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*This draft was prepared by Dr Andrea Pellegram MRTPI with assistance from officers at Stratton St Margaret Parish Council, the Steering Group and officers at Swindon Borough Council.*



Andrea Pellegram Ltd.

## FOREWORD

*Neighbourhood planning gives communities the power to prepare a shared development vision for their area. This neighbourhood plan seeks to shape, direct and help to deliver sustainable development by influencing the planning policies and decisions made by Swindon Borough Council.*

*Neighbourhood plans must conform with local plan policies and can amplify the planning decision-making framework. This neighbourhood plan will help ensure that planning proposals take account of Stratton St Margaret's circumstances and needs.*

*Decisions about planning applications must comply with policies in the Development Plan. In Stratton St Margaret, this means that planning officers, Swindon Borough Council Members and applicants must pay heed to policies in the National Planning Policy Framework, the Swindon Borough Local Plan 2026 and the policies in this neighbourhood plan.*



## The Steering Group

*This neighbourhood plan has been produced by a Steering Group made up of equal numbers of Parish Councillors and community volunteers.*

*As well as time spent on research through interviews and examination of strategic and factual evidence, the Stratton St Margaret Neighbourhood Plan Steering Group has carried out many hours of consultation with residents and has considered comments and concerns about the village of Stratton St Margaret and its surroundings. This work has resulted in a Neighbourhood Plan which sets out a vision for Stratton St Margaret and will ensure that the parish continues to develop as a vibrant community whilst retaining its rural character for future generations.*

*Thanks are given to Swindon Borough Council's Officers who have been very helpful in this process.*

*Special thanks are also given to David Potter who supported the NDP.*

## INTRODUCTION

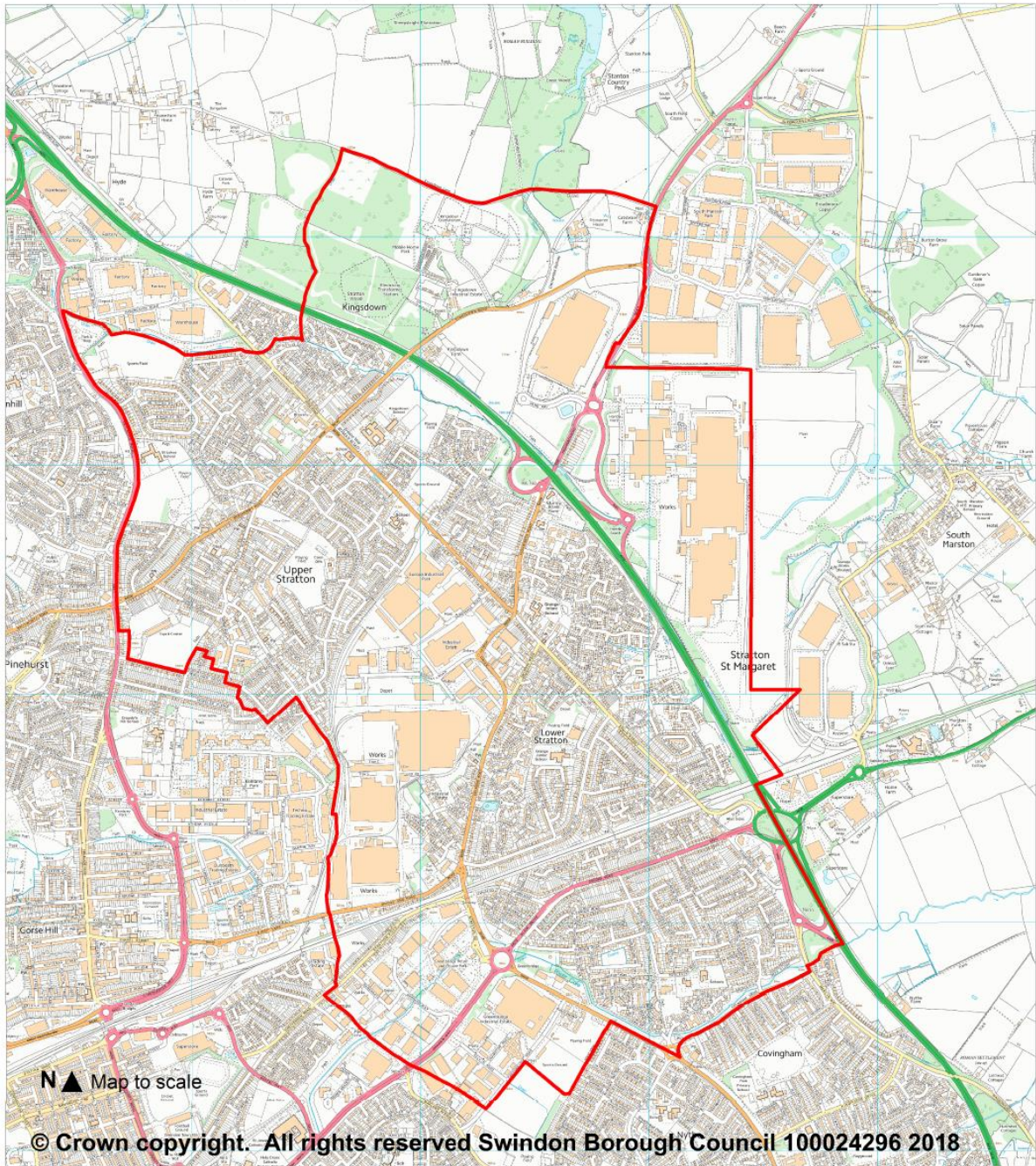
1. Neighbourhood planning was introduced under the Localism Act 2011 to give communities the right to shape and develop their areas. The Stratton St Margaret neighbourhood plan has been prepared by residents and led by Stratton St Margaret Parish Council and shaped by various surveys and public consultations to accurately reflect the needs and wants of the community.
2. Swindon Borough Council (SBC), the local planning authority, has designated a Neighbourhood Area to cover the Stratton St Margaret Parish for the Stratton St Margaret Neighbourhood Plan, set out in **Figure 1**.
3. This neighbourhood plan has been created in accordance with the Town and Country Planning Act 1990, the Localism Act 2011 and Neighbourhood Planning (General) Regulations 2012. This document is the consultation version of the Stratton St Margaret Neighbourhood Plan that will be subject to independent examination.



*Stratton St Margaret Parish Church*

Figure 1: Neighbourhood Plan designated area

**Stratton St Margaret Neighbourhood Area**



## OUR VISION

4. Sustainable development is defined as “development that meets the needs of the present without compromising the ability of future generations to meet their own needs”<sup>1</sup>. Sustainable development must meet economic, social and environmental objectives<sup>2</sup>.
5. This neighbourhood plan will aim to strengthen the parish’s sustainability by setting out policies to meet the social, cultural and economic needs of the community within the environment’s natural limits. This approach supports the Sustainable Development principles embedded in the Swindon Borough Local Plan 2026.
6. Local Plan policies for Stratton St Margaret place strong emphasis on employment activities and ensuring that the Key Employment Areas are safeguarded. This neighbourhood plan will therefore support the Local Plan by identifying what is important locally to assist economic investment in the area.
7. Part of the success of Stratton St Margaret is the balance between employment, housing and community facilities. This plan seeks to keep a balance between jobs and homes whilst ensuring that the community has the access and social infrastructure it needs.
8. Stratton St Margaret residents are proud of their village heritage, and the character or ‘sense of place’ it lends the built environment.
9. Green spaces are important to the community, providing both recreational benefits and opportunities for environmental sustainability. This neighbourhood plan seeks to protect the parish’s open spaces and promote a healthy lifestyle.

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<sup>1</sup> 1987 Brundtland Report

<sup>2</sup> NPPF, para 8.

## **THE VISION FOR STRATTON ST MARGARET**

**In 2026, Stratton St Margaret will be a place that can provide for its economic, social housing, transport, business and community needs within the wider Swindon Borough.**

**The parish will be a vibrant community with a distinct character and sense of place that can develop sustainably into the future.**

**This Neighbourhood Plan's core aims are to:**

- **ensure an appropriate balance between jobs, housing and community facilities in the parish;**
- **support the Local Plan in protecting areas of business and economic growth;**
- **encourage sustainable and healthy lifestyles;**
- **ensure Stratton St Margaret maintains a distinctive character and 'sense of place';**
- **protect and enhance Stratton St Margaret's open spaces.**

## STRATTON ST MARGARET PARISH

10. Stratton St Margaret is a parish in the northeast of the Swindon Borough. Its local planning authority is Swindon Borough Council, and it lies about two miles northeast of Swindon town centre. Its neighbouring parishes are South Marston, Covingham, Central and South Swindon, Blunsdon and Stanton Fitzwarren. Together, these parishes form a key commercial and industrial centre for the town as well as providing significant levels of housing and community services.
11. Stratton St Margaret has a distinct Victorian history. Once a separate village, it now forms a part of the greater Swindon urban area.
12. The Church of England Parish Church of Saint Margaret dates from the 13th century, with later additions in 1840s and partial rebuilding in the middle of the 20th century, and a Norman door remains. Stratton St Margaret gets its name from the Latin 'strata' meaning 'paved way' or 'street' after the former Roman Road (Ermin Street) whose course runs through Stratton.
13. The Domesday Book of 1086 records the toponym Stratone, when the parish was held by Nigel, physician to William the Conqueror. The village then consisted of three hamlets: The Street; the area around Green Road and Dores Road, including the few houses at Kingsdown; and Stratton Green, mainly around Tilley's Lane. Footpaths and coffin-ways joined the hamlets. In 1316, Queen Margaret had Upper and Lower Stratton in dower and began the association. In 1445, it is mentioned as "Margrete Stratton".
14. Stratton St Margaret Parish Council has been in existence in its present form since 1974 following the Local Government reorganisation in 1972. However, there has been a parish council serving Stratton St Margaret since 1891.
15. The separate village has now become a part of Swindon Borough's urban area. **Figure 2** shows the village's relationship with Swindon at the turn of the last Century.



