

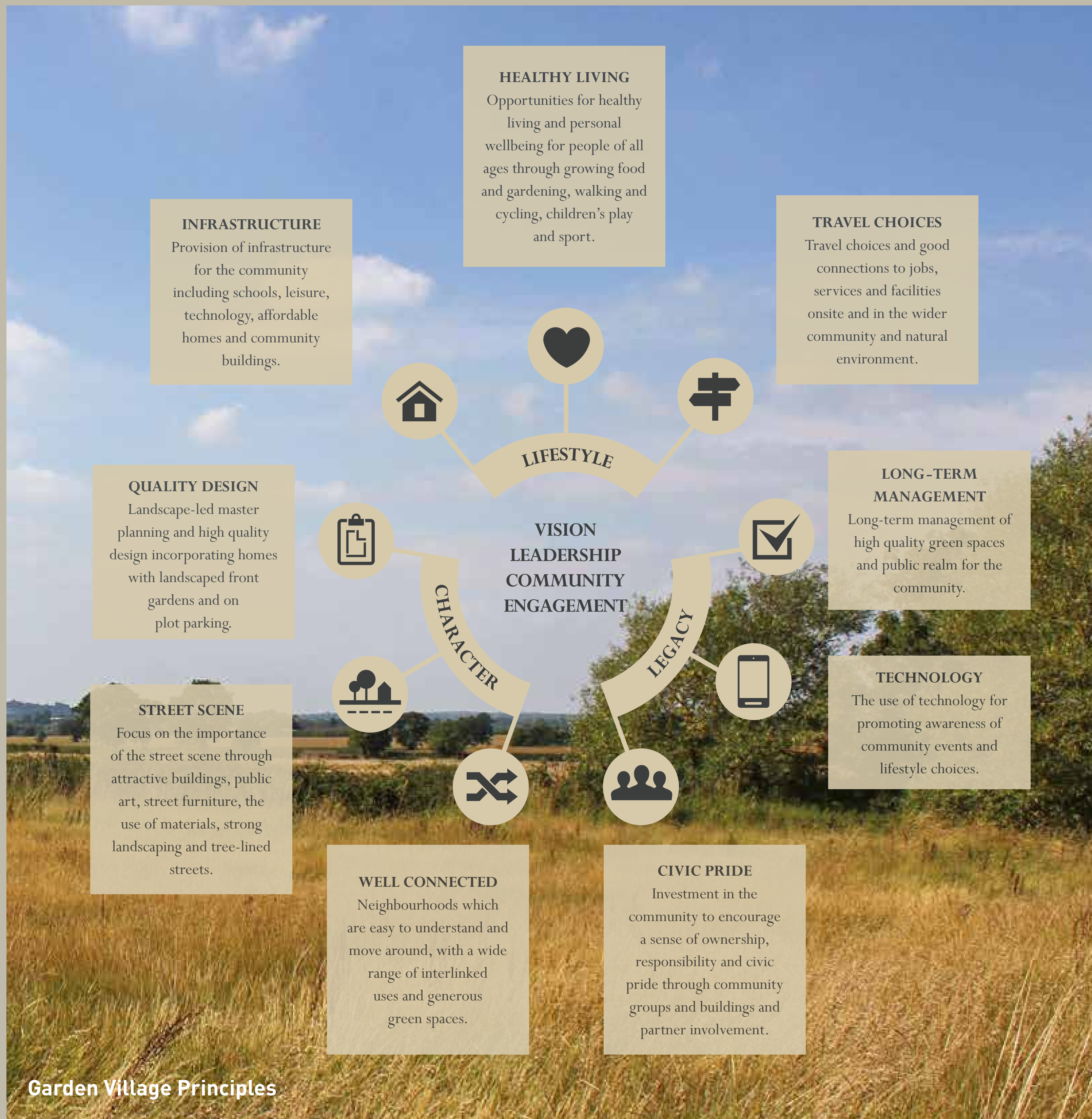
# TADPOLE GARDEN VILLAGE

SWINDON

## Welcome Tadpole Garden Village - The Vision

The vision for Tadpole Garden Village has always been to create a 21st Century Garden Village for Swindon, characterised by natural open spaces and low density, high quality family housing. Many new homes have already been built and occupied and further phases have been granted detailed planning consent and are in the process of being constructed. All of this work to date has been delivered with Crest Nicholson's Garden Village Principles, shown below, at its heart.

