

South West Regional Spatial Strategy EiP

Panel Note 2: Programming of Development Areas

Submission of East Swindon Development Group: Eastern Development Area, Swindon

Introduction

- 1.1 East Swindon Development Group (ESDG) comprises the following housebuilders and developers: George Wimpey, David Wilson Estates, Gleeson Homes, Hannick Homes and Developments, Hallam Land Management and Portfolio Ventures (VII).
- 1.2 ESDG owns or controls substantial areas of land to the east of the A419, both to the north and south of the A420, all within the area of search identified for the East Swindon urban extension identified in the submitted RSS. ESDG is working collectively to bring forward the Eastern Development Area as quickly as possible.
- 1.3 The Panel has requested information relating to the major development areas in the South West, including that proposed at Swindon. Specifically information is sought on:
 - the expected start date;
 - the broad development programme in terms of dwellings per annum and any related assumptions on the number of developers expected to be involved; and
 - the implications of any strategic infrastructure components for the programme.
- 1.4 ESDG has been, and is, in ongoing discussion with Swindon Borough Council regarding the delivery of the EDA and is aware of the submissions made by the Borough Council in response to the Panel Note 2.

Expected Start Date

- 1.5 ESDG agree with Swindon Borough Council that the likely date for the first completions at the EDA is 2010. More detailed guidance regarding programming and delivery will be set out in the formal submissions to support the representations made by the ESDG.

Development Programme

- 1.6 Swindon Borough Council has set out an anticipated housing trajectory for the EDA based upon the assumption that 12,000 dwellings should be completed in the plan period. The capacity of the EDA within the area of search is likely to be significantly greater than the 12,000 sought in the submitted plan, in physical terms.
- 1.7 ESDG consider that there is potential to secure within the plan period, the delivery of a greater proportion of the ultimate capacity of the EDA. This is achieved largely by sustaining the rate of completions through the plan period.

- 1.8 In Table 1, ESDG sets out a potential development programme which is both realistic and appropriate. ESDG believes that it is possible to secure at least 14,200 dwellings in the plan period although, following detailed master planning, it may well be possible to delivery additional dwellings over and above such expectations. The total completions, includes both affordable and market housing completions.

Table 1: ESDG Projected Housing Completions

Year	Annual Completions	Cumulative completions
2010	200	200
2011	600	800
2012	600	1400
2013	750	2150
2014	900	3050
2015	900	3950
2016	950	4900
2017	1000	5900
2018	1000	6900
2019	1000	7900
2020	1000	8900
2021	900	9800
2022	900	10700
2023	900	11600
2024	900	12500
2025	900	13400
2026	800	14200

Strategic Infrastructure

- 1.9 Swindon Borough Council has prepared an indicative schedule of infrastructure requirements to support the urban extension of 12,000 dwellings in its response to the Panel on the programming of development areas.
- 1.10 In broad terms the schedule is consistent with ESDG's understanding of likely infrastructure needs, including for those beyond 12,000 dwellings. ESDG anticipate the development of the EDA progressing in phases. ESDG considers that the likely development programme set out in Table 1 above is entirely consistent with the provision of likely infrastructure requirements.