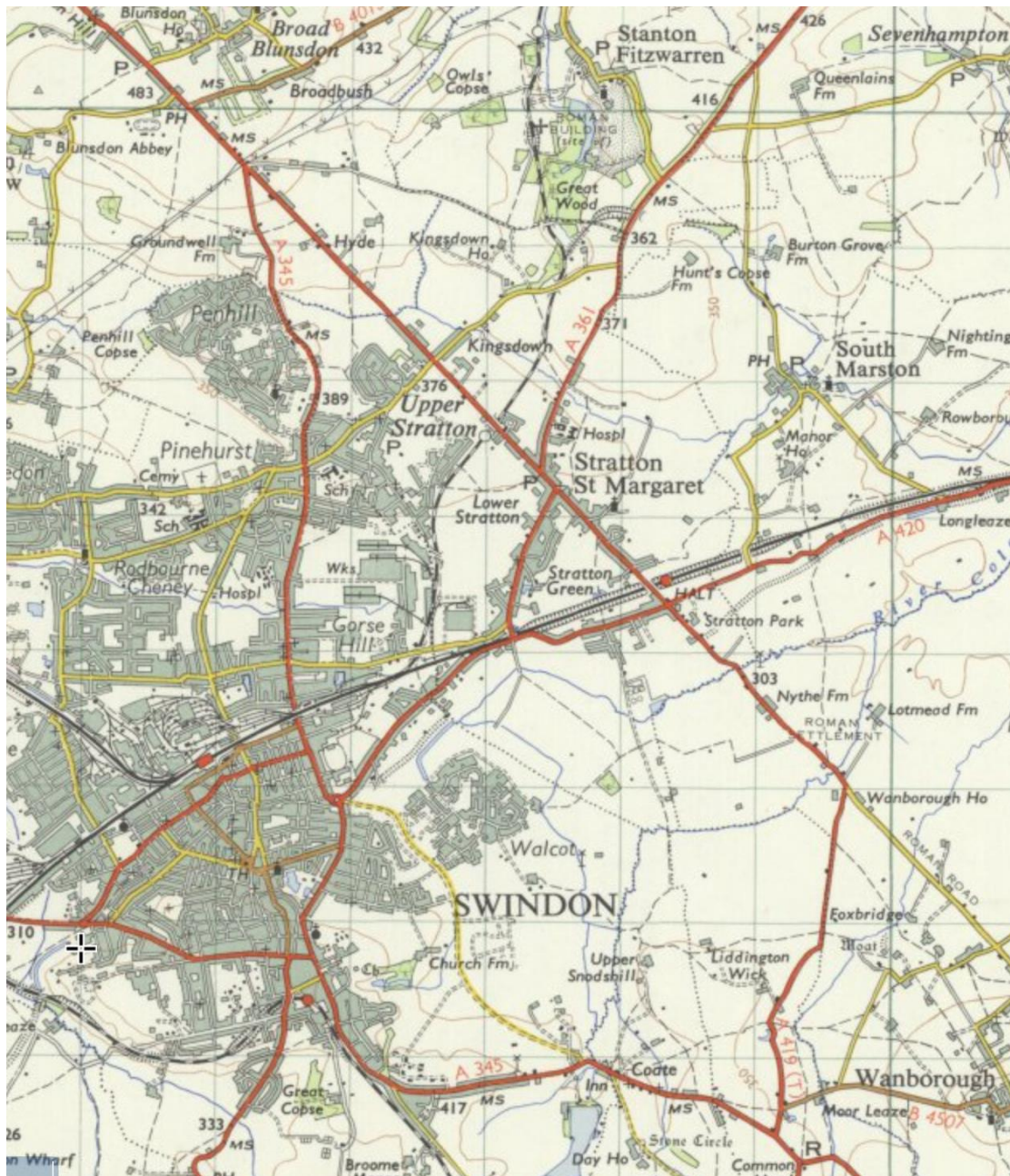
Figure 2: Map of Stratton St Margaret village, South Marston and Swindon in 1888



Source: Ordnance Survey Map, 1888-1913

16. By the mid-19th-Century, Swindon's developed area had reached Stratton St Margaret, as shown in **Figure 3**. As the map in Figure 1 shows, Swindon has now subsumed Stratton St Margaret which no longer has a separate identity. Policies in this neighbourhood plan seek to preserve and enhance those features that hark back to the village's past.

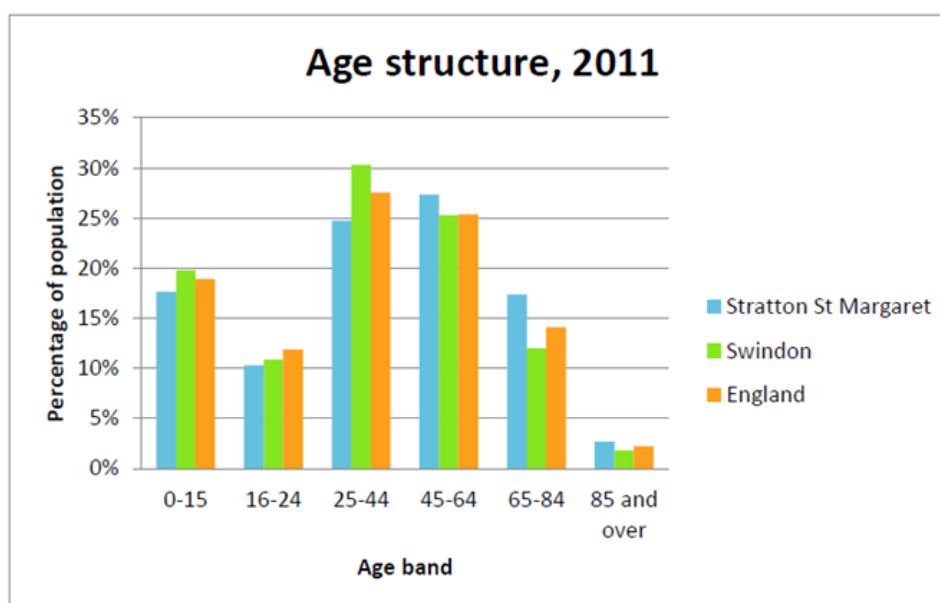
Figure 3: Map of Stratton St Margaret village, South Marston and Swindon in 1955



Source: Ordnance Survey Map 1955-1961

17. Currently the parish holds a good range of facilities, including Greenbridge Retail Park, a fire station, surgery, leisure centre, sports pitches, play parks and green spaces. It is home to nursery, infants and junior schools, a secondary school and two special education schools.
18. The population within the parish of Stratton St Margaret in 2011 was 19,369. At the time of the Census, Stratton St Margaret's population has relatively fewer people under the age of 44 and relatively more people older than 45 compared with Swindon and England, **Figure 4**.

Figure 4: Age Structure



Source: ONS, Census 2011, AECOM calculations

Figure 5: Percentage change in population and households

Percentage change, 2001-2011			
	Stratton St Margaret	Swindon	England
Population	5.1%	16.2%	7.9%
Households	7.8%	17.6%	7.9%
Household size	-2.4%	-1.2%	0.0%

Change in household numbers and size in Stratton St Margaret, 2001-2011.

Source: ONS, Census 2011, AECOM calculations

19. The parish population grew by around 5% between 2001 and 2011 censuses, shown in **Figure 5**. This was slightly lower than England and much lower than Swindon whose population has grown substantially over that period, due mainly to the amount of new housing. Over that same period, there were

around 8% additional households, but the size of the households decreased slightly.

Figure 6: Life expectancy

Gender	Stratton St Margaret 2009-13 (years) (ONS, 2015)	Swindon 2012-14 (years) (ONS, 2016)
Male	79.7	79.5
Female	83.6	83.0

Source: SSMPC's Housing Needs Survey, AECOM, 2015

20. Life expectancy in Stratton St Margaret is in line with wider Swindon and on average, people can expect to live into their late 70s or early 80s, shown in **Figure 6**.
21. Stratton St Margaret is well located for a wide range of existing and new employment opportunities, including:
  - Office jobs in the town centre
  - Specialist manufacturing jobs in East Swindon
  - Jobs associated with distribution and logistics along the A419 corridor
  - Office jobs and other employment as part of the New Eastern Villages development
22. As of the 2011 Census, 9,859 residents of Stratton St Margaret were in employment, with an unemployment rate of 3.3%. 15.69% of Stratton's residents were retired, compared to Swindon's retired population of 11.6%.
23. The Steering Group's 2015 Housing Needs Survey found that the main drivers of economic growth within Stratton St Margaret are likely to be:
  - Innovation
  - The Town Centre
  - Unlocking Urban Expansion
  - Skills

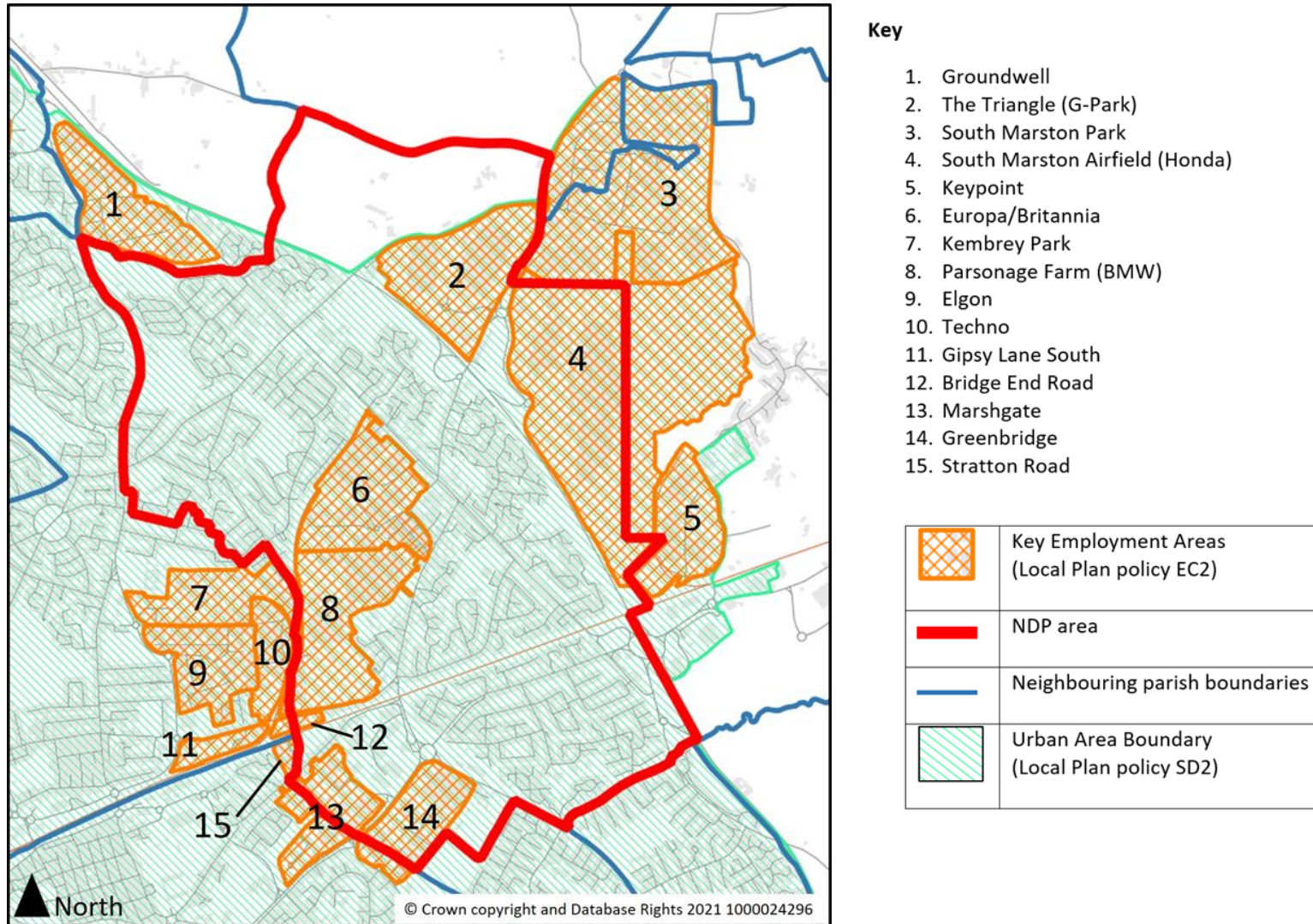
24. Some residents work from home, requiring fast broadband connections to maintain their businesses – there is a general perception that broadband speeds could improve.