Crest Nicholson is proud of what has and will be delivered at Tadpole Garden Village. We recognise the value that high quality housing and public realm instil in the successful establishment of new communities and as such remain committed to the continued delivery at Tadpole Garden Village.



**AWARDS FOR TADPOLE GARDEN VILLAGE**  
Tadpole Garden Village Community Interest Company was awarded 'Best Community Initiative 2015' at the Housebuilder Awards and continues to grow from strength to strength. Tadpole Garden Village was also shortlisted for the Building Awards 'Housing Project of the Year 2016'.





# TADPOLE GARDEN VILLAGE

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## Why We Are Here?

Welcome to our public consultation to discuss proposals for Tadpole Garden Village. The aim of this event is to provide information about our proposals, to seek feedback and to offer you an opportunity to comment on the information we present here today. Crest Nicholson representatives and members of the development team are here and will be pleased to answer any questions you may have.

### PLANNING PERMISSION

The original outline planning permission was granted on 11th September 2012 for 1,695 new homes, a new primary school, a local centre; points of access at Tadpole Lane east, Oakhurst Way and Ermin Street; community uses; a public house; associated infrastructure and a wide variety of public open spaces including a nature park to the west.

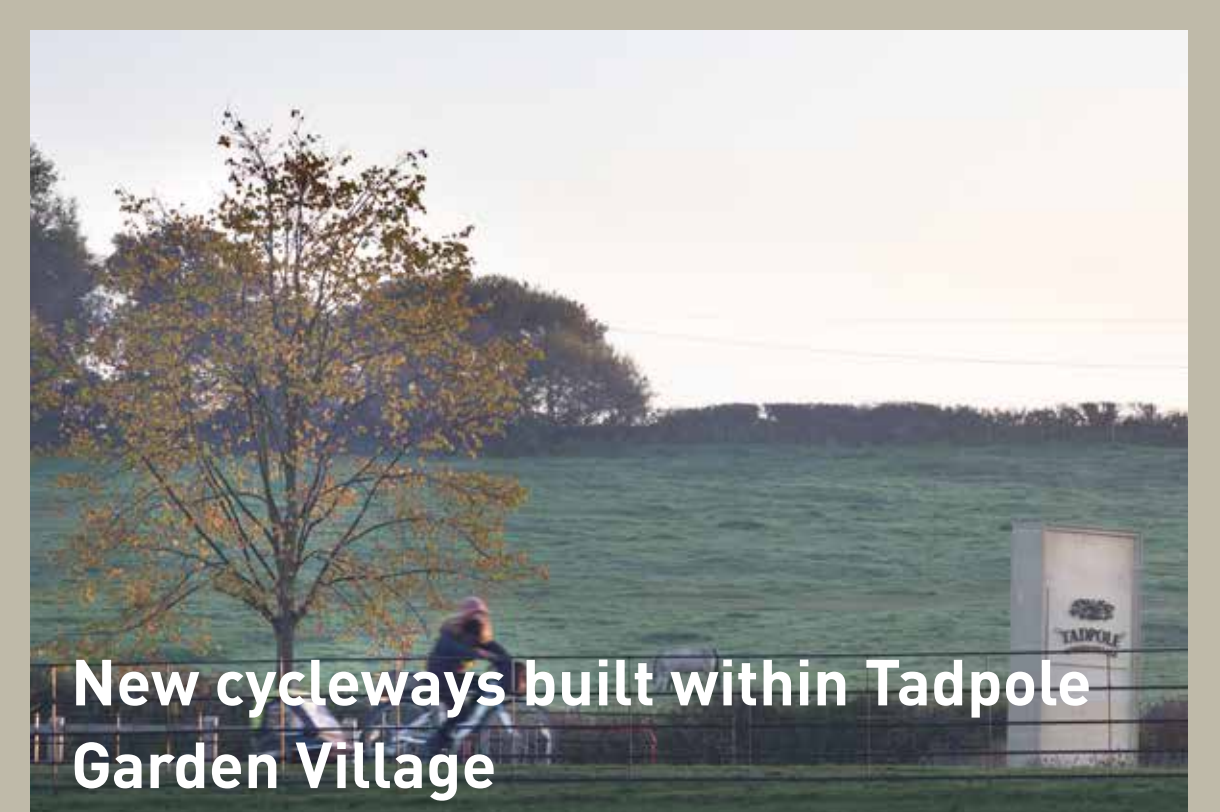
### WHAT ARE WE PROPOSING?

