



TADPOLE GARDEN VILLAGE

SWINDON



Why Are We Here?

Welcome to this public exhibition to discuss proposals for the Tadpole Garden Village Sports Pavilion and facilities. During this event, we aim to provide information about our proposals and to offer you an opportunity to comment and share your feedback. Crest Nicholson representatives and members of the development team are here and will be pleased to answer any questions.

WHAT ARE WE PROPOSING?

We are proposing to submit a full application for a Sports Pavilion to serve the local area, in-line with Crest's commitment to the Garden Village principles. Designed to provide a range of changing facilities for users of the nearby pitches, the building will also provide flexible space for activities such as evening classes, local interest groups and children's parties.

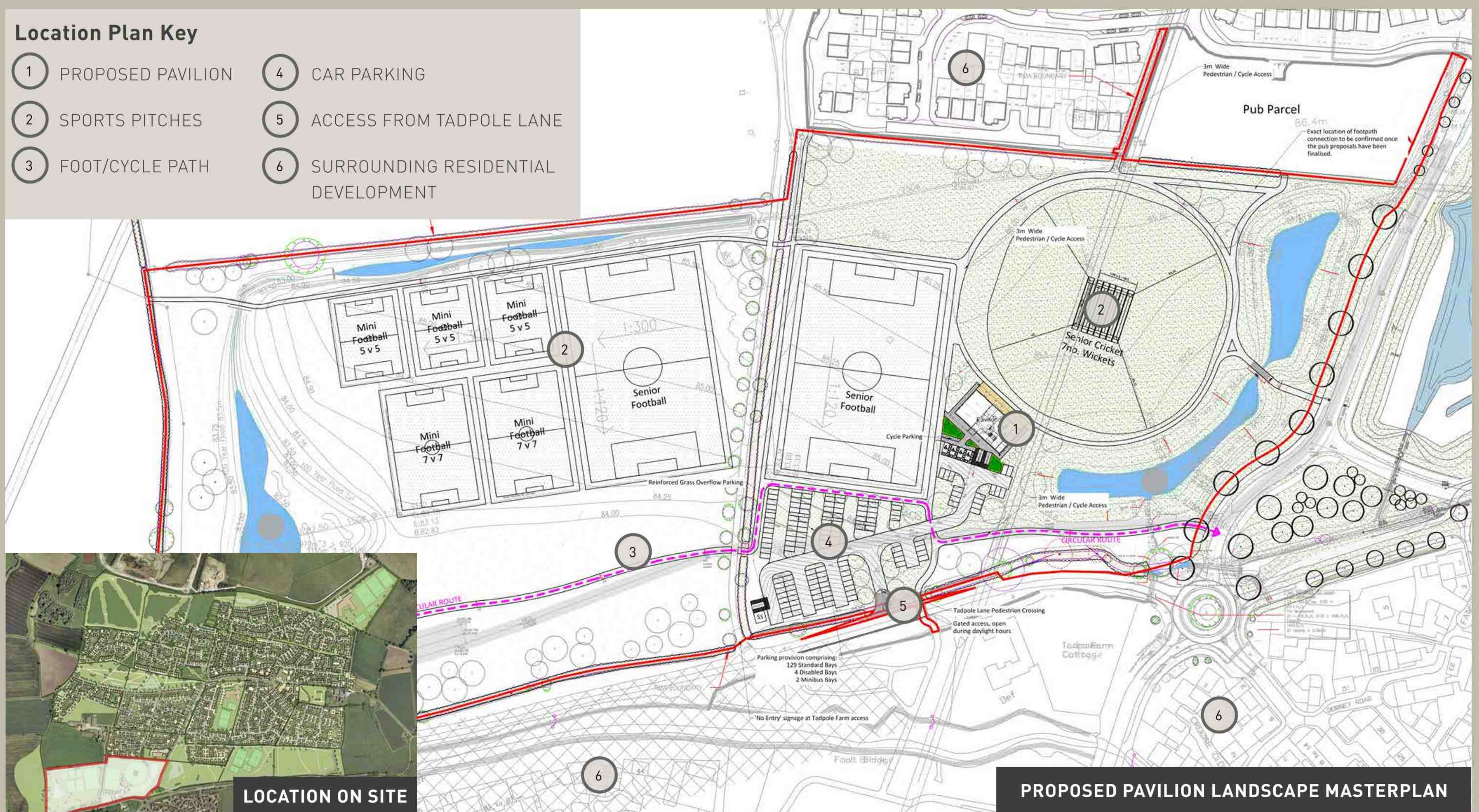
PLANNING PERMISSION

The original outline planning permission was granted in September 2012 for 1,695 new homes, a new primary school, a local centre; new points of access; community uses; a public house; associated infrastructure and a wide variety of public open spaces. The subsequent Section 73 application, which was granted in April 2017, permitted and included an additional 146 new dwellings. All the new homes have Reserved Matters approval and the majority are either in construction or complete.

Please take a leaflet and a response form which, when complete can be left in the response box provided, or sent by post to the following address: **David Jarvis Associates Limited, 1 Tennyson Street, Swindon, SN1 5DT**; or by email to Andy at andy@shepley@davidjarvis.biz by **Monday 4th March**

Location Plan Key

- 1 PROPOSED PAVILION
- 2 SPORTS PITCHES
- 3 FOOT/CYCLE PATH
- 4 CAR PARKING
- 5 ACCESS FROM TADPOLE LANE
- 6 SURROUNDING RESIDENTIAL DEVELOPMENT



PROPOSED PAVILION LANDSCAPE MASTERPLAN





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Tadpole Garden Village So Far

NATURE PARK

Work to the nature park is ongoing with an anticipated completion this year. Located to the west, it will include over 40 hectares of accessible open space and wildflower meadows for the enjoyment of the local community.



TADPOLEGARDENVILLAGE.COM

One of the key drivers behind the Garden Village Principles is the use of technology for promoting local events and awareness of lifestyle choices. Launched in 2015, the website now has a very strong community base.



BUS SERVICE

Launched two years ahead of schedule, the No.4 bus route provides a fast and regular sustainable transport link via Tadpole Garden Village to Swindon town centre.



NEW HOMES