## STRATEGIC CONTEXT

### Development outside the parish boundaries

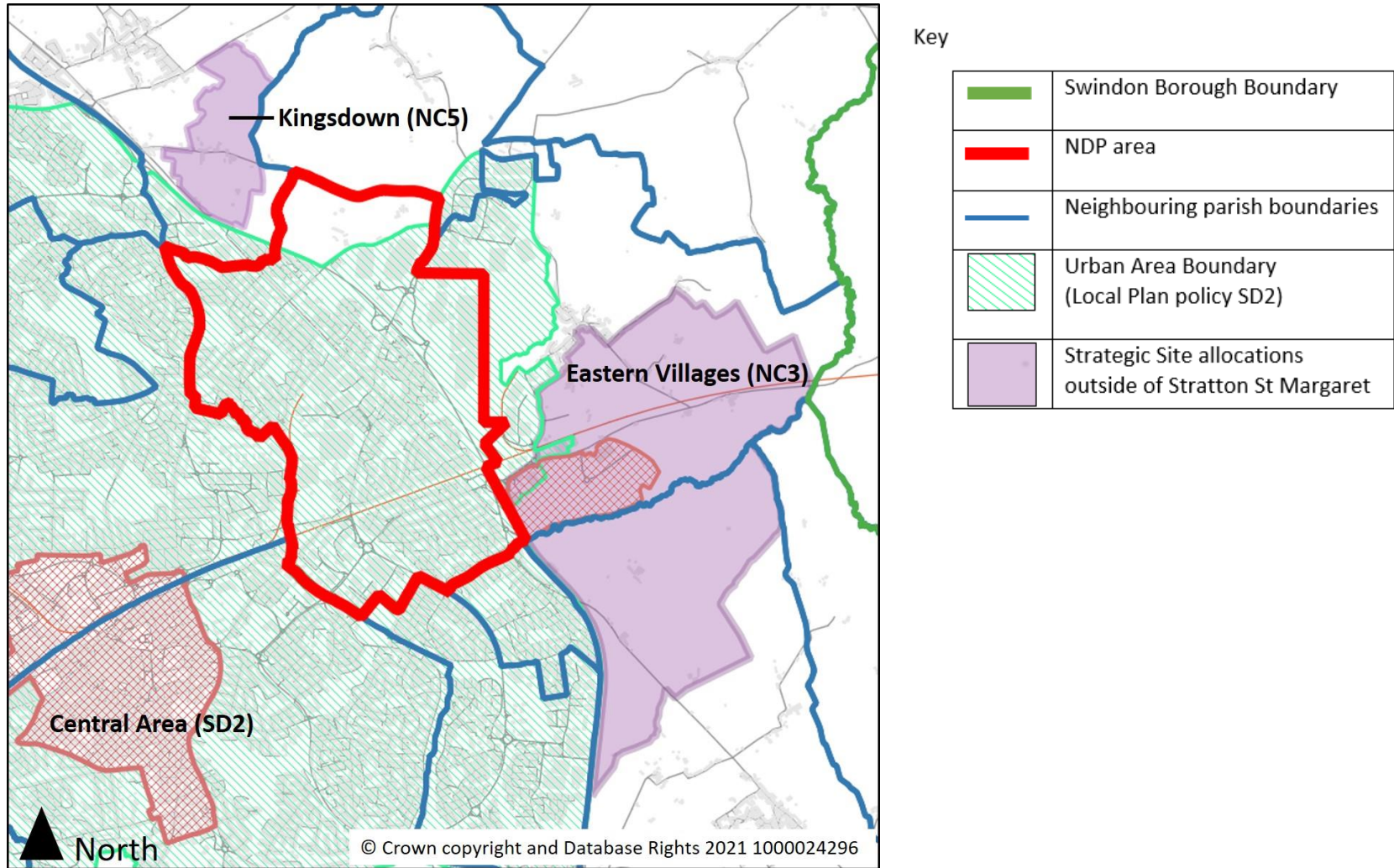
25. The Swindon Borough Local Plan 2026 has identified land outside the current built-up area and outside the parish boundary for major development that will allow Swindon to grow and develop. These site allocations will not be subject to the policies in this neighbourhood plan. They will however have a significant impact upon the parish's future. Much of the parish area is covered by Swindon's 'Key Employment Areas' which are shown in **Figure 7**. Key employment areas are shown in orange, red hash shows the Central Area Action plan to upgrade the town centre. Local Plan policies seek to preserve existing business use, in particular EC2 seeks to retain B class uses in all major employment areas within the parish.
26. Three strategic proposals in the Local Plan will impact upon Stratton St Margaret in particular: New Eastern Villages, Kingsdown and Swindon's Central Area. **Figure 8** shows the main strategic policy areas that lie outside the parish boundary, but which will impact upon the parish as they increase the urban envelope around it.

Figure 7: Key Employment Areas (Local Plan Policy EC2)



Source: Swindon Borough Council, 2021

Figure 8: Strategic sites outside Stratton St Margaret



Source: Swindon Local Plan 2026 (strategic policies)

27. The New Eastern Villages proposal seeks the creation of a new district centre across from the A419 which will contain retail and other competing land uses. The Kingsdown East proposal contains provision for a range of infrastructure improvements that are likely to impact upon the parish. The strategic policies to strengthen Swindon Central Area will increase the office and retail activities in the town centre to the west of Greenbridge. This neighbourhood plan must therefore acknowledge these complementary but potentially competing new and renewed activities in nearby locations.
28. The Swindon Statement of Community Involvement (SCI) in Planning (2019) encourages all applicants, developers and landowners to discuss their proposals with the local community (neighbours, residents, elected members, schools, colleges and other public institutions, parish or town councils, ward councillors and other interested groups) before submitting a planning application. In general, the more significant and potentially controversial the proposal, the more extensive the amount of consultation expected. (SCI, 2019, para. 3.10)
29. Stratton St Margaret Parish Council welcomes this approach and seeks early engagement on major schemes that may come forward within the parish boundaries, or that may affect land within the boundaries though the developments may themselves fall outside.
30. Strategic development proposals should take full account of impacts on Stratton St Margaret and early consideration of mitigation is required to ensure that the benefits from new development are distributed across the entire affected area.
31. Swindon Borough Council has prepared an updated Local Plan which it proposes to submit to the Secretary of State for Housing, Communities and Local Government. The Local Plan relates to the whole Borough and provides a strategy for delivering growth for Swindon Borough up to 2036. The document provides the vision, objectives, strategic policies, development management policies and site-specific allocations for delivering new homes, jobs, services, facilities and infrastructure. The consultation period on the Submission Draft of the Local Plan ran from 17 December 2019 until 31 January 2020.
32. The emerging Local Plan could well have implications for the Stratton St Margaret Neighbourhood Plan area in the longer term and these will need to be assessed through an early review of the Neighbourhood Plan. In the



meantime, it is therefore appropriate that the timeframe for the current NP remains short – i.e. up to 2026, in line with the policies in the adopted Swindon Borough Local Plan.

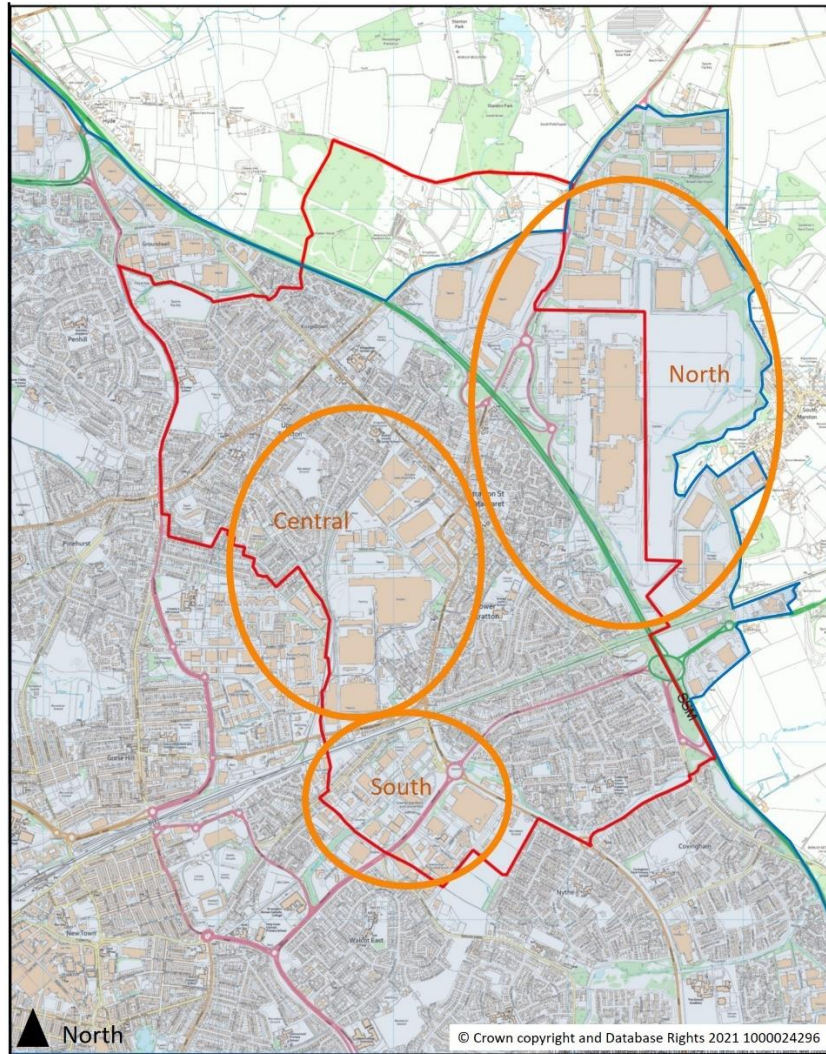
### Distribution of development within the parish boundaries

33. A review of the Swindon Borough Brownfield Register and SHLAA indicated that there is very little available land suitable for development within the parish boundaries.
34. The policies in this Neighbourhood Plan will therefore focus on developments that may occur on previously developed land or small infill sites, how this relates to Local Plan strategic policies and how development can be managed from Stratton St Margaret's perspective.




### Larger commercial sites

35. The spatial development pattern of Stratton St Margaret is currently around one quarter commercial, and the remainder is residential with green spaces interspersed.
36. Commercial development is located on a few very large sites dominated by either manufacturing or distribution activities though there are also pockets of smaller commercial activities under multiple ownerships.
37. There are three main commercial areas within the parish shown in **Figure 9**:
  - **North:** G-Park, Honda of the UK and the B&Q Distribution Centre;
  - **Central:** BMW and light industrial activities fronted by Bridge End Road, Swindon Road and the B4006 including Powerdrills Yard on West End Road;
  - **South:** Retail, office and light industrial on either side of Drake's Way including the Greenbridge retail park.