We are proposing to submit a Section 73 planning application, varying the original permission, to include circa 150 additional new dwellings within Tadpole Garden Village.

As we have progressed the delivery of Tadpole Garden Village it has become clear that Tadpole Garden Village has the capacity to deliver more housing than was initially forecast.

Crest Nicholson remains fully committed to the place making and Garden Village Principles that have underpinned delivery to date.

**Please take a leaflet and response form, which can either be left in the response box or sent by post or email to [Sarah@sfplanninglink.co.uk](mailto:Sarah@sfplanninglink.co.uk)**





# TADPOLE GARDEN VILLAGE

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## Tadpole Garden Village So Far

### NATURE PARK

The Nature Park is scheduled for completion in March 2017 with over 914 kilos of mixed wildflower seed being sown. Located to the west of the development, the Nature Park will make accessible over 40 hectares of open space for the enjoyment of the community.



### TADPOLEGARDENVILLAGE.COM

One of the key principles underpinning the Garden Village Principles is the use of technology for promoting awareness of community events and lifestyle choices. Launched in 2015, the website has gone from strength to strength with a strong community base.



### BUS SERVICE

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



### NEW HOMES

To date, permission has been received for over 1,100 new homes as part of several detailed planning submissions.



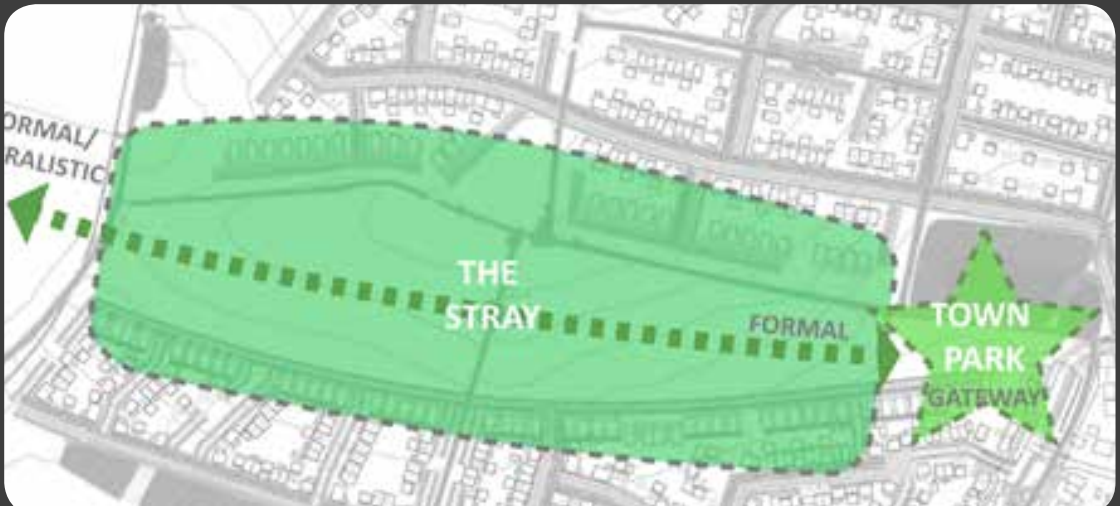
### ALLOTMENTS

Construction of the eastern allotments continues with delivery scheduled in Spring 2017. Please get in touch with the Community Mobiliser in order to secure a plot.



### THE STRAY

Crest Nicholson submitted a planning application to the Council in December 2016 to secure the detailed design of one of the key open spaces at the heart of Tadpole Garden Village. We hope to implement its delivery in April 2017.



### SPORTS PITCHES

Crest Nicholson has now secured planning permission for a number of sports pitches within the Common area to the north of Tadpole Lane. We continue dialogue with local clubs to ensure they are constructed to meet local needs. Additional sports pitches including a cricket square have been submitted, to the Council, for review.



