

Swindon Borough Local Development Framework

# Core Strategy & Development Management Policies - Revised Proposed Submission Document

*Implementation and Monitoring Plan*

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March 2011





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## **1. Introduction**

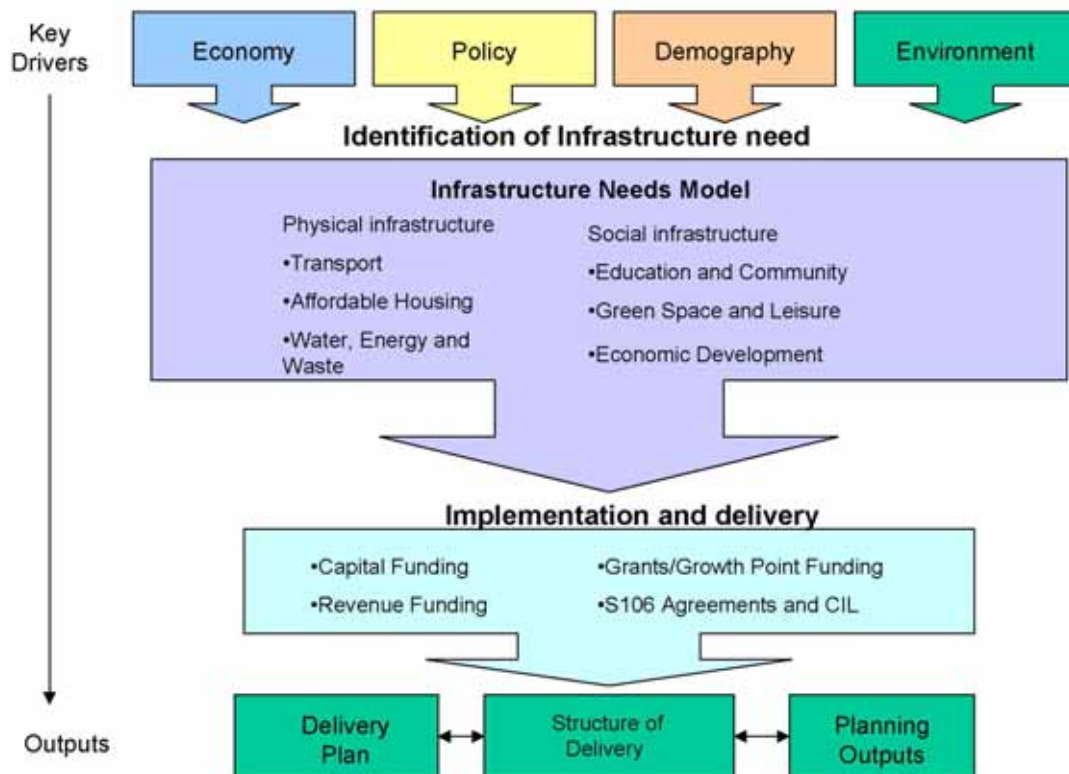
### **1.1 The Implementation and Monitoring Plan**

The purpose of the Implementation and Monitoring Plan is to outline the key infrastructure requirements needed to support the scale of growth outlined in the Core Strategy, and to provide an overview on how the policies and delivery will be monitored.

The infrastructure planning process provides the opportunity to identify what is needed to implement the Core Strategy and the Sustainable Community Strategy. The Spatial Strategy and Core Themes of the Core Strategy are based on information currently available. The Core Strategy must respond to changing needs and circumstances, nationally, regionally and locally. As a result it is anticipated that the Implementation and Monitoring Plan will be updated as regularly as required to ensure that it takes account of changing circumstances and developments. Consequently this is a 'live' document that takes account of changes as they come forward.

## 2. Delivery

The successful delivery of Swindon's strategic growth and regeneration depends on the Council to lead and manage the delivery programme, through strong project management and effective partnership working. It has been critical to identify all necessary infrastructure requirements to deliver the vision of the Core Strategy and to ensure that Swindon is well positioned to bid for public funding streams. The key strands are identified in Figure 1.



*Figure 1: Identifying and Implementing Infrastructure*

### 2.1 Delivery through Partnership Working

The Investment Partnership is the main vehicle for attracting funding into Swindon. Its role is to: -

- broker investment
- identify opportunities for investment
- monitor delivery
- unlock barriers to investment and delivery

It is a partnership body with members comprising of Swindon Borough Council, Homes and Communities Agency, South West of England Regional Development Agency, Government Office for the South West, Arts Council, and Forward Swindon. The Leader of Council is the Chair of the Investment Partnership. The Investment Partnership will meet for a minimum of three times a year. The Investment Partnership is responsible for co-ordinating, monitoring, driving and reviewing the Local Investment Plan.

### Strategic Growth & Regeneration Investment

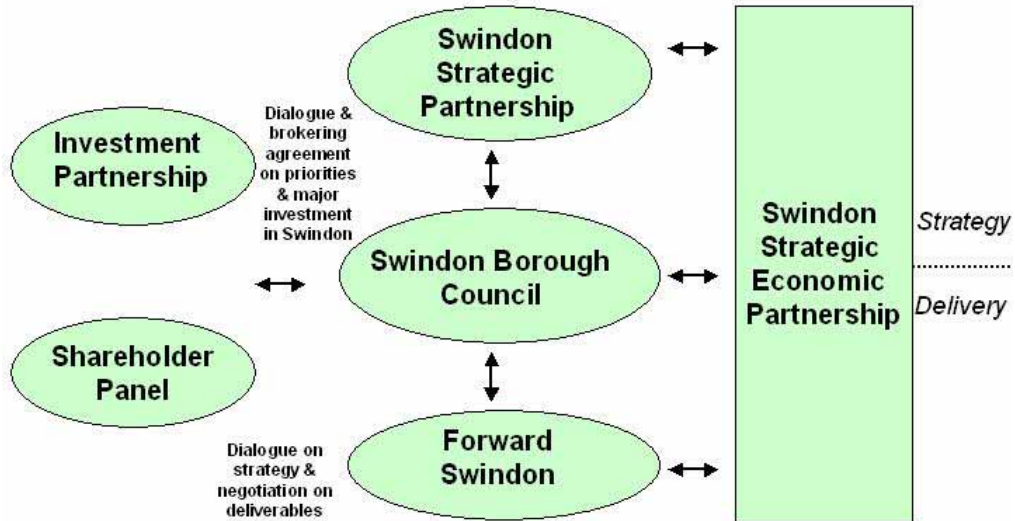


Figure 2 - Strategic Growth and Regeneration Partnership Structure

Through the Investment Partnership Swindon has co-ordinated bids to government; received grant funding from stakeholders and partners for strategic growth projects; and has ensured a strategic input from partners in critical growth and infrastructure projects.

### **3. Funding**

#### **3.1 Funding to Enable Delivery**

Funding is critical to enable delivery of our vision for Swindon. Infrastructure planning is a continuous process and a valuable tool. Infrastructure planning is central in bidding for public funds. Partners and providers need to be involved in this process, sharing information about their own plans and future requirements. Swindon's funding requirements to support strategic growth are communicated to government through the 'Local Investment Plan'. The Swindon Local Investment Plan is a high level, strategic, 15 year plan. It is an evolving document and sets out the investment required to deliver the vision for growth and regeneration in Swindon. It is the product of a continued dialogue between Swindon Borough Council, the Homes and Communities Agency (HCA), other partners and our local community.

The purpose of Swindon's Investment Plan is to:

- Outline how we will achieve aspirations for the future
- Set out key strategic themes and identify where investment will be needed
- Establish short, medium and long term priorities for investment

#### **3.2 Private Sector Funding**

The Council sees developer contributions as playing a vital role in securing the funding necessary to facilitate the provision of essential infrastructure to support the future growth of Swindon. It is imperative that new development should not detract from the quality of services and facilities made available to the Borough's existing population, and that additional provision is created to meet the increased demand for such services. New development should also be seen to provide enhancements to the wider environment. The Council have adopted Supplementary Planning Guidance (SPGs) and Development Control Guidance Notes (DCGNs) that seek to secure contributions from developers towards infrastructure, and are involved in the Department for Community and Local Government's (DCLG's) working group to bring forward the Community Infrastructure Levy (CIL).

The New Homes Bonus is a means to incentivise sustainable development by rewarding the building of new homes. The un-ring fenced NHB will be equal the national average for Council Tax for a property, payable for 6 years, with an additional £350 on top for affordable homes. Swindon will receive 100% of NHB funding. The NHB is outside of the main grant allocation and its future is less certain lending it to one off initiatives and infrastructure as opposed to ongoing projects.

The emerging Swindon Borough Core Strategy requires development to make contributions to infrastructure, and identifies the Community Infrastructure Levy as a suitable mechanism for achieving this. Swindon Borough Council intend to adopt the Levy as a fairer, faster, more certain and transparent means of funding infrastructure than the system of planning obligations. The CIL charging schedule would apply to most new buildings and charges are based on the size and type of new development. The contributions would help pay for the infrastructure required to serve the new development. The type of infrastructure that the contributions would fund would be

decided by the Council. It will also limit future use of S106 developer contributions from 2014.

The preparation of a charging schedule would need to be informed by a Viability Assessment. The ability to charge differential levy rates means the Council would be able to tailor the levy to reflect the economics of any low demand areas they have, setting a lower charge so as not to frustrate development in those areas, while maintaining higher charges in those parts where demand is stronger.

Work began on the CIL charging Schedule in March 2011 with adoption scheduled for December 2012.

#### 4. Monitoring

Progress on the delivery of the Core Strategy and the Local Development Framework is set out in the Annual Monitoring Report (AMR) submitted by the Council to Central Government at the end of each year. This AMR also monitors progress in achieving the Strategic Objectives of the Core Strategy up to 2026, using various targets and indicators to measure change. As the Implementation Plan supports the Core Themes set out in the Core Strategy, the same indicators used to measure the achievement of these targets can be used to appraise the success of the Implementation Plan.

