

Swindon Borough Council

New Eastern Villages Green Infrastructure

Supplementary Planning Document



July 2017

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1 Introduction

- 1.0.1 Following the adoption of the Swindon Borough Local Plan 2026 (the Local Plan) in March 2015, it has become necessary to provide more detailed advice and guidance on the relevant planning policies that relate to the delivery of green infrastructure at the New Eastern Villages (NEV).
- 1.0.2 Policy NC3 of the Local Plan identifies the NEV as a strategic allocation to deliver about 8,000 new dwellings, 40 hectares of employment, a new secondary school, new primary schools, retail, health and community facilities. The policy requires a comprehensive approach for dealing with the development of the NEV, including the provision of infrastructure necessary to create a sustainable development as required by the National Planning Policy Framework (NPPF).

1.1 Purpose of the document

- 1.1.1 Green Infrastructure (GI) is vital for all of us. The design and arrangement, quality, richness, and maintenance of green spaces can lift a development out of the ordinary into a special place; a unique destination to visit, and a fun and enjoyable place to live, work and spend leisure time. Across the NEV there are many opportunities for the delivery of a wide range of open spaces that are well designed and integrated at every village, and which respond positively to the local landscape character area to create an extensive network of GI.
- 1.1.2 This document sets out the strengths and opportunities for GI that can be realised at the NEV, detailing options to facilitate the delivery of an integrated, multi-functional GI network. The development has the potential to deliver over 300 hectares of GI providing an integrated network across the site. The strategy will seek to fulfil the full range of open space provision required, responding positively to the landscape and the topography of the area whilst maximising opportunities for the existing and new communities. GI will be delivered in a creative, innovative, and sustainable way which is engaging, promoting enjoyment and the well-being for all, in the context of the development requirements and partnership working across a range of public and private sectors.
- 1.1.3 The delivery of GI cannot be achieved in isolation, therefore partnership working will be essential to achieving an extensive network that is accessible for all.
- 1.1.4 On this basis, the SPD provides a robust framework for securing the delivery of GI generated by development in the NEV. It sets out in detail the Council's approach to the provision of GI related to development at the NEV, providing further explanation of the principles established by Policy NC3, in particular to provide:

“an extensive green infrastructure network that maximises opportunities for habitat connectivity and enhanced biodiversity including extending the River Cole green infrastructure corridor and connecting with Nightingale Wood”

1.1.5 The SPD explains the Council’s adopted policy basis to:

- Identify the strengths and opportunities to deliver an extensive GI network across the NEV, including:
 - open space provision in accord with the need generated by residential development;
 - consideration of landscape, biodiversity, and archaeology factors;
- Secure planning obligations for GI requirements in the NEV in accordance with Policy NC3 and other relevant policies in the Local Plan and the adopted NEV Planning Obligations SPD;
- Engage with all interested parties to encourage partnership working and help deliver management and maintenance solutions for the long term sustainability of GI.

1.1.6 The SPD will be a material consideration in the determination of planning applications for all development proposals within the NEV site boundary as shown on the approved Illustrative Masterplan (October 2016).

1.1.7 The SPD relates to the GI required for the delivery of about 8,000 dwellings, as specified in Policy NC3. However, in the event that the number of dwellings exceeds 8,000, there will be a need to consider any additional GI requirements. On this basis, the Council will make amendments to the NEV IDP¹ and the level of contribution required. The NEV IDP review will be undertaken in consultation with delivery partners and stakeholders, and any update will be subject to statutory period of public consultation before being presented to Planning Committee for adoption by the Council.

1.2 What is GI?

1.2.1 GI consists of a strategic network of accessible, multifunctional sites (including parks, woodland, informal open spaces, nature reserves and historic sites) as well as linkages such as river corridors and floodplains, wildlife corridors and greenways. These contribute to people’s well-being, and together comprise a coherent managed resource responsive to evolving conditions (dRSS for the South West, 2006).

¹ Infrastructure Delivery Plan (adopted as Planning Obligations SPD in October 2016)

- 1.2.2 The National Planning Policy Framework defines GI as “a network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.”
- 1.2.3 Furthermore, Planning Practice Guidance (PPG, 2016) states that GI is not simply an alternative description for conventional open space. As a network it includes parks, open spaces, playing fields, woodlands, but also street trees, allotments and private gardens. It can also include streams, canals and other water bodies and features such as green roofs and walls (Paragraph: 027 Reference ID: 8-027-2160211).
- 1.2.4 On this basis, all open space of public value will form an integral part of the GI network at the NEV. A range of typologies can be provided ranging from formal sports pitches to open areas within a development, linear corridors and country parks.
- 1.2.5 GI can provide health and recreation benefits to people living and working nearby and have an ecological value. GI is an important part of the landscape and setting of the built development, and an important component in the achievement of sustainable development (NPPF, para 6-10).
- 1.2.6 PPG acknowledges that the preparation of a GI strategy can assist in planning positively for GI and should be based upon an assessment of current GI provision and identify opportunities for improvement (Paragraph: 029 Reference ID: 8-029-20160211).
- 1.2.7 Swindon’s GI policy framework is detailed within the Local Plan 2026 and is supported by Swindon’s “A Green Infrastructure Strategy for Swindon 2010-2026” (2011).
- 1.2.8 In particular the GI Strategy provides an integrated framework for the protection, creation and management of existing green infrastructure, biodiversity sites and other environmental assets. The policy context is expanded further in Section 2 of this document. The policy framework has informed the GI vision for the NEV.

1.3 The Importance of GI

- 1.3.1 In accordance with PPG, there is strong recognition of the multiple benefits that GI can deliver. To ensure such benefits are delivered, the PPG reiterates that GI must be well planned, designed and maintained and, therefore, should be a key consideration in both local plans and planning decisions where relevant
- 1.3.2 In accord with Policy EN1, the benefits that GI can achieve, at a range of scales, derived from natural systems and processes include:
- Connect and enrich biodiversity habitats and ecological networks and services;

- Enable the provision of education and visitor facilities to improve access and opportunities for recreation and tourism;
- Contribute to the health and well-being of the residents of Swindon;
- Enhance landscape character and respect local distinctiveness;
- Help meet the challenges of climate change; and
- Realise the potential of historical and cultural heritage features to contribute to local identity and sense of place.

1.4 Planning at all spatial scales

- 1.4.1 The value of GI and open space is widely recognised, and effective planning, design and integration will serve to optimise the multi-functionality of these spaces at both the strategic and local scale. Furthermore, effective GI management and maintenance can ensure its long term sustainability at the NEV. The purpose of this GI Vision is to inform opportunities for delivery, not to prescribe management or maintenance regimes. These will be subject to detailed negotiations with developers and delivery partners to ensure there is no long term financial burden on the Council.
- 1.4.2 Due consideration will be given to ensure that GI is sufficiently resilient in specification and design to secure long term sustainability and reduce the management and maintenance burden.

2 Statutory and Planning Policy Context

National Planning Policy Framework:

- 2.0.1 Under the National Planning Policy Framework (NPPF), there is a requirement to deliver sustainable development. This draft SPD will assist the Council in achieving this key National Policy requirement. The NPPF in paragraph 153 states that:
- 2.0.2 “Supplementary planning documents should be used where they can help applicants make successful applications or aid infrastructure delivery, and should not be used to add unnecessarily to the financial burdens on development”.
- 2.0.3 The SPD is considered to meet the stated objectives of the NPPF. It seeks to guide delivery of necessary infrastructure in a manner that is equitable and fair to all the landowners/developers in the NEV in accordance with the adopted NEV Planning Obligations SPD.

Swindon Borough Local Plan 2026 (Adopted March 2015)

- 2.0.4 The Local Plan, sets out the level of housing, employment and other development needs up to 2026, where this should be located, and the infrastructure required enabling this development to take place. This includes the identification of a number of strategic allocations at the ‘new communities’, including the NEV, to ensure the planned growth needs are met.
- 2.0.5 The Local Plan must be read as a whole. For ease of reference, there are specific planning policies that support the delivery of the NEV:

Policy NC3 - The New Eastern Villages - including Rowborough and South Marston Village Expansion

Policy NC3 details the development requirements at the NEV including Rowborough and South Marston Village expansion. This includes the delivery of an extensive GI network that will support the delivery of sustainable, well designed places which form distinct individual villages.

Policy RA3 - South Marston

Policy RA3 sets out the approach to delivering development at South Marston. The policy will ensure the expansion of South Marston will create an integrated village with a distinct rural and separate identity from Swindon and other settlements. A Neighbourhood Plan for South Marston Village is currently being prepared by South Marston Parish Council. Once made, the South Marston Village Neighbourhood Plan will form part of the Development Plan for Swindon Borough and will be a material consideration in the determination of planning applications within the Neighbourhood Plan Area.

Policy SD3 - Managing Development

Policy SD3 details how the Council will take a positive approach to applying the presumption in favour of sustainable development in the Borough. It states that for all the significant development areas, management strategies will be agreed to secure the long term maintenance of infrastructure prior to development, and a tariff or model agreement will be developed to ensure timely delivery of infrastructure, maintenance and mitigation, and fair and equitable contributions to support infrastructure delivery.

Policy EN1 - Green Infrastructure Network

EN1 requires development to provide and design GI in order to integrate with existing corridors to maximise its connections and functions, and ensure the sustainable maintenance and its future management.

Policy EN2 - Community Forest

EN2 requires development to ensure a net increase in tree cover, create or enhance habitats for biodiversity, and ensure access to local woodlands and provide opportunities for communities and businesses to benefit from the Community Forest.

Policy EN3 - Open Space

EN3 requires residential development to provide, or contribute towards, open space in line with the Local Plan open space standards.

Policy EN4 - Biodiversity and Geodiversity

EN4 seeks to ensure that development avoids direct and indirect negative impacts upon biodiversity and geodiversity sites, as identified on the Policies Map. Furthermore, development shall protect and enhance biodiversity and provide net local biodiversity gain.

Policy EN5 - Landscape Character

EN5 seeks to ensure proposals for development will only be permitted when the intrinsic character, diversity and local distinctiveness of landscapes are protected, conserved and enhanced. Furthermore, applicants for development should demonstrate how they have taken into account Landscape Character Assessments and assessed the potential impact of the proposal upon attributes of the landscape.

Policy EN11 - Heritage Transport

EN11, as relates to the canal, seeks to ensure that development protects the integrity of the Wilts & Berks Canal and its associated structures, as shown indicatively on the Local Plan Policies Map. In addition, proposals will be permitted that are designed to develop the canal's recreational and nature conservation potential and shall only be permitted if it can be demonstrated that there is no unacceptable risk to ecology, flood risk, water resource and water quality.

- 2.0.6 In addition to these policies, there are other Local Plan policies that support the delivery of specific items of infrastructure:
- Policy IN1: Infrastructure Provision sets out the overarching policy for ensuring development makes a positive contribution to sustainable growth, through the delivery of appropriate infrastructure in a timely manner.
 - Policy TR1: Sustainable Transport Networks seeks to reduce the need to travel, and support and encourage the sustainable, safe and efficient movement of people and goods through the Borough.
 - Policy TR2: Transport and Development seeks to ensure new development is located and designed to reduce the need to travel, and to encourage the use of sustainable transport alternatives. To assess and mitigate the impact of development and to promote sustainable travel choices, planning applications should be accompanied by a Transport Assessment, a Transport Statement and a Travel Plan.

Phasing

- 2.0.7 Figure 11 in the Local Plan helps to identify the Council's preferred approach to the phasing of the new housing, and the related infrastructure to support the new communities at the NEV.
- 2.0.8 If planning applications are submitted in advance of the preferred phasing, the onus will be on the relevant developer(s) and/or interested parties to deliver the appropriate level of infrastructure to support the new community until such time the delivery of other development parcels / villages come forward.

3 **Delivering GI at the New Eastern Villages (NEV)**

The NEV Vision:

A destination of choice for people to live, with high property values and distinct communities, with good access to facilities and served by excellent infrastructure. A series of linked villages providing homes for all, with high quality education, leisure and community facilities built at the right time to create sustainable development.

3.0.1 The NEV will create well-designed places where people want to live, work and spend time. It will:

- Be a high quality development with an excellent level of strategic infrastructure that benefits Swindon as a whole;
- Form a new eastern gateway to Swindon that improves the image of the Town and maximises benefits to the wider economy with improved connectivity to the town centre;
- Sensitively, and positively respond to the existing landscape context, natural and historic assets and the character and identity of the surrounding villages as well as enhancing biodiversity and GI;
- Comprise new distinct villages with individual identities and characters linked together by green spaces that integrate with the existing urban area and wider landscape setting; and
- Provide facilities and services required for the new communities and opportunities for existing communities to benefit from the development.

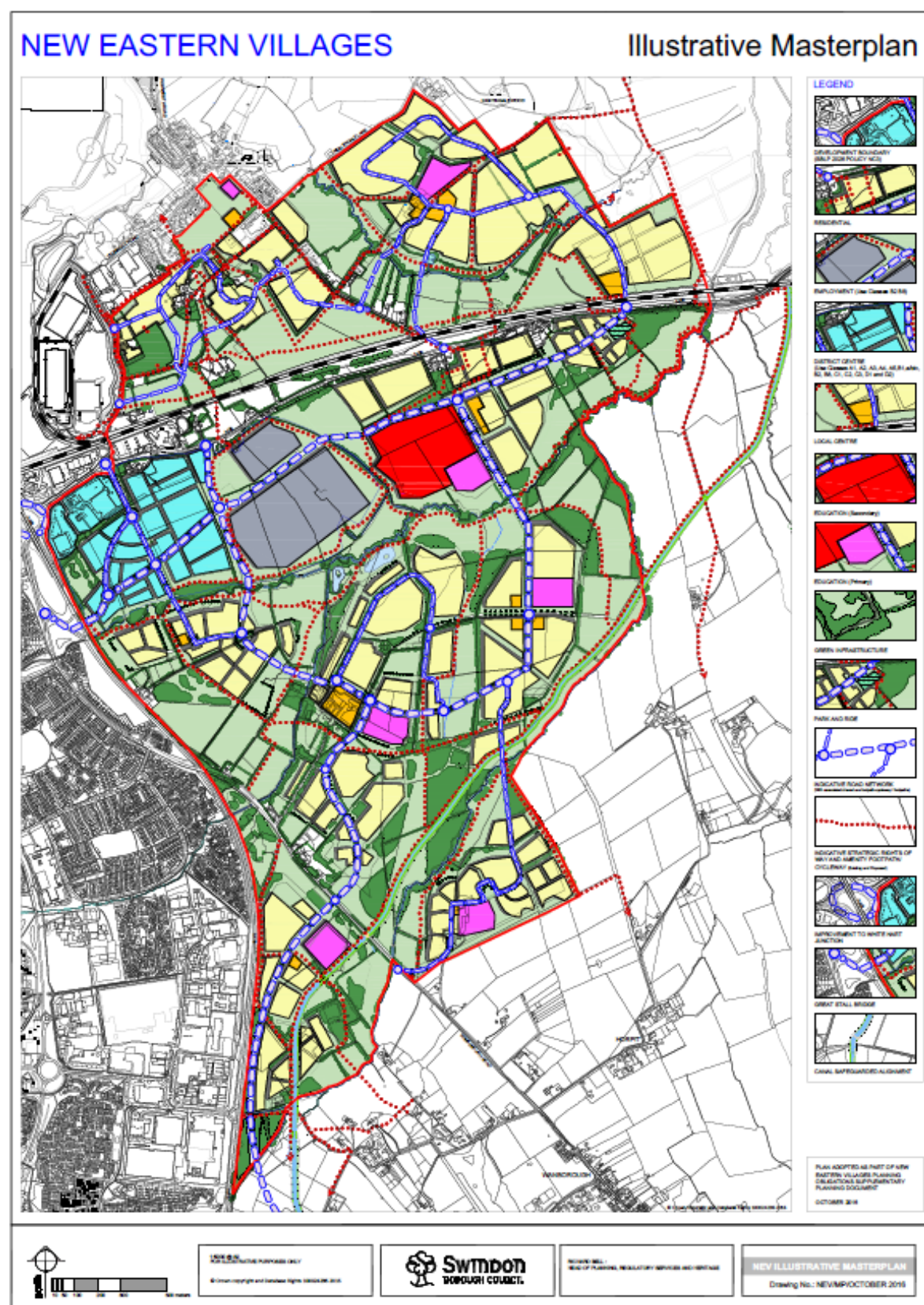
3.0.2 Policy NC3 seeks to ensure that development includes '*an extensive green infrastructure network that maximises opportunities for habitat connectivity and enhanced biodiversity including extending the River Cole green infrastructure corridor and connecting with Nightingale Wood*'.

Delivering the right infrastructure

3.0.3 There is an opportunity to deliver a well-designed network of inter-connected green spaces across the NEV, reflecting a broad range of GI typologies that are multifunctional and accessible to all. This will help to secure public access through a network of green routes promoting walking and cycling across the NEV. The delivery of GI in a holistic and coordinated way can provide a multitude of benefits to the existing and new communities.

- 3.0.4 The delivery of GI related to development proposals at the NEV should be in broad accordance with the adopted NEV Illustrative Masterplan, shown at Figure 1, and detailed in the NEV Planning Obligations SPD.

Figure 1: NEV Illustrative Masterplan (Adopted October 2016)



NEV GI Opportunities

- 3.0.5 Based on the character and topography of the site, there is an exciting opportunity to create a new network of green linear routes and open spaces. Central to the achievement of an extensive GI network is the delivery of the species rich River Meadows providing public open space and biodiversity areas.

