

Panel Note 2: Programming of Development Areas

Eastern Development Area, Swindon

In order to inform the debate at the Examination in Public, the panel have requested the following information relating to the proposed development area:

- a) The expected start date
- b) The broad development programme in terms of dwellings per annum and any related assumptions on the number of developers expected to be involved
- c) The implications of any strategic infrastructure components for the programme

Expected Start Date

- The expected date of first completions at the EDA is presently anticipated to be 2010.

Development Programme

Expected housing completions are outlined in the following table drawn from the housing trajectory in the Borough programming completions on all sites to 2026 to meet the Draft SW-RSS allocation. It is based upon the premise of delivering 12,000 dwellings in the East of Swindon Development Area by 2026 and takes no account of the expansion of the urban extension beyond the plan period (including on completion rates within the plan period).

2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	Total
200	450	450	600	700	900	1000	1000	950	850	800	750	700	700	700	650	600	12000

Work on site would occur some 6 months in advance of housing construction to achieve this timetable and therefore a planning consent would be anticipated by 2009. A consortium of six developers, including national housebuilders, is progressing the early delivery of the site within the context of a masterplan that will ensure a coherent framework to deliver both development and infrastructure secured through a comprehensive Section 106 arrangement.

Based on local experience, it is envisaged that at the peak of development, of the order of 20 housing sites may be progressed simultaneously, within at least three parallel phases of development, including opportunities within the district centre.

Strategic Infrastructure

The development of 12,000 dwellings is expected to generate needs for infrastructure. In relation to the EDA, presently, the following infrastructure elements may be anticipated:

- A Green Infrastructure spine as part of the wider strategy for the Borough;

- Providing multi-functioning links from Swindon, out to the wider countryside including biodiversity, amenity, recreation and pedestrian/cycleway functions
 - A new Landmark Feature at the edge of Swindon with strong links to Nightingale Wood and West Oxfordshire
- Potential realignment of the A420 in order to
 - Increase its capacity
 - Reduce traffic impacts of development
 - Create suitable access to development
- Provision of 1 or 2 secondary schools and up to 9 primary schools and potential re-location of existing special needs facilities within the town.
- Provision of additional urban public open space on top of Green Infrastructure
 - children's and teenagers play areas
 - outdoor sports facilities
 - allotments
 - general recreational areas (although some of this could be provided through Green Infrastructure)
- Creation of a new Eastern District Centre to function as a centre ensuring that development is self-sustaining without competing directly with the Town Centre
- Creation of 'local community hubs' around local centres, primary schools and overlooked public open space
- Allocation of employment land to provide opportunities to live and work within the EDA (the land required to be determined in the light of the need to secure a range of employment uses including B1 elements that make the most effective use of land by securing development at high employment ratios but only where they do not undermine the Borough's adopted policy for the regeneration of Swindon Town Centre).
- Creation of high quality public transport services including bus priority routes and lanes back into Swindon (particularly in the Oxford Road Corridor) to achieve modal shift
- Creation of strategic cycleways through the development connecting residential areas to;
 - Local hubs (primary school and local centre)
 - Eastern District Centre
 - Secondary schools
 - Employment locations
 - Green Infrastructure (green links back into Swindon)
- Investment in water supplies as outlined in the forthcoming Swindon Water Cycle Study.
- Additional sewage treatment works will be required to accommodate this scale of development with the exact location yet to be decided, this may be in addition to or as a replacement for the existing works and may be delivered on site or off site.
- On site renewable energy provision and efficient heat, cooling and power.

Infrastructure Opportunities

The Eastern Development Area also offers the opportunity for two other strategic infrastructure improvements. Although neither is necessary for the successful implementation of the site as a sustainable urban extension, they would provide significant benefit to the existing and future population of Swindon.

- Provision for a section of the Wilts and Berks canal through the site from the Commonhead roundabout to Acorn Bridge in line with wider objectives to restore the route of the canal (as proposed in the Swindon Borough Local Plan 2011)
- Provision for investment in a new railway station adjacent to the railway line and rail track improvements

Other Swindon Strategic Development Areas

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The Panel may find it useful to have information regarding the other strategic development areas in Swindon.

The **Northern Development Area (NDA)** was granted outline planning consent in 1992 and the whole area was allocated for development within the Swindon Local Plan 2001. The NDA has been developed in two phases, Haydon 2 and Haydon 3. The first phase was completed in 2003 and the second phase is ongoing with approximately 2287 dwellings still to be completed, giving a final total of 9,157 dwellings for the whole area. It is anticipated that the NDA will be completed by 2012.

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The **Southern Development Area (SDA)** was identified in The Wiltshire Structure Plan 2011 as a strategic development area following the results of Swindon Development Area Study (1998). The Swindon Borough Local Plan 2011 takes forward this policy commitment, recognising that the capacity of the SDA is about 4,500 dwellings. The SDA received outline consent in 2005, and the development is now named Wichelstowe. It is expected that first completions will be in 2007-8 with development taking approximately 13 years.

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Land at Commonhead, West of the A419 was identified in the Wiltshire & Swindon Structure Plan 2016 for 1,800 dwellings together with a new university Campus, hospital expansion and 23ha of employment land with linkages to the university development. The Swindon Borough Local Plan 2011 takes forward this policy commitment. A planning application is expected in 2007 with the first dwellings anticipated in 2010-11 with development taking approximately 6 years.

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