Achievement of improvement in the indicators over time is strongly linked to the successful delivery of the projects set out in the Implementation Plan. The indicators that have been chosen to measure the success of the Core Themes are as follows;

**Table 1 Monitoring**

Policy	Indicator
CT1: Swindon a destination of choice  (Also monitored by indicators listed for CT2, CT3, CT4, CT5, CT6 and CT7 which focus on more specific areas)	Proportion of development for town centre uses in town centre.
	Development of a university.
	Number and proportion of new dwelling completions reaching good, very good, average and poor ratings against the Building for Life criteria.
	Number and proportion of non-residential developments reaching very good, good, average and poor ratings against the Swindon Design Toolkit.
	Proportion of completed development achieving current adopted standards for sustainable construction.
CT2: All Swindon people benefit from our growing economy	Amount of floorspace developed for employment by type and location.
	Amount of floorspace developed for employment on previously developed land.
	Area of land developed for employment.
	Employment land availability by type.
	Loss of employment land to other uses by quality of site.
	Business registrations and de-registrations.
	Employment by occupation.
	Annual dwelling completions.
	Dwellings completed at <30dph, 30-50dph and >50 dph by location (Borough/Central Area/Rural).
	Number of new dwellings completed at a similar density to the surrounding area.
	Number and proportion of new build completions on housing sites scoring highly for the Environment and Community section of the Building for Life criteria.
	Dwelling completions by type and size (number of bedrooms).
	Affordable dwelling completions as a proportion of all dwelling completions on qualifying sites.
	Proportion of dwelling completions within 30 minutes public transport time of facilities (GP, Primary School, Secondary School,

Policy	Indicator
	Employment Area, Retail Area).
	Proportion of the population (19-64 for males and 19-59 for females) that are qualified to at least level 3 or higher.
	GVA (relative to SW and UK).
	Development of Design Codes/Supplementary Planning Document's for Growth Areas.
CT3: Safeguarding our environment for future generations	Change in areas of biodiversity importance including areas designated for their intrinsic environmental value.
	Change in area of open space.
	Renewable energy capacity installed (by type) (measured in kW).
	Substantial loss of sites of archaeological importance including Scheduled Monuments.
	Proportion of conservation areas with an up to date appraisal.
	Per capita reduction in CO2 emissions in Local Authority area.
	Applications approved contrary to the advice of the environment agency on flood defence or water quality grounds.
	Number and proportion of new build completions on housing sites scoring highly for the Design and Construction section of the Building for Life criteria.
Policy CT4 – Healthy, caring, safe and supportive communities	Net change in community facilities (including health, fire, police, faith and other community facilities).
	Net change in floorspace (internal and external) of sports centres.
	Change in area of open space.
	Applications approved against the advice of the police liaison officer.
	The proportion of fire incidents attended by Wiltshire FRS where the cause is accidental and where the fire is confined to the room of origin.
	Affordable housing completions as a proportion of all housing completions on qualifying sites.
	Net additional pitches (gypsy and traveller).
	Proportion of dwelling completions within 30 minutes public transport time of facilities (GP, Primary School, Secondary School, Employment Area, Retail Area).
	Percentage of bus stops which meet standards for access for disabled people.
	Obesity of children in year 6 .
	Number and proportion of new build completions on housing sites scoring highly for the Streets, Parking and Pedestrianisation section of the Building for Life criteria.
Policy CT5 – High aspirations supported by superb education provision	Proportion of the population (19-64 for males and 19-59 for females) that are qualified to at least level 3 or higher.
	The percentage of young people aged 16 to 18 not in education, training or employment .
	Achievement of children at Key Stage 3 and Key Stage 4.
	The number of schools where more than 30% of pupils are achieving less than their peers at Key Stage 4.
Policy CT6 – Local	Number of community plans.

Policy	Indicator
people have real influence	
Policy CT7 – Keeping Swindon moving	Total killed and seriously injured casualties (roads).
	Total slight casualties (roads).
	Children killed or seriously injured in road traffic accidents.
	Level of air quality.
	Local bus passenger journeys originating in the authority area.
	Bus services running on time.
	Access to services and facilities by public transport, walking and cycling.
	Working age people with access to employment by public transport (and other specified modes).
	Average journey time per mile during the morning peak.
	Per capita reduction in CO2 emissions in Local Authority area.
	Number and proportion of new build completions on housing sites scoring highly for the Streets, Parking and Pedestrianisation section of the Building for Life criteria.
	Number and proportion of new build completions on housing sites scoring highly for the Environment and Community section of the Building for Life criteria.
	Number and proportion of new build completions on housing sites scoring highly for the Character section of the Building for Life criteria.

In addition to the review that will take place through the AMR, the Implementation Plan will be reviewed at each meeting of the Investment Partnership for consideration and updating with our critical delivery partners. These reviews will focus on the delivery of specific projects.

## **5. Infrastructure Needs by Development Areas**

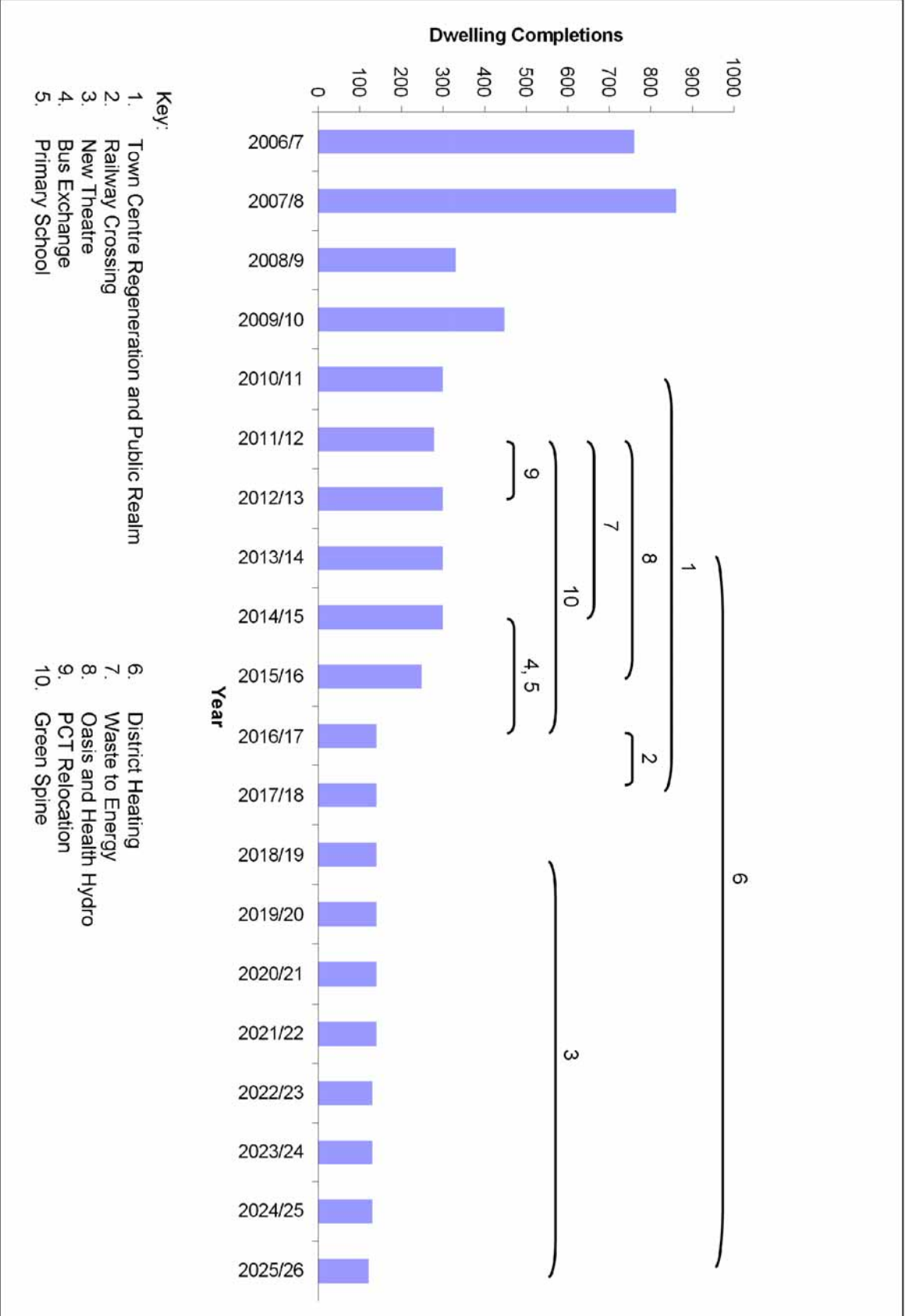
This section highlights the emerging infrastructure requirements for Swindon's growth. The information below provides a profile of the key infrastructure requirements for each of the growth areas. Each section also shows how the development area will contribute to the overall delivery of the housing trajectory.