River Meadows

- 3.0.6 The River Meadows, as shown on the Illustrative NEV Green Infrastructure Masterplan (Figure 15) will provide public open space and biodiversity areas, serving the 'green heart' of the NEV development. It will optimise the potential to integrate and enhance with the existing flood plain and deliver a range of accessible and integrated linear green routes (North and South) connecting to every village.
- 3.0.7 The green linear routes will be characterised by natural features and GI assets that have been identified as important for their retention. This will include the retention of existing hedgerows, trees, grazed pastures, grassland, marshland, woodland areas, and other identified open spaces.
- 3.0.8 This mixture of open and vegetated areas, connected by formal footpaths, boardwalks and viewing platforms will provide legible nature trails and integrated green routes, facilitating ease of access for the community and visitors.
- 3.0.9 The River Meadows should be well-designed; a diverse but unified landscape feature. Effective delivery and management will be key to maximising the potential of 'Place Making' in this new part of Swindon. This includes the holistic management of farming, conservation, and recreational objectives.

Visitor Centre

- 3.0.10 A visitor centre will showcase nature conservation and local heritage at the NEV. It will be centrally located within the River Meadows (between the villages of Great Stall East and Lotmead) and it will become a new leisure destination in its own right.
- 3.0.11 The centre should showcase all that's great about the NEV. There will be an opportunity for partners to engage in, and facilitate delivery, working towards the aim of delivering an extensive GI network and providing a place where people can truly engage with conservation, the natural environment and local heritage.
- 3.0.12 The Council will work with delivery partners and stakeholders to determine appropriate specifications for the visitor centre, including flexible shared space, and to detail the long term management and maintenance required.

The visitor centre should be sustainable in the broadest sense of the word, including financially.

What opportunities are there for my organisation?

- 3.0.13 The Council recognises that creating and sustaining high quality GI that meets local needs, particularly on this scale, requires a partnership approach and are keen to hear from local people, and organisations who may wish to explore opportunities for the design, delivery, or management of GI at the NEV whether on a large or more localised scale. Future management and maintenance options are explored further at Section 4 of this document.

4 Green Infrastructure Proposals

- 4.0.1 In accord with Local Plan policies, in particular SD1, EN1, EN11 and NC3 and RA3, the delivery of GI will deliver a comprehensive range of functions that are summarised in the following themes below:

GI Function

- Landscape Character
(incorporating Great Western Community Forest)
- Biodiversity
- Green Routes
- Open Space
(incorporating health and well-being)
- Art, Heritage, and Education
- Economically Productive Land; and
- Water management

- 4.0.2 The chapters that follow provide more detail on each theme as follows:

- An audit and assessment of existing GI assets;
- The GI requirements to support development at the NEV;
- Proposals for achieving an integrated GI network;
- Delivery Mechanisms and Management Opportunities;

- 4.0.3 This chapter will seek to identify the strengths of each GI function and how opportunities can be maximised to fulfil the potential of the GI network at the NEV. Each chapter is accompanied by a GI “Key Principle” which provides more detail on the information expected to be submitted to support development proposals and in the context of delivering an extensive GI network. This information should allow key stakeholders to focus upon the specific GI functions that are of particular interest to them

4.1 Landscape Character

Strengthening, enhancing, and creating high quality, distinctive Landscape Character

Includes trees and hedgerows; woodlands, water courses and floodplains; landform; and key views from the area's wider landscape character setting to and from the North Wessex Downs Area of Outstanding Natural Beauty (AONB).

Baseline

- 4.1.1 The site sits mainly within National Character Area 108: The Upper Thames Clay Vales (Natural England, 2014) 'a broad belt of open, gently undulating lowland farmland on predominantly Jurassic and Cretaceous clays'. Land north of the A420 is part of NCA 109: The Midvale Ridge 'a band of low-lying limestone hills stretching east to west from the Vale of Aylesbury in Buckinghamshire to Swindon' (Natural England, 2013).
- 4.1.2 The higher ground of the North Wessex Downs is to the south, with its roads and paths having extensive long distance views across the NEV and surrounding area. "Great weight should be given to conserving landscape and scenic beauty in ... Areas of Outstanding Natural Beauty" (NPPF, 2012, para 115).
- 4.1.3 As Figure 2 shows, the site falls mainly within Swindon Landscape Character Area (LCA): Vale of the White Horse. This is a broad, flat low-lying valley with dark skies, and extensive views towards the Downs and the Midvale Ridge. There are numerous ponds, and many small streams flowing north to south into the River Cole. Fields are large with a strong north to south linear pattern, bounded by hedgerows reinforced with large trees. There are a few woodlands, a network of ancient lanes and bridleways, and a few scattered farms.
- 4.1.4 Historical character includes Roman settlements and roads at Lotmead, and the disused Wilts & Berks canal running along the northern boundary. Land north of the A420 falls in the Midvale Ridge LCA. Given the developed character of the road corridor, and works necessitated by NEV, it is important to maintain the indicative non-coalescence area between the village of South Marston, the road corridor, and proposed NEV development. It is also important to maintain the indicative non-coalescence area between the village of Wanborough and proposed NEV development.

4.2 Great Western Community Forest (GWCF)

- 4.2.1 The Great Western Community Forest (GWCF) designation covers the whole of Swindon Borough and parts of Oxfordshire and Wiltshire to deliver multi-purpose forestry that encompasses the creation and use of a diverse natural and built environment including trees and woodland, grassland, wetlands, hedgerows, ponds and rivers. The GWCF is an integral part of developing Swindon Borough's green infrastructure, and a priority for the GWCF is to achieve a substantial increase in tree and woodland cover across Swindon Borough, including at the NEV.
- 4.2.2 The GWCF is identified in the NEV Planning Obligations SPD as infrastructure required to support the NEV. One way this can be achieved is through the delivery of community woodland projects which can be important in enhancing existing landscape character. Figure 3 shows how the GWCF can help deliver new landscape character, responding positively to the design and character of each new village within the NEV. Community forest can provide other GI benefits including increasing woodland cover, enhancing biodiversity and providing new opportunities for leisure, recreation, cultural activity, education, promoting well-being and healthy lifestyles.

The Woodland Trust

- 4.2.3 As the UK's leading woodland conservation charity, the Woodland Trust's vision is for a UK rich in native woods and trees, for people and wildlife. The Trust manages over 200 sites in the South West including three significant woodlands in Swindon; Stratton, Warneage and Purton Woods.
- 4.2.4 The Woodland Trust support the commitment to achieve net increase in woodland cover, with a focus on strategic locations which create nature corridors and enhance biodiversity. The Trust believes that trees and woodland are an essential element of place making as they can deliver a wide range of benefits. As a potential delivery partner, the Woodland Trust will endeavour to provide support to ensure opportunities for enhancing woodland cover are maximised at the NEV.
- 4.2.5 Practice guidance 'Residential Development and Trees'² prepared by the Woodland Trust sets out key factors to consider when incorporating trees as part of development.

Requirements to support the development - Analysis and opportunities

- 4.2.6 As shown in Figure 4, in order to achieve an integrated GI network that responds positively to the landscape, development at the NEV will need to:
- Increase tree cover in accord with GWCF objectives, linking to historic hedgerow field boundaries and woodland areas (both new and existing);

² <https://www.woodlandtrust.org.uk/publications/2015/07/residential-developments-and-trees/>

- Ensure development responds positively which identifies and enhances key viewpoints from the NEV within the context of the landscape character setting and the North Wessex Downs AONB;
- Provide a full range of GI in accord with open space requirements and GI typologies (as identified in the LP);
- Contribute and facilitate the delivery of the river meadows nature reserve and visitor centre;
- Link new accessible open space, green routes and leisure opportunities to wider communities;
- Increase the range of habitats for wildlife and key species (biodiversity net gain); and
- Protect and enhance heritage assets and create a sense of place.

Development Proposals

- 4.2.7 Development proposals should serve to deliver an extensive network of grazed wetlands, grasslands, and woodlands alongside the existing water courses including the River Cole. This will have the positive effect of visually strengthening the existing landscape character features of meandering streams and long distance views.
- 4.2.8 These fingers of natural green and 'blue' space throughout the site can support natural water management systems, and provide important separation and identity to each village. In accord with policy, and mitigation measures identified in the Landscape Impact Assessment, existing hedgerows should be retained as far as possible, and new woodland should follow the scale and pattern of existing woodland.
- 4.2.9 Due consideration should be made to new woodland and planting to soften the southern boundary, in particular at the villages of Great Stall East, Lower Lotmead and Redlands, which will create a well-defined edge and preserve strategic viewpoints. There may also be opportunities to deliver new woodland and planting off site. The Council will work proactively with landowners to identify appropriate areas, both on and off site, for new woodland and planting. Figure 3 and Table 1 provide information on the opportunities to deliver new community woodland projects on-site and off-site at the NEV.

Delivery and Management Opportunities

- 4.2.10 Developers will be expected to deliver and provide for the long term management and maintenance of open space and GI that is required as a result of development at the NEV. Such maintenance and management arrangements should be provided for each GI asset delivered both on-site and off-site. Further information is provided in Section 4.

- 4.2.11 Delivery of the NEV will be phased and during this time the cumulative landscape and visual impacts from multiple development areas within the site will be mitigated in part by the non-coalescence areas.
- 4.2.12 Retention and enhancement of GI corridors, where possible of similar width to the developed villages shown in Figure 4, is a sustainable way of managing the cumulative impacts of continued expansion on the landscape and visual amenity of Swindon.
- 4.2.13 Developers will be expected to submit detailed Masterplans within planning application submissions which clearly identify GI typologies that demonstrate a positive contribution to the landscape setting and GI network.
- 4.2.14 Early and ongoing engagement with all partners interested in the conservation and management of land including appropriate Management Companies, Community Interest Companies, community organisations, farmers, Parish Councils, environmental groups and conservation partners will be vital to ensure long term sustainability.

Water Catchments

- 4.2.15 The delivery of Sustainable Drainage Systems (SuDS) as set out in the SuDS Vision for the NEV Supplementary Planning Document (SPD). Adopted in February 2017, the SPD seeks to ensure developers design and enhance natural water management features on-site and off-site with swales, ponds, and natural wetland. Well designed and integrated SuDS features will form, and contribute towards, the delivery of the extensive GI network. This must be achieved without compromise to the primary recreational function of public open space for the community. Further guidance on planning for SuDS at the NEV can be found in the adopted SuDS Vision for the NEV.

Landscape Character: GI - Key Principle 1

Policy Context:

EN1, EN2, EN5, NC3, RA3 and NEV Planning Obligations SPD

In accord with Policy EN5, applicants will be expected to demonstrate how they have taken into account Landscape Character Assessments and assessed the potential impact of the proposal the landscape character at the NEV.

What information should be provided as part of development proposals at the NEV?

In the context of delivering an integrated GI network both locally and strategically, information should be provided on:

- How the proposal will seek to protect, conserve and enhance the intrinsic character, diversity and local distinctiveness of the landscape character at the NEV. Proposals should not adversely affect the setting of the North Wessex Downs AONB;
- Specify how design and materials will be used sympathetically to the surrounding landscape and avoid unacceptable impacts; and
- How proposals will provide mitigation to a satisfactory level in circumstances where other negative impacts are considered unavoidable.

Applicants will be expected to submit Landscape Visual Impact Assessments or Environmental Impact Assessments to fully assess landscape impacts and mitigation

Why is this information required?

The above information is required to provide demonstrable evidence that applicants / developers will seek to deliver high quality development within the context of a well-designed GI network and townscape to enhance and mitigate negative impacts upon landscape character, its features and setting.