To date, reserved matters approval has been received for all 1,841 new homes as part of several detailed planning submissions, with over 50% now occupied within the development.



ALLOTMENTS

Construction on one of the two designated allotment areas was completed in 2017 for use by the residents and local community. (Please get in contact with the Community Mobiliser to register interest)



TADPOLE GARDEN VILLAGE ILLUSTRATIVE MASTERPLAN

THE STRAY

Crest Nicholson secured planning permission in 2017 for the design of one of the key public open spaces at the heart of Tadpole Garden Village. The park was successfully opened in December 2018.



SPORTS PITCHES

Crest Nicholson secured planning permission for sports pitches within the Common area east of Greene Street in 2014. It aims to meet the needs of the local residents. Pitches within the Western Common are to be presented within this new application.



TADPOLE FARM CofE PRIMARY SCHOOL

Built in the heart of the village and three years earlier than forecast, the primary school now provides a great local asset to the community. Various clubs and groups can make use of the facilities including the Tadpole Garden Village Community Hub.



THE COMMON PLAY AREA

The construction of the Neighbourhood Equipped Area of Play (NEAP) in the southern Common began in 2016. Its delivery, along with two other areas of play, was completed over the following two years.





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Tadpole Sports Provisions The Story So Far

It has also been long intended to deliver a Sports Pavilion including changing facilities and amenity space. This application seeks to deliver this important community building alongside the playing pitches and public open space required.

Sitting at the southern edge of the development, between the new village and the established areas including Priory Vale, the Common area surrounding the Pavilion will accommodate sports pitches; as well as informal recreation space, play areas and water features.

SECTION 106 AGREEMENT

Under the terms of the S.106 Legal Agreement relating to Tadpole Garden Village, Crest is required to provide 5.23ha of land for use as playing pitches. In total, the sports provision on The Common, both Eastern and Western sides, will deliver 5.43ha of playing pitch provisions.

2016 SUBMISSION

A Reserved Matters Application for the sports pitches was originally submitted to Swindon Borough Council in June 2016 (Application ref: S/RES/16/1022). When submitted, the application included land set aside for a series of sports pitches (football and cricket), hard and soft landscaping, flood attenuation works (in the form of wetland features), car parking and an area of land set aside for a "future Pavilion/community building".

