

## INTRODUCTION

Pegasus Group is preparing an application for outline planning permission on behalf of Persimmon Homes and Redrow Homes for the final phase of development at Badbury Park, Swindon. The development will include up to 300 dwellings with associated infrastructure, including public open space.

Before the application is submitted to Swindon Borough Council we are seeking the views of the local community on the draft proposals.

This public consultation event has been arranged to present the draft proposals and provide the opportunity to discuss with and provide feedback to the consultant team.



SITE LOCATION AERIAL PHOTOGRAPH

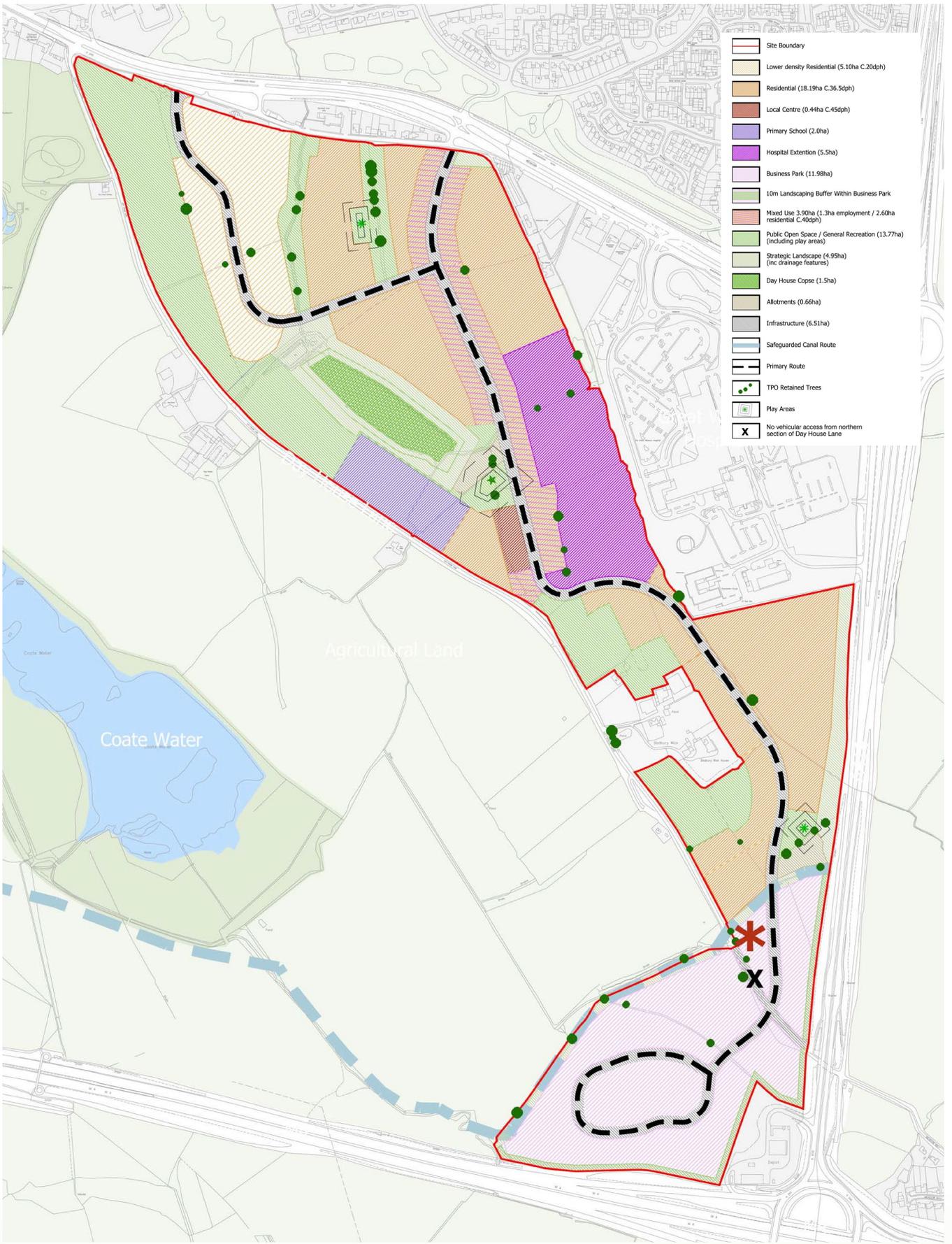
## CONTEXT

Outline Planning Permission was granted in March 2012 by the Secretary of State for a mixed-use development on Land at Commonhead (now called Badbury Park) including up to 890 dwellings, 50,000sqm of employment use floorspace, a local centre, primary school, public open space and the provision of safeguarded land for the expansion of the Great Western Hospital. This development has been separated into three distinct phases.