Figure 2: Illustrative Existing Landscape Character

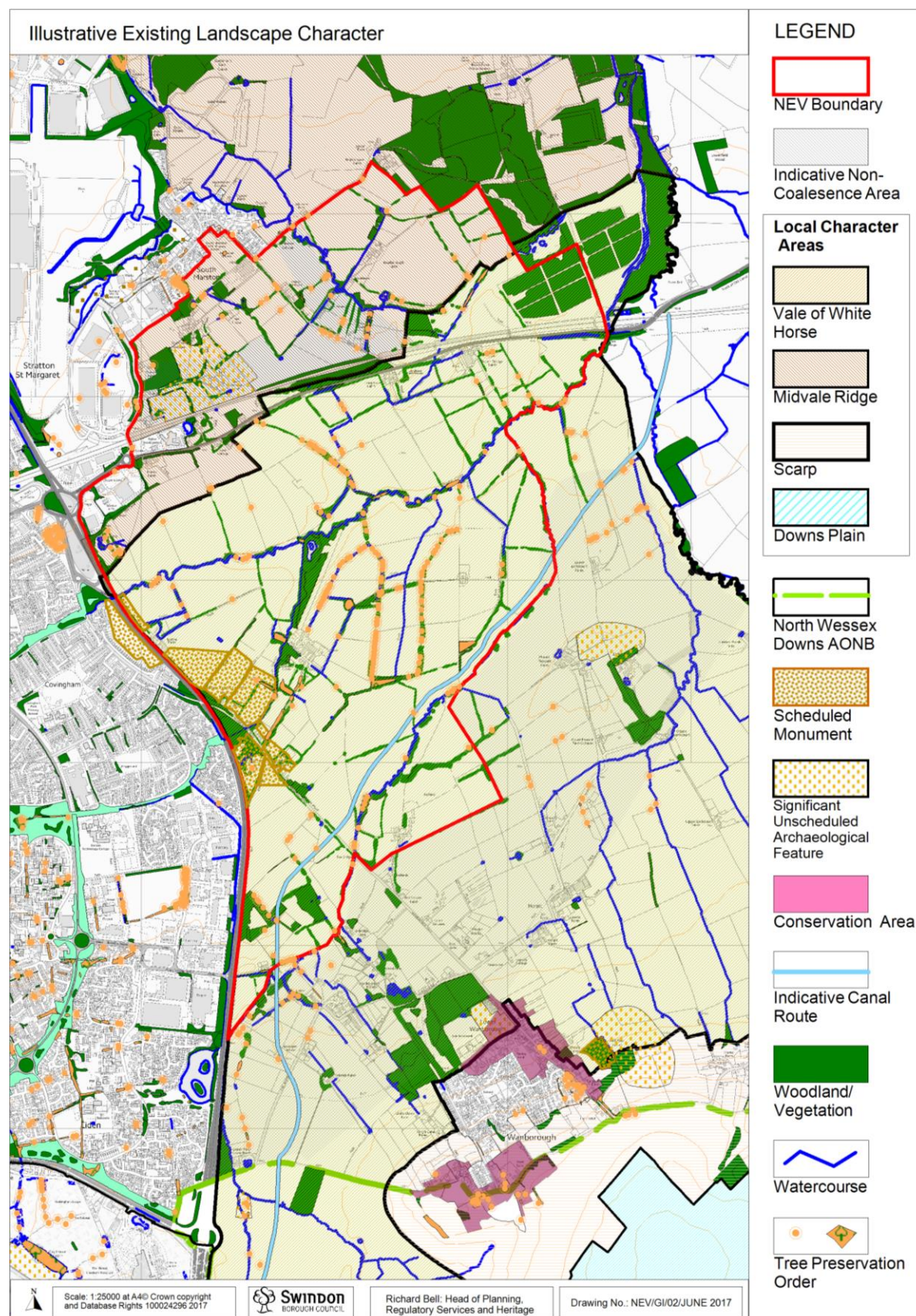


Figure 3: Proposed Community Woodland Areas

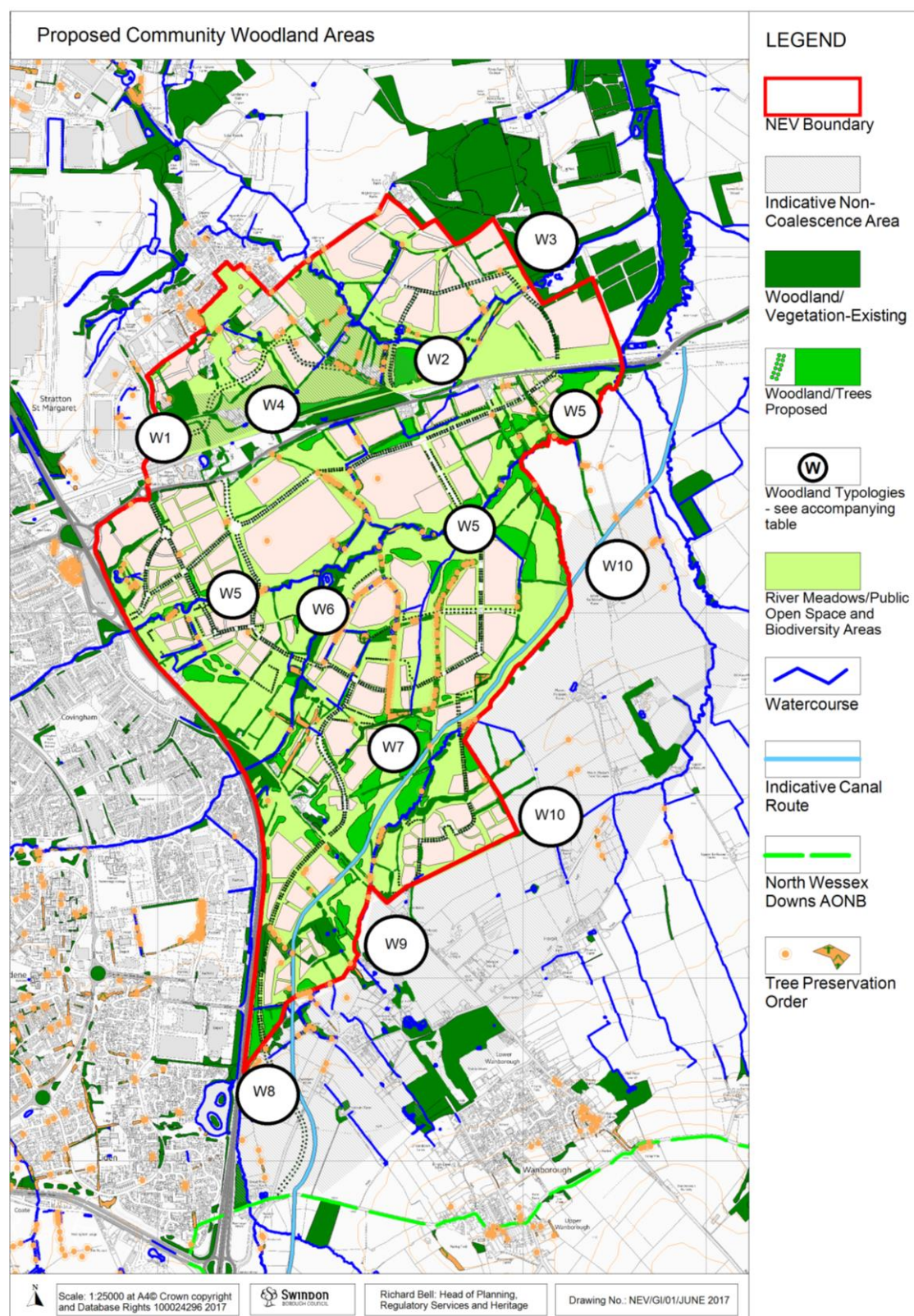
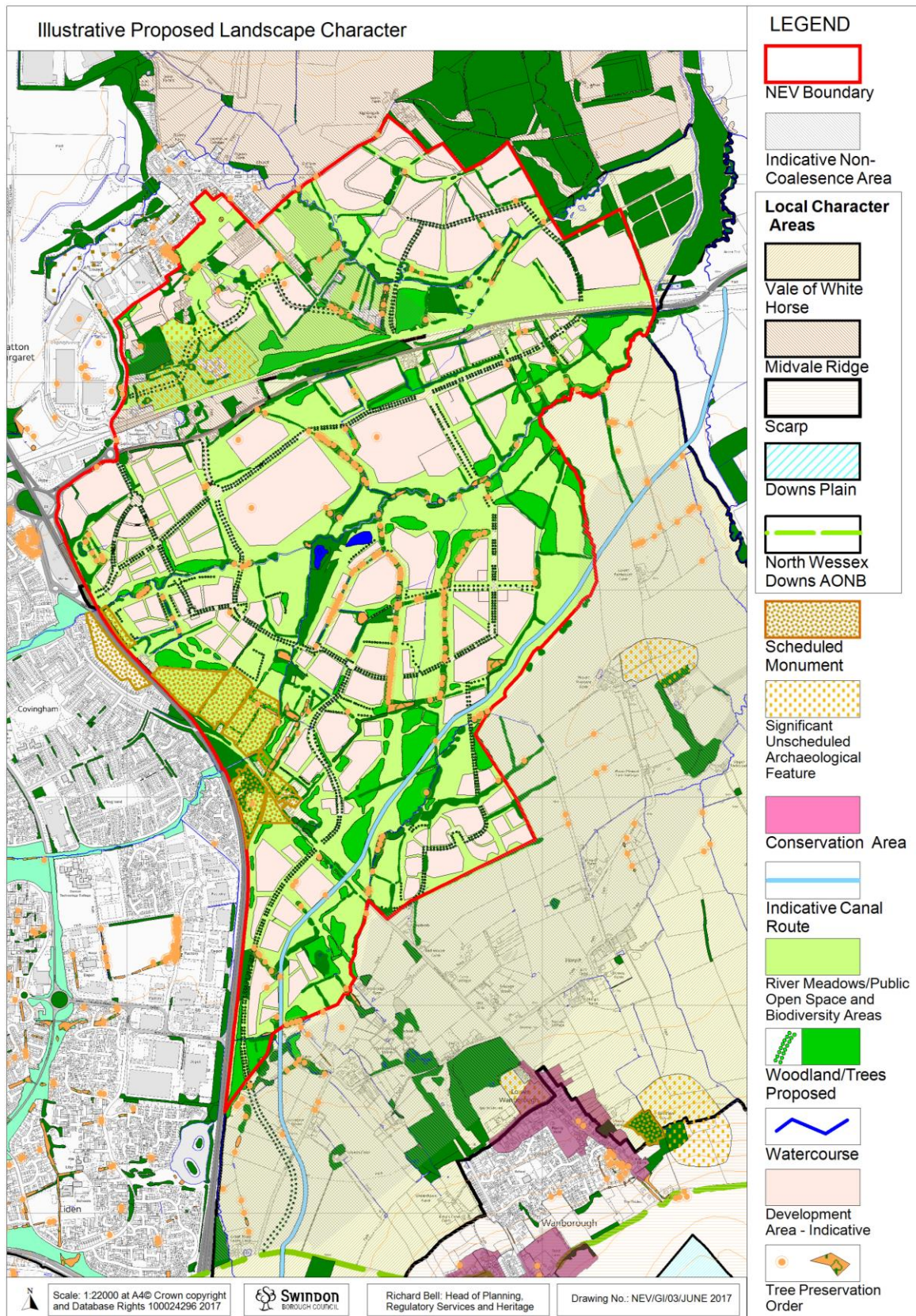


Table 1: Woodland areas

Woodland Area	Community Woodland – Project information
Woodland Area 1	Oxleaze Wood: Improvements to site infrastructure including new access points, path improvements, tree works, interpretation and community engagement. Additional planting in surrounding open spaces alongside other habitat improvements.
Woodland Area 2	Creation of new community woodland: New planting to more than double the size of existing woodland. Native broadleaf mix with additional species to provide resilience in accord with Forestry Commission guidelines. Access provision, signage and interpretation. Additional planting in surrounding open spaces alongside other habitat improvements. Planting mix to reflect potential use of wood products in by nearby allotments.
Woodland Area 3	Mitigate impacts on Nightingale Woods (Forestry Commission): Improvements and realignment of site infrastructure including creation of new vehicle access points. Sufficient funding needed for on-going management and maintenance. Programme of community engagement, information provision and interpretation. Additional planting in surrounding green-spaces alongside other habitat improvements particularly along the course of the South Marston.
Woodland Area 4	New woodland planting to strengthen the buffer between the railway and open spaces.
Woodland Area 5	New broadleaf woodland blocks and incidental planting in association with grassland and wetland habitat creation, watercourse management and integral with Sustainable Urban Drainage infrastructure. Native broadleaf mix with additional species to provide resilience following Forestry Commission guidelines. Where coincidental with floodplain the planting mix will need to reflect ground conditions and planting layout will need to be guided by the Environment Agency. Some woodlands will provide for community access, others provided primarily for nature conservation purposes.
Woodland Area 6	Management of existing woodland in association with other habitats, particularly water course and ponds.

Woodland Area 7	Extensive area of new community woodland incorporating the Wilts & Berks Canal, naturalised open spaces and integral with sustainable urban drainage infrastructure. Native broadleaf mix with additional species to provide resilience following Forestry Commission guidelines. Where coincidental with floodplain the planting mix will need to reflect ground conditions and planting layout will need to be guided by the Environment Agency.
Woodland Area 8	New woodland planting associated with the Southern Connector Route, in particular to provide screening between the SCR and the A419.
Woodland Area 9	New woodland planting to the south of the NEV to mitigate impacts with a focus on expanding and linking existing woodland. Native broadleaf mix with additional species to provide resilience following Forestry Commission guidelines. Improvements to site infrastructure, information provision and community engagement at Warneage Woods (Woodland Trust). New planting to expand existing woodland at Pack Hill with accompanying access provision and community engagement.
Woodland Area 10	Additional woodland planting to the east of the NEV to compensate for loss of woodland planting potential within the development. Particular attention should be given to enhancement of habitat corridors associated with watercourses.

Figure 4: Illustrative Proposed Landscape Character



4.3 Biodiversity

The creation of well connected, resilient, ecological corridors of floodplain meadow, marshland, wetland, woodland, scrub and grassland habitats alongside the River Cole tributaries.

Biodiversity sites, semi-natural green spaces, together with their associated species.

Baseline

- 4.3.1 There are a number of Strategic Nature Areas (SNAs) within Swindon Borough including SNA 49 - Neutral Grassland at South Marston, and Nightingale Wood. SNA's helped to shape the Borough-wide GI Strategy and aim to provide an overview of statutory designated biodiversity sites, and priority species and habitats, and propose landscape scale areas with "the best opportunities for building a healthy, resilient ecological network of priority habitats within Wiltshire. They are designed to focus and coordinate conservation efforts to attain the best outcomes for biodiversity with the limited resources available to organisations to do so."
- 4.3.2 In the light of continuing decline in UK priority habitats and species, (UK State of Nature Report 2016) current national biodiversity strategy is: "To halt overall biodiversity loss, support healthy well-functioning ecosystems and establish coherent ecological networks, with more and better places for nature for the benefit of wildlife and people" (Biodiversity 2020 - A strategy for England's wildlife and ecosystem services, 2012).
- 4.3.3 In particular, the delivery of GI at the NEV will serve an important role in maintaining and enhancing the ecological status of water courses, and will serve to overcome the severance of habitats caused by the A419 and A420.

Requirements to support the development - Analysis and opportunities

- 4.3.4 As shown at Figure 5, the NEV represents an important opportunity to achieve significant landscape-scale biodiversity gains in Swindon; with consequent gains for the wellbeing of the new residents as they enjoy the natural environment. Partnership working can help deliver the priorities and opportunities for SNA 49.
- 4.3.5 Furthermore, the Landscape Biodiversity Areas Report by Wiltshire Wildlife Trust (2013) the River Cole **"represents an important wildlife corridor, linking Swindon urban area with the surrounding countryside and supporting associated riparian, meadow and woodland priority habitats along its length. It is important to maintain the integrity and ecological status of the riparian and adjacent habitats to safeguard these important corridors and their associated wildlife. [However], the river system is particularly vulnerable to pressures associated with the urban environment and transport systems which can lead to polluted run-off and raised sediment and chemical loads."**

4.3.6 Planning obligations secured for GI at the NEV will be directed towards priority habitats and ecological areas, which should be reconciled with SuDS and other key considerations:

- Identify sites with suitable conditions for restoration of floodplain meadows;
- Restore meadows and wet woodland habitats in the floodplains;
- Protect, enhance and sensitively manage riparian habitats, leaving some areas not accessible by people or dogs;
- Revert arable land in the floodplain to permanent grassland and plant woodland / buffer strips to intercept runoff;
- Improve aquatic life by removing barriers and securing sensitive bankside management - subject to consultation with the Environment Agency; and
- Provide opportunities to deliver net local biodiversity gain throughout each village and across the NEV. This includes measures that seek to preserve, restore and recreate priority habitats, ecological networks and the protection and recovery of priority species populations.

Proposals

4.3.7 The proposed habitat network, shown at Figure 6 shows the proposed location of the River Meadows and existing and proposed woodland along the River Cole tributaries.

4.3.8 Developers will be expected to submit detailed information which demonstrates how development will positively contribute towards net local biodiversity gain. This should be undertaken in consultation with local biodiversity partners and ecology experts.

Biodiversity: GI - Key Principle 2

Policy Context:

EN4, NEV Planning Obligations SPD

Development will avoid direct and indirect impacts upon biodiversity and geodiversity sites at the NEV.

All development, where appropriate shall protect and enhance biodiversity and provide net local biodiversity gain.

What information will developers be expected to provide?

In the context of delivering an integrated GI network both locally and strategically, information should be provided on:

Sensitive site location and layout, and by maintaining sufficient buffers and ecological connectivity with the wider environment

Where development is within 8 metres of designated main river, the Environment Agency recommend that a buffer zone free from built development including lighting, domestic gardens and formal landscaping is provided.

Demonstrate how the development will provide net local biodiversity gain
Damage or disturbance to local sites will generally be unacceptable, other than in exceptional circumstances

Why is this information required from developers?

The above information is required to provide evidence that developers will seek to protect, enhance and provide for net local biodiversity gain within the context of a well-designed GI network and townscape.

Appropriate mitigation and compensation measures will be required where impact upon sites is unavoidable or demonstrably not achievable.

Figure 5: Illustrative Existing Biodiversity

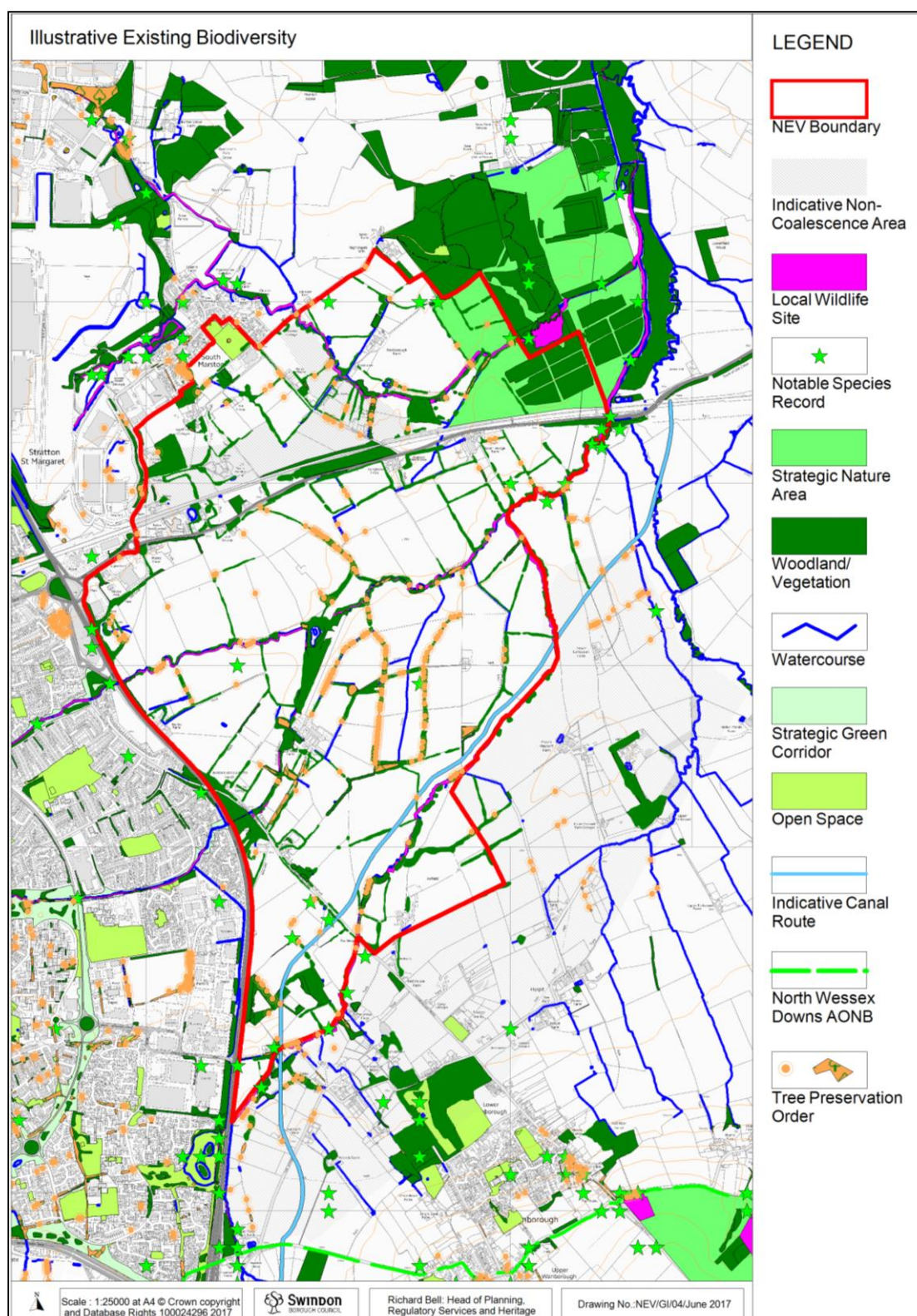
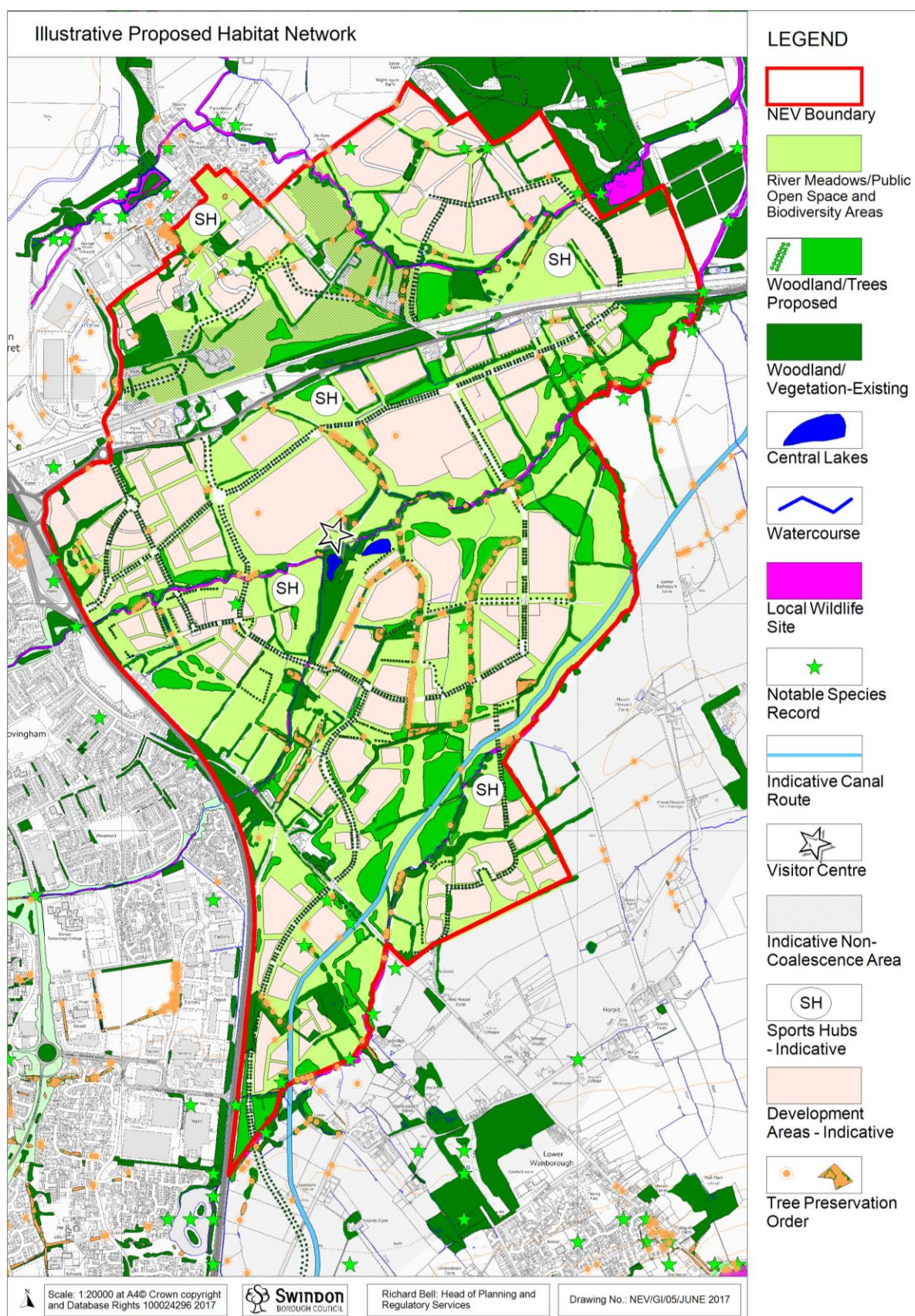


Figure 6: Illustrative Proposed Habitat Network



4.4 Green Routes

To create a continuous high quality, varied network of green routes connecting homes and destinations.