Landscape Plan Key

- 1 PROPOSED PAVILION SITE
- 2 CAR PARKING (WITH DISABLED ACCESS)
- 3 VEHICLE ACCESS FROM MACKAY CRESCENT
- 4 PEDESTRIAN ACCESS FROM GREENE STREET
- 5 PROPOSED PLAYING PITCHES
- 6 ATTENUATION FEATURES





TADPOLE GARDEN VILLAGE

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2018 Re-Submission

The initial reaction from Swindon Borough Council to the Reserved Matters application was generally positive, although a concern arose about the absence of details regarding the Pavilion.

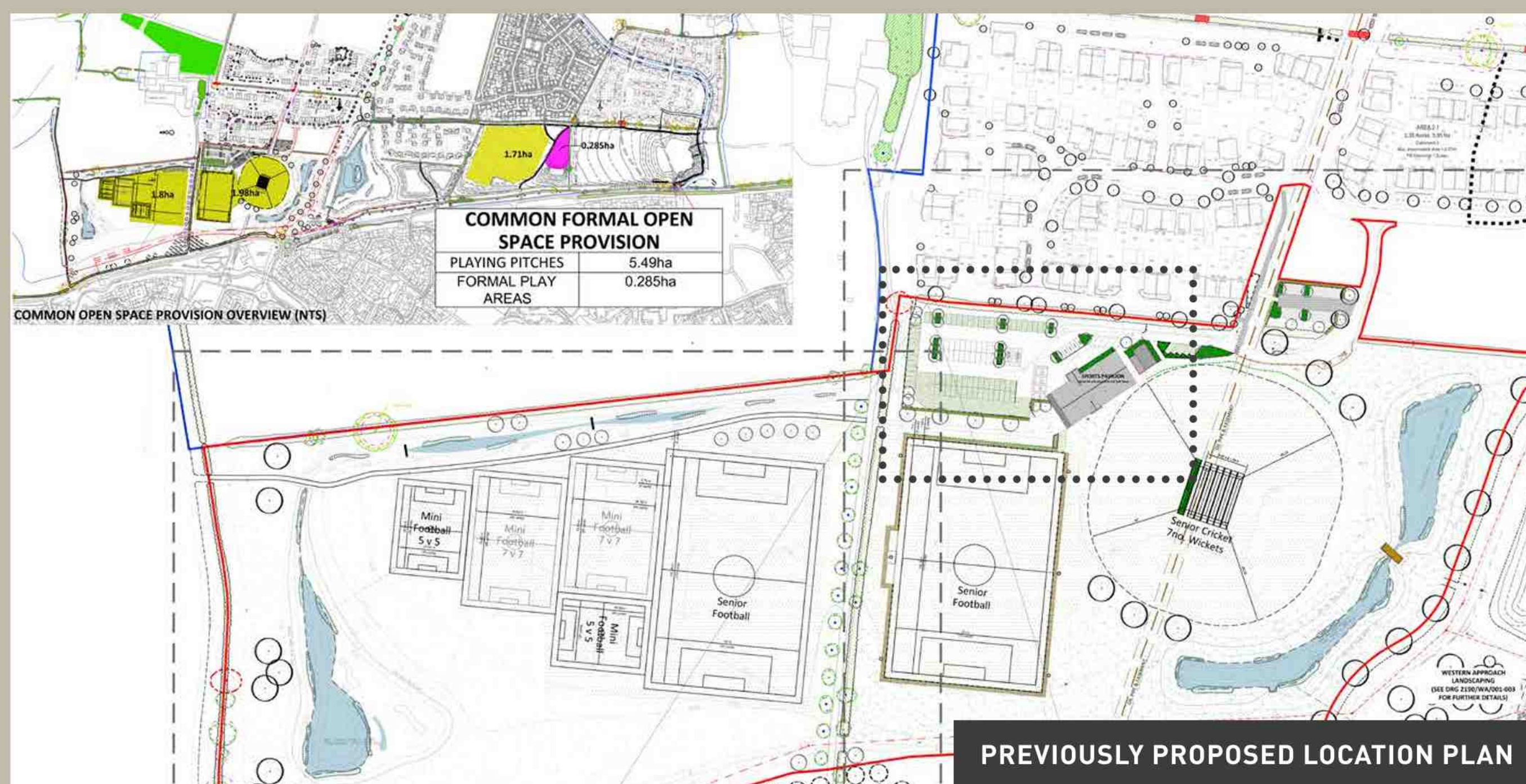
Following discussions with the community, the local planning authority and Abbeymeads FC, the scheme was revised to include a purpose-designed Sports Pavilion on the site. The sports pitch area now included provision of a football pitch laid out to FA standard.