Figure 9: Main employment centres in Stratton St Margaret



Key

	NDP area
	Approximate commercial areas (see also Fig. 7)
	Urban area boundary (Local Plan policy SD2)

Source: Swindon Borough Council

38. The north and central areas are dominated by large-scale manufacturing and distribution activities that occupy large parcels of land under single ownerships, though there are some smaller enterprises in the central area. Some of the largest landowners and operators are UK subsidiaries of international companies that could be affected by Brexit and international economic forces. It is conceivable that these large sites may become available in the future should macroeconomic forces render UK locations uncompetitive.
39. These very large enterprises in Stratton St Margaret stimulate the Swindon economy and are serviced by a range of local suppliers and offer jobs to local people. As such, they have a key part to play in Stratton St Margaret's prosperity. However, they also pose a risk. Should any of these companies determine that their Swindon operations were no longer required, their sites may become surplus to requirement and may ultimately become large brownfield sites that require redevelopment.
40. There is one major retail centre in the parish at Greenbridge and several small parades to service the commercial and residential areas with a mix of shops and other E class uses. The Greenbridge centre is not amongst Swindon's largest retail areas but it serves a wider market than Stratton St Margaret<sup>3</sup>.
41. Since all major sites are fully occupied and there are few brownfield opportunities within the parish, it is not possible for the neighbourhood plan to contain policies for their future redevelopment. A flexible approach will therefore be taken which seeks open dialogue between the planning authority, future developers and the Parish Council.

### **Policy SSM 1: Redevelopment of large sites**

**A. Applicants promoting proposals for Major Development on employment land within the Stratton St Margaret Parish boundary are strongly encouraged to undertake early, full and meaningful engagement with Stratton St Margaret Parish Council regarding how proposals will impact upon the parish and how they will be managed.**

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<sup>3</sup> Swindon Retail and Leisure Needs Assessment 2017 table 2.1.a

- B. Regular and robust liaison arrangements with Stratton St Margaret Parish Council and the community are strongly encouraged to be put into place by the applicant to feed into:**
  - a. master planning;**
  - b. proposal design;**
  - c. impact upon residential amenity and local character;**
  - d. management of impacts during construction and operation of the development.**
  
- C. Full public engagement is strongly encouraged that will provide full consideration of the following:**
  - a. how the Parish Council and community was consulted;**
  - b. issues raised during those consultations;**
  - c. mitigation and management of impacts proposed in response.**

## HOUSING

- 42. The Parish Council commissioned AECOM consultants to prepare Neighbourhood Plan Housing Needs Advice (August 2015) which forms the basis of the evidence for the neighbourhood plan's housing policies.
- 43. The approach taken was to consider housing need rather than supply. Based on the data summarised on the quantity of dwellings required and the market factors affecting those quantities, AECOM recommended that housing need for the parish in the period 2011-2026 is in the range of 700 to 750 net additional dwellings. Bearing in mind that 646 of these dwellings had already been completed or otherwise committed by 2015, this left an outstanding target range of around 50-100 further dwellings required to 2026.
- 44. The AECOM analysis showed that the parish of Stratton St Margaret has a relatively ageing population, with an increasingly large proportion of its inhabitants aged 65 and over. The decrease in the proportion of children and of people aged 25-44 suggests that fewer families may have moved to, or

formed, within the parish in the period 2001-2011 than previously. However, the above-average rate of growth in people aged 16-24 suggests that the parish has become more popular with younger adults over this period.

45. Neighbourhood Plan consultations indicated a general resistance to significant new housing development, but recognised the need for mixed use development and utilisation of brownfield land in the case of further housing requirement.
46. The key findings of the housing needs advice can be found in **Appendix 1**. The full report is attached as a separate document.
47. A housing mix was supported by residents, who favoured both larger detached and semi-detached homes, and smaller bungalows and independent living facilities, while there is low demand for terraced homes, flats and rented properties. The 2015 housing survey found that more houses may be required with an ageing population to allow for down-sizing.
48. To support an objective to down-size current housing in the parish, smaller independent living facilities were supported. The community also identified accessible housing for the elderly as one of the most important factors in new development.
49. A total of 341 dwellings were built in the NP area between 1April 2015 and 31 March 2019. In addition, there were live planning consents for 231 dwellings at 31March 2019. This means that the housing requirement set out in the strategic policies in the Swindon Borough Local Plan 2026 can be met.

### **Policy SSM 2: Housing**

#### **A. New housing provision that preserves and enhances the character of the parish will be supported where:**

- a. The development is of new bungalows, detached and semi-detached housing.**
- b. The provision is not of additional terraced housing except where it would deliver smaller properties and affordable homes.**
- c. The affordable housing provision is for smaller dwellings ( 1-2 bedrooms).**

#### **B. Development that will result in the loss of bungalows will be resisted. Housing developments designed to**

meet the needs of older people, including but not limited to sheltered housing, assisted living, retirement villages and nursing homes, should be located within walking distance of services.

## GRANGE LEISURE AND OTHER COMMUNITY FACILITIES

50. One of the objectives of this neighbourhood plan is to promote healthy and sustainable lifestyles. Stratton St Margaret benefits from a range of sports facilities, including outdoor pitches, indoor sports courts and gyms.
51. There are also many active community groups in the parish, listed in **Appendix 2**. Consultation found that the parish's 'community spirit' was highly valued, with considerable pride in community events, such as the Stratton Festival and Stratton Stroll.
52. The main community facilities in the parish are Grange Leisure, Meadowcroft Community Centre, Beechcroft Library, St Margaret's and St Philip's Church Halls, Arkell's Business Centre, Churchway Bowls Club, Kingsdown School, Coleview Community Centre, the Scout Hut.
53. There are two libraries within Stratton St Margaret – Upper Stratton Library on Beechcroft Road, and Grange Community, both operated by the parish Council which hopes to support the provision of libraries in the future, subject to funding.
54. Grange Leisure, operated by the Parish Council, is the largest and most heavily used facility with a gym, sports halls, community halls, a library, as well as an outdoor multi-use games area, artificial grass pitch and grass field. It is therefore considered by many to be a community 'hub', and a true 'heart of the community'.
55. Grange Leisure is highly valued by the community and it will continue to be the primary focus for future investment by the Parish Council. It is therefore important that any future development that would prevent or hinder Grange Leisure Centre from continuing to provide this community benefit must be carefully managed so that the community infrastructure is enhanced rather than diminished.
56. The Parish Council commissioned RTP consulting to make recommendations on how to improve the financial viability and customer appeal of Grange

Leisure. This was summarised in a report presented to the council in June 2018. The report made recommendations involving financial restructuring and reconfiguring of activities inside the building. The report provides evidence that the facility can be continually adapted and reformatted to provide long-term community infrastructure for the parish.

57. Consultation indicated that should new community and sports infrastructure be delivered in the future, the community would support provision of a skate park, a swimming pool, enhanced play areas, and the provision of benches in green spaces.
58. Pubs, restaurants, shops, meeting places of all kinds, services and places of worship are dispersed across the parish. The availability of nearby services and places to meet enables Stratton St Margaret residents to live their lives within their community and near their homes. The more conveniently located these services are, the more likely that patrons will visit on foot or cycle, thus improving the overall sustainability of the parish. It is therefore desirable to consider the future of these activities should they come under pressure of redevelopment or loss.
59. As with larger developments and redevelopments within the parish, the Parish Council encourages early engagement by those wishing to change the use of publicly accessible buildings. Where possible, it will be desirable to seek to retain publicly accessible developments that are of value to the community.
60. Development within the parish that will increase Grange Leisure Centre's or other community facilities' usership should make a proportionate contribution to their upkeep or enhancement. The Council will receive CIL funding which may assist in this objective.

**Policy SSM 3: Community facilities and publicly accessible sites**

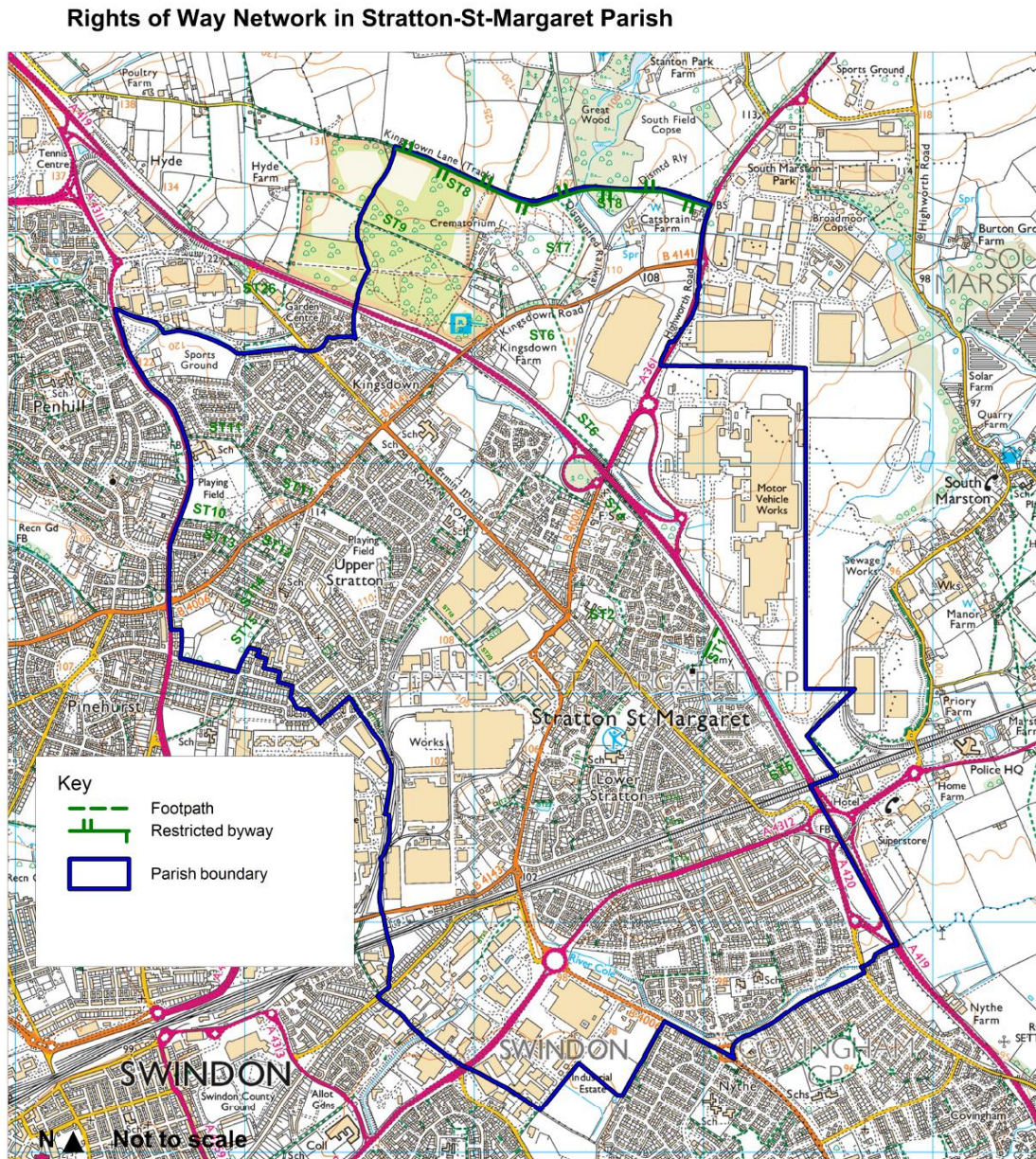
- A. Applicants promoting redevelopment or change of use of community facilities and publicly accessible sites, for instance pubs and eating establishments, shops, meeting places of all kinds, services and places of worship should undertake early engagement with the Stratton St Margaret Parish Council when formulating development proposals.**
  