- 4.4.1 Green Routes accommodate strategic and recreational movement of the local community, connecting a range of open spaces. These spaces, whilst necessary for movement and connectivity, will further facilitate ecological transference and provide the 'green lungs' of the development.
- 4.4.2 To accommodate movement and assist the urban transport network, the green routes will accommodate Public Rights of Way (PROW), other pedestrian routes, cycleways, bridleways, long distance trails, canal corridors, field and meadow crossings, associated gateways and modal interchanges.

Baseline

- 4.4.3 There are existing, localised links represented by a network of minor lanes and bridleways within the allocated development area and to the settlements of Sevenhampton, Shrivenham, Bourton, Hinton Parva and Wanborough. Developers will be expected to provide and enhance these existing movement links.
- 4.4.4 The allocated development area, which accommodates the proposed New Eastern Villages Development, consists of a series of island plots, or villages, separated by green spaces, which shall accommodate the green routes. These green routes shall connect with the urban framework within the island plots and outwards to the existing communities of Swindon.
- 4.4.5 The creation and enhancement of an integrated movement network, facilitated by the provision of integrated green routes is of strategic priority to achieve sustainable development at the NEV. It will serve to promote well-being and healthy lifestyles and provide the new communities at each village with a range of sustainable transport options; thus reducing reliance on the car for travel needs.
- 4.4.6 Adopted in October 2016, the NEV Framework Travel Plan SPD³ supports this approach and actively promotes sustainable transport choices at the NEV. The SPD sets out a number of key principles and management mechanisms to reduce the number of car trips within and to the NEV and recognises the importance of a well-connected layout to enhance pedestrian and cyclist permeability, as well as providing priority to public transport vehicles and to reduce car dependency.
- 4.4.7 In addition to this, the NEV Island Bridge Vision SPD (adopted June 2017) sets out to provide the vision for connectivity between the NEV development islands which includes primary infrastructure for vehicular traffic and secondary infrastructure within green corridors for non-motorised users.

³ https://www.swindon.gov.uk/info/20113/local_plan_and_planning_policy/651/planning_policy_guidance/3

Requirements to support the development - Analysis & opportunities

- 4.4.8 A crucial part of maximising the benefits of GI for communities of the New Eastern Villages is the creation of an attractive integrated network of green routes for every day commuting, getting to school & shops, as well as leisure. The securing and implementation of the green routes will facilitate the following:
- Reduce car journeys thus decreasing pollution, congestion, energy use and reducing travel times
 - Allow people to exercise as part of their daily journeys as well as planned trips to outdoor sports facilities such as pitch based sports and outdoor training facilities.
 - Increase sensory experiences of the changing seasons and weather through wildlife, heritage, and farming.
 - Increase community cohesion through numerous opportunities for social interaction.
 - Improve well-being and healthy lifestyles including mental health.
 - Provide a sense of adventure, promoting freedom, enjoyment and tranquillity.

Types of Cycleway

- 4.4.9 Cycle infrastructure will be provided throughout the development as a network of urban routes following the delivered road infrastructure and rural routes through GI.
- 4.4.10 Table 2 provides an appraisal of both types of cycle route provision:

Table 2: Types of Cycleway

Urban Routes		Rural Routes	
Pros	Cons	Pros	Cons
Security and overlooking	Possible sharing of space with traffic	Visual amenity	Limited opportunity for overlooking and security
Across seasonal activity	Noise and pollution	Limited pollution and only rural noise	Occasional seasonal disruption to use – flooding etc.
Continuity of surfacing and form	Heavy Traffic conflicts	Limited/No traffic Conflicts	Multiple surfacing
Consistent and regular wayfinding	Numerous interchanges and stopping points	Limited interchanges or reason to stop	None or limited lighting
Lighting			

- 4.4.11 The combination of urban and rural routes are necessary to facilitate the travel demands of the development, with the green routes providing additional benefits of attracting recreational and leisure use in a serene environment. These green routes, for the purposes of providing a movement function, refer to multifunctional, non-vehicular routes, separate from road corridors, enabling a mix of any of: cycling, scooting, skating, blading, walking, jogging, horse riding, and water based travel.
- 4.4.12 These can take various forms: green hedge-lined ‘bridleways’; tracks, canal routes and towpath, and soft or hard surfaced combined footways / cycleways through parks or open space.

Proposals

- 4.4.13 Figure 7 provides an inset map taken from the South Marston Draft Neighbourhood Plan and shows the proposed strategic routes in and around the village whilst Figure 8 shows the location of the wider proposed green route network. This will enable new communities to be well connected by green routes, facilitating easy access and movement to local services and facilities such as schools, play areas and shops Wider links may benefit from improvements to maximise the potential of this new network, for example sustainable travel link to the Hospital.
- 4.4.14 The type of surfacing of the green route is crucial to its location, functionality, character and user types. It is proposed that green routes should be

presented as a mix of tarmac routes, hoggins (self-binding stone to dust) and grassed routes for walkers.

Delivery and Management

- 4.4.15 All cycling, pedestrian and bridle routes will either form formal Public Rights of Way, Highway Maintainable at Public Expense, permissive path or route subject to secured delivery by condition or obligation.

Green Routes: GI - Key Principle 3

Policy Context: EN1, TR1, TR2, NEV Planning Obligations SPD

Development at the NEV should be located and designed to reduce the need to travel and to encourage the use of sustainable transport alternative, particularly walking and cycling, and provide the potential to maximise bus travel.

All new homes within easy walking distance to a green route that connects to the wider green infrastructure network and encourages walking or cycling to schools, local shops and facilities.

What information should be provided as part of development proposals at the NEV?

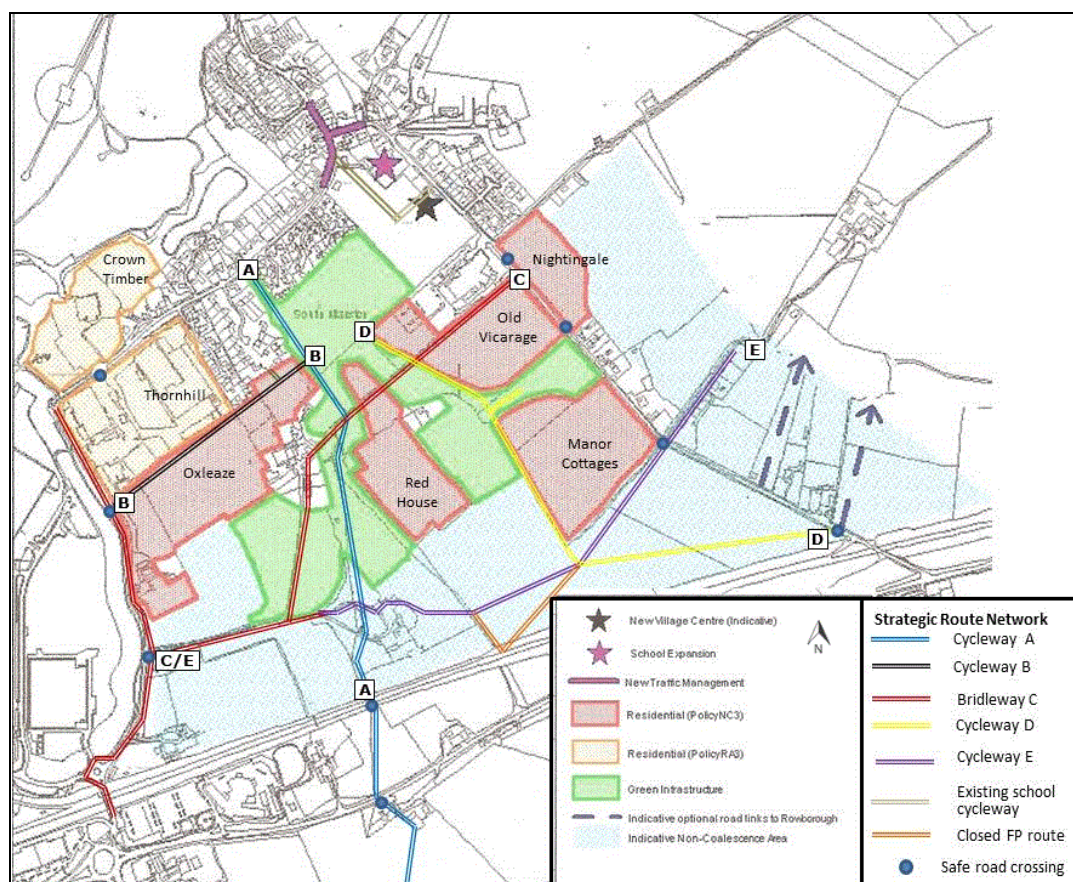
To assess and mitigate the impact of development and to promote sustainable travel choices in the context of delivering an integrated GI network, the following information will be required to support planning applications:

- A Transport Assessment: where the proposed development is likely to have significant transport and related environmental impact (in accordance with Department for Transport guidance);
- A Travel Plan: where the proposed development is likely to have significant transport and related environmental impact (in accordance with Department for Transport guidance).
- In addition to this, at the reserved matters stage a Movement Framework will be required to demonstrate connectivity to the wider development.

Why is this information required?

To fully assess the transport requirements of the development and within the context of wider NEV delivery.

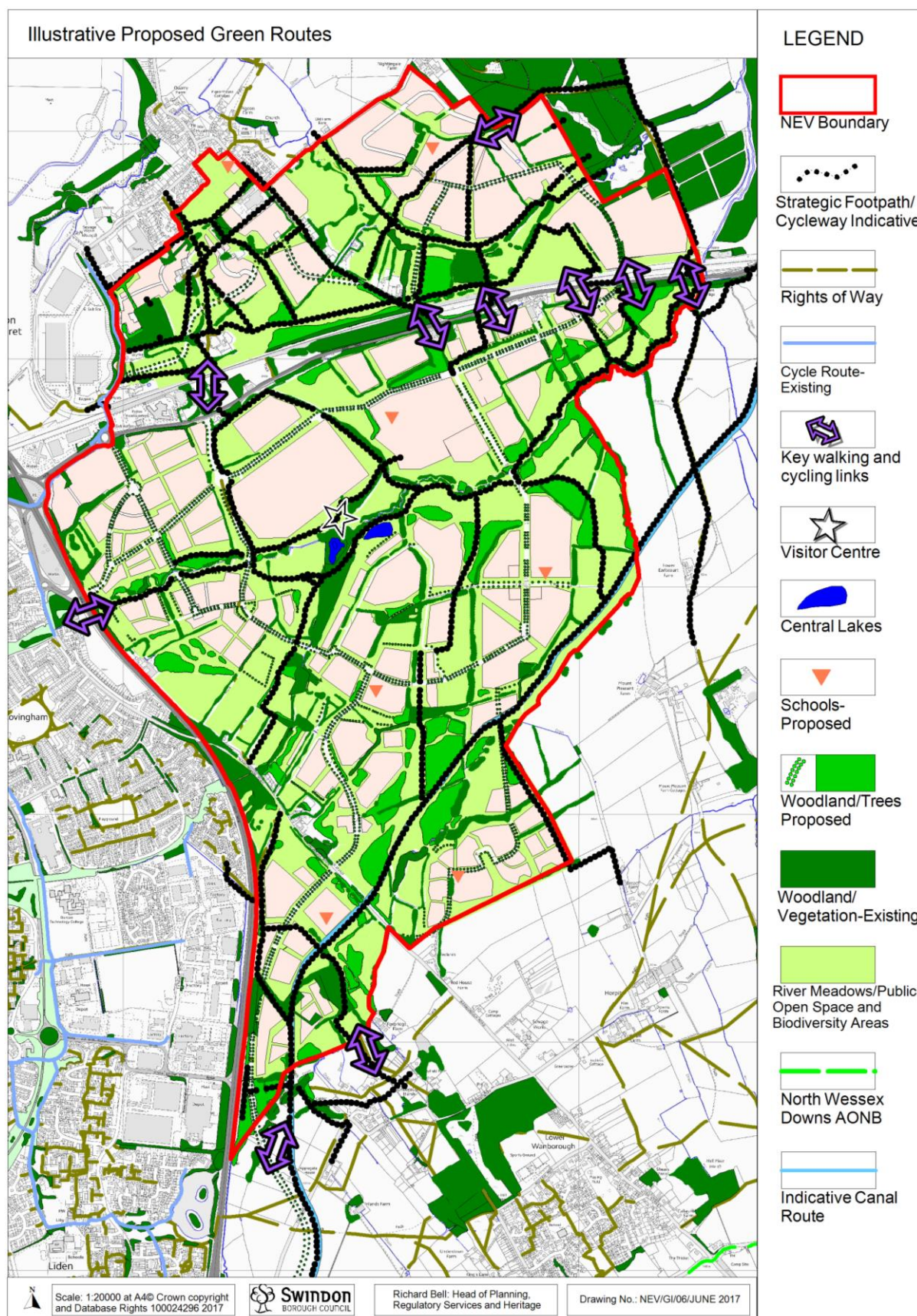
Figure 7: South Marston Village Draft Neighbourhood Plan: Proposed Strategic Routes⁴



© Crown copyright and Database Rights 100024296 2015
Not to Scale

⁴ Plan 6 Map of the Proposed Strategic Routes - Extract taken from South Marston Village Draft Neighbourhood Plan (May 2017)

Figure 8: Illustrative Proposed Green Route



4.5 Open Space and Recreation

Create a broad range of green infrastructure supporting health and well-being for all ages

Access to open spaces for sport, play or general recreation is viewed as an important part of life. This includes outdoor sports facilities, general recreational areas, children's play areas; outdoor gyms; country parks and town parks; and other informal recreation opportunities.

Baseline

- 4.5.1 This document seeks to cover the full range of outdoor recreational, sporting, and play opportunities for all ages ranging from formal sports matches; to the everyday, informal spontaneous activities such as going for a walk or visiting the local park with children.
- 4.5.2 There are a number of walking and cycling opportunities at the NEV, on existing lanes, bridleways and paths that pass through it. Developers will be expected to retain and enhance existing Public Rights of Way routes and integrate them effectively at each village location and strategically across the NEV. This should include the provision of tranquil 'greenways' and walking only' routes.
- 4.5.3 The Council consider that building upon this potential can provide a far reaching network of connected and multifunctional open spaces and will make a key contribution to the quality of life for the communities at the NEV.

Open Space Requirements

- 4.5.4 Identified in the NEV Planning Obligations SPD, as infrastructure required to support the NEV and in accord with Policy EN3, Appendix 3 of the Local Plan 2026, the following is expected to be delivered on site as an integral part of the development:

Outdoor Sports Facilities

- 4.5.5 The Local Plan sets out a requirement to deliver 1.6 hectares of outdoor sports facilities per 1000 population, of which 1.2 hectares should be playing pitch. Responding to current trends in outdoor sports provision, a number of sports hubs are identified in the NEV Planning Obligations SPD and should be delivered on site at the NEV. Each local outdoor sports 'hub' facility should include, as a minimum requirement:
 - A minimum of four adult size playing pitches with associated ancillary uses including a pavilion, changing facilities (including toilets) and an appropriate level of cycling and car parking provision.
- 4.5.6 A 'responsive mix' of grass and artificial pitches to deliver outdoor sports and playing pitches for the benefit of all should be achieved. Although the

specification of each sports hub will differ depending upon the main sporting activity or 'anchor' sport offered at each location.

