local biodiversity gain (Policy EN4)</li> </ul>

- The historic environment, including the Scheduled Monument, Earls court Manor, Great Moorleaze Farm and other Listed Buildings are protected, acknowledged and enhanced (Policy NC3, part c))
- To ensure non-coalescence of Foxbridge village to protect the character and identity of Wanborough, (Bishopstone and Bourton) (*Policy NC3, part e*))
- The route for the Wilts & Berks Canal will be safeguarded and protected from development (*Policy NC3, part d*)). It is important to ensure that associated infrastructure of development does not prejudice the delivery of the canal (*Policy EN11, part a*)).

#### **Waste Management and Utility Services**

- On-site serviced infrastructure (electricity, ICT and telecommunications)
- On-site dwelling house waste provision (design solutions for the appropriate storage of wheelie bins and recycling bins)

#### **Other considerations**

- On site flood mitigation works (*Policy EN6*)

#### **Strategic Infrastructure Needs (Shared)** (*this list is not exhaustive*)

##### **Transport and Movement**

- Southern Connector Road and link to Commonhead roundabout
- White Hart Junction Improvements
- Commonhead Roundabout link
- Contributions towards the bridging structure linkages between development islands
- Contributions towards the Footbridge (FP5) over the railway

##### NEV Mitigation Works West of A419:

- Oxford Road/Nythe Road
- Greenbridge Roundabout
- Coate Water Roundabout
- Piccadilly Roundabout

##### A420 Highway Improvements

- Gablecross Roundabout Improvements
- Old Vicarage Lane
- Police Station Access Improvements

##### Sustainable Transport Solutions

- Contributions towards the Framework Travel Plan
- Contributions towards Public Transport Services
- Contributions towards Rapid Transit
- Contributions towards Park and Ride

##### **Education**

- Contributions towards Secondary School and Post 16
- Contributions towards Early Years
- Contributions towards SEN

##### **Community Facilities**

- Contributions towards the delivery of a 11 GP surgery at the District Centre

<ul style="list-style-type: none"> <li>• Contributions towards Adult and Children's Social Care</li> <li>• Contributions towards libraries</li> <li>• Contributions towards local health provision</li> <li>• Contributions towards community safety</li> </ul>
<b>Emergency Services</b> <ul style="list-style-type: none"> <li>• Wiltshire Fire and Rescue Contributions</li> </ul>
<b>Green Infrastructure, Leisure and Heritage</b> <ul style="list-style-type: none"> <li>• To protect historical landscape features, heritage and archaeological assets and existing green-infrastructure</li> <li>• To ensure non-coalescence of Foxbridge village to protect the character and identity of Wanborough village (<i>Policy NC3, part e</i>). <i>Land between the New Eastern Villages site boundary and the existing villages shall remain part of the countryside.</i></li> <li>• Contributions towards Great Western Community Forest (on and off site planting schemes)</li> <li>• Contributions towards strategic sports and leisure provision, including a leisure centre and swimming pool to be provided at the District Centre</li> <li>• Contributions towards heritage display and storage solutions</li> <li>• Contributions towards the management and maintenance of open space (Parish owned facilities)</li> <li>• Contributions towards Central Area Public Realm</li> <li>• Contributions towards Public Art</li> </ul>
<b>Waste Management and Utility Services</b> <ul style="list-style-type: none"> <li>• District Heating</li> <li>• Sewage treatment works</li> <li>• Waste management contributions (Household waste and recycling centre, additional waste vehicles)</li> </ul>
<b>Other considerations</b> <ul style="list-style-type: none"> <li>• The provision of flood mitigation works required off site (<i>NEV Drainage Strategy - Policy EN6</i>)</li> <li>• The construction, management and maintenance of SUDs required off site</li> </ul>
<b>Evidence Base</b>
<ul style="list-style-type: none"> <li>• Swindon Borough Local Plan 2026</li> <li>• Updated NEV Master Plan (March 2016)</li> <li>• Infrastructure Delivery Plan – NEV Update March 2016</li> </ul>