A profile of key infrastructure requirements is provided for: -

- 5.1 Swindon's Central Area (SC1)
- 5.2 Overall Borough Wide Growth (Policy SC2)
- 5.3 Urban Cluster Policies (SC3-SC9)
- 5.4 Wichelstowe (NC2)
- 5.5 Commonhead (NC3)
- 5.6 Proposed Eastern Villages (NC4)
- 5.7 Tadpole Farm (NC5)

## 5.1 Swindon's Central Area (SC1)

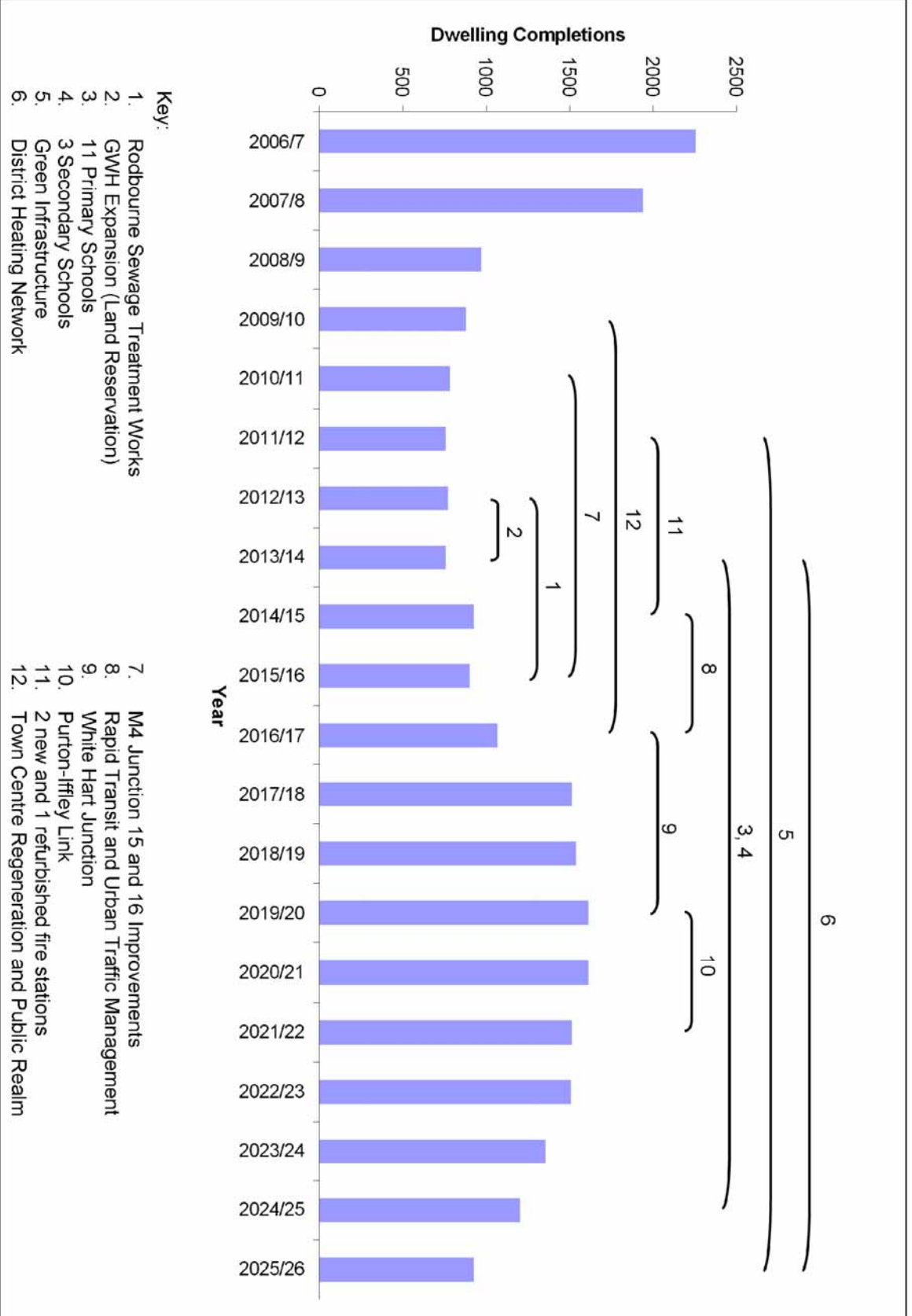
<b>Name</b>	Swindon Central Area
<b>Scale and Type of Development</b>	<ul style="list-style-type: none"> <li>• Around 1,000 homes</li> <li>• Regeneration of Central Swindon</li> <li>• At least 53,700m<sup>2</sup> net comparison retail floorspace</li> <li>• At least 90,000m<sup>2</sup> of new office floorspace</li> <li>• Focus for higher order civic, cultural, education and leisure facilities</li> <li>• 2 New primary schools</li> <li>• Tertiary education campus</li> <li>• University Campus</li> <li>• Public Transport interchange</li> <li>• High quality design, improved public realm and access for all</li> <li>• High quality safe and continuous pedestrian routes and cycling networks</li> <li>• A new 1,000 space car park to the north of the railway line</li> </ul>
<b>Planning Application</b>	Various requirements
<b>Key Infrastructure Requirements</b>	<ul style="list-style-type: none"> <li>• Town Centre Regeneration Works and public realm improvements</li> <li>• Railway Crossing Linking North Star and the Town Centre</li> <li>• New Theatre</li> <li>• A new bus interchange</li> <li>• 2 new primary schools (or 3 forms-of-entry) if required</li> <li>• A district heating system with decentralised energy source</li> <li>• 3x Waste to Energy modules</li> <li>• Redevelopment of Oasis and refurbishment of Health Hydro</li> <li>• Relocation of Carfax Street Health Centre</li> <li>• 'Green Spine' – a north-south green route connecting Swindon's Green Infrastructure corridors</li> </ul>
<b>Risks:</b>	<ul style="list-style-type: none"> <li>• Growth Point funding cut</li> <li>• Timing of the core strategy</li> </ul>



## 5.2 Overall Borough Wide Growth (SC2)

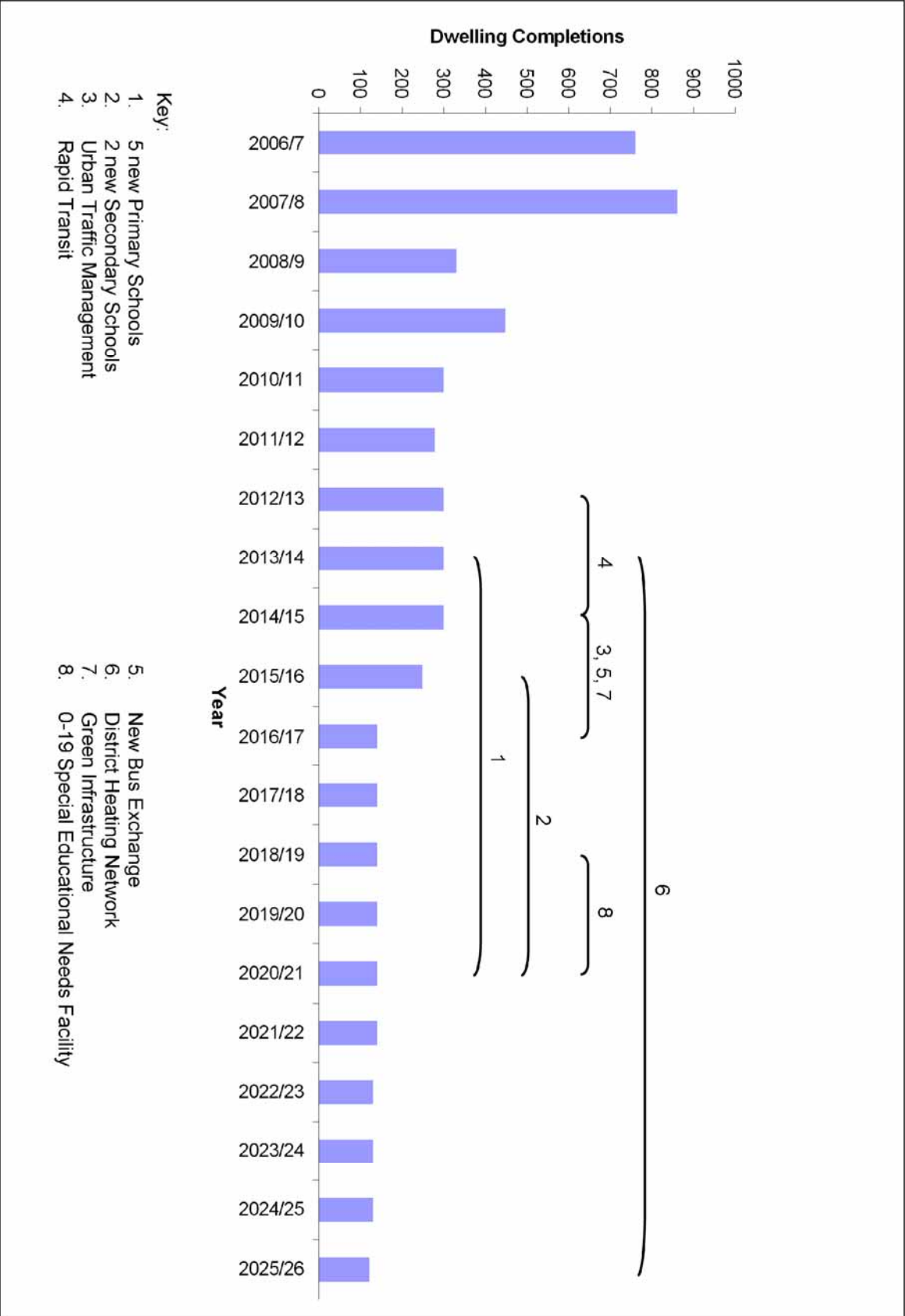
<b>Name</b>	Boroughwide
<b>Scale and Type of Development</b>	<ul style="list-style-type: none"> <li>• 25,000 homes in total at Swindon and within the Borough</li> <li>• 52.5ha of additional employment land and at least 90,000m<sup>2</sup> of office space</li> <li>• Major shopping, cultural and regeneration improvements</li> <li>• 11 new primary schools (or 22 new forms-of-entry in total)</li> <li>• 3 new secondary schools (22 new forms-of-entry in total)</li> <li>• A new university and expansion of tertiary education facilities</li> <li>• Transport investment - Improved pedestrian and cycle routes, and public transport links to key non-town centre locations</li> <li>• Green infrastructure improvements</li> <li>• Expansion of Great Western Hospital and emergency service provision</li> <li>• High quality and sustainable design, particularly in the Town Centre, District Centres and key corridors and gateways</li> <li>• District Heating Network</li> <li>• Renewable and low-carbon energy generation</li> <li>• Investment in a network of leisure, community and health facilities</li> <li>• Further employment development at established employment sites</li> </ul>
<b>Planning Application</b>	Various requirements
<b>Key Infrastructure Requirements</b>	<ul style="list-style-type: none"> <li>• Expand Rodbourne Sewage Treatment Works and potential additional works at Eastern Villages (if required)</li> <li>• Expand the Great Western Hospital</li> <li>• 11 new primary schools</li> <li>• 3 new secondary schools</li> <li>• Green infrastructure</li> <li>• District Heating Network</li> <li>• M4 Junction 15 and 16 Improvements</li> <li>• Town Centre Regeneration</li> <li>• Rapid Transit Network</li> <li>• Urban Traffic Management</li> <li>• White Hart Junction Improvements</li> <li>• Transport link for Purton Road – Great Western Way</li> <li>• 2 New fire stations (North and South Swindon) and upgrade of Westlea Fire station</li> </ul>