### TADPOLE FARM CE PRIMARY ACADEMY

Built in the heart of the village, Tadpole Farm CE Primary Academy was built three years earlier than forecast. It now provides a great local asset to the community with various clubs and groups making use of the facilities. It is also home to the Tadpole Garden Village Community Hub.



### THE COMMON PLAY AREA

Construction of the Local Equipped Area of Play located in the Common to the south of the development began in 2016. Crest Nicholson anticipates its completion in Spring 2017.





# TADPOLE GARDEN VILLAGE

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## Tadpole Garden Village - Coming Soon

### LOCAL CENTRE

Detailed designs in respect of the local centre are being refined. Located adjacent to the High Street, this building will form a landmark, and it will contain a convenience store alongside five smaller shops. The building will accommodate a number of flats on the upper floors. Crest Nicholson hopes to secure planning and then begin construction of the local centre by the end of 2017.



### GREAT WESTERN ACADEMY

The Great Western Academy secured planning permission for a secondary school in November 2016. This landmark three storey building will provide state of the art teaching facilities for around 1,200 pupils (aged 11-16/18). Construction is scheduled to start in January 2017, ready for an opening in September 2018.



### PAVILION

Crest Nicholson is currently engaged in positive dialogue with a local football and cricket club to secure the early delivery of all playing pitches and the sports pavilion, which will benefit Tadpole Garden Village and the wider community.



### PUBLIC HOUSE & MEDICAL CENTRE

Crest Nicholson remains fully committed to the delivery of both a Public House and a Medical Centre at Tadpole Garden Village. Work is ongoing in evolving designs for these and positive dialogue is underway with operators.





# TADPOLE GARDEN VILLAGE

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## What do the New Proposals Mean?

We propose the inclusion of a further 150 homes within Tadpole Garden Village. These new homes are partly located within three small parcels of land within the approved development area and through the redesign of some of the existing development parcels.

The new proposals will adopt similar densities to those parcels that have secured planning and the homes that have been delivered to date. Our proposals will continue to follow the approved Design Code and the Garden Village Principles, that we feel have been successfully delivered to date. The new proposals will continue to deliver the required quantum of on-site affordable housing.





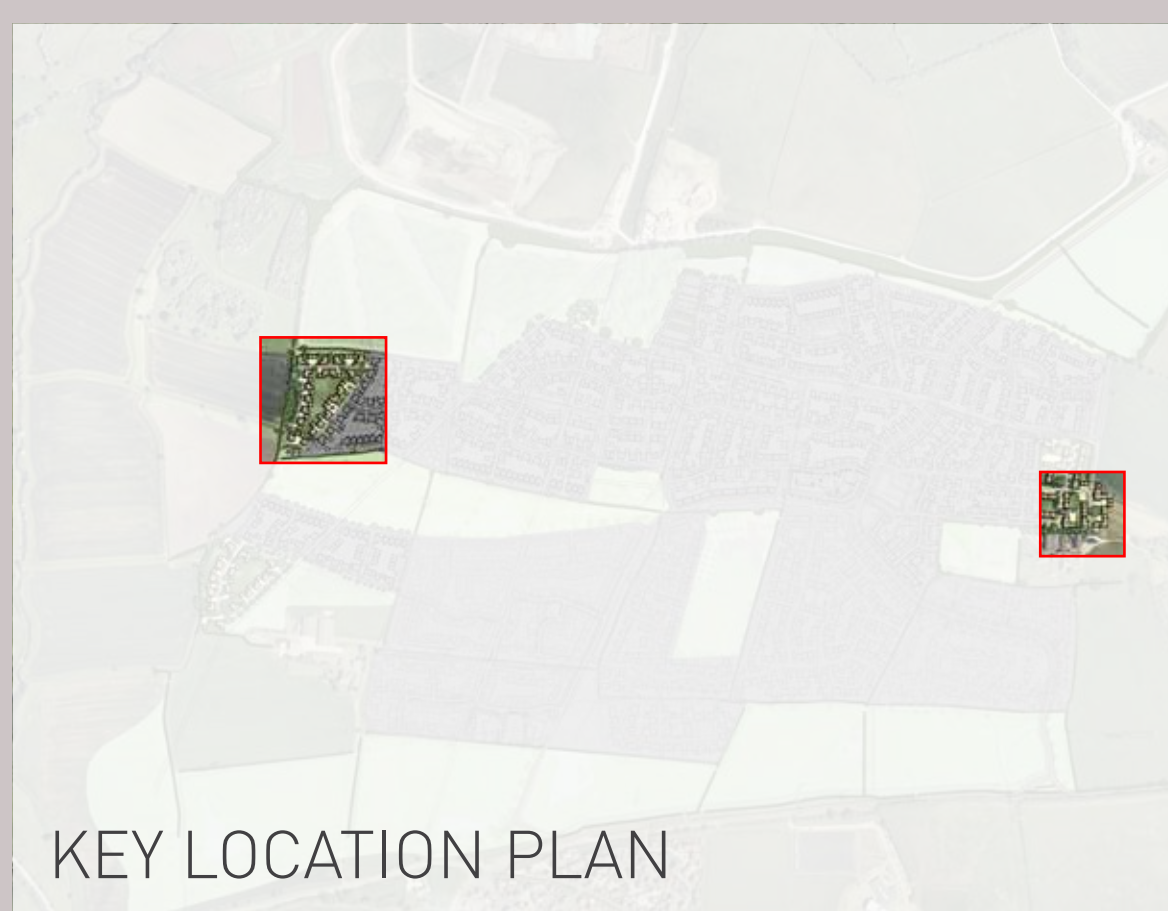
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## Woodland Edge & Grove Farm