Great Stall East	
<p>The village of Great Stall East will be located in the north-east section of the NEV and south of the A420.</p> <p>Alongside this village infrastructure proforma, please refer to the revised illustrative Masterplan (ref. NEV/MP/March 2016) and the NEV update to the Infrastructure Delivery Plan (IDP).</p>	
MAP TO BE INSERTED.	<b>Site area:</b> tbc
	<b>Main land uses:</b> <ul style="list-style-type: none"> <li>• approx. 1100 dwellings (Policy NC3)</li> <li>• Land safeguarded for the delivery of a 8-10FE Secondary School and 2FE (Policy NC3) Primary School</li> <li>• Park and Ride site (Policy NC3)</li> <li>• Local Centre (NC3)</li> <li>• The provision of a sports hub facility (NC3)</li> <li>• Open space provision (NC3)</li> </ul>
	<b>Average Density:</b> 40 dwellings per hectare
	<b>Land required:</b> Yes, to facilitate the delivery: <ul style="list-style-type: none"> <li>• Land safeguarded for the provision of a 8-10FE Secondary School</li> <li>• Land safeguarded for the provision of a 2FE Primary School</li> <li>• Land safeguarded for Park &amp; Ride site</li> <li>• Open Space provision</li> </ul>
	<b>Local Plan &amp; Waste Local Plan Policies</b>  SD1, SD2, SD3, DE1, DE2, HA1, HA2, TR1, TR2, IN1, IN2, IN3, IN4, EC3, CM1-CM4, EN3, EN6, EN10.  <b>Wiltshire Waste Core Strategy</b> WA6
	<b>Anticipated delivery:</b> Phase 2
Local Infrastructure Needs (Provided on-site) (this list is not exhaustive)	
<b>Design and Form of Development</b> <ul style="list-style-type: none"> <li>• High quality public realm including outdoor civic public space (NC3)</li> <li>• High quality design throughout the development (Policy DE1)</li> </ul>	

<ul style="list-style-type: none"> <li>• The preparation of Design Codes at Reserved Matters (<i>Policy SD3</i>)</li> <li>• To demonstrate passive solar benefits through the layout and design of the development (<i>Policy DE2</i>)</li> <li>• All major non-residential development will be required to meet BREEAM standard (<i>Policy DE2</i>)</li> <li>• Secure by Design principles</li> <li>• The villages of Great Stall and Great Stall East will be the most visible part of the development from the A420. Therefore it is essential that as a 'gateway' to Swindon and the New Eastern Villages that high quality design and use of high quality materials is achieved. (Draft EV SPD)</li> </ul>
<b>Residential</b> <ul style="list-style-type: none"> <li>• Variety of densities, house types and sizes to meet local needs and that respect character of surrounding area (<i>Policy HA1</i>)</li> <li>• Delivery of 40% Affordable Housing (<i>Policy NC3</i>)</li> <li>• Wheelchair accessible housing (<i>Policy HA3</i>)</li> </ul>
<b>Employment</b> <ul style="list-style-type: none"> <li>• There are employment opportunities across the site within the smaller scale mixed used local centre and within the school and early years centre</li> </ul>
<b>Education</b> <ul style="list-style-type: none"> <li>• 8-10FE Secondary School with playing pitches and secured community access</li> <li>• 2FE Primary School with early years facilities and playing pitches with secured community access</li> </ul>
<b>Transport and Movement</b> <ul style="list-style-type: none"> <li>• To construct new roads and provide public transport services to ensure north-south and east-west vehicular links securing connectivity to the proposed new villages of Rowborough (to the north), East Lotmead (to the south), Great Stall (to the east) and Redlands (to the south).</li> <li>• To provide a walking and cycle network that integrate with existing networks and provide good connectivity within the development and to the surrounding area (including the provision of bridleways)</li> <li>• Provision of a 1000 (3ha) space Park and Ride site</li> <li>• Core express bus route along the proposed east-west link</li> </ul>
<b>Community Facilities</b> <ul style="list-style-type: none"> <li>• To construct a local centre that offers provision of a scale that meets the day to day needs of the village (<i>Policy NC3, Part b</i>)</li> <li>• Sports facilities including the construction of a fully serviced 'sports hub' providing 4 x grass playing pitches with ancillary services including changing room facilities, parking, clubhouse (secured public access).</li> <li>•</li> </ul>
<b>Emergency Services</b> <ul style="list-style-type: none"> <li>• Provision of fire hydrants and water supply for fire fighting</li> </ul>
<b>Green Infrastructure, Leisure and Heritage</b> <ul style="list-style-type: none"> <li>• An extensive green infrastructure network that maximises opportunities for habitat connectivity and enhanced biodiversity including extending the River Cole green</li> </ul>

infrastructure corridor.