<b>Risks:</b>	<ul style="list-style-type: none"><li>• Growth Point funding cut</li><li>• Timing of the core strategy</li></ul>



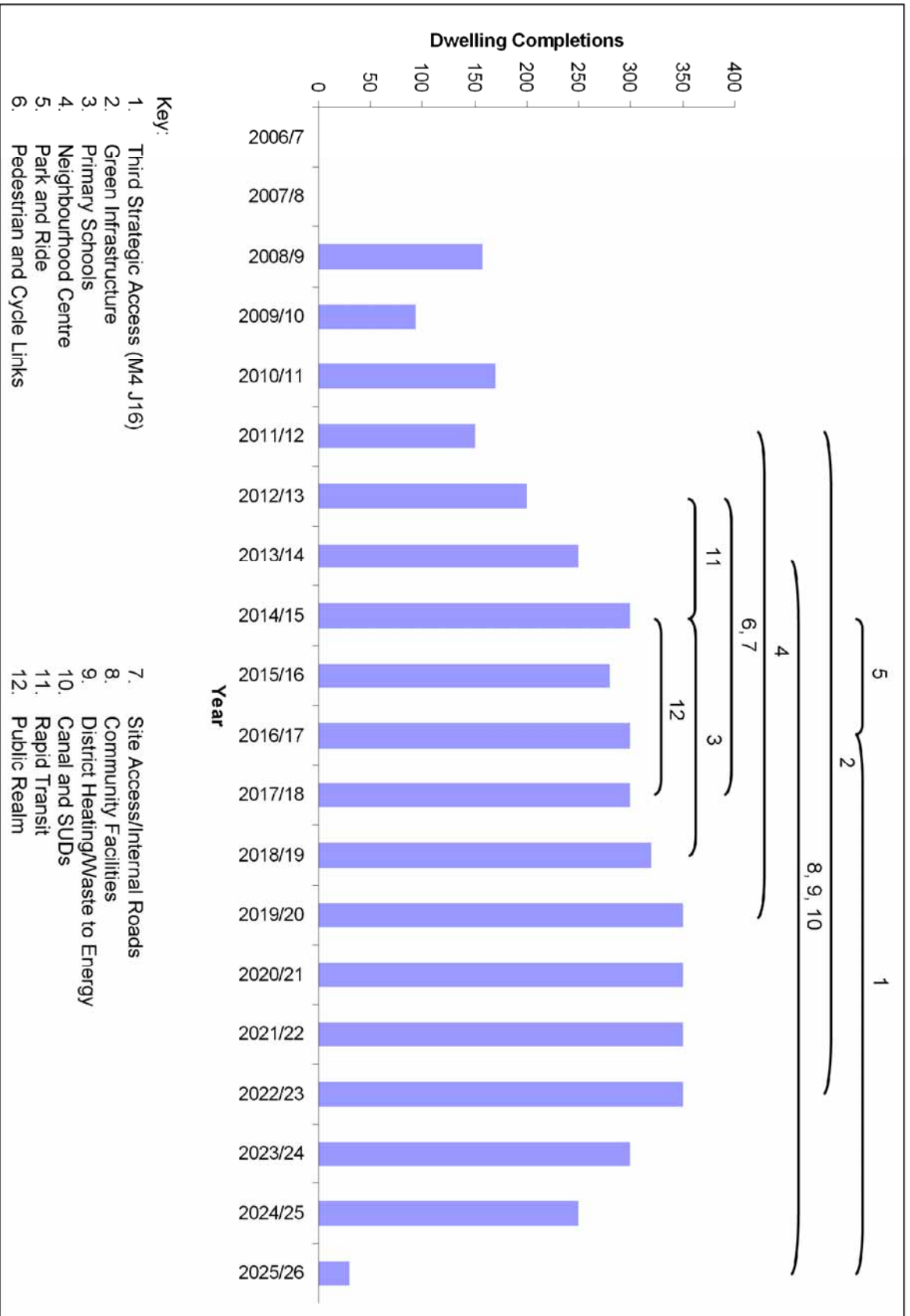
### 5.3 Urban Cluster Policies (SC3-SC9)

<b>Name</b>	Swindon's Established Communities
<b>Scale and Type of Development</b>	<ul style="list-style-type: none"> <li>• 4480 homes in the Swindon Urban Area</li> <li>• Transport linking existing communities to the town centre and growth areas</li> <li>• Social and community infrastructure</li> <li>• 5 New primary school facilities (9 forms-of-entry)</li> <li>• 2 New secondary schools and extensions to existing secondary schools (23 forms-of-entry)</li> <li>• Facilities to support locality and community based working</li> <li>• Intensification and redevelopment of employment areas</li> <li>• Strengthening the connections along and extending Swindon's existing green corridors</li> <li>• Establishing a District Heating Network</li> <li>• Develop capacity at local sports centres in order to establish a sporting specialism</li> <li>• Regeneration of local and district centres</li> </ul>
<b>Planning Application</b>	Various requirements
<b>Key Infrastructure Requirements</b>	<ul style="list-style-type: none"> <li>• 5 new primary schools (9 forms-of-entry)</li> <li>• 2 new secondary schools and extensions to existing secondary schools (23 forms of entry)</li> <li>• A 0-19 Special Education Needs facility and expansion of existing schools where necessary</li> <li>• Rapid Transit Network, Orbital Bus Routes</li> <li>• Bus Exchange</li> <li>• Urban Traffic Management control</li> <li>• Delivering a comprehensive Parking Strategy</li> <li>• Completing strategic cycling and pedestrian networks</li> <li>• District Heating Network</li> <li>• Green Infrastructure</li> </ul>
<b>Risks:</b>	Funding to secure a secondary school within the existing urban area needs to be further explored



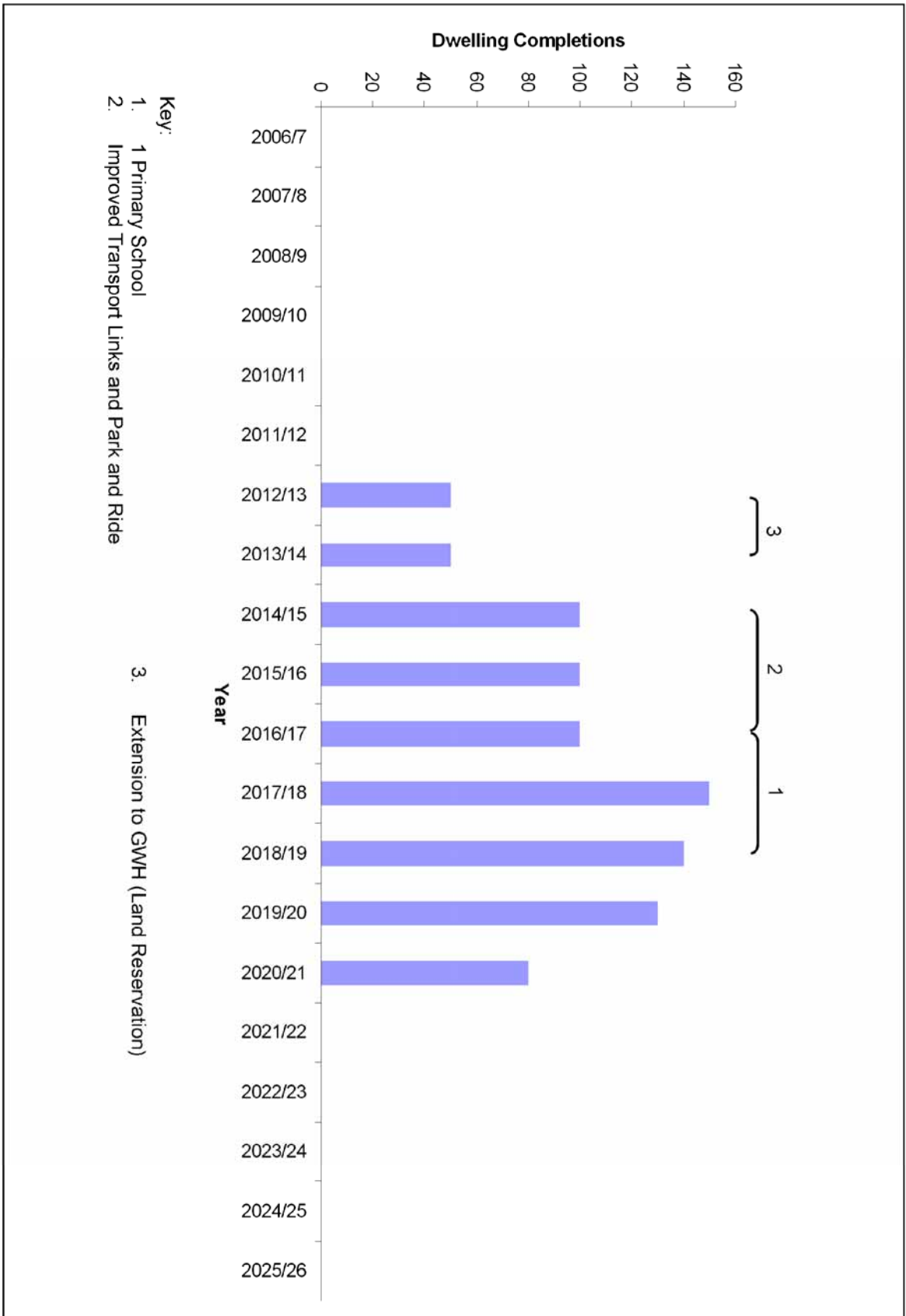
#### 5.4 Wichelstowe (NC2)