Revised plans were submitted in June 2018, including an Operational Statement on how the facility would be managed [see plan below]. The intention was that Abbeymeads FC would take out a lease for use of certain pitches and the Pavilion at certain times with the facility available to the public at all other times. The lease would provide the funds for management and maintenance of the pitches by the Community Interest Company.

2018 PUBLIC CONSULTATION

Upon submission of the revised plans, a number of concerns were raised by local residents. As a result, Crest arranged a drop-in session at the Primary School in July, to allow residents to ask questions to gain a better understanding about the scheme.

Following this event, Crest took the decision to comprehensively re-assess the pitch provisions and Pavilion. The reserved matters application was withdrawn immediately following the exhibition.



PREVIOUSLY PROPOSED LOCATION PLAN



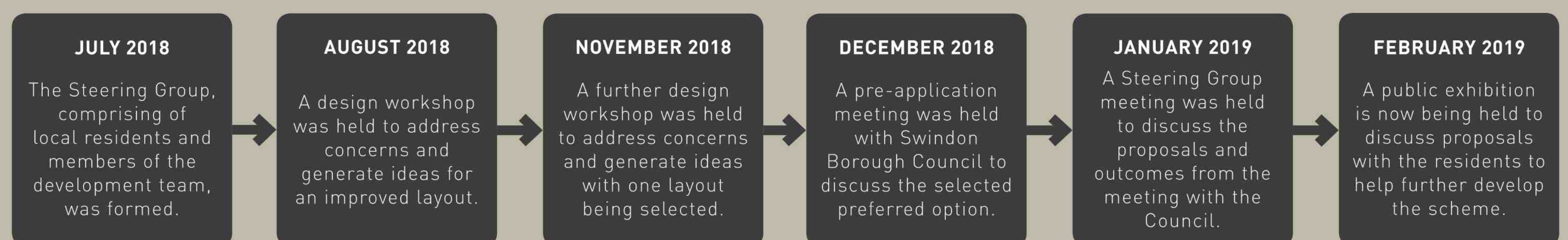
PREVIOUSLY PROPOSED ELEVATION

OBJECTIONS TO RE-SUBMISSION:

- Question as to whether it formed 'public recreation' under the S.106;
- Limits on community use due to Abbeymeads 'perceived' control;
- Lack of clarity and limited consultation between development team and residents;
- Increased impact on traffic/access concerns, particularly on Mackay Crescent and Augustus Close;
- Impact on road infrastructure;
- Impact on drainage;
- Impact on house prices;
- Scale and design not in keeping with Garden Village principles – "too many pitches, Pavilion too large and does not meet the Design Code";
- Too much emphasis on football and limited consideration for other sports (e.g. cricket, basketball, tennis, etc);
- Noise pollution from evening traffic;
- Light pollution from floodlights;
- Impact on bats and other wildlife; and
- Litter/anti-social behaviour.

THE STEERING GROUP

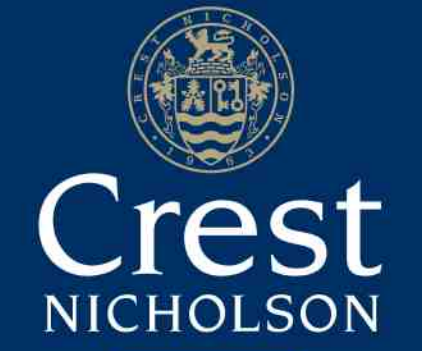
Following the withdrawal of the 2018 re-submission, the Steering Group was formed. This group comprises of local residents; as well as members from Crest, Preim Management and David Jarvis Associates. The first meeting, which was held on 23rd July 2018 at Tadpole Farm CofE Primary School, was well attended and helped to focus on the specific concerns of the residents and local community regarding the Pavilion scheme.