- 4.5.7 In addition to this, outdoor sporting facilities (non-pitch) should also be provided at hub sites where they complement the main sporting use on-site. Alongside the policy requirement, this should be established through community consultation and where there is established demand or local need. Examples include the provision of bowling greens and tennis courts.
- 4.5.8 In accord with Policy RA3, South Marston is an exception, whereby development proposals will be expected to provide an extended recreation ground to include the field to the south-west of the current recreation ground (known as Bell Gardens) with recreational facilities of an appropriate type and scale.
- 4.5.9 Each hub will provide a perfect location and opportunity to facilitate the delivery of fitness classes and groups and arranged leisure activities and should be well connected and within easy walking distance. Other ancillary facilities on-site may include a café.
- 4.5.10 In accord with the Local Plan, development proposals should be within 600 metres or 15 minutes walking time of junior playing pitches whilst adult's sports facilities should be within a 20 minute drive time.

Playing Pitch Strategy

- 4.5.11 The Council are currently undertaking a Playing Pitch Strategy for the Borough which will also assess playing pitch requirements at the NEV. The strategy is expected to be completed by autumn 2017.

Operational arrangements

- 4.5.12 In order to secure long term sustainability of such facilities, each hub should be accompanied by a comprehensive management and maintenance programme.

Children's and Teenager's Play Areas

- 4.5.13 The Local Plan sets out a requirement to deliver 0.3 hectares of equipped children's play area per 1000 population and to be delivered as an integral part of development. A range of equipped play areas should be provided at each village location. Developers should avoid locating locally equipped areas of play at or on the edge of a village boundary.

LEAPs/ LLAPs

- 4.5.14 Each play area should be built to LEAP (Locally Equipped Area of Play) or equivalent standard and are typically laid out and constructed to provide play equipment for younger children who are at the beginning of their adventures, playing independently with supervision. Offering greater opportunities for natural play, the provision of LLAPs (Local Landscaped Area for Play) are also acceptable providing they meet Council standards. Furthermore,

through the delivery of well-designed and carefully selected play equipment, there are significant opportunities to enhance landscape setting.

- 4.5.15 LEAPs and LLAPs should be within an easy, safe and short walking distance of 250 metres (5 minute walking time) from nearby homes and provided as an integral part of development maximising opportunities for natural surveillance.
- 4.5.16 Furthermore, such facilities can provide an opportunity to enhance the importance of landscape setting, achieved through the benefits that can be delivered from natural play settings and showcasing them with carefully selected play equipment

NEAPs

- 4.5.17 A range of larger, equipped play areas built to NEAP (Neighbourhood Equipped Area of Play) or equivalent standard should also be provided at appropriate village locations. In addition to play opportunities for younger children, NEAPs are typically equipped for older children.
- 4.5.18 NEAPs should be within an easy and safe walking distance of 500 metres (15 minute walking time) from nearby homes and provided as an integral part of development maximising opportunities for natural surveillance. Typical locations may include next to a Primary School, district centre and local centres serving to complement communal spaces that provide informal meeting points.
- 4.5.19 In order to secure long term sustainability of such facilities, each play facility should be accompanied by a comprehensive management and maintenance programme.

Allotments

- 4.5.20 The Local Plan sets out a requirement to deliver 0.3 hectares of allotment provision per 1000 population. Allotments should be within an easy walking distance of 600 metres (15 minute walking time) from nearby homes and provided as an integral part of development.
- 4.5.21 An area containing allotment plots which the local community can use for the purpose of producing fruit or vegetables for consumption by individuals and family wholly or mainly cultivates. Allotments are defined more precisely by the Allotments Act 1922.

General Recreation

- 4.5.22 The Local Plan sets out a requirement to deliver 1 hectare of general recreation per 1000 population, of which 0.5 hectares should be suitable for children's informal play. General recreation encompasses publically accessible Local Open Space (LOS) and Major Open Space (MOS) which are defined in more detail below. They provide significant recreational function but do not necessarily fall within the above typologies e.g. for example, parks and gardens, amenity areas and accessible wildlife areas.

Local Open Space (LOS)

- 4.5.23 Local open spaces are located within housing areas to serve the informal recreational needs of the immediate community and the play requirements of children. Such spaces should be within easy walking distance of 600 metres (15 minute walking time) from nearby homes and provided as an integral part of development.
- 4.5.24 Local open spaces may also provide equipped play areas for children and may contain multi-use games areas. They may also provide seating, paths, site information and associated landscape.

Major Open Space (MOS)

- 4.5.25 These spaces are designated principally for passive recreation serving recreational needs and providing connectivity to surrounding areas. Such spaces should be within easy walking distance of 600 metres (15 minute walking time) from nearby homes and provided as an integral part of development.
- 4.5.26 Such spaces may vary in size, shape and degree of formality and may be used to preserve and enhance retained landscape features such as woodlands, lakes or watercourses. They may also contain more formal provisions, pitches or play areas as secondary uses.
- 4.5.27 In accord with the Local Plan, major open spaces sites between 2 to 20 hectares in size should be accessible within 2km from home; sites greater than 20 hectares, accessibility should be within 5km.

Requirements to support the development - Analysis and opportunities

- 4.5.28 The Local Plan, specifically Policy EN3 and Appendix 3 sets out the standards for the provision, quality, and accessibility of open spaces. Developers will be expected to deliver open spaces which respond positively within its landscape context, optimising key attributes that the landscape can offer at this location, including due consideration to:
- Space - The significant large areas of open space identified in the Character and Biodiversity chapters can enhance the landscape character of the area and soften village settlement boundaries, responding positively to the surrounding countryside. Examples of how this can be achieved, include:
 - The preservation of important long distance views;
 - through the creation of new woodland in accord with the principles of the GWCF;
 - through the securing of viable grazed fields

- Informality - Less intensively managed, open and natural spaces located some distance from homes where there are opportunities to run free, promoting adventure and nature exploration.
- Variety - Trees, logs, boulders, naturally undulating slopes to roll upon, places to make dens and streams to paddle in. Adventurous play promotes healthy lifestyles and well-being and developers need to design these opportunities in to provide for the needs of children and families.

Proposals - Active Lifestyles

- 4.5.29 Development at the NEV can be designed to promote and facilitate active lifestyles where outdoor activity is within easy reach from your doorstep and becomes an integral way of life. Both the journey and the destination are outdoor, active, fun and social. Sport England along with Public Health England launched revised guidance 'Active Design' 'Active Design'⁵. In accordance with national planning policy, it provides 10 principles for Active Design and has considerable synergy with the objectives of delivering GI at the NEV.
- 4.5.30 Sports hubs should be easily accessible by walking or cycling, sensitively lit, and located outside Flood Risk areas. Sports Hubs should provide direct linkages to open space and the wider network including the River Meadows and woodland areas to enable the widest possible range of flexible recreational and wellbeing opportunities and experiences.
- 4.5.31 Furthermore, a location adjacent to, or combined with, school provision, other community facilities, play areas, or the visitor centre, can maximise usage; upgrade the offer for visitors; and help secure sustainable long term management and financing of facilities. Partnership working with local sports clubs and providers will help build a strong ethos and identity for sport and leisure at the NEV.

⁵ <https://www.sportengland.org/facilities-planning/active-design/>

Open Space: GI - Key Principle 4a

Policy Context

EN3, NEV Planning Obligations SPD

Open Space Calculator

In order to calculate the open space requirement and where the total number of residential dwellings are known, the below calculation can be used to work out the total average population as shown below at part (i). This must be done before undertaking the calculation for each type of open space shown at part (ii):

(i) For applications including residential dwellings:

(Total number of residential units) x 2.35 (average household size*) = Total average population

(ii) To calculate the requirement for each type of open space:

General Recreation (Major and Local Open Space): 1 hectare per 1000 population

1 hectare / (1000 / (Total average population)) = Hectare(s)

Outdoor Sports: 1.6 hectares per 1000 population (of which 1.2ha playing pitches)

1.6 hectare(s) / (1000 / (Total average population)) = Hectare(s)

Children's Play Areas: 0.3 hectares per 1000 population

0.3ha / (1000 / (Total average population)) = Hectare(s)

Allotments: 0.3 hectares per 1000 population

0.3ha / (1000 / (Total average population)) = Hectare(s)

** Please note that the average household size reflects DCLG ONS Base data as at 2012. If over time there is a change to average household size, the open space calculator will adjusted to reflect this.*

Open Space: GI - Key Principle 4b

What information will be expected?

Information should be provided to show on site open space provision as part of a detailed village masterplan, and in the context of delivering an integrated GI network both locally and strategically:

- the quantum of open space to be delivered
- the function of open space typologies
- how each typology contributes positively to the delivery of an extensive GI network
- how each open space typology is sensitively located to optimise accessibility catchments
- how each open space forms an integral part of development to optimise natural surveillance and overlooking by nearby homes.

Why is this information required from developers?

The above information is required to provide evidence that developers will provide public open space in accord with the open space standards and within the context of a well-designed GI network and townscape.

Figure 9: Illustrative Existing Recreation

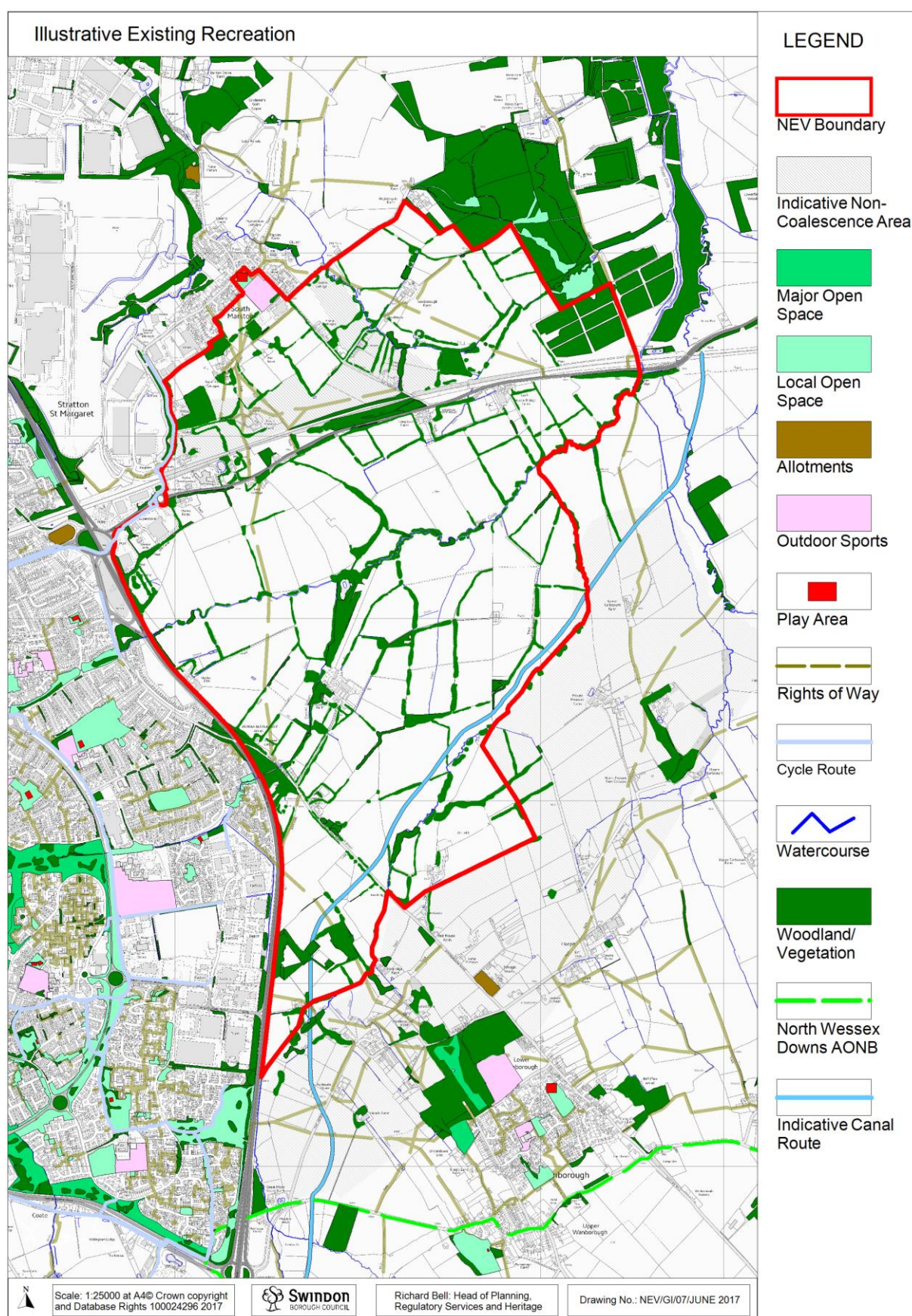
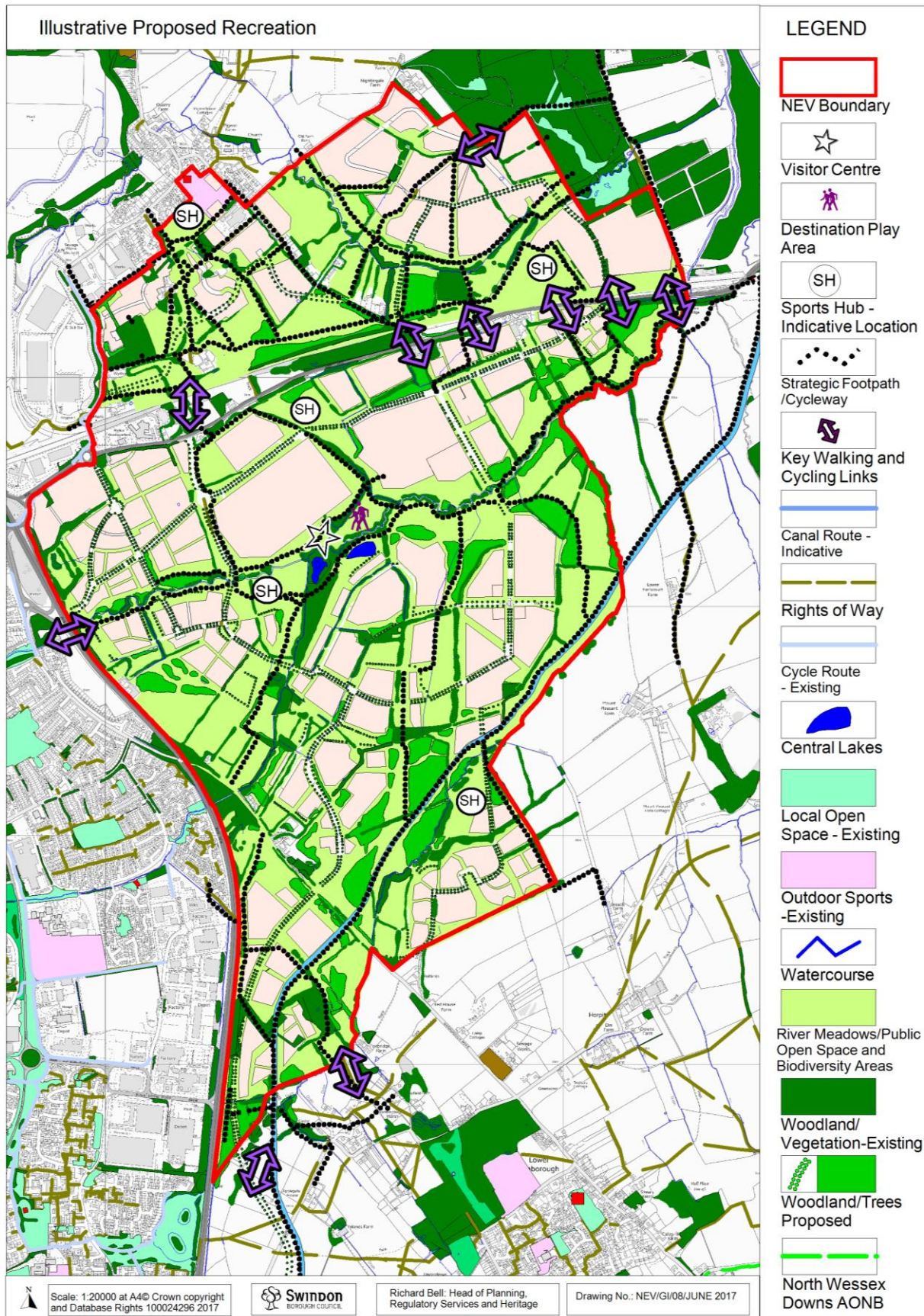


Figure 10: Illustrative Proposed Recreation



4.6 Art, Heritage and Education

Maximising access to heritage, archaeology, art, cultural, and learning opportunities the landscape.

Includes archaeological, cultural and heritage features (including designated heritage assets: Scheduled Monuments and other nationally significant archaeological sites, Listed Buildings, Conservation Areas, Cemeteries Public Art and the public realm.

Baseline

- 4.6.1 Creation of Multi-functional GI includes Public Art, Heritage, and Educational Opportunities. GI offers an opportunity for the protection and interpretation of the historic landscape and to enable community participation and learning in its heritage.

Art

- 4.6.2 Public Art is the most accessible form of art - being free, open to all, and there all the time. Historically, art has been central to community identity, shared experience, and gathering places. Successful public art makes places very popular, and even the commissioning of an Artist can stimulate excitement and how this translates into the final piece. As stated by The Knight Foundations Soul of the Community Initiative:
- 4.6.3 “The Aesthetics of a Place together with parks and open spaces, it is a key driver of attachment to a place, ranking, along with the Social Offer, and Openness / Welcome, above Education, Safety, and the Local Economy.”