The Swindon Borough Local Plan 2026 includes Commonhead as one of the “New Communities” under Policy NC2. This policy allocates a mixed-use urban extension with extent and type of development in accordance with the Outline Planning Permission.

The application site forms Phase 3 of Badbury Park, identified in the Outline Planning Permission and Swindon Borough Local Plan as employment land.

Some 500 homes have now been completed with construction work continuing within Phase 2. Planning permission was granted earlier this month for an additional 81 dwellings and Local Centre within Phase 2.



APPROVED MASTER PLAN

## PROPOSED APPLICATION SITE

The site is the southern part and final phase of the Badbury Park development, comprising approximately 15ha of land. The M4 Motorway forms its southern boundary and A419 its eastern boundary, with Phase 2 of the Badbury Park development at its north-eastern edge, from which access is to be taken.

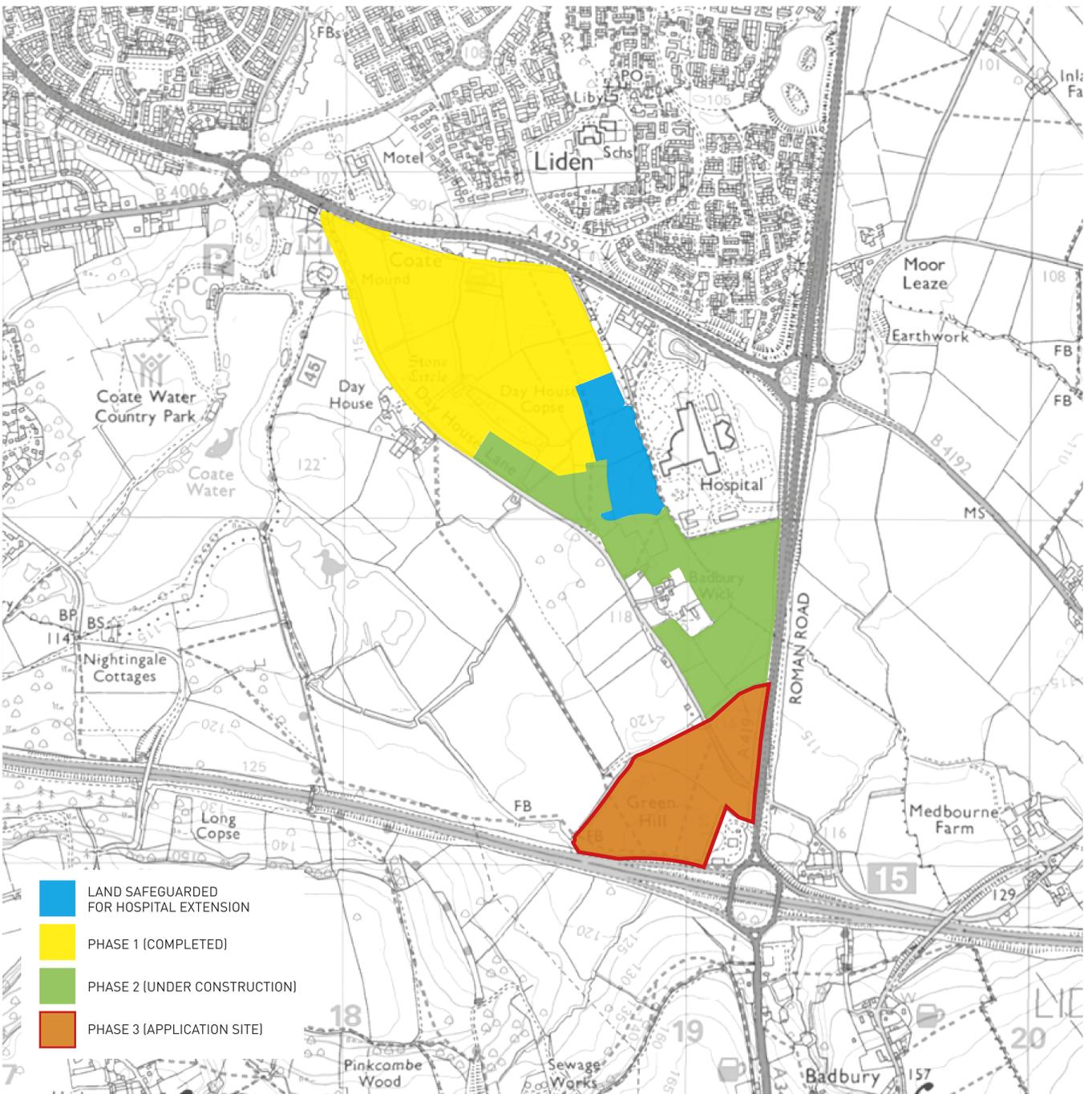
Day House Lane crosses the site in a north-west to south-east direction.