<b>Name</b>	Wichelstowe
<b>Scale and Type of Development</b>	<ul style="list-style-type: none"> <li>• Sustainable transport links to the existing urban area and Swindon town centre</li> <li>• District Centre meeting needs of Wichelstowe</li> <li>• Sports, recreational and leisure areas</li> <li>• Local retail facilities at East Wichel, Middle Wichel and West Wichel</li> <li>• 4,500 homes mixed use community</li> <li>• 12.5 hectares of employment land</li> <li>• 4 local centres, one of which including a food store with 2,000 to 2,500m<sup>2</sup> floorspace in the central neighbourhood</li> <li>• 3 primary schools</li> <li>• A secondary school (or contributions towards the delivery of 6 forms-of-entry off-site)</li> <li>• Green infrastructure that links urban areas to the adjacent countryside</li> <li>• Community facilities</li> <li>• District Heating system</li> </ul>
<b>Planning Application</b>	<ul style="list-style-type: none"> <li>• Outline planning application granted in May 2005</li> <li>• Primary infrastructure construction commenced spring 2006</li> </ul>
<b>Key Infrastructure Requirements</b>	<ul style="list-style-type: none"> <li>• M4 tunnel to J16 (Third Strategic Access)</li> <li>• Green Infrastructure</li> <li>• 3 primary schools: East, Middle and West Wichelstowe</li> <li>• Contributions towards 6 forms-of-entry of secondary school facilities</li> <li>• 2 Neighbourhood Centres: West and East Wichelstowe</li> <li>• Park and Ride</li> <li>• Pedestrian and Cycle paths</li> <li>• Site access from M4 J16, Redposts Drive and Croft Road</li> <li>• Community facilities including leisure centre, health and knowledge provision in shared buildings</li> <li>• District Heating and Waste to Energy</li> <li>• Canal and SUDs network</li> <li>• Rapid Transit</li> <li>• Public Realm</li> </ul>
<b>Risks:</b>	<ul style="list-style-type: none"> <li>• Slowdown of development</li> <li>• Impact of recession</li> </ul>



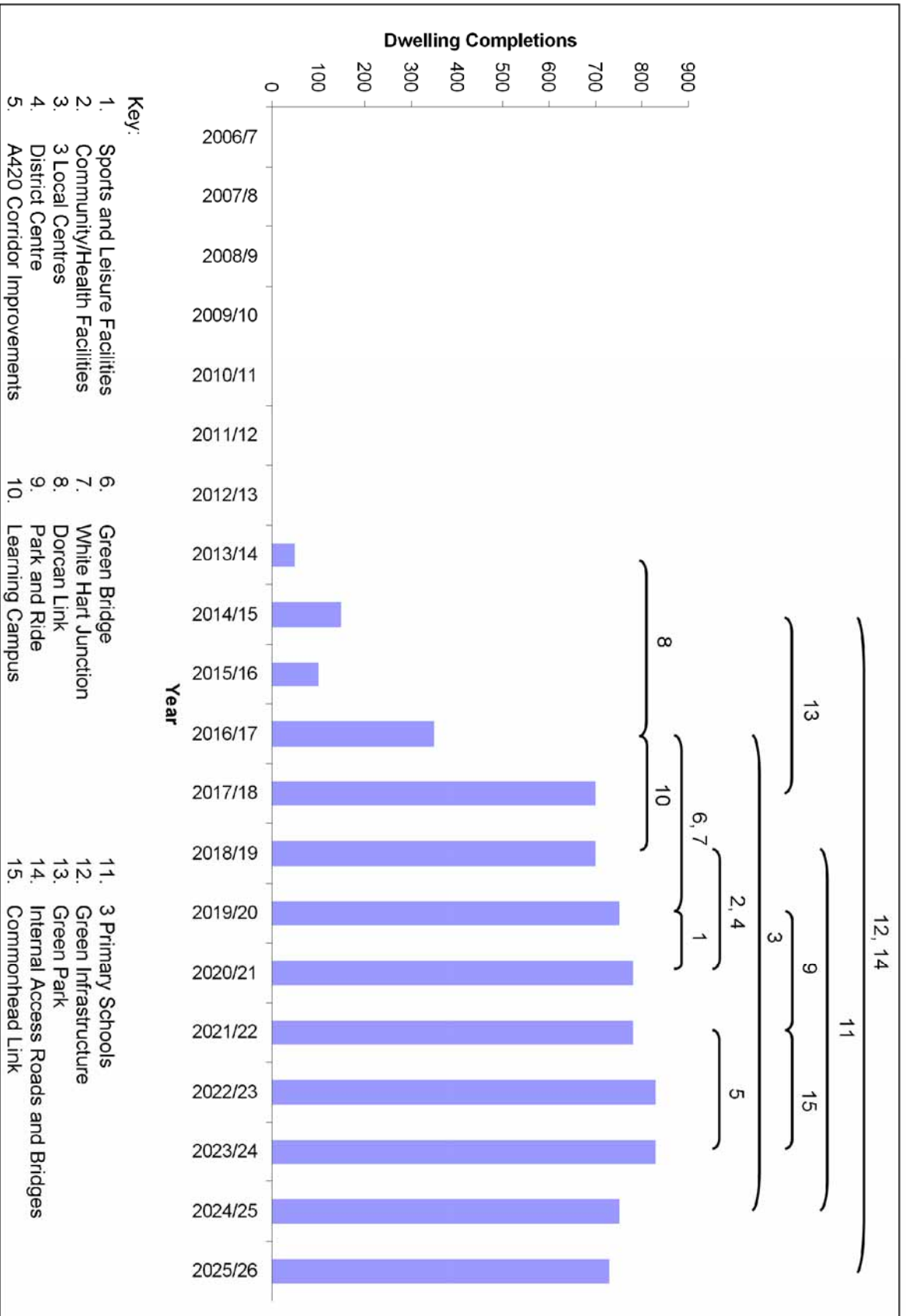
### 5.5 Commonhead (NC3)

<b>Name</b>	Commonhead
<b>Scale and Type of Development</b>	<ul style="list-style-type: none"> <li>• Create a buffer between Coate Water Country Park and new development</li> <li>• Sustainable transport links to the existing urban area and Swindon town centre</li> <li>• Neighbourhood centre including retail facilities appropriate to meet local need</li> <li>• 900 home mixed use community</li> <li>• 15 hectares of employment land</li> <li>• A primary school (1 form-of-entry) and contributions to 1 form-of-entry off-site</li> <li>• Green infrastructure that links urban areas to the adjacent countryside</li> <li>• Sport, leisure and community facilities</li> <li>• Safeguard around 5.5 hectares of land for a future expansion of the Great Western Hospital</li> <li>• Pedestrian and cycle links to the existing communities, Coate and Great Western Hospital</li> </ul>
<b>Planning Application</b>	Situation dependent upon the outcome of Commonhead appeal
<b>Key Infrastructure Requirements</b>	<ul style="list-style-type: none"> <li>• 1 Primary school</li> <li>• Contribution to Secondary School places</li> <li>• Contribution to Sport, leisure and community facilities</li> <li>• Improved Transport links to existing urban area and town centre including Commonhead Park and Ride</li> <li>• Extension to Great Western Hospital (land reservation)</li> <li>• Provision of undeveloped buffer to Coate Water Country Park</li> </ul>
<b>Risks:</b>	



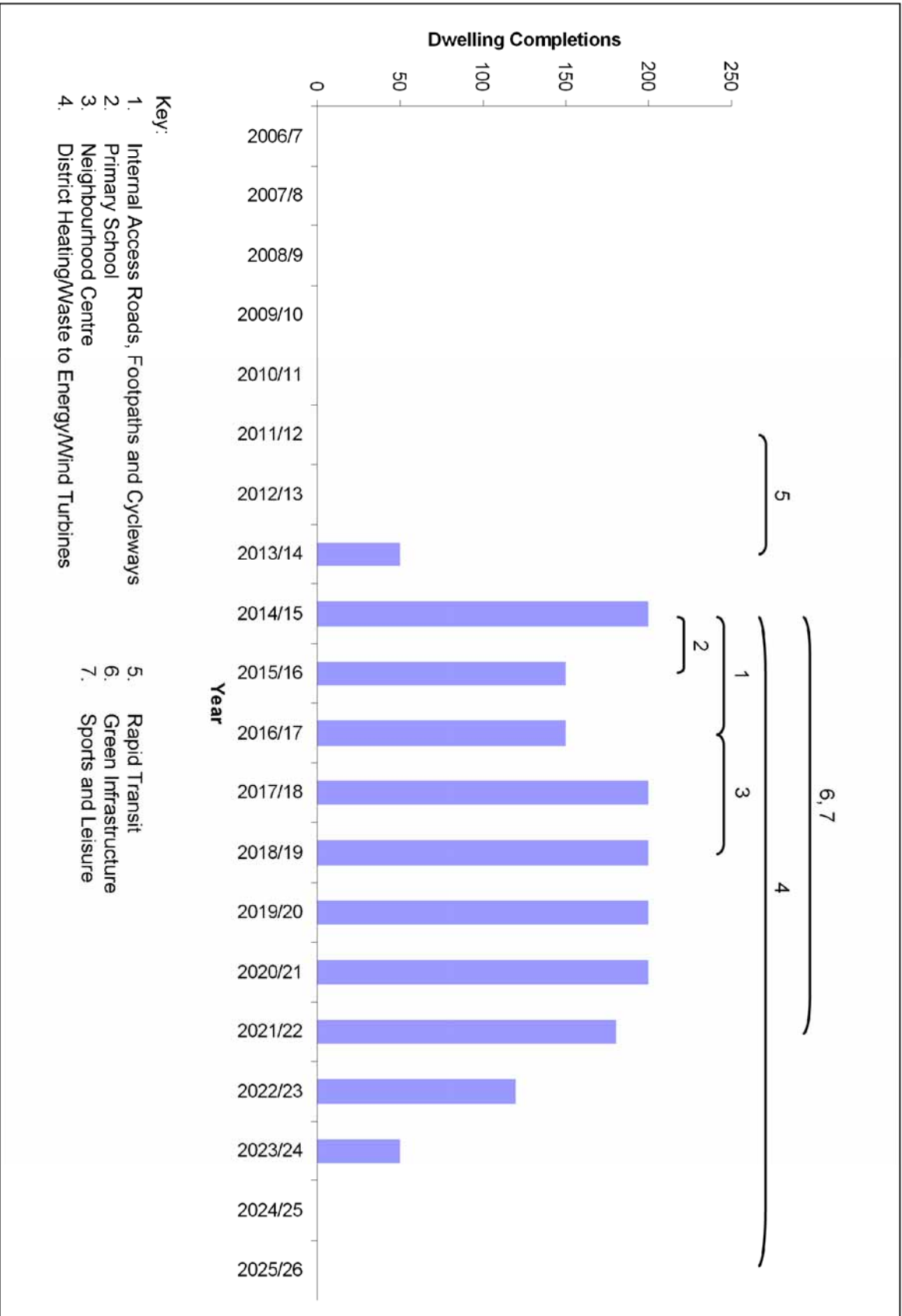
## 5.6 Proposed Eastern Villages (NC4)