- B. Proposals that result in the loss of community facilities and publicly accessible developments shall only be permitted where it can be demonstrated that:**
  - a. Commercial facilities have been genuinely marketed for the established use for at least one year; and,**
  - b. The facility is no longer economically viable for the established use, or there is a suitable and sustainable alternative to that facility nearby, or the facility is no longer required.**
  
- C. Provision of new community facilities including leisure, libraries, sports facilities, children and teen play areas, and venues for events and clubs will be supported, particularly for the young and the elderly and supporting disabled and vulnerable people.**



## TRAFFIC AND MOVEMENT

61. Stratton St Margaret is well located near transport links, close to the A419 bypass connecting the M4 with the M5. The parish is around 1.5 miles northeast of Swindon railway station.
62. Residents who participated in the neighbourhood plan consultation felt that Stratton St Margaret suffers significantly from traffic and congestion, and had safety concerns regarding speeding around schools. The presence of commercial development within the parish has led to high numbers of heavy goods vehicles in the parish, exacerbating common congestion worries.
63. There was a high level of community support for increased safety and cleanliness of footpaths and cycle ways. In response, this neighbourhood plan supports policy TR1 of Swindon's Local Plan, striving for increased use of sustainable transport networks within the parish.
64. **Figure 10** shows the public rights of way network in the parish. These are the interlinked safe walking and cycling opportunities in the parish that people might use as an alternative to their personal cars.
65. Footpaths and cycle ways will continue to be maintained, tidied, and where possible enhanced by Stratton St Margaret Parish Council, particularly those near to employment areas. Business co-operation will be sought here.
66. As such, priority for maintenance and improvement works will be afforded to the current footpaths and off-road cycle ways around the area of industrial developments on Bridge End road, Swindon Road, Hobley Drive, the Europa Industrial Park and the Techno Trading Estate. Footpaths in proximity to schools will also be a priority for maintenance.

Figure 10: Public rights of way in Stratton St Margaret



Source: Swindon Borough Council, 2018

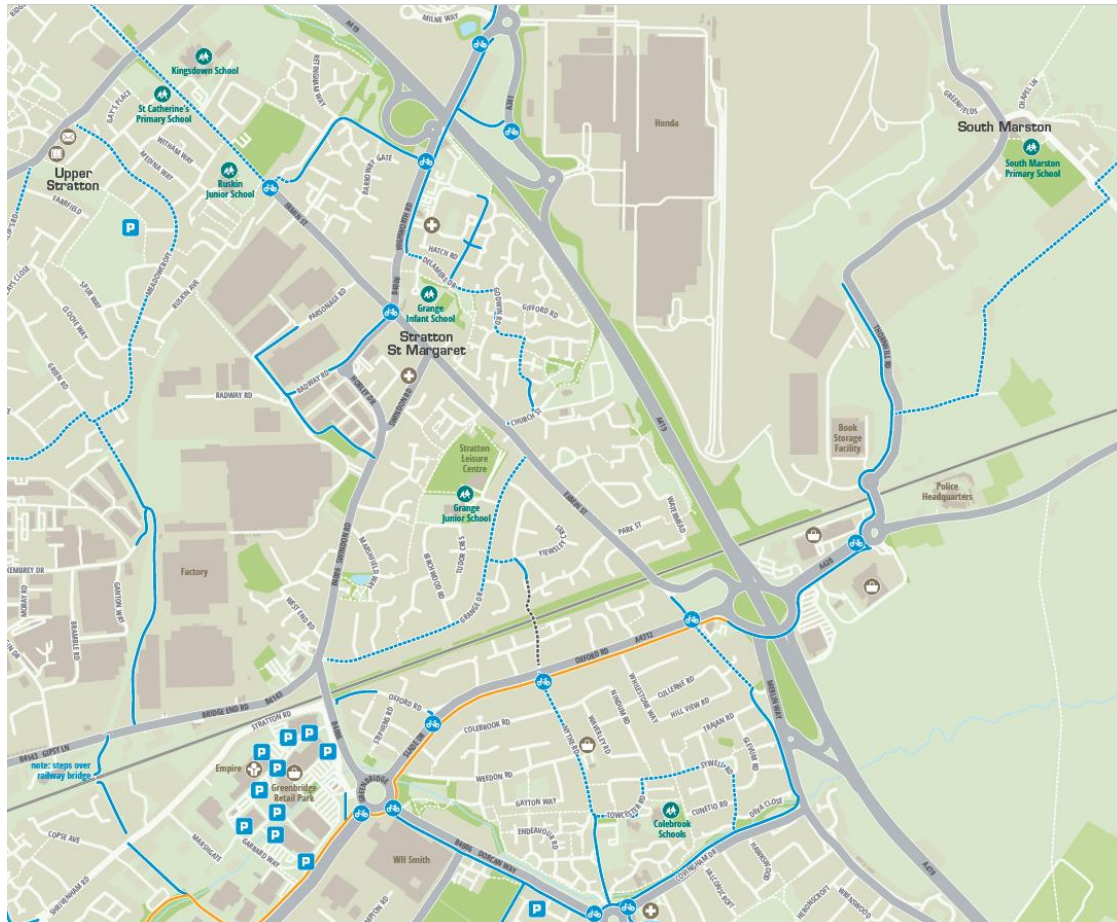
67. All footpaths were surveyed by a Parish Council officer in Summer 2018. Areas suffering from damage and which could benefit from improvements, are listed below:

- Shenton to Shaplads, tree root damage
- Church park to Rainer Close, small area of subsidence. Remedial work required

- Windbrook to scout hut, small concrete plinth, slightly raised
  - Tilly's Lane , very poor condition
  - St Phillips to Cricklade Road , tree root damage
  - Stratton Road to Drakes Way , cycle risk, splits in tarmac
  - Claridge's south path, tree root damage
  - Bridge End Road to Railway footbridge, tree root damage and low hanging branches
68. Strategic Developments under Local Plan policies NC3 New Eastern Villages and NC5 Kingsdown seek to promote inter-connectedness. The New Eastern Villages proposal seeks to provide a bridge over the A419 near Covingham Drive and the Kingsdown proposals will affect the future of Kingsdown. As these proposals come forward, under informative SSM1, the Parish Council will work with the planning authority and developers to secure appropriate community infrastructure and green linkages arising from these strategic developments.
69. Examples of recent works to improve connectivity for journeys by bike and foot in Stratton St. Margaret's boundaries includes:
- A new-build cyclepath-footway on the northern side of Covingham Drive was constructed in 2017, completing a missing link in the strategic off-road cycle and pedestrian network in the Swindon urban area and also enhancing connectivity to the Covingham district centre.
  - Oxford Road falls on the branded Eastern Flyer cycle-pedestrian route providing links to Greenbridge and central Swindon (Broadgreen, Manchester Road, town centre),
  - Improvements to the pedestrian environment of the Sandgate footbridge (working in partnership with Network Rail through the Great Western Main Line electrification scheme), a strategic link across the Great Western Main Line Railway, connecting Grange Drive and the communities off Oxford Road.
  - Previous investigation/feasibility with Network Rail (as part of the Great Western Main Line electrification programme) to future proof the alignment of the rail footbridge, which lies on the footway linking Gypsy Lane-Bridge End Road with Stratton Road.

70. **Figure 11** is an excerpt from the Swindon Cycle Map showing cycle lanes in and around Stratton St Margaret Parish. The solid blue line shows off-road cycle ways, and the dashed blue line shows the recommended off-road cycle routes promoted by Swindon Borough Council. New development, alongside investment from the Borough and Parish Councils can continue to achieve improvements to this network over time.

Figure 11: off-road cycling in Stratton St Margaret and surrounds



Source: Swindon Borough Council Cycle Map (2017)

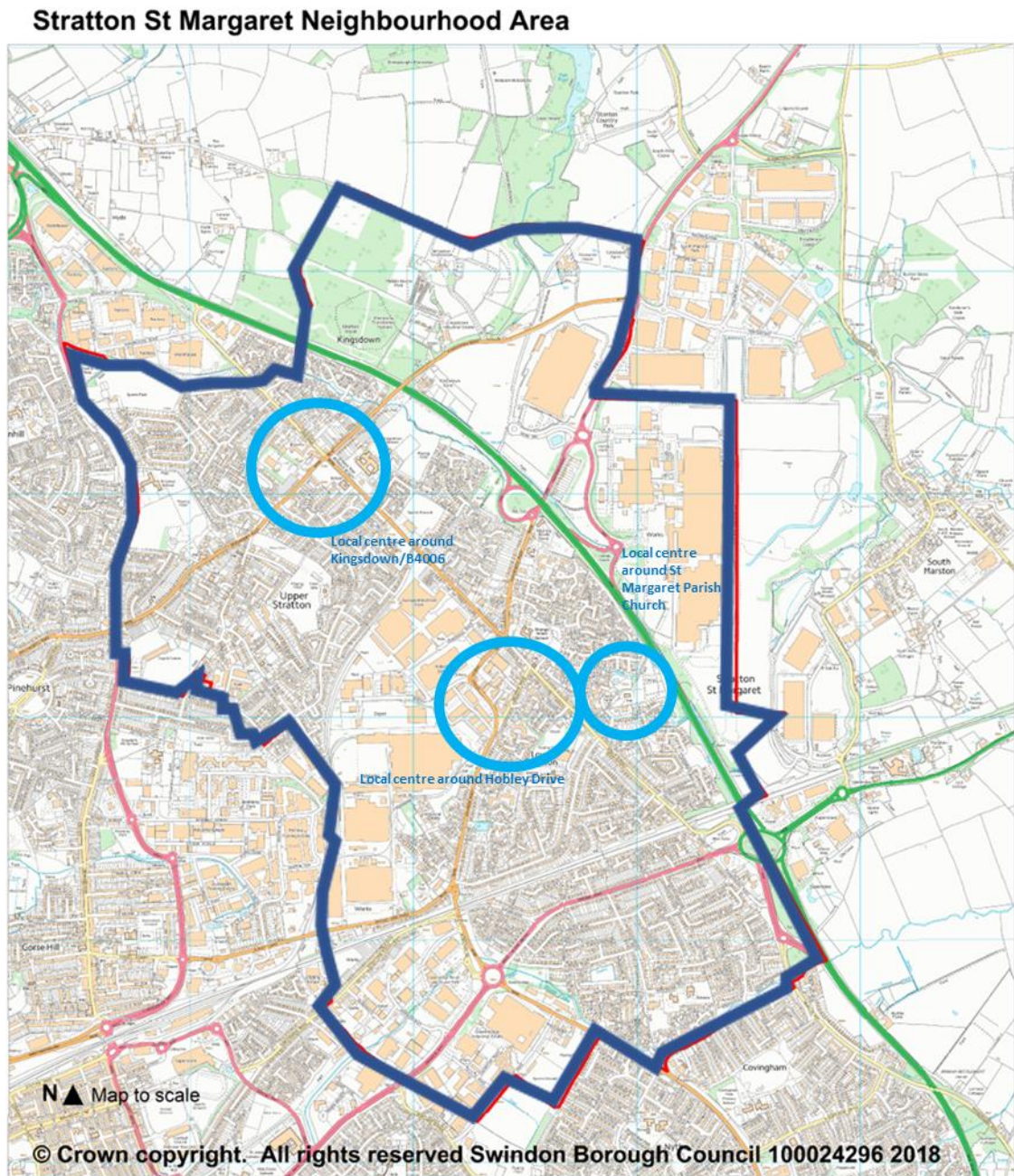
## **Policy SSM 4: Transport and Movement**