## BACKGROUND TO APPLICATION FOR RESIDENTIAL DEVELOPMENT

Although the site is allocated as a business park in the adopted Swindon Borough Local Plan, there is no reasonable prospect of the site being developed for employment uses. The site has been marketed for employment since March 2015 and there has been no serious interest. The principal reasons for this are considered to be:

- That access to the strategic road network is through Badbury Park only which creates a severe limitation on the types of commercial operations that could practically operate on the site without causing unacceptable highways effects; and
- that there is lower than expected demand for employment land in Swindon.

The proposed development also offers the opportunity for additional houses to be provided to assist in meeting Swindon Borough Council's current shortfall in housing land supply at a location which has previously been recognised as sustainable for development.



BADBURY PARK PHASED PLAN

## THE PROPOSALS

The proposed development includes:

- Up to 300 new homes, including affordable homes in a variety of tenures;
- Landscaped Public Open Space, including sports pitch, four areas for children's play, a teenage shelter and space for allotments;
- Continuation of spine road (Homington Avenue) from Phase 2 and new restrictive junction with Day House Lane;
- Surface water drainage infrastructure,
- Landscaped bund to southern and eastern boundaries with acoustic fence, to provide noise attenuation from the M4 and A419 for future residents;
- Retention of existing protected trees and vegetation;
- Retention and diversion of existing Public Rights of Way and provision of footpath linkage to Phase 2; and
- Provision of circular trim trail / walkway around site south of Day House Lane.

Proportional contributions to providing additional infrastructure requirements resulting from this development will need to be agreed with the Borough Council should planning permission be granted, e.g. additional school places and off-site sports facilities.