<b>Name</b>	Proposed Eastern Villages
<b>Scale and Type of Development</b>	<ul style="list-style-type: none"> <li>• Transport infrastructure linking the Eastern Villages to east Swindon and Swindon's Central Area</li> <li>• Renewable energy and waste facilities</li> <li>• Around 7,500 homes in a mixed community</li> <li>• 20 hectares of employment land</li> <li>• A district centre including an anchor foodstore of up to an additional 4,550m<sup>2</sup>, 35,000m<sup>2</sup> of office floorspace,</li> <li>• A learning campus consisting of a secondary school (8 forms-of-entry), a primary school (2 forms-of-entry), a 0-19 special school, children's centre and early years facilities</li> <li>• An additional 3 primary schools (or 6 forms-of-entry) with nursery / early years facilities, including an extension to the existing school at South Marston</li> <li>• District heating network</li> <li>• Green infrastructure including a Landmark Park linking Eastern Villages to east Swindon and the countryside</li> <li>• Sports and leisure facilities</li> <li>• Sustainable transport links including Rapid Transit</li> </ul>
<b>Planning Application</b>	Outline planning application anticipated to be submitted spring 2010
<b>Key Infrastructure Requirements</b>	<ul style="list-style-type: none"> <li>• Sports and leisure facilities</li> <li>• a multi-purpose community building,</li> <li>• a 10 GP Healthcare facility</li> <li>• A minimum of 3 local centres, one of which at South Marston.</li> <li>• A420 Transport corridor improvements / new link under the railway line connecting the development north and south</li> <li>• A Green Bridge across the A419</li> <li>• Enhancements of White Hart Junction</li> <li>• A new link across the A419 at Dorcan</li> <li>• A new link to the Commonhead Roundabout</li> <li>• Rapid Transit</li> <li>• Park and Ride site</li> <li>• Learning Campus</li> <li>• 3 primary schools</li> <li>• Green infrastructure</li> <li>• Landmark Green Park</li> </ul>
<b>Risks:</b>	Timing of LDF documents in relation to planning application being submitted



### 5.7 Tadpole Farm (NC5)

<b>Name</b>	Tadpole Farm
<b>Scale and Type of Development</b>	<ul style="list-style-type: none"> <li>• Primary school facilities</li> <li>• Contributions towards provision of a new secondary school to meet needs at Tadpole Farm and Wiltshire sites</li> <li>• Transport link between north and west Swindon and Swindon town centre to accommodate cumulative impact of development at Tadpole Lane and Wiltshire sites</li> <li>• Neighbourhood centre</li> <li>• Sports, recreational and leisure areas</li> <li>• Green Infrastructure links and to enhance the role of Cricklade Country Way Corridor</li> <li>• Renewable energy facilities</li> <li>• Mixed-use community of 1,700 homes</li> <li>• 5 hectares of employment land</li> <li>• A mixed use local centre</li> <li>• Sport, leisure and community facilities</li> <li>• District heating system</li> <li>• Rapid transit link between Tadpole Farm and Swindon Town Centre</li> <li>• Vehicular access routes from Oakhurst Way and a new route north to Blunsdon</li> <li>• Pedestrian and cycle links to Oakhurst, Redhouse and the National Cycle Route</li> <li>• Green infrastructure that links urban areas to the adjacent countryside</li> </ul>
<b>Planning Application</b>	Outline planning application anticipated to be submitted 2010
<b>Key Infrastructure Requirements</b>	<ul style="list-style-type: none"> <li>• Internal Access Roads, Footpaths and Cyclepaths</li> <li>• A Primary School</li> <li>• Neighbourhood Centre</li> <li>• District Heating Network and Renewable energy facility</li> <li>• Links to the Rapid Transit Network and other transport links between Purton Road and Great Western Way</li> <li>• Links to the Strategic Cycle Network</li> <li>• Green Infrastructure links to Blunsdon Hill and River Ray corridor</li> <li>• Sports and leisure facilities</li> </ul>
<b>Risks:</b>	Evidence base work to support future planning application being developed and submitted for consideration



## **Annex 1 - The Delivery Framework**

The Delivery Framework has been split into 2 tables which are annexed to the end of the Implementation Plan. Annex 1 is made up of two tables: -

Table 2 shows our short term projects (0-3 years) that have an allocated budget and are either in planning or delivery phase.

Table 3 shows our medium to longer term projects (4-15 years).

It is important to recognise that the plan period extends into a timeframe for which many variables are unknown. The delivery framework should be viewed as a live document which is monitored and updated through out the life of the plan document.

The Borough Council will use the Annual Monitoring Report and the Investment Partnership as the key drivers for reporting the progress of delivery. This process will ensure that as projects come online or changes occur the Implementation Plan is amended to provide an accurate and up to date picture of Swindon's Infrastructure requirements.

**Table 2 Swindon Borough Short Term Infrastructure Requirements**

Project Title	Project Description	Project Location	Estimated Capital Cost	Group Directorate or Organisation Responsible for Delivery (indicative)	Other Funding Partners / Sources	Potential Funding Sources	Anticipated start	Anticipated completion
<b>Boroughwide</b>								
Improved Energy Efficiency of Existing Stock	Bringing existing buildings up to standard in terms of energy efficiency and renewable energy	Boroughwide	£80,000,000	Environment, Regeneration and Community		Public Sector / Energy Companies / SBC	2010	2050
<b>Central Swindon</b>								
Farnsby Street	Public Realm Scheme and Highway Works	Central Swindon	£500,000	Environment, Regeneration and Community			2011	2011
Station Forecourt	Public Realm Scheme	Central Swindon	£1,800,000	Environment, Regeneration and Community	Developer Contributions, HCA, DfT, NSIP		2011	2011
County Ground refresh	Provision of an indoor bowls facility to compliment existing leisure offer	Central Swindon	£1,500,000	Housing and Leisure	Developer Contributions		2011	2012
Spa at Health Hydro	Set up of spa and beauty facilities at the Health Hydro	Central Swindon	£3,000,000	Housing and Leisure	Developer Contributions		2011	2012
The Parade	Public Realm Scheme	Central Swindon	£2,000,000	FSL	UKCPT		2011	2012
Union Square Phase 1	Multi Storey Car Park	Central Swindon	£14,760,000	FSL	HCA, SBC, Growth Points Funding		2011	2012
Union Square Phase 1	Sheltered Affordable Housing	Central Swindon	£13,000,000	FSL	SBC, HCA, Developer		2011	2012
Union Square Phase 1	Whalebridge Junction	Central Swindon	£4,000,000	FSL	HCA, SWRDA		2011	2012
Wellington Street	Public Realm Scheme	Central Swindon	£750,000	Environment, Regeneration and Community		SBC / Developer Contributions / Growth Points Funding	2012	2012
Great Western Designer Outlet	Retail Extension	Central Swindon	£25,000,000	Henderson			2011	2013

Project Title	Project Description	Project Location	Estimated Capital Cost	Group Directorate or Organisation Responsible for Delivery (indicative)	Other Funding Partners / Sources	Potential Funding Sources	Anticipated start	Anticipated completion
Havelock Square	Public Realm Scheme	Central Swindon	£1,600,000	Environment, Regeneration and Community	Developer Contributions, HCA		2011	2013
Temporary Public Realm Post Office Site	Temporary Public Realm Scheme at the Post Office Site	Central Swindon	£50,000	Environment, Regeneration and Community		SBC / Developer Contributions	2011	2013
The Hilton	Hotel Development	Central Swindon	£18,000,000	Hilton Hotels and Resorts			2012	2013
Regent Circus North	Public Realm Scheme in the transition zone between Regent Street and the New Central Library	Central Swindon	£2,800,000	Environment, Regeneration and Community	Developer Contributions, HCA		2013	2013
Regent Circus	Leisure Development	Central Swindon	£60,000,000	Ashfield Land			2011	2014
Waste to Energy	3x modules at Waterside	Central Swindon	£8,600,000	Environment, Regeneration and Community	Developer Contributions		2011	2014
Jurys Office Development	10,000sq Office Development	Central Swindon	£18,000,000	Kingsbridge Developments			2012	2014
Redevelopment of the Oasis	5,000 sq m leisure plus ice and snow	Central Swindon	£28,000,000	Housing and Leisure	Private Sector Partner, SBC, Developer Contributions		2011	2015
The Green Spine	Preliminary design work and costings, investigate funding options (potential EU Life+ funding bid)	Central Swindon	£8,200,000	Environment, Regeneration and Community		EU Life+, Growth Points, Developer Contributions	2011	2016
County Ground	Stadium Redevelopment and Conferencing	Central Swindon	£16,200,000	Swindon Town Football Club			2012	2017
District Heating Town Centre	District Heating Network in the Town Centre.	Central Swindon	£5,000,000	Environment, Regeneration and Community		SBC / HCA / Other Public / Energy Provider	2013	2026