- A. All new development should make provision for access for pedestrians and cyclists by providing suitable waymarked routes to enable easy access to key destinations.**
  
- B. Developments should make a contribution towards improving and extending the pedestrian and cycle network where they add pressure to it.**
  
- C. New development in the parish should, where it would cause additional load on footpaths and cycle routes in need of improvement, introduce measures to bring them to an acceptable standard. The footpaths and cycle routes most in need of improvement are listed below, though this list is not exhaustive:**
  - a. Shenton to Shaplands**
  - b. Church park to Rainer Close**
  - c. Windbrook to scout hut**
  - d. Tilly's Lane**
  - e. St Phillips to Cricklade Road**
  - f. Stratton Road to Drakes Way**
  - g. Claridge's south path**
  - h. Bridge End Road to Railway footbridge**

## LOCAL CENTRES

71. Consultation undertaken in the preparation of the neighbourhood plan indicated that the community believed that there was no clear local centre in the parish. They further identified the lack of independent businesses, artisan outlets, restaurant and banking facilities, and their desire to see these in the parish. The historic development of the parish is by its nature urban and the original local centre around the Parish Church has long since ceased to be the focus of community activity.
72. A number of smaller local centres have developed in the parish around the Parish Church, Hobley Drive, B4006 and Highworth Road, and in the area around Kingdown on the B4006, shown in **Figure 12**. None of these areas currently have sufficient space to provide a local centre but it may be possible that in future, if land should become available under SSM1 or otherwise, there may be scope to enhance one or more of these locations as a vibrant hub or hubs featuring A1 (shops, to meet the requirements of specialist food outlets), A2 (professional and financial services, in order to provide banking) and A3 (restaurants and cafes). Meeting places, independent retailers, artisan outlets and niche business areas will be welcomed. A mixture of community uses alongside E Class uses will help to encourage footfall for the Local Centre.

Figure 12: Locations where Local Centres will be encouraged



Source: Base map supplied by Swindon Borough Council. Blue line denotes approximate locations of Local Centres.

73.

### Policy SSM 5: Local Centres

- A. Development in the following areas should, where appropriate, support the establishment of local centres where E Class uses will predominate, particularly along street frontages:**
- a. In the vicinity of St Margaret's Parish Church;
  - b. At Hobley Drive, B4006 and Highworth Road;
  - c. In the area around Kingdown on the B4006.
- B. Where appropriate, redevelopment of employment land under policy SSM1 should provide new local centres with services to complement existing centres.**

## HERITAGE

74. Stratton St Margaret's village heritage is a major contributor to its 'sense of place'. The community are proud of their heritage and how it creates a characterful built environment. Buildings dating from during or before the Victorian era are particularly valued. The need to preserve this character is a major objective of this neighbourhood plan, supporting existing listings and Conservation Areas (shown on **Figure 11**).
75. There are several significant buildings and built features of importance to the local community. Listed buildings are described in **Appendix 3**. During consultation, the community identified important local features described in **Appendix 4**.
76. The Neighbourhood Plan steering group considered the assets identified in consultation (**Appendix 4**) and identified the following **Locally Significant Buildings** which are not listed but which are of importance to the community and worthy of protection, shown on **Figure 11**. The list was collated from various consultations as part of the preparation of the plan and in the Planning and Highways Committee of the Parish Council.



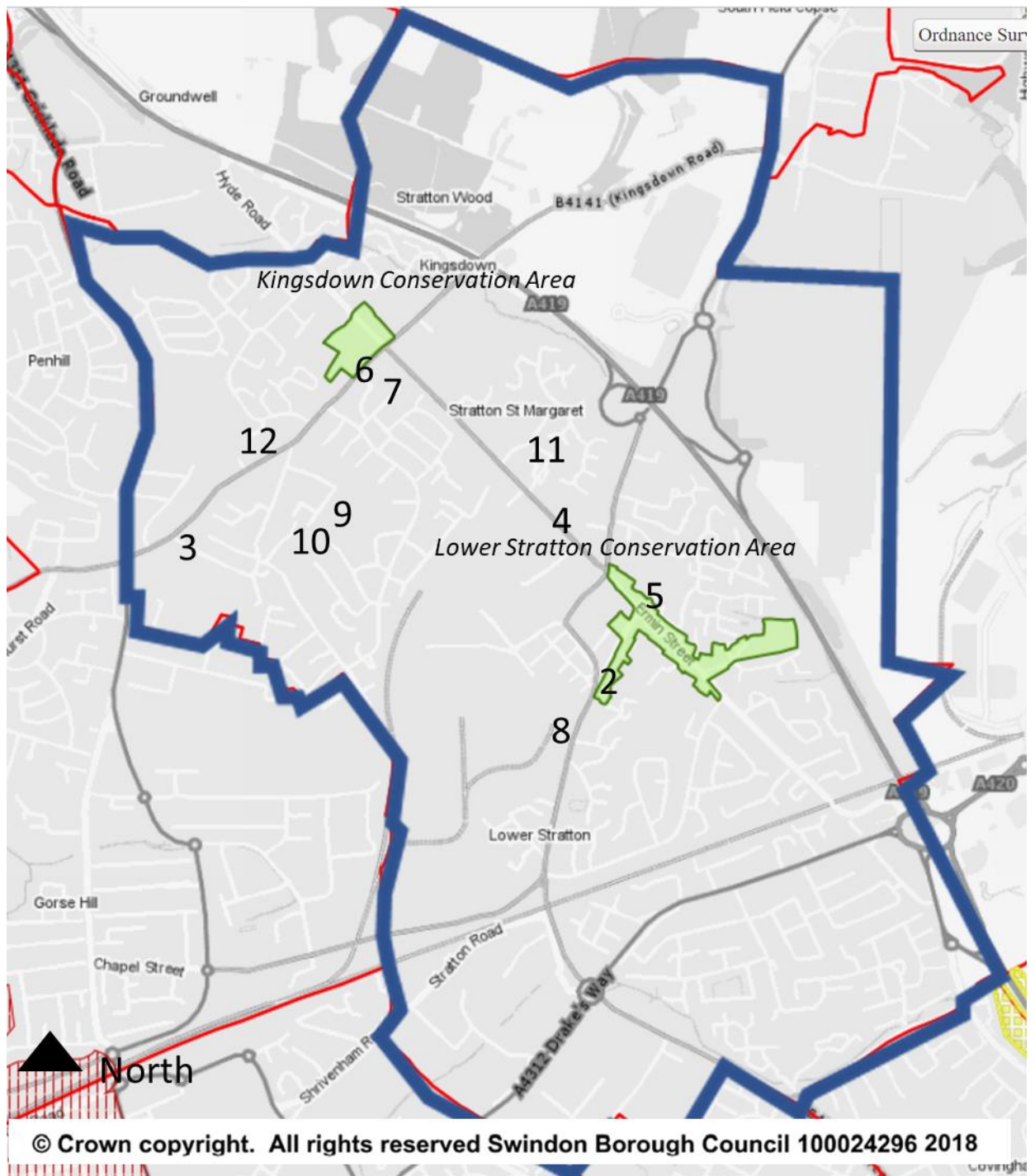
**Locally Important Buildings and Assets**

1. Arkell's pubs<sup>4</sup>
2. Brewery Farm House
3. Boundary House, Beechcroft Road
4. Ermin Street
5. Methodist Church, Ermin Street
7. St Philip's Church
8. Stratton Education Centre
9. Stratton Green Baptist Church
10. Upper Stratton Baptist Church
11. Chapel in Green Road Cemetery
12. Wilden Square
13. Beechcroft Road Methodist Church

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<sup>4</sup> Since there are more than one, they are not shown individually on Figure 9.

Figure 11: Conservation Areas and buildings of importance (numbered)



Source: Swindon Local Plan 2026, amended. Green shading denotes conservation areas, blue line denotes NDP area, numbers refer to the location of Locally Important Buildings and Assets.

77. This neighbourhood plan relies upon the protections afforded by the Swindon Local Plan policy EN10. It seeks the promotion of the heritage and village character of Stratton St Margaret, to preserve a ‘sense of place’ that residents can be proud of.

