



TADPOLE GARDEN VILLAGE

JANUARY 2017

Overview of current proposals at Tadpole Garden Village, Swindon











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.

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.

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. 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.

A CONTINUED COMMITMENT TO QUALITY

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.

TADPOLE GARDEN VILLAGE SO FAR

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

Tadpole Farm CE Primary Academy – Built in the heart of the village, Tadpole Farm CE Primary Academy was built three years earlier than forecast.

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Launched in 2015, the community website has gone from strength to strength with a strong community base.

Allotments - Construction of the eastern allotments continues with delivery scheduled in Spring 2017.

Nature Park – 914kilos of mixed wildflower seed is scheduled to be sown in March 2017, making accessible over 40 hectares of open space for the enjoyment of the community.

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.

The Common Play Area – Construction of the local area of play located in the Common is anticipated for completion in Spring 2017.

TADPOLE GARDEN VILLAGE COMING SOON

Pub – Terms have been agreed with a local business with legal documentation currently being prepared to secure the delivery of the Public House.

Local Centre – Detailed designs in respect of the local centre are currently being refined. This landmark building will contain a convenience store alongside five smaller shops. We hope to secure planning permission and then begin construction by the end of 2017.

Medical centre – Discussions continue with local providers for the delivery of the medical centre at Tadpole Garden Village. Crest Nicholson remain fully committed to the delivery of this facility for the benefit of the community.

Sports Pitches & 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.







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.



HAVE YOUR SAY

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

Telephone: 01249750168

Responses received by Friday 27th January will be recorded and reviewed by the development team.