- The provision of *on-site* green infrastructure proportionate to the scale of the new village. Public open space should be provided in accordance with the typologies and standards as set out in Policy EN3 of the Local Plan.

Open Space typologies:

General Recreation (Major and Local Open Space) - 1ha per 1000 population

Outdoor Sports (1.2 of which will be playing pitch) - 1.6ha per 1000 population

Children's Play Areas - 0.3ha per 1000 population

Allotments - 0.3ha per 1000 population

- To protect on-site historical landscape features, heritage and archaeological assets and existing green-infrastructure
- To maximise opportunities for habitat connectivity
- To protect and enhance biodiversity and provide net local biodiversity gain (*Policy EN4*)
- To ensure non-coalescence of Great Stall East village to protect the character and identity of Wanborough, (Bishopstone and Bourton villages) (*Policy NC3, part e*)), (*Draft EV SPD*)

**Waste Management and Utility Services**

- On-site serviced infrastructure (electricity, ICT and telecommunications)
- On-site dwelling house waste provision (design solutions for the appropriate storage of wheelie bins and recycling bins)

**Other considerations**

- On site flood mitigation works (Policy NC3, Policy EN6)

**Strategic Infrastructure Needs (Shared)**  
**(this list is not exhaustive)**

**Transport and Movement**

- White Hart Junction Improvements
- Southern Connector Road and Commonhead Roundabout link
- Contributions towards the bridging structures linkages between development islands
- Contributions towards the Footbridge (FP5) over railway

NEV Mitigation Works West of A419:

- Oxford Road/Nythe Road
- Greenbridge Roundabout
- Coate Water Roundabout
- Piccadilly Roundabout

A420 Highway Improvements

- Gablecross Roundabout Improvements
- Old Vicarage Lane
- Police Station Access Improvements

<b>Sustainable Transport Solutions</b> <ul style="list-style-type: none"> <li>• Contributions towards the Framework Travel Plan</li> <li>• Contributions towards Public Transport Services</li> <li>• Contributions towards Rapid Transit</li> <li>• Contributions towards Park and Ride</li> </ul>
<b>Education</b> <ul style="list-style-type: none"> <li>• Contributions towards Early Years</li> <li>• Contributions towards SEN</li> </ul>
<b>Community Facilities</b> <ul style="list-style-type: none"> <li>• Contributions towards the delivery of a 11 GP surgery at the District Centre</li> <li>• Contributions towards Adult and Children's Social Care</li> <li>• Contributions towards libraries</li> <li>• Contributions towards local health provision</li> <li>• Contributions towards community safety</li> </ul>
<b>Emergency Services</b> <ul style="list-style-type: none"> <li>• Wiltshire Fire and Rescue Contributions</li> </ul>
<b>Green Infrastructure, Leisure and Heritage</b> <ul style="list-style-type: none"> <li>• To protect historical landscape features, heritage and archaeological assets and existing green-infrastructure</li> <li>• To ensure non-coalescence of Great Stall East village to protect the character and identity of Bourton village (<i>Policy NC3, part e</i>). <i>Land between the New Eastern Villages site boundary and the existing villages shall remain part of the countryside.</i></li> <li>• Contributions towards Great Western Community Forest (on and off site planting schemes)</li> <li>• Contributions towards strategic sports and leisure provision, including a leisure centre and swimming pool to be provided at the District Centre</li> <li>• Contributions towards heritage display and storage solutions</li> <li>• Contributions towards the management and maintenance of open space (Parish owned facilities)</li> <li>• Contributions towards Central Area Public Realm</li> <li>• Contributions towards Public Art</li> </ul>
<b>Waste Management and Utility Services</b> <ul style="list-style-type: none"> <li>• District Heating</li> <li>• Sewage treatment works</li> <li>• Waste management contributions (Household waste and recycling centre, additional waste vehicles)</li> </ul>
<b>Other considerations</b> <ul style="list-style-type: none"> <li>• The provision of flood mitigation works required off site (<i>Policy EN6</i>)</li> <li>• The construction, management and maintenance of SUDs required off site</li> </ul>
<b>Evidence Base</b> <ul style="list-style-type: none"> <li>• Swindon Borough Local Plan 2026</li> <li>• Updated NEV Master Plan (March 2016)</li> <li>• Infrastructure Delivery Plan – NEV Update (March 2016)</li> </ul>



