



Q. Why are we proposing more houses at Tadpole Garden Village?

A. To date, we have secured detailed planning permission for approximately 50% of the homes proposed at Tadpole Garden Village. As we have progressed the delivery of these homes, alongside community infrastructure, it has become clear that through sensitive re-design and additional land assembly, Tadpole Garden Village has the capacity to deliver more housing in future phases than initially forecast.

Crest Nicholson remain fully committed to the place making and Garden Village principles that have underpinned delivery so far.

Q. Where will the new homes be built?

A. It is proposed that new homes will be provided in two ways:-

- (i) Approximately 104 new homes delivered as a consequence of sensitive redesign on future phases.
- (ii) Approximately 42 homes to be built within public open space included within the Tadpole Garden Village development area.
- (iii) 14 Custom Build plots to be built within public open spaces within the Tadpole Garden Village development area.

Q. Are Crest Nicholson still committed to the Garden Village concept?

A. Crest Nicholson remain fully committed to the Garden Village Principles being delivered at Tadpole Garden Village. Tadpole Garden Village was recently awarded 'Best Community Initiative 2015' at the Housebuilder Awards, and shortlisted for the Building Awards 'Housing Project of the Year 2016'. We are extremely proud of the development delivered to date and regularly cite the success of Tadpole Garden Village.

Crest Nicholson remain committed to the delivery of well designed, high quality housing set in a strong landscaped environment. We are keen to continue the early delivery of key community assets and public open space which we feel are at the heart of this sustainable new community.

Q. What are the benefits of additional homes at Tadpole Garden Village?

A. Swindon's Local Plan policy seek to make efficient use of land that is to be developed, which will help reduce Swindon's need for further greenfield development in the long term.

Additional housing will help to underpin the customer base required to ensure the long term viability of the retail, Public House and Medical Centre proposed at Tadpole Garden Village. In addition, it will further underpin the recently launched bus service to Swindon town centre.

Each new home will make a financial contribution to education provision, which we are seeking to be ring fenced in order to invest further at Tadpole Farm CE Primary Academy.

We are also seeking to provide further financial contributions to enhance the proposed sports pavilion which will be a benefit to Tadpole Garden Village and the wider community.

The additional houses will enable us to offer an enhanced range of homes to meet a wide variety of identified housing needs in the Swindon area.

Q. How will the Garden Village principles be protected if you build more houses?

A. Crest Nicholson's Garden Village Principles are based on Character, Lifestyle and Legacy. The delivery of all future parcels and homes at Tadpole Garden Village will always be prepared in accordance with the Design Code, which is based on these Garden Village Principles.

Q. What does Custom Build mean?

A. 'Custom Build' provides those who wish to design and build their own homes, the opportunity to purchase the freehold of a serviced plot, choose one of a selection of housetype designs and customise the interior to meet their particular taste and requirements.

Custom Build is an important new initiative for Swindon Borough Council, within the context of a government backed agenda nationally.

Q. Where are the Custom Build homes proposed?

A. A small parcel of 14 Custom Build homes are proposed within a parcel to the west of Tadpole Garden Village. Crest Nicholson have been working closely with Swindon Borough Council in order to ensure a delivery mechanism which guarantees plots are delivered to a high quality, and in accordance with the wider Garden Village Principles established at Tadpole Garden Village.

Responding to key design parameters established in the site wide Design Code, a Custom Build Design Code will ensure that key architectural features and materials used compliment Tadpole Garden Village.

Q. When are you proposing to apply for planning permission?

A. We will take account of all comments received within this community consultation. We hope to submit a planning application in February. 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.