Heritage

- 4.6.4 As shown in Figure 11, there are significant heritage features at the NEV include the known archaeological assets which form part of the Roman small town of Durocornovium. This straddles either side of Ermin Street, formerly a Roman road and covers several hectares. This is a Scheduled Monument and further, new discoveries have been found outside the Scheduled Monument boundary and relate directly to this former Roman settlement. There are also locally important earthworks in South Marston.
- 4.6.5 Many other recorded non-designated heritage features exist, including Bronze Age burials, and settlements and farmsteads from the Iron Age, Roman and Medieval periods. Further investigations are expected and this is very likely to increase the number of finds and enhance the importance of such assets and their presence within the NEV.

- 4.6.6 Listed buildings and their settings within and adjacent to the NEV should be protected, giving opportunity for preservation and enhancement.
- 4.6.7 Although outside of the NEV, the Lower Wanborough Conservation Area described as the “rural setting below chalk scarp and on the edge of the Upper Thames Valley Plain” contributes positively to the character and appearance of the village.

Education

- 4.6.8 GI provides an important educational setting and resource in many ways. Popular initiatives such as Forest Schools demonstrate how regular visits to local woodland areas provide positive and natural environments to facilitate learning and life skills to come alive; and the same successful principles are true of all ages. Education using GI can be: college courses, nurseries, uniformed organisations, and a huge range of other clubs, societies and organisations, as well as the informal education coming from walking across the park to school every day for example. Education opportunities at NEV are currently limited with few people on the site, but development can create a wider range of educational settings as a resource for wider areas of Swindon too.

Requirements to support the development - Analysis and opportunities

- 4.6.9 In accord with Policy EN10, where development is likely to affect areas of known or potential archaeological interest, developers will be expected to submit an appropriate assessment and evaluation as part of development proposals.
- 4.6.10 As shown in Figure 12, such assets can help to enhance the character and distinctiveness at each village, providing inspiration from Swindon’s historical past. It can help to facilitate the conservation and enjoyment of the historic environment which can positively shape the public realm at and around each village location. This may include heritage led public art, local visitor information and display boards. Shared local knowledge of a place, where it came from, and what has gone before, can help to develop sense of place, identity and help cohesive communities.

Proposals

- 4.6.11 In accord with the NEV Planning Obligations SPD, developers will be expected to explore and contribute towards opportunities to protect and better reveal the significance of art and heritage assets both at the local (village) and strategic level. This will ensure the historic environment plays an integral and positive role in place-making, to positively support and integrate the value of heritage, enhancing the cultural and economic environment.

- 4.6.12 The Council will be looking for developers to be creative and imaginative, creating opportunities for Art and Heritage as an integral part of the delivery of GI, in accord with GI principles and the GI Masterplan. Key considerations include:

Village Identity - In accord with policy, development proposals must be delivered within the context of the existing natural and historic environment and respond positively to enhance or create distinctive character and identity at each village. This includes the delivery of high quality design throughout the development optimising opportunities within the public realm including outdoor civic public space and public art.

Listed buildings and their settings - development proposals should conserve and, where appropriate, enhance their significance and setting.

Interpretation and storage - the delivery of the visitor centre centrally located within the NEV. Located at the heart of the GI network, the centre will serve to showcase local and significant archaeological finds and help the community to positively engage with the natural and historic environment.

The visitor centre will help to establish **local heritage trails, group activities and events.**

Delivery and Management Opportunities

- 4.6.13 It is the Council's intention to prepare a Public Arts Strategy, in partnership with local architects, artists and/or arts organisations. This will guide developers and help to ensure public art proposals at the NEV:
- respond positively to site and village character,
 - provide (where appropriate) a balance of variety and unity of theme across the villages,
 - investigate the application of different mediums (for example, sculpture, poetry, signage etc.)
 - provide a programme for long term management and maintenance.
 - archaeological assets will require a comprehensive management and maintenance regime to secure long term sustainability.

Art, Heritage and Education: GI - Key Principle 5

Policy Context:

Policy EN10, DE1, NC3 and NEV Planning Obligations SPD

The NPPF attaches 'great weight' to the conservation of heritage assets and their significance (para. 132, NPPF). In accord with Policy EN10, proposals for development affecting heritage assets shall conserve and, where appropriate, enhance their significance and setting. In accord with Policy NC3, the New Eastern Villages development will ensure the historic environment is protected, acknowledged and enhanced.

What information will be expected?

Evidence should be submitted to show how the development proposal will preserve and conserve any archaeological heritage that may be affected in areas of the NEV. This will need to be supported by the following:

- The submission of an appropriate assessment and evaluation as part of any planning application
- An appropriate management and maintenance plan will be required to secure the long term sustainability of such assets.

Why is this information required from developers?

The above information is required to provide evidence that developers will protect and conserve heritage assets.

Figure 11: Illustrative Existing Heritage

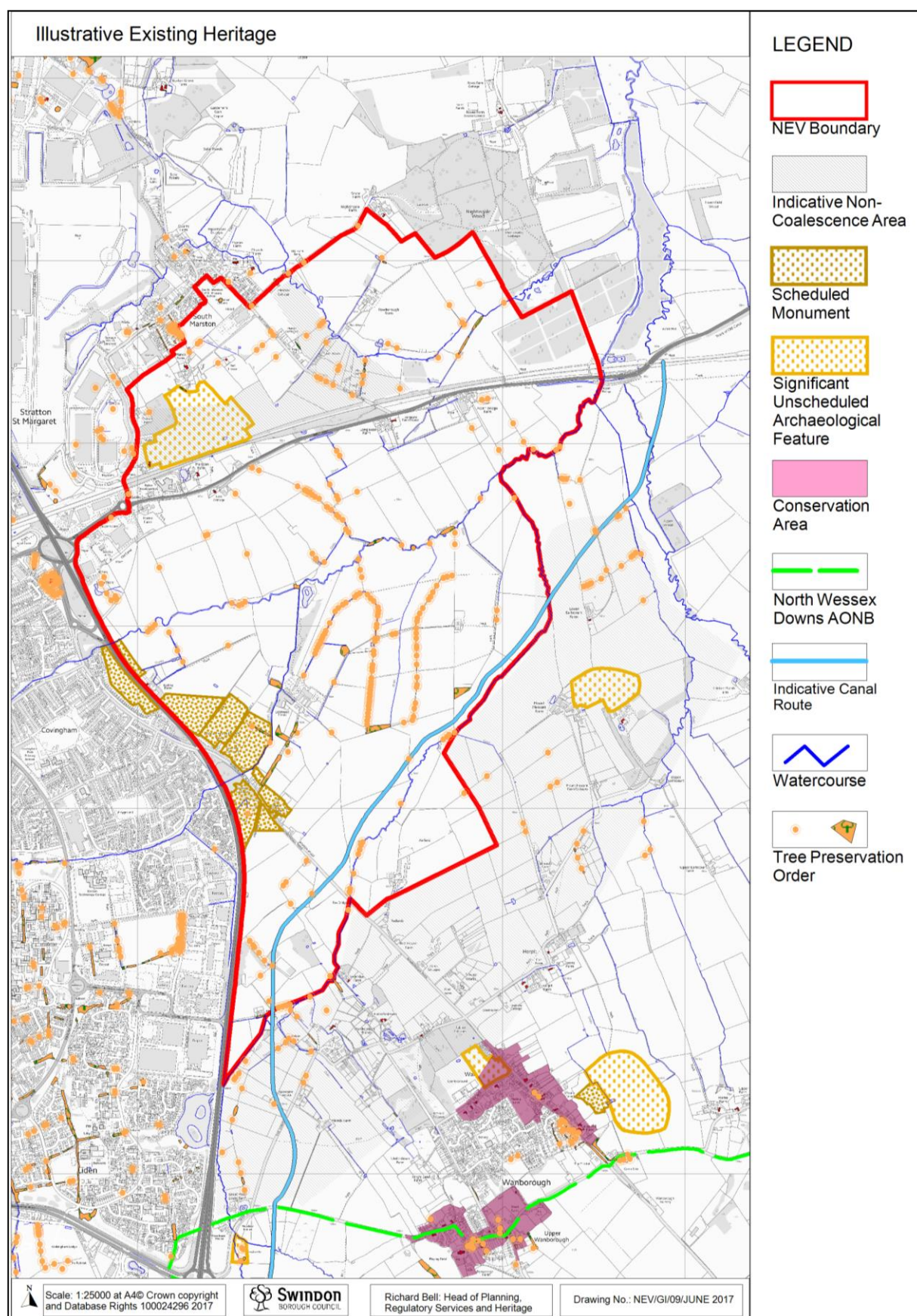
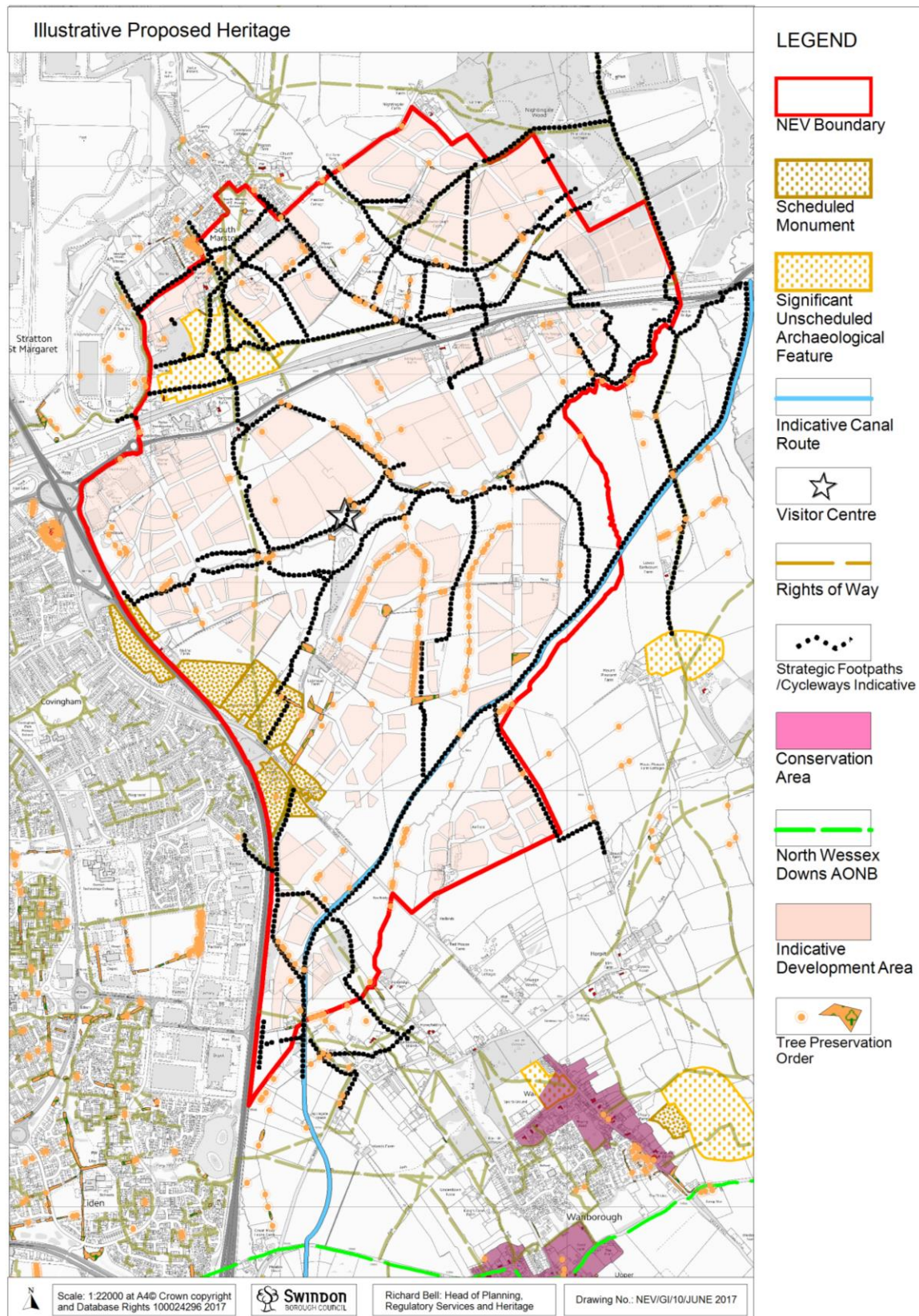


Figure 12: Illustrative Proposed Heritage



4.7 Economically Productive Land

Create sustainable economically useful and productive areas.

This includes arable fields, grazed meadows, productive woodland, coppice and allotments.

Baseline

- 4.7.1 One of the functions of GI in our landscapes is as productive land which generates income. Indeed traditional farming practices have generated much of the countryside character that we know and love, and enjoy walking and being in. Other economically productive land is forestry, allotments, and small holdings supplying farm shops etc.
- 4.7.2 The majority of the NEV site is currently farmland with a mix of arable and grazing pasture. As a result of development, the NEV will change from farmland to managed designed 'urban area', defined by the richness of the GI, providing a diverse wildlife network, offering opportunities for informal play, educational and leisure experiences.
- 4.7.3 This will also depend upon a viable and sustainable network of farmed fields within the GI. Whilst the creation of viable long term grazed pasture areas may also form part of the land management solutions for the protection of identified archaeological sites.

Requirements to support the development - Analysis and opportunities

- 4.7.4 Grazing and commercial management of woodland and pastures on the NEV can result in biodiversity benefits and are desirable for several other reasons:
 - 1. Earning income from the woodland, or cattle, or sheep helps cover the ongoing costs of land management;
 - 2. The landscapes and seasonal processes that arise from farmed land are valuable to people's wellbeing, education, and awareness of food production, and give a richness in countryside and recreational experiences and opportunities;
 - 3. Grazed pastures provides an opportunity to protect significant archaeology.

Proposals

- 4.7.5 There are opportunities to secure areas of grazed pasture at designated sites in order to protect heritage assets at the NEV. In appropriate circumstances, the Council in consultation with the local archaeologist advisor, will require the developer to submit a mitigation and monitoring plan

which seeks to ensure the preservation of archaeological remains and their settings in accord with the principles of delivering an extensive GI network.

- 4.7.6 GI assets such as woodland, lakes and hedgerows can all form part of the GI network enhancing the rural character of these areas which link to more formal recreation provision, for example, the outdoor Sports hubs, play areas and the Visitor Centre.

Delivery and Management Opportunities

- 4.7.7 There are opportunities for external partners experienced in conservation grazing; biodiversity gains; and managing woodland, to work with developers and Parish Councils to create the viable network of grasslands, woodlands and water bodies that form the identity and heart of the GI network at the NEV.
- 4.7.8 Rather than developers delivering and managing the pastures and woodland, whether through Community Interest Company (CIC), or by transferring land to partner organisations; there will be economies of scale, and increased viability of grazing areas if developers and / or partners can work together to deliver and manage larger areas including the River Meadows Nature Reserve. Working in partnership can help to deliver significant cost savings, delivering continuity in delivery and connectivity across the GI network for the benefit of the new communities at the NEV.

4.8 Water and Climate Management

- 4.8.1 Sustainable management of water resources minimising impacts and causes of climate change. Includes water courses and associated floodplains and SuDS. Tree planting to help manage micro climates, air quality, and noise.

Baseline

- 4.8.2 The NEV is a generally flat area of relatively low lying fields and flood plains. A network of streams, and tributaries meander across the site and consequently parts of the NEV lie within medium and high risk flood zones (EA Flood Zones 2 and 3). These flood risk areas present an opportunity to develop and enhance the green corridors throughout the NEV - designed for biodiversity, leisure, and sustainable travel corridors. This would be in accord with the aims of the Water Framework Directive which introduced a comprehensive river basin management planning system to bring about ecological improvements to water courses and involve communities in water management planning.
- 4.8.3 With recent large scale flood events in Britain as well as global awareness of climate change, there is increasing understanding of the role that each site can play in both contributing to water and climate problems, but also in helping reduce them. This chapter will mainly deal with water management, but it is worth pointing out the important role that the NEV GI, in particular woodland blocks, can have in managing air pollution, and noise pollution, as well as mitigating water flows across land.

- 4.8.4 The water management function of GI can be split into three main areas:

- SuDs obligations for development, will need to be delivered as an integral part and design of GI
- The topography should not be raised as such to affect the existing flows on and off site. These routes need to be protected, to minimise the impact of any flood events
- Carefully sited woodland blocks and tree planting can help minimise extremes of existing surface water flooding

- 4.8.5 The SuDS Vision for the NEV SPD, provides more information on delivery and effective integration.

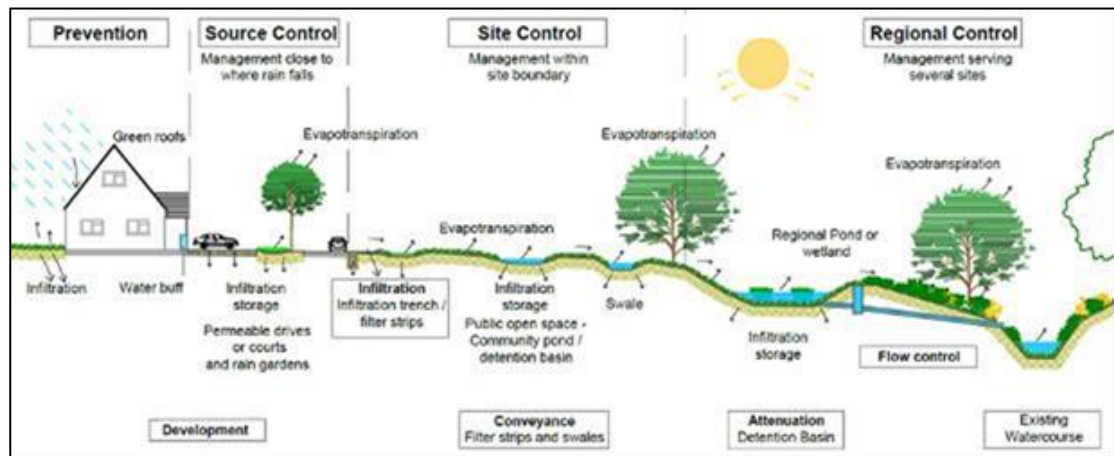
Requirements to support the development

- 4.8.6 In terms of managing the additional surface water run-off produced by each development; Section 1.5 of the SuDS Vision for the NEV SPD is very clear

that “SBC will not accept a drainage strategy that seeks to use traditional gully pipe systems discharging to large attenuation features close to the final discharge point. The Council will expect source control measures to be incorporated into the development which will ensure water is discharged throughout the management train at greenfield runoff rates. Water should be conveyed and controlled through the development using shallow above ground conveyance systems to mimic the natural drainage features of the site.”