Project Title	Project Description	Project Location	Estimated Capital Cost	Group Directorate or Organisation Responsible for Delivery (indicative)	Other Funding Partners / Sources	Potential Funding Sources	Anticipated start	Anticipated completion
Union Square Phase 1	Primary Care Trust Relocation (cost and funding yet to be agreed)	Central Swindon	TBC	Swindon PCT		TBC	TBC	TBC
<b>Wichelstowe</b>								
East Wichel Neighbourhood centres	Neighbourhood centre to meet the needs of residents	Wichelstowe	£13,500,000	Developer			2010	2011
Rapid Transit	Sustainable transport links that integrate with the existing urban area (cost includes land purchase)	Wichelstowe	£12,000,000	Environment, Regeneration and Community	SBC, HCA, Other Public		2012	2014
Police Point	Police point for Wichelstowe	Wichelstowe	£100,000	Wiltshire Police	Developer Contributions		2010	2015
Off-site landscaping	Off-site landscaping works to the south of the M4 (tree planting, hedgerows, ponds etc)	Wichelstowe	£770,000	Business Transformation	Developer Contributions		2010	2017
Access Roads	Strategic development roads opening up land to allow housebuilding	Wichelstowe	£20,000,000	Business Transformation	Developer Contributions	SBC / HCA / Other Public	2012	2017
Cycleways, Bridleways, Footpaths	Routes through the development and connections with wider town and open space areas	Wichelstowe	£3,000,000	Business Transformation	Developer Contributions	SBC / HCA / Other Public	2012	2017
Off-site traffic calming	Traffic calming Improvements to surrounding roads	Wichelstowe	£400,000	Business Transformation	Developer Contributions		2012	2020
Major Open Space (Green Infrastructure)	On-site major open space and nature conservation areas	Wichelstowe	£4,500,000	Business Transformation	Developer Contributions		2011	2022
East Wichel Local Open Space (Green Infrastructure)	4x Local Open Space in East Wichel	Wichelstowe	£1,017,000	Business Transformation	Developer Contributions		2011	2022

Project Title	Project Description	Project Location	Estimated Capital Cost	Group Directorate or Organisation Responsible for Delivery (indicative)	Other Funding Partners / Sources	Potential Funding Sources	Anticipated start	Anticipated completion
Energy Solution	Phased delivery of energy solution (waste to energy, district heating, renewables, supporting infrastructure)	Wichelstowe	£50,000,000	Business Transformation	Developer Contributions	HCA / Energy Provider / Other Public	2013	2026
<b>Existing Communities</b>								
M4 Junction 16 Improvements	Junction 16 improvements linked to Wichelstowe	South Cluster	£2,000,000	Environment, Regeneration and Community	Highways Agency, Developer Contributions		2011	2012
Sussex Square Regeneration Scheme	Regeneration of the existing shopping centre, industrial estate and some residential areas	East Cluster	£7,000,000	Housing & Leisure	HCA		2011	2013
Fire Station Extension	Expansion and Refurbishment of Westlea Fire Station	West Cluster	£510,000	Wiltshire Fire		Developer Contributions / Other Public Sector	2011	2014
Primary School 1	2 FE primary school to serve urban infill	Town Centre Cluster	£6,500,000	Children's Services	Developer Contributions		2013	2014
Expanded (and possibly) new Sewage Treatment Works	Construction costs and possible land purchase at the Eastern Villages (50-60 million cost estimated at NPV)	North Central Cluster	£60,000,000	Thames Water			2012	2015
M4 Junction 15 improvements	Junction 15 improvements	South Cluster	£4,000,000	Environment, Regeneration and Community	HA, Developer Contributions		2013	2015
<b>Eastern Villages</b>								
Dorcan Link	Creation of a new link at Dorcan to provide walking, cycling, public transport and vehicular access to and from the EDA.	Eastern Villages	£7,000,000	Developer			2013	2016
<b>Tadpole Farm</b>								

Project Title	Project Description	Project Location	Estimated Capital Cost	Group Directorate or Organisation Responsible for Delivery (indicative)	Other Funding Partners / Sources	Potential Funding Sources	Anticipated start	Anticipated completion
Northern Rapid Transit Link	rapid transit route from the north to Swindon central, cost includes signals	Tadpole Farm	£4,500,000	Environment, Regeneration and Community		SBC / Developer Contributions / Other Public Sector	2011	2013
<b>Commonhead</b>								
Extension to GWH	Land reservation for extension	Commonhead	£6,000,000	Great Western Hospitals NHS Foundation Trust		GWH	2012	2013

**Table 3 Swindon Borough Medium-Long Term Infrastructure Requirements**

Project Title	Project Description	Project Location	Estimated Capital Cost	Group Directorate or Organisation Responsible for Delivery (indicative)	Other Funding Partners / Sources	Potential Funding Sources	Anticipated start	Anticipated completion
<b>Boroughwide</b>								
Urban Traffic Management System/Great Western Way improvements	Part of the bus rapid transit route, identified in the Swindon Transport Strategy, and facilitating work to manage the existing network on core transport corridors	Boroughwide	£20,000,000	Environment, Regeneration and Community		SBC / Developer Contributions	2014	2016
Boroughwide Waste to Energy	Up to 10 waste to energy facilities around the borough (c.£2.7m each). Phasing: 2 modules 4-6 yrs plus more as required.	Boroughwide	£27,000,000	Environment, Regeneration and Community			2014	2026
<b>Central Swindon</b>								
Commercial Road public realm	Public Realm and related traffic improvements to Commercial Road	Central Swindon	£5,200,000	Environment, Regeneration and Community	Developer Contributions, SBC, HCA, Growth Points Funding		2014	2015
Union Square Phase II	Bus Exchange	Central Swindon	£15,000,000	Developer and Environment, Regeneration and Community	Developer, SBC, HCA, Developer Contributions		2014	2016
Town Centre Primary School	Combined Primary school and community centre	Central Swindon	£6,000,000	Children's Services		SBC / Developer Contributions	2014	2016
Railway Crossing	Railway Crossing linking Town Centre and North Star-Detailed Design Work, secure funding	Central Swindon	£4,620,000	Environment, Regeneration and Community		SBC / Developer Contributions / Growth Points Funding	2016	2017
Queen Street Public Realm	Creation of a public friendly area at Queens Street	Central Swindon	£1,100,000	Environment, Regeneration and Community		SBC / Growth Point Funding	2014	2017

Project Title	Project Description	Project Location	Estimated Capital Cost	Group Directorate or Organisation Responsible for Delivery (indicative)	Other Funding Partners / Sources	Potential Funding Sources	Anticipated start	Anticipated completion
Union Square Phase II	Regrading Fleming Way	Central Swindon	£6,500,000	FSL	SBC, Developer Contributions,HCA, Developer		2014	2017
The Parade Phase II	Retail Redevelopment	Central Swindon	£10,000,000	UKCPT			2016	2018
New Theatre	Broadway Malayn feasibility study has been commissioned	Central Swindon	£35,000,000	Environment, Regeneration and Community		SBC / Private Sector Partner	2018	2026
First Phases of Swindon Central	Regeneration Scheme including 400 residential units and 15,000sqm commercial with 5,000sqm retail	Central Swindon	£200,000,000	Private Sector		Private Sector	2018	2026
Redevelopment of Granville Street	Redevelopment of Granville Street as extension to primary retail including 35,000sqm retail and 125 residential units	Central Swindon	£220,000,000	Private Sector		Private Sector	2018	2026
New Museum and Art Gallery	10,000sqm museum and art gallery	Central Swindon	£7,000,000	Environment, Regeneration and Community		SBC / Developer Contributions / Other Public / Private Sector Partner	2018	2026
Promenade	15,000sqm office and 5,000sqm retail/leisure	Central Swindon	£100,000,000	Private Sector		Private Sector	2018	2026
Central Swindon Canal	Detailed Design work, funding strategy (subject to an EIA)	Central Swindon	£50,000,000	Environment, Regeneration and Community		EU funding, Lottery funding & S106 contributions	2020	2026
University Campus	Cost and funding source TBC. SBC land to be allocated to University to lever in funding	Central Swindon	£200,000,000	Private Sector			TBC	TBC

Project Title	Project Description	Project Location	Estimated Capital Cost	Group Directorate or Organisation Responsible for Delivery (indicative)	Other Funding Partners / Sources	Potential Funding Sources	Anticipated start	Anticipated completion
<b>Wichelstowe</b>								
West Wichel Park & Ride	Provision of Park and Ride site at West Wichel	Wichelstowe	£4,000,000	Environment, Regeneration & Community		SBC / Developer Contributions / HCA / Other Public	2014	2016
Middle / West Wichel Public Realm	Public realm within the Middle Wichel large local centre / marina and West Wichel local centre	Wichelstowe	£2,000,000	Business Transformation	Developer Contributions	SBC / HCA / Other Public	2014	2017
West and Middle Wichel Primary Schools	2 x 2FE Primary Schools (Middle Wichel and West Wichel)	Wichelstowe	£13,000,000	Business Transformation	Developer Contributions	SBC / HCA / Other Public	2014	2018
West Wichel Local centre	Neighbourhood centre to meet the needs of residents	Wichelstowe	£4,500,000	Business Transformation	Developer Contributions		2015	2019
Contribution towards 6FE of secondary school places	Contribution towards off-site secondary school provision	Wichelstowe	£6,074,000	Business Transformation	Developer Contributions		2020	2022
Wichelstowe Canal / SUDs	New canal to link existing sections on site. Renovation of existing sub-standard canal. SUDs network	Wichelstowe	£12,000,000	Business Transformation		SBC / HCA / Other Public	2014	2026
Middle & West Wichel Green infrastructure	Local open spaces in Middle and West Wichel and green corridors	Wichelstowe	£2,000,000	Business Transformation	Developer Contributions	SBC / HCA / Other Public	2014	2026
Community Infrastructure	Leisure centre, playing pitches and associated facilities. Health, leisure and knowledge provision in shared buildings and multi-use flexible community space	Wichelstowe	£9,500,000	Business Transformation	Developer Contributions	SBC / HCA / Other Public	2014	2026
Third Strategic Access	Link between the site and J16 of the M4	Wichelstowe	£18,000,000	Business Transformation	Developer Contributions	SBC / HCA / Other Public	2016	2026
<b>Existing Communities</b>								
Primary School 2	2 fe primary to serve the needs of the urban area	Existing Communities	£6,500,000	Children's Services	Developer Contributions		2014	2015
Green Infrastructure	Provision of Green Infrastructure	Boroughwide	£2,770,000	Environment, Regeneration and Community	Developer Contributions		2014	2016

