

Excerpt of the Long Marston Airfield New Community portion of the SWLP

A. Key Development and Land Use Requirements

Development Needs

- Minimum of 10,300 new homes, with a at least 4,500 built by 2050
- 15 hectares of non-strategic employment land
- 21 pitches for Gypsies and Travellers across at least 2 sites

Affordable Housing

- Delivery of affordable housing provision in accordance with Policy DS.4

Education Infrastructure

- 4 x 3-form entry primary schools
- 1 x Secondary School (+ land reserved for second secondary school)

Neighbourhood Centres

- 13.4 hectare mixed use development areas
- 1 district centre and 3 local centres, incorporating convenience retail, employment, health and community facilities
- Provision of and/or contribution to community facilities such as community buildings and sports facilities (in line with the requirements set out in the latest available Playing Pitch Strategy and Sports Facilities Assessments.)

Open Space

- Sports provision in accordance with the latest [Playing Pitch Strategy](#) and [Indoor Sports Facilities](#) studies
- Delivery of continuous green and blue infrastructure corridors linking to adjacent networks and utilising existing and potential habitats and historic landscape, in particular retention and enhancement of hedgerows and hedgerow trees, and networks
- Delivery of public open space in accordance with the requirements set out in Policy ID.15. Including provision of a Country Park.
- A network of multi-functional green spaces, including links to the Greenway, provision of a new Country Park (HELAA ref 146)

Active Travel

- Transport hub and safeguarded land for railway station
- Provision of on-site bus infrastructure and contributions to deliver frequent bus services to serve the new settlement. Provision of pedestrian and cycleway linkages across the site to provide north-south and east-west connectivity intersecting the strategic site, and between and across sub-parcels to provide access to key facilities.
- Active travel links to the sports and community facilities at Meon Vale.

Transport

- Delivery of highway improvements and financial contributions in accordance with the requirements set out within the Strategic Transport Assessment or Infrastructure Delivery Plan.
- Contributions to provision of a Western Bypass in accordance with Policy ID.4

Energy

- A Solar Farm (HELAA site reference 355), with the site being brought forward for housing when available.

B. Timescale

Phase 1A (124 dwellings) and Phase 1B (376 dwellings and serviced parcel of land for a Primary School) at HELAA Ref 310) to be delivered early in the plan period and are not dependent on the provision of the Stratford upon Avon Bypass.

Delivery of development across the wider site would commence following opening of the Stratford-upon-Avon Bypass (anticipated in 2035), or sooner if it can be demonstrated to the satisfaction of the Highways Authority that additional development can take place in advance of the Bypass being delivered.

Phasing to ensure delivery of the core part of the site, (HELAA site reference 310) associated community facilities, including a new Secondary School.

C. Infrastructure Funding Requirements

Anticipated infrastructure and associated costs are set out in the Infrastructure Delivery Schedule for the site. Stratford on Avon District Council (and its successor) will work with Homes England and the site promoters to identify and secure appropriate funding sources for the delivery of the Stratford-upon-Avon Bypass.

D. Urban Design Principles

1. A consolidated Masterplan must be prepared for the whole of the allocated site.
2. Proposals will be expected to demonstrate how they have accounted for the strategic design principles set out in Policies DS.18 and DS.19
3. Proposals will be expected to follow the 20-minute neighbourhood concept where most daily needs can be met within a short active travel trip with car use minimised.
4. Development blocks will be expected to deliver minimum densities of 40 dwellings per hectare (net). Higher densities will be considered appropriate within areas identified for neighbourhood centres and key community facilities.
5. The development should be designed to deliver active frontages in the areas identified for neighbourhood centres.
6. Development will be expected to be designed and delivered in line with the recommendations set out in the SWLP Landscape Assessment and/or the Warwickshire Landscape Guidelines. In particular development should:

- a. Ensure new development does not appear intrusive in views towards the Cotswolds National Landscape (particularly views to Meon Hill), recognising that the site makes a limited contribution to its wider setting. Landscaping should be used to help break up the built up area as viewed from the Cotswold National Landscape
- b. Conserve and enhance the areas of deciduous woodland around Meon Vale, including those designated as LWS or potential LWS, by providing appropriate buffer zones.
- c. Respect the open, undeveloped skylines in the northern and central parts of the site, ensuring building height, massing, and layout do not introduce prominent built form into the currently open views.