- 4.8.7 Meeting the SuDS requirement for each development in a varied natural way as shown in the Figure 13 below, within the adjacent open space of the sub-catchment and between the development and the existing water course, can through good design by Landscape Architects and Drainage Engineers, also achieve many other of the recreational, biodiversity, and visual character obligations placed on developers.

Figure 13: Water Management Train⁶, SuDS Vision for the NEV SPD (adopted February 2017)



Proposals

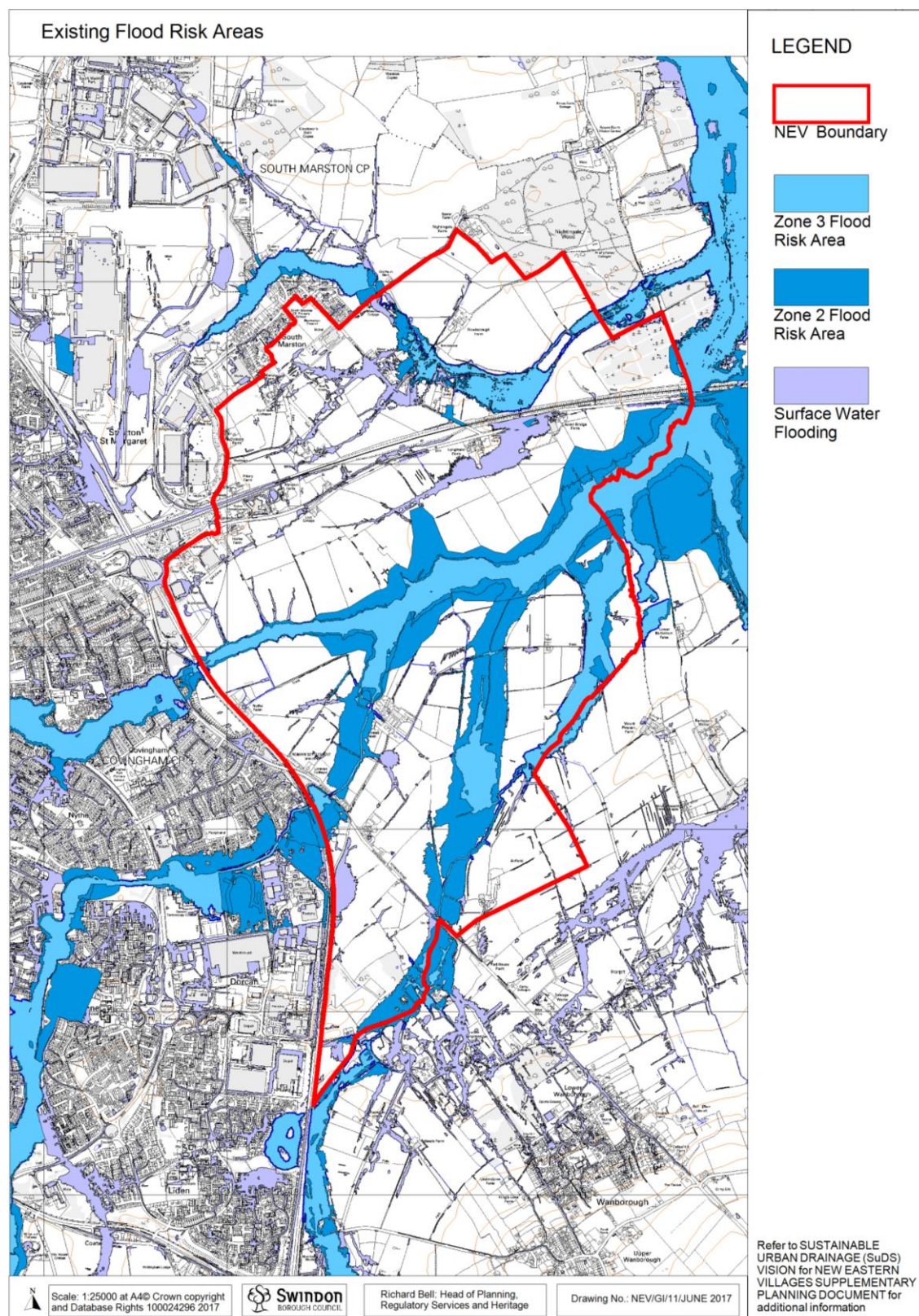
- 4.8.8 Figure 14 shows existing flood risk areas at the NEV. Water management should be used to increase the richness and variety of water interaction experiences for children and adults, increasing well-being, and people’s understanding and enjoyment of the natural world. This also links to the Biodiversity proposals to create new flood meadows.
- 4.8.9 The Illustrative Green Infrastructure Masterplan, shown at Figure 15 also identifies the opportunity to create central lakes with the potential to be linked to the visitor centre and regional play area at the heart of the River Meadows.

⁶ Extract from SuDS Vision for the NEV SPD, February 2017

Delivery and Management Opportunities

- 4.8.10 There are opportunities for Parish Councils, Conservation Organisations, or social land management companies to get involved in the design, delivery and management of river and SuDS features on site, alongside developers, to ensure long term interests of communities and biodiversity are secured.

Figure 14: Existing Flood Areas



5 Delivery by Village

5.1 Delivery and Management

Securing viable, sustainable, land management solutions in partnership with stakeholders.

Key areas of strategic GI to be delivered at each village are provided. The GI Masterplan (Figure 15), sets out the green routes network to be delivered.

Issues

- 5.1.0 The aim is to provide guidance with regards to the holistic delivery of GI at the NEV.

Great Western Community Forest (GWCF)

- 5.1.1 Developers will be expected to deliver the objectives of GWCF through new planting schemes on-site or through other related projects as detailed in Figure 3 of this document. In circumstances where opportunities for on-site delivery cannot be realised, planning obligations will be secured to deliver the objectives of the River Meadows which will form part of an extensive GI network related to the development.
- 5.1.2 Working in partnership with the Council and conservation organisations, contributions may also be secured to facilitate GWCF planting schemes on sites that are adjacent to the NEV allocation but contribute towards the landscape setting and facilitate accessibility to the wider countryside.
- 5.1.3 The Council will need to ensure that all land required to support development and the new community is accompanied by a long term management plan.

Options for delivery and long term maintenance

- 5.1.4 The Council expects developers to both deliver and provide for the long term management and maintenance GI generated by the development. This includes the delivery of local onsite GI provision, together with, where required the delivery of 'shared' off site GI which falls outside the development proposal that forms part of the strategic network and contributes towards the delivery of the River Meadows.
- 5.1.5 The options detailed below, are just some that can be explored to facilitate and secure the long term management and maintenance of GI:

Option 1 - Management Companies

- 5.1.6 A developer can appoint a Management Company or Community interest company (CIC) to manage assets where there is a direct benefit to the community. This can be funded by residents through an annual charge.

Option 2 - Partnership Working

- 5.1.7 There may be opportunities for partnership working with third parties to manage GI assets.

Option 3 - Parish Councils

- 5.1.8 Parish Councils may be able manage GI assets which can be funded through a precept payment by residents.

Delivering GI

- 5.1.9 The village boundaries have been predetermined by the existing watercourses and their associated flood risk zones which will form part of the wider GI network.
- 5.1.10 More formal open spaces and leisure uses, woodland planting, biodiversity and historic assets will also feature as part of the extensive network and as an integral part of the development. These areas help to define the character and edge of each individual village, providing identity and further enhancing the diversity and individuality of the parts of the development.
- 5.1.11 It is important that these spaces also provide a sense of connectivity across the wider development so that the new villages and their residents are connected through their relationship with and use of, the GI. There will also be public open space and leisure uses provided within the villages, outside of these wider GI areas. In addition to providing for leisure activities, connectivity and biodiversity, the large areas of informal GI space will also perform important flood alleviation and water storage function.

South Marston Village (expansion)

The expansion of the existing village of South Marston, as shown on the inset map below, must contribute to the creation of an integrated village. The provision of high quality GI is crucial to ensuring the village retains its separate identity and does not coalesce with other settlements.

Figure 16: South Marston Village



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Not to Scale

Special Character of South Marston Village:

The special heritage, biodiversity opportunities and heritage of the ancient marshland to the south of South Marston are to be developed and enhanced in the associated open spaces to the new extension to the village. Character can be strengthened through links to the ancient lanes and bridleways, and medieval sunken lane nearby, and links to heritage of farm, field, and lane names in consultation with work ongoing by South Marston Parish Council.

Table 3: South Marston Village Green Infrastructure Planning Obligations

	South Marston : Green Infrastructure S106 Planning Obligations						
	Allotments	Outdoor Sports Including Playing Pitches	Equipped Play Areas	Green routes (incl. cycle, footway, and bridleway links)	Open Space Including Major, Local & General Recreation	Biodiversity Including the 'River Meadows'	Community Forest
CONSIDER: INTEGRATED DESIGN, SuDS, & GI LINKS COMMUNITY & PARTNER ENGAGEMENT	EN3 Reqmt.	1. Bell Gardens EN3 Reqmt.			2. River Meadows		
					3. Indicative-non coalescence between South Marston and the A420		
PHASING							
DELIVERY							
ONGOING MANAGEMENT							

Key Landscape Features

Green routes across open grassland and marshland; high quality footpath and cycleway connections to the existing village; new habitat creation with interpretation as pasture, and water and SuDS corridors. There is an opportunity to deliver community woodland related projects, namely 'W1' and 'W4' as shown at Figure 3 of this document.

Rowborough Village

Located north of the A420, and east of the existing village of South Marston. The River Meadows will seek to preserve the non-coalescence with South Marston and provide links to Nightingale Wood. Green routes will ensure connectivity across the A420 and the mainline railway.

Figure 17: Rowborough Village



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Special Character of Rowborough Village:

Identity of development defined by the provision of visual and physical green routes that connect to Nightingale Wood to the north and east. This will enhance the rural character of the village with the woodland integrating with the village. And similarly, to the south and west, the open undeveloped stream valley to filter into the village layout via green space and grass verged streets, with additional tree planting and woodland giving visual separation from South Marston, and prominent green routes across A420.

Table 4: Rowborough Village Green Infrastructure Planning Obligations

Rowborough Village : Green Infrastructure S106 Planning Obligations							
	Allotments	Outdoor Sports Including Playing Pitches	Equipped Play Areas	Green routes (incl. cycle, footway, and bridleway links)	Open Space Including Major, Local & General Recreation	Biodiversity Including the 'River Meadows'	Community Forest
CONSIDER: INTEGRATED DESIGN, SuDS, & GI LINKS COMMUNITY & PARTNER ENGAGEMENT	EN3 Reqmt.	1. Sports Hub located outside of floodplain EN3 Reqmt.					
				2. River Meadows linking South Marston with Nightingale Wood. Community Forest planting to help soften the edges of the development.			
				3. Green routes across rail and roads to ensure children can cycle to NEV schools, local shops and services and other NEV destinations			
PHASING							
DELIVERY							
ONGOING MANAGEMENT							
Key Landscape Features: Green routes with woodland; woodland art, signage and trails; natural, informal, and adventure play provision adjacent to woods and streams / SuDs water features; wildlife interpretation and excellent forest school spaces. There is an opportunity to deliver community woodland related projects, namely 'W2' as shown at Figure 3 of this document.							

Upper Lotmead Village

Located adjacent to the existing edge of Swindon, this village is the crucial GI 'Bridge' for wildlife and people. It will serve as a Green route for the community, providing connectivity within the NEV and wider connectivity through the availability of bus services to Swindon, Swindon Railway Station and town centre and thus is crucial to get right.

Figure 18: Upper Lotmead Village



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Special Character of Upper Lotmead Village:

Identity and special character of Upper Lotmead to be derived from the Roman small town of Durocornovium which also borders Lotmead and Foxbridge village. Green routes, signposting, art, and creative interpretation can extend through, and guide the design and arrangement of the development next to the park. The rural character, through its grazed long term management solution, along with tree planting and other noise abatement measures for the A419, can also form the retained green zone of non-coalescence between Swindon and Wanborough as experienced along the Wanborough Road corridor.

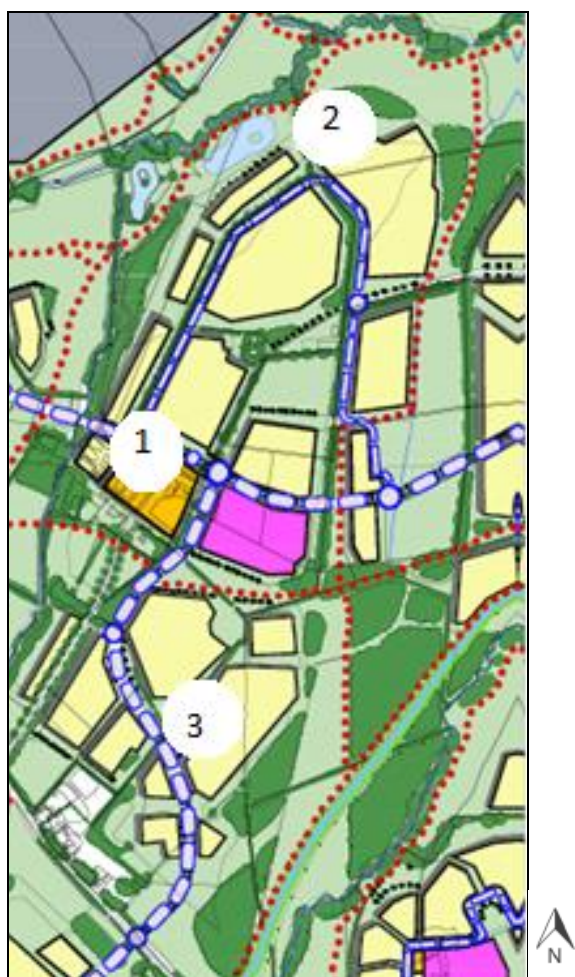
Table 3: Upper Lotmead Green Infrastructure Planning Obligations

	Upper Lotmead Village : Green Infrastructure S106 Planning Obligations						
	Allotments	Outdoor Sports Including Playing Pitches	Equipped Play Areas	Green routes (incl. cycle, footway, and bridleway links)	Open Space Including Major, Local & General Recreation	Biodiversity Including the 'River Meadows'	Community Forest
CONSIDER: INTEGRATED DESIGN, SuDS, & GI LINKS COMMUNITY & PARTNER ENGAGEMENT	EN3 Reqmt		EN3 Reqmt. 3. Opportunities to deliver Community woodland to help mitigate impact of NEV and key views	1. Great Stall Bridge providing connectivity to Swindon, including strategic footpath and cycleway. 2. The River Meadows will provide connectivity across the NEV			
PHASING							
DELIVERY							
ONGOING MANAGEMENT							
Key Landscape Features							
Strategic green routes providing connectivity across the NEV to Great Stall Bridge. Extensive grazed flood meadows from the Roman small town of Durocornovium continuously through to the destination play area and visitor centre. There is an opportunity to deliver community woodland related projects, namely 'W6' as shown at Figure 3 of this document.							

Lotmead Village

Lotmead Village is centrally located at the NEV. The GI characterised at this village will form numerous wetland areas and lakes and will be the location of the destination Visitor Centre. On this basis, it is likely that large numbers of people will visit and use GI facilities at the NEV.

Figure 19: Lotmead Village



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Not to Scale

Special Character of Lotmead Village:

Special character and identity of Lotmead is linked to the River Meadows, lakes, and flood meadows to the north, and has opportunity for contemporary eco design of housing, artwork, a strong leisure and play offer providing opportunities for leisure pursuits such as running, and biodiversity driven outdoor education and interpretation. The southern edge of Lotmead Village needs to take its identity and character from the rural and Roman small town of Durocornovium.