Great Stall West	
<p>The village of Great Stall West (formerly Longleaze) will be located adjacent to the White Hart Junction, south and east of the A420 and A419 respectively.</p> <p>Alongside this village infrastructure proforma, please refer to the revised illustrative Masterplan (ref. NEV/MP/March 2016) and the NEV update to the Infrastructure Delivery Plan (IDP).</p>	
MAP TO BE INSERTED.	<b>Site area:</b> tbc
	<b>Main land uses required:</b> <ul style="list-style-type: none"> <li>• approx. 900 dwellings (Policy NC3)</li> <li>• Employment land provision that complements the mixed use District Centre and safeguards its connection with the wider residential development at the New Eastern Villages (NC3, part b))</li> <li>• The provision of a mixed use District Centre including sports and leisure facilities (NC3)</li> <li>• A health care facility comprising of a 11 GP surgery co-located with a dentist and pharmacy</li> <li>• Community facilities by the means of land safeguarded onsite and/or developer contributions (NC3, part b))</li> <li>• Open space provision</li> </ul>
	<b>Average Density:</b> 40 dwellings per hectare
	<b>Land required:</b> Yes, to facilitate the delivery: <ul style="list-style-type: none"> <li>• District centre including healthcare provision and community facilities</li> <li>• Open Space provision</li> </ul>
	<b>Local Plan Policies</b> SD1, SD2, SD3, DE1, DE2, HA1, HA2, TR1, TR2, IN1, IN2, IN3, IN4, EC3, CM1-CM4, EN3, EN6, EN10.
	<b>Wiltshire Waste Core Strategy</b> WA6
	<b>Anticipated delivery:</b> Phase 2
Local Infrastructure Needs ( <i>Provided on-site</i> ) ( <i>this list is not exhaustive</i> )	
<b>Design and Form of Development</b> <ul style="list-style-type: none"> <li>• High quality public realm including outdoor civic public space (NC3)</li> <li>• High quality design throughout the development (<i>Policy DE1</i>)</li> <li>• The preparation of Design Codes at Reserved Matters (<i>Policy SD3</i>)</li> </ul>	

- To demonstrate passive solar benefits through the layout and design of the development (*Policy DE2*)
- All major non-residential development will be required to meet BREEAM standard (*Policy DE2*)
- Secure by Design principles
- Both the villages of Great Stall East and Great Stall East will be the most visible part of the development from the A420. Therefore it is essential that as a 'gateway' to Swindon and the New Eastern Villages that high quality design and use of high quality materials is achieved. (Draft EV SPD)

#### District Centre - Specification

- The District Centre will provide a focus for the New Eastern Villages communities and neighbouring areas (Draft EV SPD)
- It will be of a suitable scale and exemplary design and quality to reinforce its role within the development (NC3, part b))
- It must be large enough and provide a wide enough range of activities to create a strong identity for east Swindon, which will anchor and provide a focus for new and existing communities (NC3 – sup text 5.64)
- It must not undermine the regeneration or role of Swindon Town Centre or provide a counter-weight to the Town Centre (NC3 – sup text 5.64)
- It should also provide civic public space to host outdoor events and activities, community facilities and high quality public realm, innovative and contemporary buildings to signal its role as the heart of east Swindon and gateway to the town. (NC3 – sup text 5.65)
- Retail schemes will be expected to be supported by a retail impact assessment which demonstrates that the development is of a scale and type that would not damage the vitality or viability of the Town Centre (NC3 – supporting text 5.64)

#### **Residential**

- Variety of densities, house types and sizes to meet local needs and respect character of surrounding area (*Policy HA1*)
- Delivery of 40% Affordable Housing (*Policy NC3*)
- Wheelchair accessible housing (*Policy HA3*)

#### **Employment**

- 2.5ha within B1a use-class to be located at and/or adjacent to the District Centre (Draft EV SPD)
- 7.5ha within B1b/c or B2 use-class (Draft EV SPD) (NC3, part b))
- Additional employment opportunities through the site (NC3)

#### **Transport and Movement**

- To construct new roads, incorporating provision for public transport to ensure north-south and east-west vehicular links securing connectivity to the neighbouring new villages.
- To provide a walking and cycle network that integrate with existing networks and provide good connectivity within the development and to the surrounding area (including the provision of bridleways)
- Core express bus route along the proposed east-west link

#### **Community Facilities**

- Site for leisure facilities, including a leisure centre and a 25m swimming pool
- Site for health care facility with GP, dentist and pharmacy facilities
- Other community facilities including where appropriate, flexible, multi-purpose buildings for use by the community, the public sector and for worship (NC3, part b))
- These services will serve the NEV as a whole

#### **Emergency Services**

- Provision of fire hydrants and water supply for fire fighting

**Green Infrastructure, Leisure and Heritage**

- The provision of on-site green infrastructure proportionate to the scale of the new village. Public open space should be provided in accordance with the typologies and standards as set out in Policy EN3 of the Local Plan.

