

Appendix A - Infrastructure Delivery Schedule to support the R19 Swindon Local Plan 2043 IDP

Oct-26

Infrastructure Category			Location		Project Details										Project Financing				Project Considerations				
Reference	Infrastructure Topic	Sub-Topic	Settlement	Site	Relevant SBC Sustainable Development Area (SDAs) (where applicable)	Project Name	Description and detail of Proposed Infrastructure	On-Site or Off-Site provision	Infrastructure Provider	Delivery Period	Project Status	Key Delivery Trigger Point(s)	Cost (£)	Cost Basis / Indexation Date	Funding Source(s)	Funding Gap	Dependencies	Land Details (Land secured for delivery, location, key constraints)	Project Risks	Project Categorisation	Source/Evidence		
TH01	Transport and Highways	Rail	Swindon	Swindon Railway Station	Policy SDA01 – Swindon Central Area	Swindon Railway Station Gateway Enhancement and North Star-Great Western Way Northern Access	Station enhancement and integration with Central Area growth, including a potential northern entrance, parking rationalisation/relocation, improved pedestrian, cycle and public transport access and interchange, and improved connections to North Star / Great Western Way and the south side of the station.	On-site and off-site	Network Rail; Great Western Railway; Swindon Borough Council; Platform4; developers / site promoters	2030 onwards	Emerging feasibility and masterplanning	Masterplan progression	£30-40 million	Indicative estimate provided through Network Rail / GWR IDP engagement, August 2026.	Developer contributions Section 106 and OI; wider public-sector / rail-industry investment; SBC / Network Rail / GWR	TBC	Northern entrance feasibility; station parking strategy; wider Gateway / Knowledge Central masterplanning.	Land requirements TBC through station and surrounding masterplanning.	None identified	Necessary	Regulation 19 Swindon Local Plan 2043 – Policies SDA01, ST5 and ST6; Regulation 18 IDP; Network Rail/GWR Engagement		
TH02	Transport and Highways	Rail / Mobility Hub	Swindon	Swindon Railway Station	Policy SDA01 – Swindon Central Area	New public transport interchange on the South side of Swindon Railway Station	Potential south-side rail, bus and active-travel interchange, including improved bus facilities, wayfinding and secure cycle parking.	On-site and off-site	Network Rail; Great Western Railway; Swindon Borough Council; developers / site promoters	2030 onwards	Emerging feasibility and masterplanning	Masterplan progression	£3 - £5 million as a stand alone scheme	Indicative estimate provided through Network Rail / GWR IDP engagement, August 2026.	Developer contributions Section 106 and OI; wider public-sector / rail-industry investment; SBC / Network Rail / GWR	TBC	Wider station masterplanning; feasibility; future treatment of Signal Point.	Land requirements TBC through masterplanning.	None identified	Important	Regulation 19 Swindon Local Plan 2043 – Policies SDA01, ST5 and ST6; Regulation 18 IDP; Network Rail/GWR Engagement		
TH03	Transport and Highways	Highways	Tadpole	Tadpole North (Tadpole 2)	SDA09 – North Tadpole	Tadpole North (Tadpole 2) left-on / left-out junction onto the A419	New left-in / left-out junction onto the A419 serving Tadpole North (Tadpole 2). New plan need. Over-provides against the site's own demand and eases pressure at Blundon. Scope subject to modelling.	Off-site (A419 frontage)	Developer	TBC - subject to site delivery	Emerging	TBC. Part of NT01 allocation.	TBC	TBC	TBC. Developer funding expected	TBC	Delivery of NT01	Subject to NT01	Subject to NT01 and National Highways	Critical	Ridge / Jubb proposal		
TH04	Transport and Highways	Highways	Blundon	B4534 Lady Lane, north and south of the A419	SDA08 – Kingsdown	Lady Lane partial widening / dualing, north and south (B4534 Lady Lane widening and Lady Lane signalled junction)	Widening of the B4534 Lady Lane (UL16) together with a new signalled junction on Lady Lane (UL19), associated with consented developments in the area. The UL16 works are required to deliver an extra 375 dwellings, recently resolved to grant. The UL19 signalisation follows a Road Safety Audit, with the developer creating proposals in consultation with National Highways and delivery safeguarded on the grant of permission for the development that relies on it.	Off-site	Developer	TBC - subject to site delivery	Developments resolved to grant (S/OUT/20/0769, S/OUT/19/1267; UL19 proposals being prepared by the developer in consultation with National Highways, delivery safeguarded on grant of the permission.	S/OUT/20/0769, S/OUT/19/1267	TBC	TBC	TBC. Developer funding and delivery.	TBC	Delivery of sites	TBC. Expected to combine adopted highway land with third party frontage along Lady Lane.	Subject to delivery of sites and agreement with NH	Critical	S/OUT/20/0769 S/OUT/19/1267 S/OUT/19/0056		