Additional new areas for homes have been suggested within the site. The Woodland Edge will provide larger family homes set within a strong landscaped 'Woodland' setting.

The area to the north of Grove Farm will provide smaller homes, including bungalows, around a series of 'Farm Yards'.



### WOODLAND EDGE

- Predominant woodland setting
- Large detached properties
- Larger front and rear gardens

### GROVE FARM

- Reflect proximity to Grove Farm
- Treatment to reflect vernacular of farm yards
- Rustic feel
- Structured vistas to existing farmhouse



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## Custom Build

Crest Nicholson is particularly pleased to present proposals for a small parcel of individual 'Custom Build' homes at Tadpole Garden Village.

Custom build is an important new initiative for Swindon Borough Council (Policy HA1) within the context of a government backed agenda nationally.

Swindon Borough Council is required to collate a register of parties interested in building their own home, these proposals will respond to that opportunity.

### WHAT DOES 'CUSTOM BUILD' MEAN?

Custom build provides an opportunity to those who wish to design & build their own homes, to their own individual requirements, with assistance and design guidance.

Each custom build plot will be provided with a plot passport, which will ensure that any custom build plot is delivered to a high quality design, in accordance with the wider Garden Village Principles.

KEY LOCATION PLAN



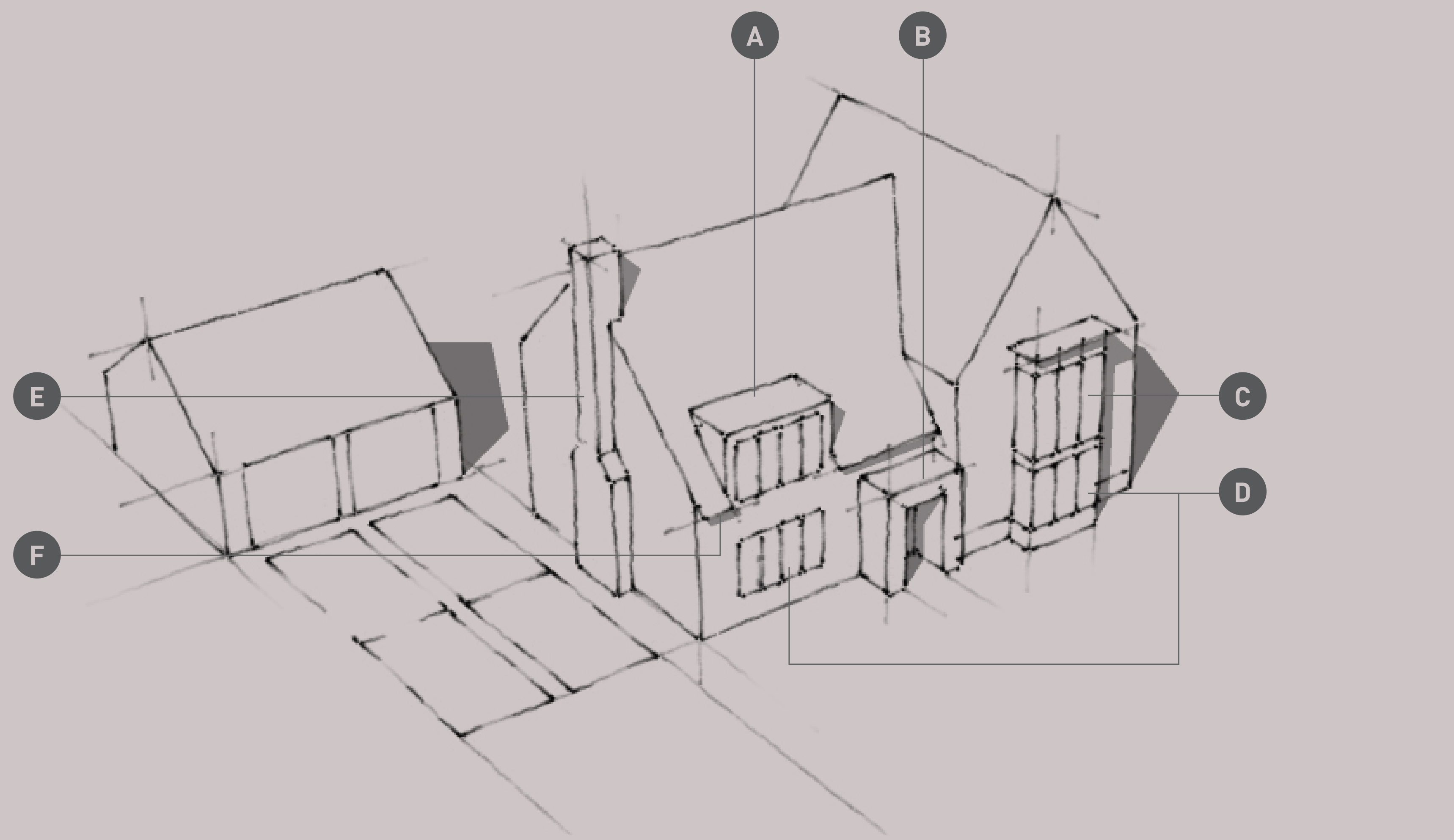
LOCATION PLAN OF CUSTOM BUILD PARCEL



- 14 fully serviced plots of land for sale
- Parcel specific Design Code, ensuring proposals adhere to Garden Village Principles
- Delivery and construction of individual plots will be managed by a construction partner
- Each individual plot will benefit from its own plot passport detailing the key design parameters and criteria that apply
