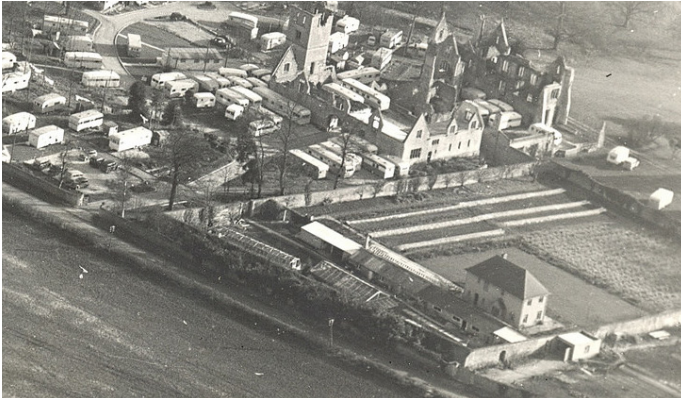


Proposed Development at Abbey Gardens

Tadpole Lane Swindon SN25 2DW



1950s to 1970s:

(Source: Google Images)

Site very open and used as a Market Garden



1990s to 2022:

(Source: Google Images)

Site overgrown by self-seeded trees and totally unmaintained



2025:

(Source: Google Images)

Site at present cleared of diseased trees and self-seeded vegetation



2025/2026:

Proposed site plan in revised development scheme restoring a large open green space at the centre of the scheme within retained Kitchen Garden Walls

The proposal is for five detached houses with garages and gardens, located south of Tadpole Lane and to the east of Church Lane in Blunsdon St Andrew, North Swindon.

Abbey Gardens was originally the kitchen garden of Blunsdon Abbey, a private house with a walled space enclosed by high stone walls. The Abbey itself was destroyed by fire and now remains a historic ruin within the neighbouring mobile home site.

From the 1970s to the 1990s, the site became heavily overgrown with self-seeded trees and dense vegetation, losing its open character.

A few years ago, the area was substantially cleared but retaining trees and hedges around the periphery.

The proposed development will create a small-scale residential scheme centred on new open green space and the historic stone walls will be retained. Diseased trees will be removed

and replaced through extensive replanting and landscaping, restoring the site's sense of openness while enhancing the setting of nearby heritage assets, including the Grade II* listed St Andrew's Church.

The updated proposal now includes:

- Five detached homes with private gardens and garages, arranged around a central green open space.
- Full retention of the historic stone walls, preserving the original layout of the walled garden.
- Extensive landscaping and replanting, replacing diseased and self-seeded trees with a thoughtfully designed scheme that enhances biodiversity and visual quality.
- Low building heights and sympathetic materials, ensuring the homes blend seamlessly with the character of Blunsdon St Andrew.
- Careful consideration of nearby heritage assets, especially the Grade II* listed St Andrew's Church, maintaining important views and setting.



Proposed 'wrap around' front elevation of houses



Access and Design

Access to the site will be taken from Tadpole Lane using the existing driveway adjacent to the mobile home park. The applicants enjoy defined rights of way via the existing access driveway on the eastern boundary of the site, and this will be improved with a new gated entrance and a narrow, shared gravel drive. It will remain a quiet and low-traffic access for residents and visitors.

The amended house designs are now smaller and lower, reduced to two storeys to blend better with the surroundings. The architecture takes inspiration from traditional local buildings, ensuring a coherent and sensitive design. With new tree planting and hedgerow enhancements, the development will be well screened, so the homes will sit comfortably in the landscape without being intrusive when viewed from the mobile home park.

Benefits

This revised scheme aims to restore the site’s historic sense of openness, transforming what has long been a neglected area into an attractive, well-managed space. The design will improve the overall appearance of the site and enhance the overall setting for both residents and visitors.

We genuinely hope these changes address your earlier concerns and demonstrate our commitment to creating a sensitive and high-quality development that respects its surroundings and contributes positively to the community.

For more detailed information about the design and proposed development, please visit the DPDS webpage at:

<https://www.dpds.co.uk/current-consultations/>

Once the amendments to the application are validated by Swindon Borough Council, they can be viewed on the Council’s website using the planning application reference: S/24/0226



Proposed Site Plan



Abbey Garden House and the area in front of it which will remain as a landscaped green open space



Part of the south eastern development area of the site with walls and trees shown to be retained



View looking north east from St Andrews Churchyard towards the site showing screening effect of existing mature trees and vegetation

Proposed Development at Abbey Gardens Tadpole Lane Swindon SN25 2DW

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