E. Active Travel Requirements

The consolidated Masterplan should demonstrate how active travel opportunities will be provided to enable travel throughout the new settlement, including access to Meon Vale.

Retain and protect the Monarch's Way and Heart of England Way promoted routes which cross the south of the site. Ensure that the paths remain open, safe, and retain their rural character.

Provide further areas of public access within the site where possible, linking to the existing PRow network, including the Greenway.

F. Access, Highways and Public Transport Requirements

Contribute towards provision of the Stratford-upon-Avon Bypass in accordance with Policy ID.4.

Demonstrate safe vehicular access from the Campden Road, Station Road and Milcote Road, ensuring that proposals do not create potential conflicts with adjoining sites within the allocation.

Provide mobility hubs in appropriate locations to help provide transport choice.

Contribute to highway network improvements on the wider road network, required in compliance with Policy BN.16 to identify any opportunities to address existing road safety issues in the wider road network.

Contribute towards public transport improvements and connections including:

- Improvements to existing bus services to Stratford-upon-Avon and other settlements.
- Safeguarding of land for a Railway Station
- Safeguarding of the Greenway for restoration of a heavy rail line between Honeybourne and Stratford-upon-Avon

G. Environmental Health Requirements

Ensure that development is appropriately located so as to avoid impacting on the operations of the Long Marston Water Treatment Works.

Light pollution/light spill should be minimised to help avoid significant effects on the setting of the Cotswolds National Landscape.

H. Historic Environment Requirements

A buffer at the western edge of the site must be provided to help preserve the setting of heritage assets within and on the periphery of Long Marston Village.

A buffer to the listed building (Long Marston Grounds) to the southeast of the site consisting of open space or planting must be provided within the Site.

Retention of best preserved areas of ridge and furrow and dew ponds as part of green space within the development wherever possible.

Any development should be preceded by archaeological investigations to protect and record any undiscovered buried heritage.

I. Flood Risk, Drainage and Water Supply

Most of the site is located within Flood 1, with some minor areas of flood zone 3 associated with Gran Brook and Marchfront Brook. Development will be required to ensure that the developable area is directed towards the most suitable locations, avoiding areas of risk and using SuDS to ensure that there is no worsening of downstream effects as a result of the development.

The site is underlain by Blue Lias Formation and Charmouth Mudstone Formation Mudstone, which has low potential for infiltration as a surface water disposal method. Areas of surface water flood risk must be dealt with holistically through appropriate master planning, using attenuation basins, swales and flood meadow creation to ensure appropriate, controlled discharge.

Easements will be required along the watercourses within the site, which ideally should be free of all development. The widths of the watercourse easements will need to be agreed with the Lead Local Flood Authority (LLFA), considering the size of the watercourses, their typical flows and their maintenance requirements.

J. Climate Change

HELAA Site reference 355 has an extant planning permission for a solar farm but is anticipated to revert to housing once the lease for the solar farm expires.

K. Biodiversity and Green & Blue Infrastructure

Development of this new settlement could result in the loss of key habitats including woodland. Proposals should demonstrate the delivery of Biodiversity Net Gain above the minimum 10% to support the expansion of the priority habitat within the site.

Development should be focused on areas of arable and previously developed land to allow for the retention of the habitats of the most ecological importance, namely Priority Woodland, hedgerows and mature trees, streams and ponds, and semi-improved grassland.

Proposals should seek to retain and enhance onsite hedgerows and mature trees within the design.

Linked up blue and green infrastructure should be provided throughout the Site through strategic enhancements of the onsite stream and hedgerow networks to ensure the retention and enhancement of optimal habitat for water vole and otter, and foraging and commuting bats throughout the local area.

Provisions for protected and priority species should be incorporated into the design of the development, including ecologically designed sustainable drainage systems (SuDS) and hibernacula for amphibians, invertebrates and reptiles, and roosting/nesting boxes for bats and birds.

L. Public Open Space

Public open space will be provided across the site in accordance with Policy ID.15.

This should be delivered through a range of different formal and informal uses including areas of play, allotments, community orchards, meadows, and sports pitches and a Country Park.

The exact provision of sports pitches will be in accordance with the Playing Pitch Strategy and Indoor Sports Facilities Study.

M. Other Constraints

The development will demonstrate a clear strategy for responding to the National Gas Transmission high-pressure gas pipelines present within the site which provides evidence on how the National Gas Transmission Design Guide and Principles have been applied at the master planning stage and how the impact of the assets has been reduced through good design.