**Policy SSM 6: Locally Important Buildings and Assets**

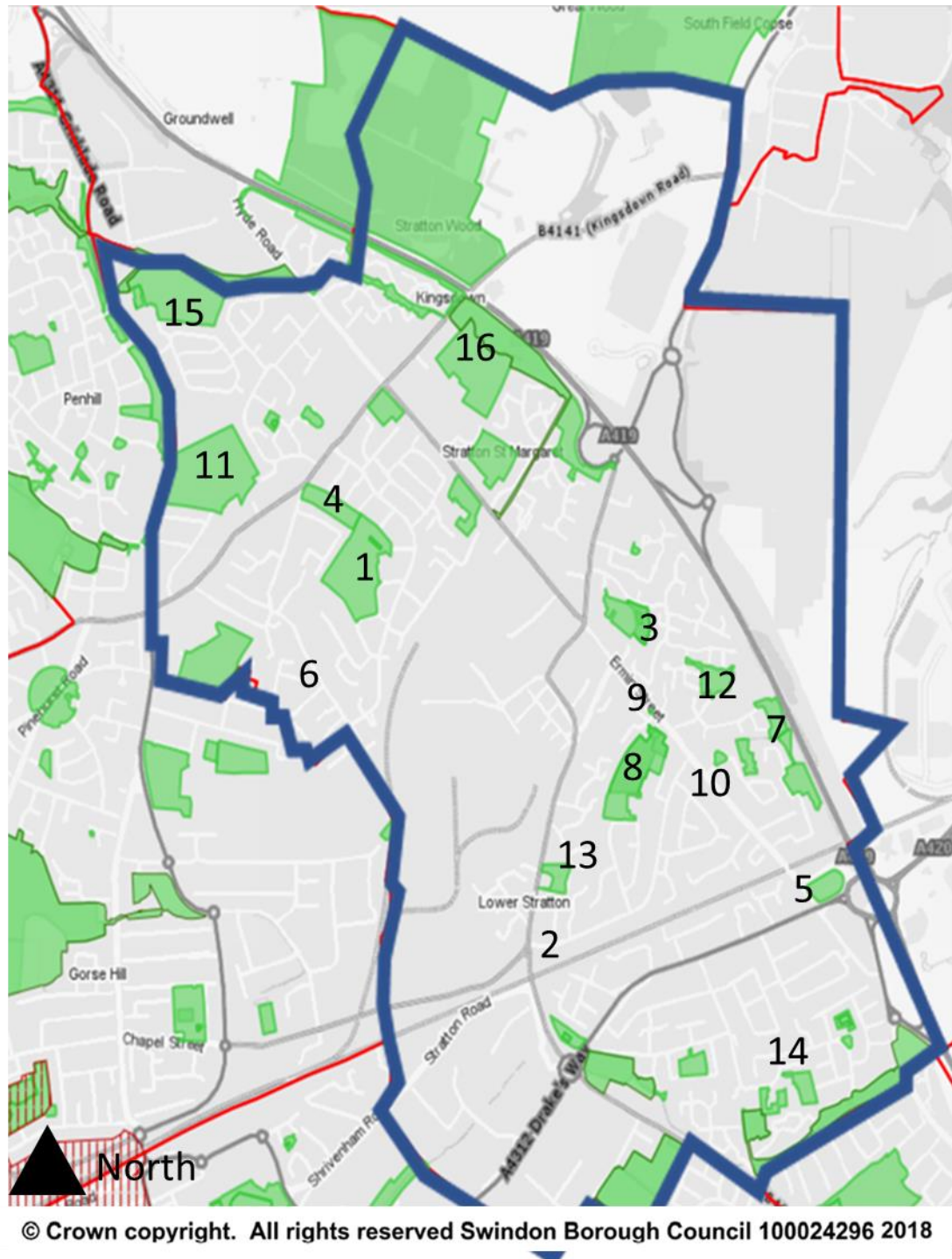
**Locally Important Buildings as set out in paragraph 74 and Figure 11 are “Non-Designated Heritage Assets” as set out in Swindon Local Plan Policy EN10 (b,g).**

**OPEN SPACES**

- 78. Consultation undertaken in the preparation of the neighbourhood plan indicated that the community are immensely proud of their green spaces and want to see them protected against future development and encroachment. The densely developed nature of the parish coupled with the expected growth in local and wider-Swindon population means that preserving open spaces resources for the future is important and necessary.
- 79. Designated local spaces are shown in **Figure 12**.
- 80. Consultation indicated that some **Open Spaces** were especially valued. These include parks and fields, play parks, burial sites and allotments. Of the 31 currently managed by the Parish Council, the steering group identified the most important.

Open Spaces
1. Meadowcroft Playing Fields
2. Stephen’s Road Play Area I
3. Delamere Play Area
4. St Philip’s Allotments
5. White Hart Allotments
6. Green Road cemetery
7. Lower Stratton cemetery at St Margaret’s church
8. Grange Leisure Field
9. The Remembrance Garden
10. The Peace Memorial
11. Merton Fields
12. Church Pond at St Margaret’s
13. Claridge’s Pond
14. Kilsby Field
15. NALGO Sports Ground
16. Kingsdown Road green space

Figure 12: Designated Open Space (Local Plan Policy EN1 and EN3)



Source: Swindon Local Plan 2026. Green shading denotes Open Spaces under Local Plan policy EN3. Blue line denotes NDP area. Numbers refer to place names referred to in para. 80 of this report.

81. The overall tidiness and maintenance of open spaces is of great importance to residents and will remain a priority for the Parish Council. The high-quality maintenance of other private and public-sector facilities will also be promoted by the Parish Council. Over time, the Parish Council will seek to offer a wider range of activities on local green spaces and to promote better connectivity to other parts of the Borough in discussion with neighbouring parishes and the planning authority.
82. The Parish Council is best placed to identify land for additional allotments and burial space. There are no identified shortages of either allotments or burial spaces at present, so no new provisions are made in this neighbourhood plan. However, these issues will need to be kept under review.
83. Should major housing developments come forward in the parish under SSM1, it will be necessary for developers to consult Stratton St Margaret Parish Council to obtain an up to date assessment of the need for new allotments or burial space. Where existing provision is not sufficient to meet the needs of the new development, or where the development could accommodate identified need, applicants will be strongly encouraged to include additional provision in their proposals.

**Policy SSM 7: Open Space, Allotments, Burial Space**

- A. Loss of any Open Space (listed in Para. 78 above) will be strongly resisted and will only be supported where replacement open space of equal or greater value is provided.**
- B. Wherever possible, incidental green spaces (e.g. wider verges and odd spaces) should be retained as green spaces.**
- C. Visually or ecologically important existing trees and hedgerows should be retained to preserve their contribution to local character and green infrastructure.**
- D. All open spaces' biodiversity and habitat value should be preserved and enhanced.**
- E. Where appropriate, developers of Major Schemes should consult with the parish Council to obtain an up-to-date assessment of the need for allotments and burial space arising from the development, and where required,**
  - a. meet the need for allotment space on site; and**
  - b. make additional provision to meet the Parish's needs.**

## APPENDIX 1: Housing need Housing need

	Possible impact on housing needed	AECOM Conclusion
Affordable housing	<p>Nearly 45% of those on the local waiting list require 2-bed or 3-bed houses. However, the total number of households in need comprises only 1.37% of all households in the parish.</p> <p>Between 2001 and 2011, the proportion of social rented properties grew by only half the Swindon average.</p>	<p>Swindon's own requirement for affordable housing is highly likely to result in adequate provision; therefore, we do not consider there is a requirement for the Neighbourhood Plan to set its own affordable housing target, although the parish might consider stating that they will continue to work with the Borough Council to meet affordable housing need as it arises.</p>
Need for smaller dwellings	<p>The SHMA notes that open market demand will be the greatest from one-person households and those over the age of 85.</p> <p>The Census shows a significant growth in single person households between 2001 and 2011 and in single person households aged over 65.</p> <p>The SHMA states that the area needs 2-bed downsizing houses/bungalows/flats, as well as 2-bed upsizing flats and 1-bed flats</p>	<p>Provide a range of dwelling sizes, including in particular more small dwellings (1-2 bedrooms) for e.g. those in affordable need, single person households and older people wishing to downsize, and/or younger couples without children.</p>

	<p>Contrary to SHMA advice there needs to be more sheltered housing</p>	
Housing type	<p>The local survey showed a significant demand for bungalows, some demand for detached and semi-detached housing, and far lower demand for terraced housing and flats.</p> <p>This is backed up by the Census <b>[2011]</b>, which indicates the existing prevalence of semi-detached properties and relatively low level of flats.</p>	<p>The development of new bungalows, detached and semi-detached housing could be supported by a housing mix policy, which could also seek to discourage provision of terraced housing and flats.</p>
Increase in older person households	<p>Evidence from Census (increasing numbers of older people, and homes becoming less crowded) demonstrate older population. Some 'downsizing' of older households from larger to smaller units could free up larger units for families, although there is less demand for this type of housing compared to the rest of Swindon and England as a whole.</p>	<p>Provide dwellings suitable for older people, including units for independent living particularly suited for older occupants, such as bungalows. This would help to free up larger units for families moving into the area.</p> <p>To this end, a policy supporting downsizing for households currently under-occupying larger properties, though aspirational, could at least be a useful statement of intent.</p> <p>Monitor rates of downsizing if possible- the more that takes place, the lower the need</p>



		<p>for new family-sized/larger dwellings.</p> <p>The steering group does not support this recommendation because it is too aspirational.</p>
<p>Demand for larger/family households</p>	<p>The SHMA identified a drop in the number of 4-bed homes being built which could impact on Swindon’s longer-term plans to reduce the amount of in-commuting.</p> <p>The parish is well located for executive/family-sized housing with proximity to Swindon, higher than average level of economic activity and travel-to-work data showing a prevalence of local employment.</p> <p>Census evidence shows only a slight increase in the number of households with children compared to the Swindon and national averages; this could be due to unmet need for larger family-sized housing.</p>	<p>Include within policy or policies on housing explicit support for larger (4-5 bedroom) dwellings for families.</p> <p>Note as per previous conclusion that downsizing rates should be monitored, as if family-sized housing is freed up through downsizing, there will correspondingly be less need to support the provision of new family housing.</p>
<p>Potential for specialist housing for the elderly</p>	<p>The SHMA notes that there will be approximately 5,000 additional households in Swindon with a person aged over 85 and approximately 2,000 will be one-person households, with implications for care services, suitability of existing housing in the private sector, and demand for social housing. There is unmet demand for sheltered housing for</p>	<p>Housing developments specifically designed for the elderly, including but not limited to sheltered housing, assisted living, retirement villages and nursing homes could be encouraged in locations within walking distance of services and facilities, such as local shops,</p>

	older people and it notes that 10% of additional properties required over the period 2011-2033 should be 1- or 2-bed elderly/care properties.	doctors' surgeries and open space.
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## APPENDIX 2: Community Organisations in Stratton St Margaret parish

All Stars Jazz Band (did not apply but coded to grants)	Caring Matters	Grange Junior School
Art Group	Colebrook Junior School	Grange Poetry Boards
2003 Squadron Air Training Corp	Coleview Girls Football	Grange Social Club
1st Stratton St Margaret Scout Group	Coleview Community Lunch Grp	Great Western Hospital
Achievers	Coleview Pre-School	Girlguiding Swindon East
Beechcroft Thursday Club	Crocodile Lunch Club	Jubilee Appeal (vets)
BIOS Youth Project	Crosslink Football Club (minis)	Kingsdown Youth Centre
2 <sup>nd</sup> Stratton Scouts	Cruse Bereavement	Learning Disability Social Group
5th Swindon Boys Brigade	Dorcan Church	Limbless Association Swindon
21 <sup>st</sup> Swindon Scouts	Dorcan District Guides	Majestic Ballroom Group
British Legion	Focus on Carers & Self Help	Marie Curie Cancer Care
Camera Club	Friends of Upper Stratton Library	Mayors Xmas Appeal
Celtic Dance Academy	Grange Friendship Club	Meadowcroft Tenants Association