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Proposed Scheme

This revised scheme continues to provide extensive formal sports pitch provision, predominantly for use by Tadpole Garden Village residents whilst managed and maintained by the Community Interest Company.

The area of land provided can be laid out in any form, but the submitted scheme indicates football and cricket pitches to provide the remaining 3.78 hectares of the S106 requirement for playing pitches. The area however will be used as a flexible open space marked out as required. The scheme also incorporates a 430 sqm Sports Pavilion community building with associated parking for 133 cars (including 4 disabled spaces) and 2 minibuses.

As a result of the various engagement events, the building has been reduced in size compared to the previous application and has been relocated to the southern edge of The Common, with pedestrian/vehicular access to be taken directly from Tadpole Lane. Again, this facility will be controlled and managed by the Community Interest Company.

A footpath link will be provided across Tadpole Lane to further improve accessibility. Formal, well-lit pedestrian footpaths will also be provided directly from the Garden Village to the Pavilion and surrounding areas to allow residents to easily access the facility by foot and bicycle.

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Pavilion Floor Plan and Elevations

The Pavilion building has been designed with a more sympathetic 'Arts and Crafts' architectural style using a traditional material palette of white render and timber cladding. The incorporation of simple detailing will ensure that the building is of the same vernacular which has been utilised throughout Tadpole Garden Village.



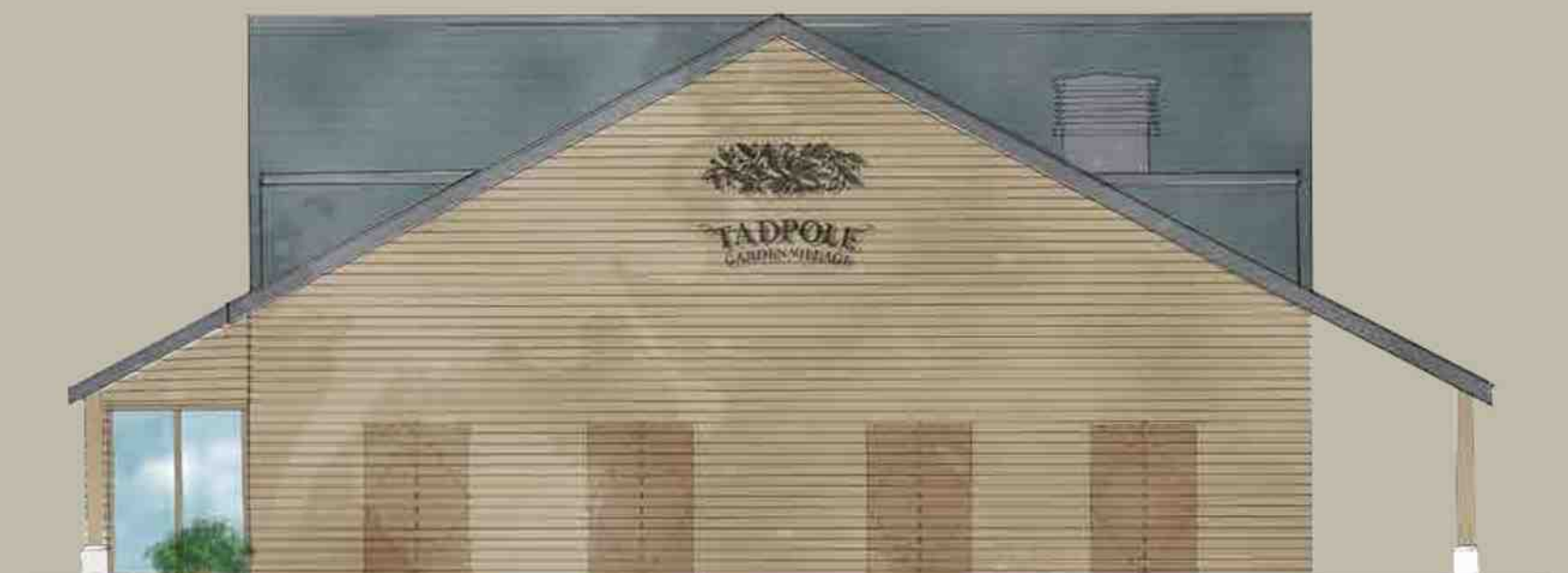
FLOOR PLAN

This new proposal has been designed to accommodate the various users through a range of facilities:

- Centrally located office for member of staff
- A designated referee changing facility
- Flexible indoor community space to allow for either one large or two smaller rooms
- Team changing rooms (which meet space standards) with showers and lockers to help tie into the changing team function
- Both limited 'player only' access and general access into the building to keep the main entrance presentable to the public
- Public toilets with disabled access
- A food preparation facility with internal and external kitchen hatches to allow for dual event use
- Lockers to allow for multi-team changing at various times
- An overhanging roof to provide shelter for spectators/visitors.



SOUTH WEST - CAR PARK



SOUTH EAST - POND



NORTH EAST - CRICKET PITCH



NORTH WEST - FOOTBALL PITCH



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Tadpole Lane Access

With the proposed facility being available for local community use the traffic generation is predicted to be low, and by providing direct, attractive pedestrian and cycle routes from the adjacent residential areas there will be excellent opportunities to walk and cycle to the Pavilion and sports pitches.

A simple priority junction is proposed to access the 135 spaces (including disabled and mini-bus parking). The access has been carefully positioned to provide an appropriate separation distance from the existing access to Tadpole Farm to the west, and the western access to Tadpole Garden Village to the east.

A 6m wide access is proposed, which can accommodate all private car, service, refuse and delivery vehicles. The access provides visibility splays of 2.4m x 43m for motorists exiting the facility onto Tadpole Lane. These visibility splays accord with the design guidance laid out in Manual for Streets for a 30mph street. Signage will be provided on Tadpole Lane to direct sports-related traffic to the new access and the parking area will be gated during out of hours.

- Designed to tie in with existing pedestrian links to the south and east of the Pavilion and parking area
- Pedestrians walking from Priory Vale from the south will be able to use the existing pedestrian route on the southern side of Tadpole Lane, and then cross Tadpole Lane via the proposed raised crossing
- Alternative access from the east via the existing footpaths around the roundabout junction, or from a shared foot/cycle route from the residential area to the north
- Routes to have low level lighting to allow for constant daily use and to provide easy and direct access to the adjacent residential areas and surrounding context





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What Happens Next?

Please feel free to speak to members of the development team, who are here to answer your questions. We would also much appreciate you completing a response form as we welcome your feedback.

Responses received by **Monday 4th March** will be recorded and reviewed by the development team. Responses after that date can be submitted to the Council as part of the formal consultation that will occur during the planning application process.

A Statement of Community Engagement will be prepared to accompany the application, including a summary of your feedback and Crest Nicholson's responses. Any feedback will be critical in ensuring that Tadpole Garden Village and its facilities continue to meet the needs of the community.

We remain committed to:

- The Garden Village Principles established in early phases of development and set out in the approved Design Codes
- The delivery of well designed, high quality housing, with a strong emphasis on landscaping
- The delivery of the successful public realm and attractive public open spaces within Tadpole Garden Village
- The continued delivery of this vibrant Garden Village community that we can all be proud of

FUTURE OF TADPOLE GARDEN VILLAGE MASTERPLAN

NATURE PARK

This ongoing work is anticipated to be completed within 2019. It will include over 40 hectares of accessible open space and wildflower meadows for the enjoyment of the local community.

AREAS OF PLAY

The Woodland Edge NEAP is estimated to be completed in 2020, with remaining LEAPs to be completed between 2019 and 2021.

SPECIAL EDUCATIONAL NEEDS SECONDARY SCHOOL

A planning application was submitted in January 2019 for this new school.

MEDICAL CENTRE

Revised planning application submitted for consideration for a new medical centre to the north of the existing village.



CUSTOM BUILD

A planning application for 14 Custom Build plots will be submitted shortly, to be launched for sale in the Summer 2019.

ARKELLS PUBLIC HOUSE

Pre-application consultation is underway with Swindon Borough Council and a planning application is anticipated for submission shortly.

LOCAL CENTRE

Five retail units and 29 apartments to be delivered in 2019.

WILLIAM MORRIS PRIMARY SCHOOL

Planning permission has been granted, with construction to commence later this year.

Thank you very much for coming.