Table 4: Lotmead Village Green Infrastructure Planning Obligations

Lotmead Village : Green Infrastructure S106 Planning Obligations							
	Allotments	Outdoor Sports Including Playing Pitches	Equipped Play Areas	Green routes (incl. cycle, footway, and bridleway links)	Open Space Including Major, Local & General Recreation	Biodiversity Including the 'River Meadows'	Community Forest
CONSIDER: INTEGRATED DESIGN, SuDS, & GI LINKS COMMUNITY & PARTNER ENGAGEMENT	EN3 Reqmt.	1. Sports Hub outside of floodplain				Lakes and flood-plain meadows	
		Destination Play Area & EN3 Reqmt.	2. Strategic River Meadows will provide green routes and accessibility to the destination play area and Visitor Centre. Enhance Wildlife Sites.				
		3. Opportunities to deliver Community woodland to help mitigate impact of NEV and key views					
PHASING							
DELIVERY				Visitor Centre and destination play area			
ONGOING MANAGEMENT							

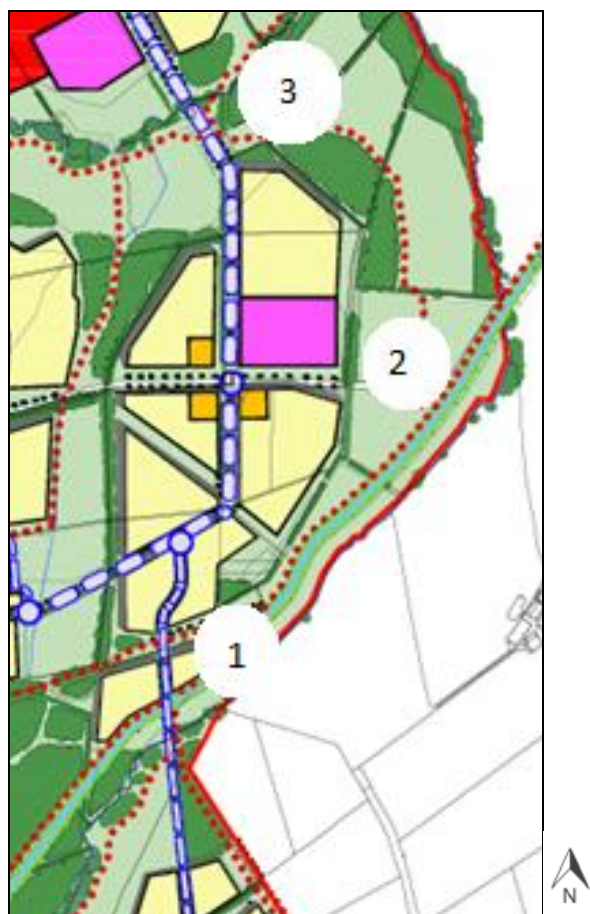
Key Landscape Features

Destination play area, connecting to the River Meadows and lakes; and structural woodland areas. There is an opportunity to deliver community woodland related projects, namely 'W7' as shown at Figure 3 of this document.

Lower Lotmead Village

Lower Lotmead is between the NEV and existing open countryside and settlements of Bourton, Hinton Parva, and Bishopstone. The River Meadows and woodland areas provided here will serve to mitigate the impact of the NEV, as well as strategic green corridors. In addition to this, land is also safeguarded for the Wilts & Berks canal route (Policy EN11).

Figure 20: Lower Lotmead Village



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Not to Scale

Special Character of Lower Lotmead Village:

The character of Lower Lotmead is a lower density rural village where the scale, layout, and style of houses, roads, boundary treatments, and tree planting are inspired by nearby villages of Hinton Parva and Bourton. Art can be explored and integrated into careful detailing, for example, the individual character of real stone landmark buildings and gateways. Community forest planting, open space, and biodiversity gains on site to the east form important green routes for the NEV, offering opportunities for recreation and sustainable travel.

Table 5: Lower Lotmead Village Green Infrastructure Planning Obligations

	Lower Lotmead Village : Green Infrastructure S106 Planning Obligations						
	Allotments	Outdoor Sports Including Playing Pitches	Equipped Play Areas	Green routes (incl. cycle, footway, and bridleway links)	Open Space Including Major, Local & General Recreation	Biodiversity Including the 'River Meadows'	Community Forest
CONSIDER: INTEGRATED DESIGN, SuDS, & GI LINKS COMMUNITY & PARTNER ENGAGEMENT	EN3 Reqmt.	1. The provision of Strategic Green routes			2. Strategic River Meadows will provide green routes and accessibility to the destination play area and Visitor Centre. Enhance Wildlife Sites.		
			EN3 Reqmt.	3. Opportunities to deliver Community woodland to help mitigate impact of NEV and key views			
PHASING							
DELIVERY				Visitor Centre and destination play area			
ONGOING MANAGEMENT							

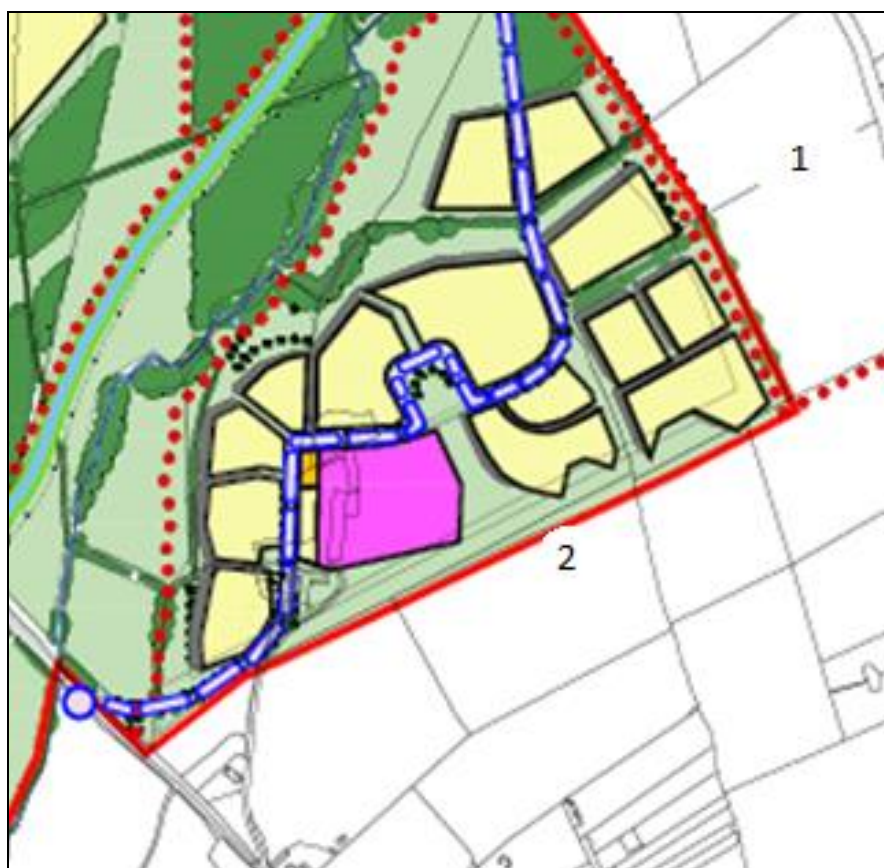
Key Landscape Features:

Local stone boundary walls; views between houses in larger plots. Attractive, rural character green routes, offering opportunities for recreation and sustainable travel, with woodland and grassland between Lower Lotmead and the open countryside. There is an opportunity to deliver community woodland related projects, namely 'W5' and 'W10' as shown at Figure 3 of this document.

Redlands Village

Located on the airfield north of Wanborough Road, this village is in a sensitive location within the context of the North Wessex Downs AONB. In addition to this and due north of the village, land is also safeguarded for the Wilts & Berks canal route (Policy EN11).

Figure 21: Redlands Village



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Not to Scale

Special Character of Redlands Village:

Redlands is to be a distinct, small scale village reflecting its rural setting. It is likely to consist of quality local materials and a character indicative of the nearby North Wessex Downs AONB.

Table 6: Redlands Village Green Infrastructure Planning Obligations

Redlands Village : Green Infrastructure S106 Planning Obligations							
	Allotments	Outdoor Sports Including Playing Pitches	Equipped Play Areas	Green routes (incl. cycle, footway, and bridleway links)	Public Open Space Including Major, Local	Biodiversity Including the 'River Meadows'	Community Forest
CONSIDER: INTEGRATED DESIGN, SuDS, & GI LINKS COMMUNITY & PARTNER ENGAGEMENT	EN3 Reqmt.	2. Sports Hub outside of floodplain EN3 Reqmt.	3. Opportunities to deliver Community woodland to help mitigate impact of NEV and key views EN3 Reqmt.	1. Strategic Green routes to connect with the existing network of bridleways and lanes linking to nearby villages and the Ridgeway Trail &			
PHASING							
DELIVERY							
ONGOING							

Key Landscape Features

Traditional signage; trees along retained field boundaries; sensitively designed roofscapes will help to preserve high quality views to and from the North Wessex Downs AONB. There is an opportunity to deliver community woodland related projects, namely 'W5' and 'W10' as shown at Figure 3 of this document.

Foxbridge Village

Foxbridge Village is adjacent to the edge of Swindon, located between Wanborough Road and the A419. It adjoins open countryside south of Wanborough. The River Meadows and woodland areas provided here will serve to mitigate the impact of the NEV and indicative non-coalescence areas. In addition to this, land is also safeguarded for the Wilts & Berks canal route (Policy EN11).

Figure 22: Foxbridge Village



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Not to Scale

Special Character of Foxbridge Village:

Foxbridge is a distinct new village between the A419 and the Wanborough Road. There is potential for new modern character within the village with edges softer adjoining the Roman small town of Durocornovium. A strategic green route, with avenue trees, with potential alongside the safeguarded canal route, connecting the village with the schools, shops, and leisure facilities across the NEV.

Table 7: Foxbridge Village Green Infrastructure Planning Obligations

Foxbridge Village : Green Infrastructure S106 Planning Obligations							
	Allotments	Outdoor Sports Including Playing Pitches	Equipped Play Areas	Green routes (incl. cycle, footway, and bridleway links)	Open Space Including Major, Local & General Recreation	Biodiversity Including the 'River Meadows'	Community Forest
CONSIDER: INTEGRATED DESIGN, SuDS, & GI LINKS COMMUNITY & PARTNER ENGAGEMENT	EN3 Reqmt.	1. Strategic Green routes			2. The River Meadows will also form part of the indicative non-coalescence areas between the NEV and Wanborough, as well as providing an important green route to NEV schools, shops and services		
		EN3 Reqmt.					
		3. Opportunities to deliver Community woodland to help mitigate impact of NEV and key views					
PHASING							
DELIVERY							
ONGOING MANAGEMENT							

Key Landscape Features

Woodland and avenues to relieve existing surface water flooding, manage noise and pollution from the A419; and mitigate visual impact. Continuous green routes with PROWs and bridleways and lanes near Wanborough. There is an opportunity to deliver community woodland related projects, namely 'W8' and 'W9' as shown at Figure 3 of this document.

Great Stall East Village

Great Stall East Village, to the south of the A420, links with Lotmead Village to form the heart of the NEV, providing the destination play area and visitor centre. This provides identity and a focal point across the NEV, promoting health and well-being lifestyle.

Figure 23: Great Stall East Village



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Not to Scale

Special Character of Great Stall East Village

Great Stall East Village has opportunities for contemporary housing that will form the new gateway to Swindon from the east. This will be matched with large scale woodlands; River Meadows and a network of green routes to the proposed central lakes. The NEV Secondary School and Visitor centre will provide direct and attractive sustainable green routes in Great Stall East which are essential for delivering the Leisure lifestyle for the NEV.

Table 8: Great Stall East Green Infrastructure Planning Obligations

	Foxbridge Village : Green Infrastructure S106 Planning Obligations						
	Allotments	Outdoor Sports Including Playing Pitches	Equipped Play Areas	Green routes (incl. cycle, footway, and bridleway links)	Open Space Including Major, Local & General Recreation	Biodiversity Including the 'River Meadows'	Community Forest
CONSIDER: INTEGRATED DESIGN, SuDS, & GI LINKS COMMUNITY & PARTNER ENGAGEMENT		1. Strategic Green routes					
			EN3 Reqmt.	2. The River Meadows will also form part of the indicative non-coalescence areas between the NEV and Warborough, as well as providing an important green route to NEV schools, shops and services			
	EN3 Reqmt.		3. Opportunities to deliver Community woodland to help mitigate impact of NEV and key views				
PHASING							
DELIVERY							
ONGOING MANAGEMENT							

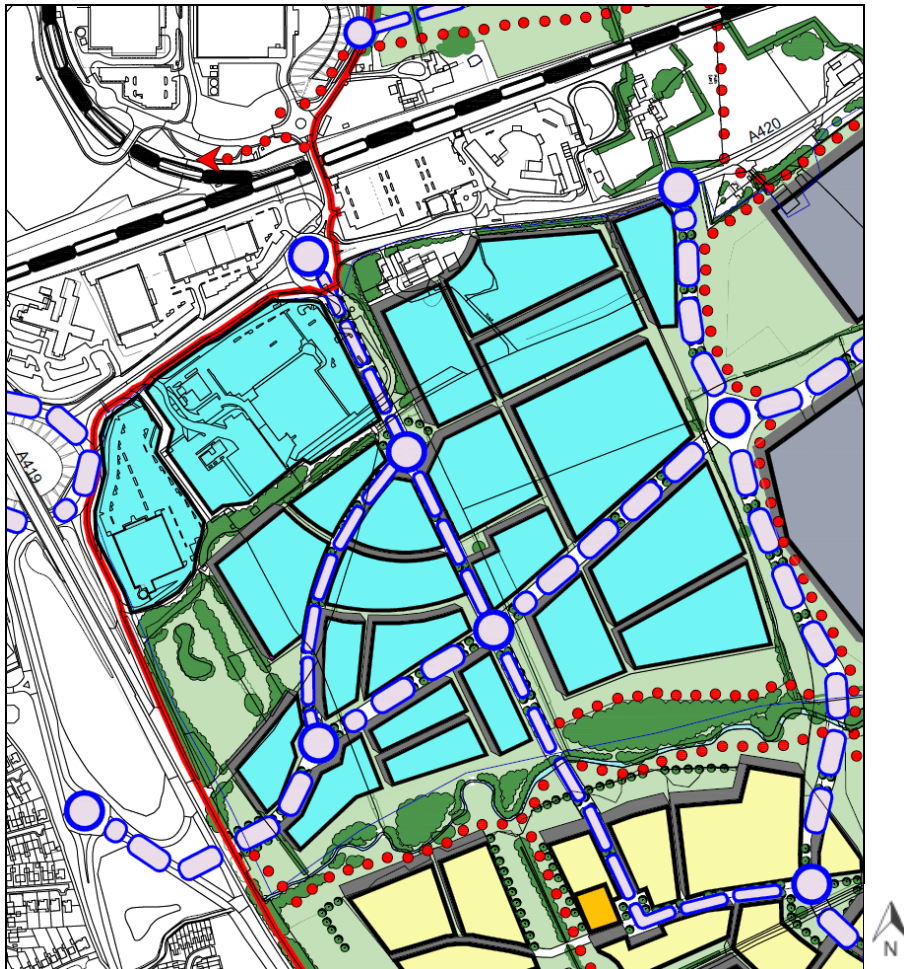
Key Landscape Features

Community forest; housing areas with views across the River Meadows to the central lakes; varied and colourful planting arrangements at key gateway locations and open spaces integrated within the residential areas; destination play area. There is an opportunity to deliver community woodland related projects, namely 'W5' and 'W10' as shown at Figure 3 of this document.

Great Stall West Village

Great Stall West Village is located adjacent to White Hart Junction. Next to existing commercial uses, this will be District Centre and Leisure Sports facilities serving the whole NEV. Important green routes that connect Swindon and South Marston.

Figure 24: Great Stall West



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Not to Scale

Special Character of Great Stall West Village:

Great Stall West will form the District Centre to the NEV, with four storey buildings, and large scale employment buildings. Within and between these it is essential to have high quality public realm, and open spaces and green routes and transport corridors that are of a human scale for pedestrians and cyclists. Style can be contemporary, urban, and distinctive with opportunities for flagship public art.

Table 9: Great Stall East Green Infrastructure Planning Obligations

	Great Stall West Village : Green Infrastructure S106 Planning Obligations						
	Allotments	Outdoor Sports Including Playing Pitches	Equipped Play Areas	Green routes (incl. cycle, footway, and bridleway links)	Open Space Including Major, Local & General Recreation	Biodiversity Including the 'River Meadows'	Community Forest
CONSIDER: INTEGRATED DESIGN, SuDS, & GI LINKS COMMUNITY & PARTNER ENGAGEMENT	EN3 Reqmt.	Indoor Sports facilities may have linked outdoor facilities eg. Skatepark, Play Area ...	EN3 Reqmt. 3. Opportunities to deliver key views	1. Great Stall Bridge providing connectivity to Swindon, including strategic footpath and cycleway. Also providing connectivity to the River Meadows 2. Strategic River Meadows will provide green routes and accessibility to the destination play area and Visitor Centre. 3. Opportunities to deliver Community woodland to help mitigate impact of NEV and key views			
PHASING							
DELIVERY							
ONGOING MANAGEMENT							

Key Landscape Features

The provision of a strategic green routes to connect Great Stall Bridge and the Eastern flyer; distinctive and sustainable lighting and wayfinding strategy; large scale successful public art owned by the new communities. There is an opportunity to deliver community woodland related projects, namely 'W5' as shown at Figure 3 of this document.

Appendix 1: Glossary of Terms

Green Infrastructure: A network of multi-functional open space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities.

Local Plan: A local plan sets out local planning policies and identifies how land is used, determining what will be built where. Adopted local plans provide the framework for development across England.

Planning Policy Guidance: UK government statements of national policy and principles towards certain aspects of the town planning framework.

National Planning Policy Framework: A national planning policy document released in March 2012 which replaced previous national planning guidance contained in PPGs and PPSs.

Areas of Outstanding Natural Boundary: An area of countryside designated by a government agency as having natural features of exceptional beauty and therefore given a protected status.

Great Western Community Forest: One of England's 12 community forests. The forest covers an area of 168 square miles, stretching from Royal Wootton Bassett to Faringdon, and the North Wessex Downs to the Thames. The GWCF aims to diversify land-use, revitalise a derelict landscapes, enhance the biodiversity and provide opportunities for leisure, recreation, cultural activity, education, healthy living, social and economic development.

Community Interest Companies: A CIC is a special type of limited company which exists to benefit the community rather than private shareholders.

Green Routes: Forming an integral part of the green infrastructure network, the provision of public rights of ways, cycleways, bridleways and tree lined routes can facilitate easy access and movement to open spaces, play areas, local services and facilities such as schools and shops.

Open Space: All open space of public value, including not just land, but also inland bodies of water such as rivers, canals, lakes and reservoirs which offer important opportunities for sport and outdoor recreation and can also act as a visual amenity.

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