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.

- **INFRASTRUCTURE**
  - Provision of infrastructure for the community including schools, leisure, technology, affordable homes and community buildings.

- **VISION**
  - **LEADERSHIP**
  - **COMMUNITY ENGAGEMENT**
  - **HEALTHY LIVING**
  - Opportunities for healthy living and personal wellbeing for people of all ages through growing food and gardening, walking and cycling, children’s play and sport.

- **TRAVEL CHOICES**
  - Travel choices and good connections to jobs, services and facilities onsite and in the wider community and natural environment.

- **CIVIC PRIDE**
  - Investment in the community to encourage a sense of ownership, responsibility and civic pride through community groups and buildings and partner involvement.

- **TECHNOLOGY**
  - The use of technology for promoting awareness of community events and lifestyle choices.

- **LONG-TERM MANAGEMENT**
  - Long-term management of high quality green spaces and public realm for the community.

- **STREET SCENE**
  - Focus on the importance of the street scene through attractive buildings, public art, street furniture, the use of materials, strong landscaping and tree-lined streets.

- **QUALITY DESIGN**
  - Landscape-led master planning and high quality design incorporating homes with landscaped front gardens and on plot parking.

- **WELL CONNECTED**
  - Neighbourhoods which are easy to understand and move around, with a wide range of interlinked uses and generous green spaces.

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.
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 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.

Design Code Masterplan

**Key - New Areas for Housing**

1. Grove Farm
2. Woodland Edge
3. Custom Build

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Tadpole Garden Village So Far

NATURE PARK
The Nature Park is scheduled for completion in March 2017. It is a 6.77ha green space at the heart of the development. The Nature Park is designed to accommodate 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.

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BUILT IN THE HEART OF THE VILLAGE, 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.

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.

NATURAL 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.

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

ALLOTMENTS
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 STRAY
Crest Nicholson is planning applications to the Council in December 2016 to secure the extension and design of some of the key open spaces, in the heart of Tadpole Garden Village. We hope to implement its delivery in April 2017.

Landscape characteristics
• The Stray would form a transitional space between the formal town park to the east and the rural countryside to the west
• The formal structure of trees along the High Street would continue in the town park. West of the park the formal tree structure would gradually dissolve linking with the rural countryside to the west
• Areas of long native grassland with hierarchy of pedestrian and cycle links allowing the creation of informal routes across the park.
• Grasses would continue within housing areas, using ornamental grass species

GENERAL PROPORTIONS
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PROPOSED MASTERPLAN
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Tadpole Garden Village - Coming Soon

**LOCAL CENTRE**
Detailed designs in respect of the local centre are being refined. Located alongside the High Street, this building will feature apartments, retail and leisure, and is anticipated as a considerable civic ‘anchor’ for the Tadpole Garden Village. Construction is scheduled to start by the end of the year.

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

**PAVILION**
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.

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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.

- **Increase to Existing Housing**
  - Small uplift through the redesign of remaining parcels to accord with those built to date.

- **Grove Farm**
  - A new courtyard development of smaller scale homes including around 21 bungalows set around a series of ‘farm yards’.

- **Woodland Edge Housing**
  - Accessible for all available to purchase for custom build. These homes will follow the design code, which will enable low energy homes. Set within a strong landscape environment.

- **Custom Build Homes**
  - Individual plots available to purchase for custom build. These have a separate custom build design code, which will provide low density homes set within a strong landscape environment.

- **Existing Open Space Provision**
  - The above figures do not include the 40 hectares (99 acres) of the Nature Park.

- **Open Space**
  - Existing open space provision significantly exceeds policy requirements.
  - With the new proposals we are providing circa 73 hectares (180 acres) of Public Open Space against a Council policy requirement of 14 hectares (35 acres). This is 520% more than required.
  - The above figures do not include the 40 hectares (99 acres) of the Nature Park.
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**
- Reflects proximity to Grove Farm
- Treatment to reflect vernacular of farm yards
- Rustic feel
- Structured vistas to existing farmhouse

**WooodlAnd edge & Grove Farm**

**Examples of Woodland Edge Housing**
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 (Planning Act) 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 homes. 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.

- To fully serviced plots of land for sale
- Parcel specific Design Code, ensuring parties adhere to the local planning principles.
- Delivery and construction of individual plots will be managed by a construction partner
- Each individual plot will benefit from the parcel plot passport detailing the key design parameters and criteria that apply.
- Responding to key design parameters outlined in the local planning Design Code, the Custom Build Design Code will ensure that key structural features and materials used, compliment the wider development.
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 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.