Open Space typologies:

General Recreation (Major and Local Open Space) - 1ha per 1000 population

Outdoor Sports (1.2 of which will be playing pitch) - 1.6ha per 1000 population

Children's Play Areas - 0.3ha per 1000 population

Allotments - 0.3ha per 1000 population

- To protect on-site historical landscape features, heritage and archaeological assets and existing green-infrastructure
- To maximise opportunities for habitat connectivity
- To protect and enhance biodiversity, to maximise opportunities for habitat connectivity and provide net local biodiversity gain (*Policy EN4*)

**Waste Management and Utility Services**

- On-site serviced infrastructure (electricity, ICT and telecommunications)
- On-site dwelling house waste provision (design solutions for the appropriate storage of wheelie bins and recycling bins)

**Other considerations**

- On site flood mitigation works (Policy NC3, SUDs Vision, Policy EN6)

**Strategic Infrastructure Needs (Shared)**  
**(this list is not exhaustive)****Transport and Movement**

- White Hart Junction Improvements
- Southern Connector Road and Commonhead Roundabout link
- Contributions towards the bridges
- Contributions towards the Footbridge (FP5) over railway

NEV Mitigation Works West of A419:

- Oxford Road/Nythe Road
- Greenbridge Roundabout
- Coate Water Roundabout
- Piccadilly Roundabout

A420 Highway Improvements

- Gablecross Roundabout Improvements
- Old Vicarage Lane
- Police Station Access Improvements

Sustainable Transport Solutions

- Contributions towards the Framework Travel Plan
- Contributions towards Public Transport Services
- Contributions towards Rapid Transit
- Contributions towards Park and Ride

**Education**

- Contributions towards Secondary School and Post 16

<ul style="list-style-type: none"> <li>• Contributions towards Early Years</li> <li>• Contributions towards SEN</li> </ul>
<b>Community Facilities</b> <ul style="list-style-type: none"> <li>• Contributions towards the delivery of a 11 GP surgery at the District Centre</li> <li>• Contributions towards Adult and Children's Social Care</li> <li>• Contributions towards libraries</li> <li>• Contributions towards local health provision</li> <li>• Contributions towards community safety</li> </ul>
<b>Emergency Services</b> <ul style="list-style-type: none"> <li>• Wiltshire Fire and Rescue Contributions</li> </ul>
<b>Green Infrastructure, Leisure and Heritage</b> <ul style="list-style-type: none"> <li>• To protect historical landscape features, heritage and archaeological assets and existing green-infrastructure (<i>Policy RA3, part (b)</i>)</li> <li>• Contributions towards Great Western Community Forest (on and off site planting schemes)</li> <li>• Contributions towards strategic sports and leisure provision, including a leisure centre and swimming pool to be provided at the District Centre</li> <li>• Contributions towards heritage display and storage solutions</li> <li>• Contributions towards the management and maintenance of open space</li> <li>• Contributions towards Central Area Public Realm</li> <li>• Contributions towards Public Art</li> </ul>
<b>Waste Management and Utility Services</b> <ul style="list-style-type: none"> <li>• Waste management contributions (Household waste and recycling centre, additional waste vehicles)</li> </ul>
<b>Other considerations</b> <ul style="list-style-type: none"> <li>• District Heating</li> <li>• The provision of flood mitigation works required off site (<i>Policy EN6</i>)</li> <li>• The construction, management and maintenance of SUDs required off site</li> </ul>
<b>Evidence Base</b>
<ul style="list-style-type: none"> <li>• Swindon Borough Local Plan 2026</li> <li>• Updated NEV Masterplan (March 2016)</li> <li>• Infrastructure Delivery Plan – NEV Update March 2016</li> </ul>

Land required in order to preserve Scheduled monuments and other nationally/regionally important undesignated archaeological sites and their settings in situ should not be accounted for as public open space