- Responding to key design parameters established in the site wide Design Code, the Custom Build Design Code will ensure that key architectural features and materials used, compliment the wider development



PLOT PASSPORT EXAMPLE



- A** Dormer windows (may be flat, gable fronted or hipped)
- B** Generous entrance canopy or recessed entrance behind embellished archway
- C** Bay windows (single and double height)
- D** Vertical and horizontal coupling of openings
- E** Chimney stacks expressed externally
- F** Generous overhangs to eaves





**TADPOLE**  
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## What happens next?

Having seen the proposals, please take a leaflet which includes details for your reference. Please feel free to speak to members of the development team, who are here to answer your questions.

We would also appreciate you completing a response form, as we welcome your feedback. Responses received by Friday 27th January will be recorded and reviewed by the development team.

A statement of Community Engagement will be prepared to accompany the Section 73 application. This will include a summary of the your feedback and Crest Nicholson's response to them.

We are grateful for any feedback as this is critical in ensuring that Tadpole Garden Village continues to meet the needs of the community and the wider community.

We remain committed to:

- The Garden Village Principles established in early phases of development and as set out in the approved Design Codes
- The delivery of well designed, high quality housing, with a strong emphasis on landscaping
- The delivery of successful public realm and attractive public open spaces
- The continued early delivery of key facilities to the community
- The provision of Local Plan policy compliant levels of affordable housing
- The continued delivery of this vibrant Garden Village community that we can all be proud of

Thank you very much for coming.