Project Title	Project Description	Project Location	Estimated Capital Cost	Group Directorate or Organisation Responsible for Delivery (indicative)	Other Funding Partners / Sources	Potential Funding Sources	Anticipated start	Anticipated completion
Stratton Woods Bridge over A419	Cycle bridge over A419 to Stratton Woods	North East Cluster	£2,000,000	Environment, Regeneration and Community	Developer Contributions		2014	2016
Rebuild / refresh Croft Centre Phase 1	Phase 1 - stp and grass pitches	South Cluster	£1,475,000	Housing and Leisure	Football Foundation, Developer Contributions		2014	2016
Commonhead Park & Ride	Provision of Park and Ride site at Commonhead	Commonhead	£4,000,000	Environment, Regeneration and Community		SBC / Developer Contributions / HCA / Other Public	2014	2016
Secondary School	8FE Secondary School	North Cluster	£26,000,000	Developer	Developer Contributions		2015	2017
Primary School 3	1 fe primary to serve the needs of the urban area	Existing Communities	£4,250,000	Child Services	Developer Contributions	SBC / Developer Contributions	2016	2017
South East Fire Station	New 3 bay Fire Station	South Cluster	£1,350,000	Wiltshire Fire		Developer Contributions / Wiltshire Fire	2014	2018
North Fire Station	New 3 bay fire station	North Cluster	£1,610,000	Wiltshire Fire		Developer Contributions / Wiltshire Fire	2014	2018
Learning Campus	8FE Secondary School, 2FE Primary School and SEN Facility in the urban area to accommodate growth	East Cluster	£40,000,000	Child Services	Developer Contributions, HCA		2018	2020
Purton Road - Great Western Way Link	Estimates from derived studies indicate that the cost of the project between £60m and £100m, depending on which route is selected.	West Cluster	£60,000,000 to £100,000,000	Environment, Regeneration and Community		SBC / Developer Contributions	to be decided	to be decided
Biodiversity, Woodland and Tree Planting	Protected Species, Priority Areas and Tree Planting	Boroughwide	£11,400,000	Environment, Regeneration and Community		SBC / Developer Contributions	2014	2026

Project Title	Project Description	Project Location	Estimated Capital Cost	Group Directorate or Organisation Responsible for Delivery (indicative)	Other Funding Partners / Sources	Potential Funding Sources	Anticipated start	Anticipated completion
Sports and leisure facilities - Link centre	Reconfiguration of existing facilities	West Cluster	£20,000,000	Housing and Leisure		SBC / Developer Contributions / HCA / Other Public	2017	2026
Stratton District Heating Network	District Heating Network at Stratton.	North East Cluster	£3,300,000	Environment, Regeneration and Community		SBC / HCA / Other Public / Energy Provider	2015	2030
South Marston District Heating Network	District Heating Network at South Marston.	North East Cluster	£1,600,000	Environment, Regeneration and Community		SBC / HCA / Other Public / Energy Provider	2015	2030
Pipe Connecting Town Centre to Stratton	Pipe connecting District Heating Networks at Town Centre and Stratton. Phasing dependent on completion of Networks at Stratton and Town Centre	North East Cluster	£2,850,000	Environment, Regeneration and Community		SBC / HCA / Other Public / Energy Provider		
Pipe Connecting Stratton to South Marston	Pipe connecting District Heating Networks at South Marston and Stratton. Phasing dependent on completion of Networks at Stratton and South Marston	North East Cluster	£2,850,000	Environment, Regeneration and Community		SBC / HCA / Other Public / Energy Provider		
<b>Eastern Villages</b>								
Learning Campus	Delivery of a new 8FE Secondary School and 2FE Primary School	Eastern Villages	£30,000,000	Child Services			2016	2018
Biodiversity	Biodiversity in the Eastern Villages	Eastern Villages	£3,500,000	Environment, Regeneration and Community		SBC / Developer Contributions / Other Public	2017	2018
Green Bridge	New public transport, walking and cycling link across the A419 to integrate the new District Centre with the existing communities in East Swindon	Eastern Villages	£7,500,000	Developer		Other Public Sector	2016	2019

Project Title	Project Description	Project Location	Estimated Capital Cost	Group Directorate or Organisation Responsible for Delivery (indicative)	Other Funding Partners / Sources	Potential Funding Sources	Anticipated start	Anticipated completion
White Hart Junction improvements (Diamond Interchange)	Delivery of a high quality junction improvement to provide segregation of the local and strategic road networks and improve public realm	Eastern Villages	£25,000,000	Environment, Regeneration and Community, developer		SBC / Developer Contributions / HCA	2016	2019
Primary School 1	2FE Primary School to meet need generated at the EDA	Eastern Villages	£6,500,000	Child Services			2018	2019
EDA District Centre	A new district centre to meet need commensurate with the EDA and east Swindon that does not compete directly with Swindon's town centre	Eastern Villages	£25,900,000	Developer			2018	2020
Sports Facility	Leisure centre, including swimming pool, to meet the local needs of residents in the EDA that does not compete with the facilities identified in the leisure strategy	Eastern Villages	£7,000,000	Housing and Leisure			2019	2020
East of Swindon Park and Ride	Provision of a 1000 Car Park and Ride Site	Eastern Villages	£4,000,000	Developer			2019	2021
Primary School 2	2 FE primary school to accommodate the impact of development	Eastern Villages	£6,500,000	Child Services		SBC / Developer Contributions	2020	2021
Police Points at EDA	1 Police Point to serve the EDA	Eastern Villages	£100,000	Wiltshire Police			2017	2022
Commonhead Link	Highway link to the strategic road network (A419)	Eastern Villages	£5,000,000	Developer			2021	2023
Junction Improvements	Junction improvements on existing road network (A420) to mitigate growth to the east of Swindon	Eastern Villages	£17,000,000	Developer			2021	2023
EDA Neighbourhood Centres	3 Neighbourhood Centres to meet the local day-to-day needs of residents	Eastern Villages	£18,000,000	Developer			2016	2024
Primary School 3	2 FE primary school to accommodate the impact of development	Eastern Villages	£6,500,000	Child Services		SBC / Developer Contributions / HCA	2023	2024

Project Title	Project Description	Project Location	Estimated Capital Cost	Group Directorate or Organisation Responsible for Delivery (indicative)	Other Funding Partners / Sources	Potential Funding Sources	Anticipated start	Anticipated completion
Special School	New Special School in East Swindon	Eastern Villages	£8,000,000	Child Services		SBC / Developer Contributions / HCA	2022	2026
EDA Green Landmark Park	Major Open Space to the East of the site.	Eastern Villages	£7,000,000	Environment, Regeneration & Community		SBC / Developer Contributions / HCA	2014	2026
EDA Health Facilities	1 10GP Health Centre	Eastern Villages	£4,000,000	Housing & Leisure		SBC / Developer Contributions / HCA	2018	2026
Early Years Provision	Early Years Facilities to accommodate the impact of new growth	Eastern Villages	£2,000,000	Child Services		SBC / Developer Contributions / HCA		2026
Eastern Villages District Heating Network	District Heating Network at the Eastern Villages.	Eastern Villages	£10,400,000	Environment, Regeneration and Community		SBC / HCA / Other Public / Energy Provider		2026
Green Infrastructure	Provision of Green Infrastructure	Eastern Villages	£12,500,000	Environment, Regeneration and Community	Developer		2014	2026
Bus Interchange	A Bus Interchange at the Eastern Villages	Eastern Villages	£1,500,000	Developer		SBC / Developer Contributions / HCA		2026
Library and Multi Agency Centre	Community Facilities for the Eastern Villages	Eastern Villages	£4,000,000	Developer		SBC / Developer Contributions / HCA		2026
Internal Roads, Footpaths and Cycleways	Strategic development roads opening up land to allow housebuilding, pedestrian routes through the development and connections with wider town and open space areas	Eastern Villages	£18,750,000	Developer		SBC / Developer Contributions / HCA	2014	2026

Project Title	Project Description	Project Location	Estimated Capital Cost	Group Directorate or Organisation Responsible for Delivery (indicative)	Other Funding Partners / Sources	Potential Funding Sources	Anticipated start	Anticipated completion
Internal Bridges	Bridging across the floodplain to link the villages	Eastern Villages	£17,000,000	Developer		SBC / Developer Contributions / HCA	2014	2026
<b>Tadpole Farm</b>								
Primary School	2FE primary School to accommodate the impact of development	Tadpole Farm	£6,500,000	Child Services		SBC / Developer Contributions / HCA / Other Public Sector / Other Private	2014	2015
Internal Roads, Footpaths and Cycleways	Strategic development roads opening up land to allow housebuilding, pedestrian routes through the development and connections with wider town and open space areas	Tadpole Farm	£5,000,000	Environment, Regeneration and Community		SBC / Developer Contributions / Other Public Sector	2014	2016
Neighbourhood centre	Neighbourhood Centre to meet the local day-to-day needs of residents	Tadpole Farm	£4,500,000	Developer		SBC / Developer Contributions / HCA / Other Public Sector / Other Private	2016	2018
Sports and leisure facilities	Infrastructure plus green pitches	Tadpole Farm	£2,000,000	Housing and Leisure		SBC / Developer Contributions / HCA / Other Public Sector / Other Private	2014	2020

Project Title	Project Description	Project Location	Estimated Capital Cost	Group Directorate or Organisation Responsible for Delivery (indicative)	Other Funding Partners / Sources	Potential Funding Sources	Anticipated start	Anticipated completion
Green Infrastructure	Provision of Green Infrastructure	Tadpole Farm	£2,850,000	Environment, Regeneration and Community		SBC / Developer Contributions / HCA / Other Public Sector / Other Private	2014	2020
Tadpole Farm District Heating Network	District Heating Network at Tadpole Farm.	Tadpole Farm	£3,500,000	Environment, Regeneration and Community		Energy Provider / SBC / HCA / Other Public Sector	2014	2022
<b>Commonhead</b>								
Primary School	1 FE primary school	Commonhead	£4,250,000	Child Services		SBC / Developer Contributions	2016	2018
Green Infrastructure	Provision of Green Infrastructure	Commonhead	£1,600,000	Environment, Regeneration and Community		SBC / Developer Contributions	2014	2024



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