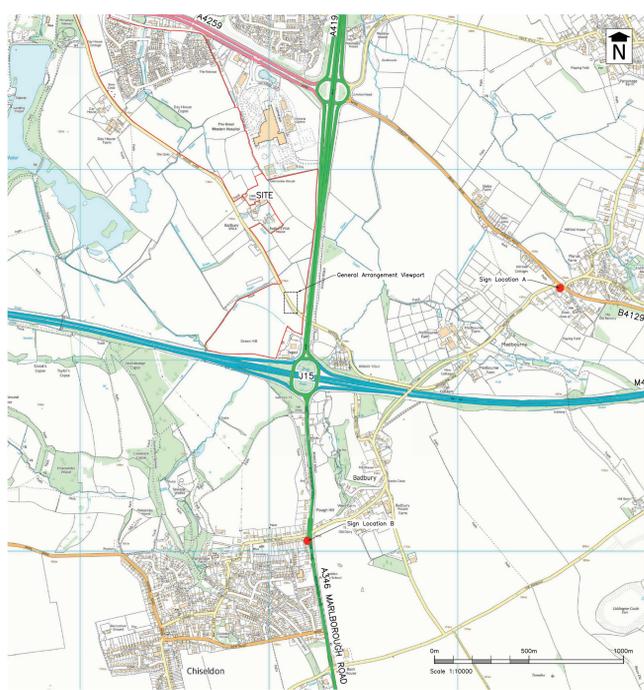
DRAFT MASTER PLAN

## HIGHWAYS AND TRANSPORT

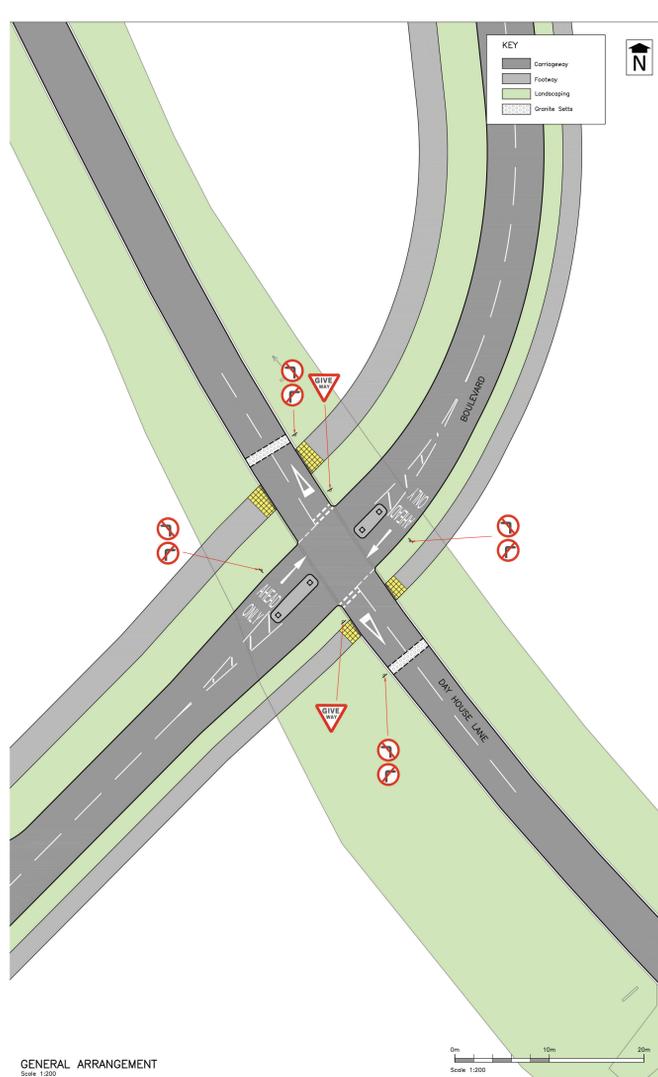
A Transport Assessment is being carried out for this development in consultation with the Local Highway Authority. This assessment will consider the effects of the provision of an additional 300 dwellings at Badbury Park in comparison to the consented 50,000sqm of commercial floorspace.

The proposed development of housing rather than employment use on Phase 3 would mean a reduction in traffic on local roads, including larger vehicles, that might otherwise have been the case under the existing planning consent.

An issue at the 2012 Public Inquiry was the relationship of the proposed development with Day House Lane, and the need to prevent rat running by large commercial vehicles through neighbouring villages. The Secretary of State did not consider that the development would lead to a significant increase in rat running to the detriment of other road users of Day House Lane and the rural lanes to the south. However, Conditions 30/31 of the outline consent do require details of the junction of the new spine road with Day House Lane to be agreed before implementation of the business park, to minimise risk of rat running.



PROPOSED DAY HOUSE LANE JUNCTION PLAN  
SUBJECT TO FURTHER DISCUSSION



GENERAL ARRANGEMENT  
Scale 1:200

- The proposed junction between the access road serving Phase 3 and Day House Lane would take the form of a no-turning crossroads. Day House Lane would remain open as an existing local traffic route.
- The proposed junction would prevent all turning movements onto and off of Day House Lane, by virtue of geometric restrictions and Traffic Regulation Orders. This would ensure that no intensification of use of Day House Lane is generated by the adjacent development.
- The detailed design of the junction may include localised narrowing, gateway features, planting, change of surfacing, and use of appropriately designed kerbs and landscaping, that constitute a deterrent to rat running.

## PLANNING APPLICATION

The planning application will be accompanied by an Environmental Assessment (Addendum) which will consider the changes in impacts resulting from the development of housing at Phase 3, rather than the approved business park. The following matters will be addressed:

- Traffic and Transport;
- Landscape impact;
- Ecology and Nature Conservation (updated surveys);
- Noise Environment;
- Air Quality;
- Water, Drainage and Hydrology; and
- Socio-Economic Issues.

## WHAT HAPPENS NEXT?

Your views are important to us and it would be appreciated if you could complete a Comments Form to let us know of your thoughts on the proposals and any issues of importance to you.

The form can be completed today and deposited in the comments boxes provided or returned by **Monday 8th May 2018**.

All comments received will be carefully reviewed and considered by the development team in the process of finalising the proposed development, prior to submission of a planning application. The planning application package will include a statement summarising the feedback received, together with a response to issues raised.

Once the application has been registered by Swindon Borough Council, there will be an opportunity to comment formally on the proposals as part of the planning application process.