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MIND	St Johns Ambulance	Stratton Youth Centre
Mrs Toop - Fundraiser	St Philips PCC	Swindon 105.5
MS Society/Therapy Centre	Stratton Advice Point	Swindon Animal Sanctuary
National Asthma Campaign	Stratton Age Concern	Swindon Children's Scrapstore
North Dorcan Senior Citizens	SCLC Lunch Club	Swindon Dial-a-Ride
Northern Lights FC	Stratton Bicycle	Swindon & District Citizens Adv
NSPCC	Stratton Community Art Group - NEW Oct 16	Swindon District MENCAP
Nythe Community Centre	Stratton 1st & 3rd Brownies	Swindon District Parkinsons
Nythe Football Club (Minors)	Stratton Jnr 5-a-side Football Cl	Swindon Male Voice Choir
Nythe County Primary	Stratton Churchway	Swindon Family Mediation Srv
Nythe Playgroup	Bowls Club	Swindon Gang Show
Relate	Stratton St Margaret Baby & Toddler Group	Swindon Kidney Patients Assoc
Rockers Reunited - now Stardust Promotions	Stratton Youth Centre	Swindon Mayor's Charity
Ruskin Junior School	St Margarets Church	
Samaritans	St Margarets Pre-School	
Shopperphone		

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Swindon Pegasus Brass Band	Upper Stratton Baptist Church  USBC (Stratton Festival)  USBC Kidz Club	Willows Counselling Service
Swindon Rugby Club		Wilts & Berks Canal Project
Swindon Stroke Support	Uplands Educational Trust	Wiltshire Bobby Van Trust
Swindon Town Football in the Community	Upper Stratton Lunch Club	Wiltshire Millennium Appeal
Thamesdown Hydrotherapy Pool	Urban Arts Project SSMPC	Wiltshire Search & Rescue
The Haven	Victims Support Wiltshire	Yew Tree Pre School
The Open Door Centre	White Hart Allotment Societs	Youth Action Wiltshire
Trailblazers		
U3a - table tennis group		Vitalise

### APPENDIX 3: Listed Buildings in Stratton St Margaret parish

List Entry	Name	Street	Grade	Date Listed	Grid Ref.
1023418	73 Swindon Road	Swindon Road	II	20-Sep-79	SU 17392 86924
1023415	Churchyard Tomb of Susanah Nicholas Van Acker of Erith	Church Street	II	20-Sep-79	SU 17983 87113
1023417	Gate Piers to Former Kingsdown House	Kingsdown Road	II	20-Sep-79	SU 17305 88722
1185454	Pigeon House to Rear of Premises of Coventry Drafting Company	Pigeon House Lane	II	20-Sep-79	SU 17408 87187
1185433	19 Green Road	Green Road	II	20-Sep-79	SU 16240 87360
1185514	Stratton Park	9 Wanborough Road	II	20-Sep-79	SU 18521 86251
1185393	Church of St Margaret	Church Street	I	26-Jan-95	SU 17956 87095
1299660	Church Farmhouse	Church Street	II	03-May-77	SU 17832 87030
1355906	The Wheatsheaf	167 Ermin Street	II	20-Sep-79	SU 17708 87050
1299695	Dockle Farmhouse	2 Bridge End Road	II	12-Dec-78	SU 17110 86237

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1355907	41 Green Road	Green Road	II	20-Sep-79	SU 16357 87169
1023416	21 Green Road	Green Road	II	20-Sep-79	SU 16261 87338
1185439	Arkells Brewery House	Beechcroft Road	II	20-Sep-79	SU 16587 88169
1409198	Roman Road Bridge	N/A	II	18-Jul-12	SU 18224 86516
1355943	Milestone Opposite St Philip's Road	Beechcroft Road	II	20-Sep-79	SU 16281 87828

**APPENDIX 4: Locally Significant Buildings and Assets identified in community consultation (not the definitive list in SSM7)**

Site	Archival Information	Consultee Support
Arkell's pubs	<p>"Brewing was developed, the Star Brewery (long since defunct) was set up in Lower Stratton, as in 1843 was Arkell's Brewery, which transferred to Kingsdown in 1861" Stratton St Margaret Official Guide, Forward Publicity Ltd.</p> <p>"The old White Hart was built in the early part of the 19th century, and was the haunt of many of the users of the old canal"</p> <p>"Stratton Feast or Revel was held on the first Monday in August. At the time of this poster, the festivities tended to go on for a week. Stalls were erected from the Willow to the Crown".</p> <p>"The Crown Inn at Lower Stratton provided more than drinking. Before the Great War it sported a Quoits team." Frederick Fuller, Stratton in Camera: Photographs of Yesteryear, Red Brick Publishing, 1984</p> <p>Moonraker's; Baker's Arms (1800s); Kingsdown Inn (1847); The Rat Trap (1840s) etc. Stratton Remembered, SSMPC, 2000</p>	<p>Significant support for protection of brewery heritage from public</p> <p>The Crown – listed by SBC as possibility within criteria</p>
Upper Stratton Baptist Church	<p>"Nonconformity reached the village early. The Old Baptist Church in Swindon Road was founded in the 1740s; the primitive Methodists established a society in Lower Stratton in 1825 and Upper Stratton Baptist Church was established in the 1860s." Stratton St Margaret Official Guide, Forward Publicity Ltd.</p> <p>"Green Road Chapel was set up as an Independent Chapel in 1860 by a Mr. Tucker of Bourton. It soon became one of the social centres for Upper Stratton. A day school was set up in the chapel, until a stone built school, under the auspices of the British and Foreign School Secretary, was built nearby. The Chapel had a large Sunday School, which used to process</p>	<p>Councillor working group</p> <p>Support for Green Road chapel &amp; cemetery protection in public survey</p>



	<p>Upper Stratton on Treat days.” <i>Frederick Fuller, Stratton in Camera: Photographs of Yesteryear, Red Brick Publishing, 1984</i></p> <p>‘The Tucker Memorial Baptist Church’, named after Henry Tucker <i>Stratton Remembered, SSMPC, 2000</i></p> <p>Green Road chapel – built in 1869 <i>Stratton Remembered, SSMPC, 2000</i></p>	
Stratton Green Baptist Church	<p>“There were Baptists in Stratton Green in the 17th century. By the 18th century they had a Meeting House, in which in 1741 the hymn-writer John Cennick preached, after he had been manhandled by a hostile crowd urged on by the Vicar. A small chapel with a baptistery and balcony was built in 1851, and stayed in use until 1936.”</p> <p>Frederick Fuller, <i>Stratton in Camera: Photographs of Yesteryear, Red Brick Publishing, 1984</i></p> <p><a href="http://www.wiltshire-opc.org.uk/Items/Stratton%20St.%20Margaret/Stratton%20St.%20Margaret%20-%20Stratton%20Green%20Baptist%20Chapel%20History%201751-2014.pdf">http://www.wiltshire-opc.org.uk/Items/Stratton%20St.%20Margaret/Stratton%20St.%20Margaret%20-%20Stratton%20Green%20Baptist%20Chapel%20History%201751-2014.pdf</a></p>	Councillor working group
Boundary House, Beechcroft Road	<p>“The huge Boundary House stands out like a sore thumb in Upper Stratton. Built in 1894 it is said to be a replica of the owner’s house in Bayswater. Named Boundary House, after Boundary Cottage which stood here, the last house at that time to pay rates and dues to Highworth rather than Swindon” Frederick Fuller, <i>Stratton in Camera: Photographs of Yesteryear, Red Brick Publishing, 1984</i></p>	<p>Support from public surveys to protect</p> <p>Councillor working group</p>
The Methodist Church, Ermin Street	<p>“In 1883 the Primitive Methodists built an imposing chapel on Ermin Street, facing down Swindon Road. Previously this site had housed a blacksmith’s shop, and on the other side of the road was a wayside pond.”</p> <p>“Soon the site was occupied by the large building still standing, although the clock did not appear until the 1930s. The chapel was built by Thomas Colbourne, one of the</p>	Councillor working group

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	<p>Primitive Methodist members, who built many chapels in Swindon and the districts around.”</p> <p>“It was one of the first public buildings to be lit by gas. A clock, which could not be seen by the preacher, was a prominent feature.”</p> <p>“The Primitive Methodists were always out and about in the open air, with Camp Meetings, Sunday School processions, or with special evangelical services”</p> <p>Frederick Fuller, Stratton in Camera: Photographs of Yesteryear, Red Brick Publishing, 1984</p> <p>Building cost £1,600. School room added 1897. Organ installed 1938. Stratton Remembered, SSMPC, 2000</p>	
St Philip’s Church	<p>“In 1879, John Arkell provided a barrel store to be a church, called St Philip’s, in Upper Stratton. The building had originally been an Independent Chapel in Regent Street, Swindon. The road in Upper Stratton was called St Philip’s Road, but the new church, built in 1904, is in what is now called Beechcroft Road. The firm which built the present red brick church went bankrupt, and a Stratton builder had to finish the building. There was never enough money to build the small bell turret that had to wait for 75 years.” Frederick Fuller, Stratton in Camera: Photographs of Yesteryear, Red Brick Publishing, 1984</p> <p>Architect: William Masters of Stanton Fitzwarren. Foundation stone laid by Edith Arkell, wife of Thomas Arkell 1904 Stratton Remembered, SSMPC, 2000</p>	Councillor address – St Philip’s Road chapel, cottages along St Philip’s Road
Grange Infant’s School	<p>“Infants was founded 10th June 1895, on 28th March 1906 it became Lower Stratton Infants Council School. In 1938 the school was given electric lighting and piped heating. The original bell turret was removed in 1939. During the war the school shared with evacuees from Barking, London. In 1945 the school became Lower Stratton County Infants and in 1963 when the juniors had moved to the new school it</p>	Councillor working group

	became Grange Infants School.” <a href="http://www.wiltshire-opc.org.uk/Items/Stratton%20St.%20Margaret/Stratton%20St.%20Margaret%20-%20Education.pdf">http://www.wiltshire-opc.org.uk/Items/Stratton%20St.%20Margaret/Stratton%20St.%20Margaret%20-%20Education.pdf</a>	
Stratton Education Centre	“In 1872 there was a newly formed Stratton Board of Education which in due course built the Girls’ and Infant Schools at the junctions of Green Lane and St. Philip’s Road.” Frederick Fuller, Stratton in Camera: Photographs of Yesteryear, Red Brick Publishing, 1984	Councillor working group
Victorian Chapel at Green Road Cemetery	The Chapel is a Victorian curio and shows the religious developments in the parish. It is contemporary with the graveyard.	
Wilden Square	Originally the Quadrangle, oldest council housing in Britain	Nigel Chalk, Local Historian and Resident
Beechcroft Road Methodist Church		Nigel Chalk, Local Historian and Resident

### Other structures

Milestone, Lower Stratton, outside No. 161 Swindon Road:

Carved stone post by the B4006, in parish of STRATTON ST MARGARET (SWINDON District), Lower Stratton, outside No. 161 Swindon Road, in front of fence behind tarmac footpath, on East side of road. Milestone, erected by the Lechlade to Swindon turnpike trust in the 19th century. Inscription reads; : HIGHWORTH / 5 / SWINDON / 3 / not Listed. *Heritage Gateway*