TH05	Transport and Highways	Highways	New Eastern Villages (NEV)	A419 Commonhead and White Hart junctions; M4 Junction 15	SDA07 – New Eastern Villages	NEV Package – A419 / M4 Junction 15 top-up mitigation (if required)	Potential top-up highway mitigation in the New Eastern Villages, including relevant A419 junction improvements and the M4 Junction 15 scheme where demonstrated necessary through the completed Local Plan transport modelling. Required only where Regulation 19 growth generates impacts over and above the committed NEV transport position.	Off-site	Developer	TBC - subject to STM modelling	Hold pending the STM future year runs	TBC, to follow from the modelling	TBC	TBC	TBC. Developer funding expected for the local junctions	TBC	Completion of transport modelling and confirmation of any residual mitigation requirement	TBC	Final modelling may alter the scope, cost, phasing or attribution of any top-up mitigation	TBC - due to modelling	Regulation 19 Swindon Local Plan 2043 Policy ST6; SBC transport modelling / mitigation work		
TH06	Transport and Highways	Highways	New Eastern Villages (NEV)	Southern Connector Road; Wanborough Road and Pack Hill junctions; A419 Commonhead roundabout	SDA07 – New Eastern Villages	Southern Connector Road	Southern Connector Road including its junction with Wanborough Road to provide straight through movements only, with the Wanborough Road south turn onto the SCR, a new roundabout junction with Pack Hill, and partial signalisation of the A419 Commonhead roundabout. Constructed but not open to traffic.	Off-site	SBC	2029	Constructed, not open to traffic; remedial works scope being established.	Remedial works to be completed to adoptable standard before the road is opened and adopted by SBC	TBC	TBC	SBC	TBC	Remedial works investigation	Route already constructed.	Timing and amount of the remedial works.	Critical	SBC advice		
TH07	Transport and Highways	Highways / Bus	New Eastern Villages (NEV)	A420 / Great Stall East park and ride; A420 corridor	SDA07 – New Eastern Villages	A420 / Great Stall East (park and ride; road space reallocation)	Park and ride provision at Great Stall East with associated junction works and road space reallocation along the A420 corridor to favour bus and active travel. Scope and delivery remain subject to further transport assessment and scheme development.	Both	SBC, Developer	TBC	Partly consented	TBC	TBC	TBC	SBC and Developer	TBC	Availability of road space for reallocation	Road space reallocation within highway land	Availability of road space for reallocation; final scheme scope, cost and timing remain subject to further transport work	Necessary	Regulation 19 Swindon Local Plan 2043 Policy ST6; SBC advice		
TH08	Transport and Highways	Highways	Wichelstowe / M4 Junction 16	Wichelstowe Southern Access and M4 J16 link road; M4 J16 slip roads; A3102 (BMW garage) junction	SDA06 – Wichelstowe	M4 J16 minor changes	Minor changes at M4 Junction 16 spanning three UL records. UL06 is the new road linking Wichelstowe to M4 J16 including a new crossing of the M4, mostly constructed with a gap at the end and not yet open to traffic. UL14 is M4 Junction 16 slip road widening and junction changes with the site access roundabout, associated with the Moredon Road / Mannington development in Wiltshire. UL15 is a new signalled junction on the A3102 associated with the BMW garage development in Wiltshire. Provisional: the package may fall out of the IDP depending on whether the Wichelstowe Bus Gateway is provided.	Off-site	Wiltshire Council (M4 J16 slip); Developer	2029 - 2034	UL06 mostly constructed but not open, opening date TBC; UL14 outline granted by Wiltshire Council and awaiting reserved matters; UL15 permission granted by Wiltshire Council May 2026	TBC	TBC	TBC	Developer	TBC	Need depends on the Wichelstowe Bus Gateway (TH09). May fall out of the IDP.	Within the M4 J16 highway boundary. UL14 and UL15 sit in Wiltshire, outside the Swindon SDAs, so cross boundary land and approvals apply.	Scheme may not be required at all. Cross boundary approvals needed from Wiltshire Council and National Highways.	Necessary	Regulation 19 Swindon Local Plan 2043 Policy ST6; UL06, UL14, UL15, UL27; PL/2023/09142; PL/2025/00700; SBC Wichelstowe Southern Access information		
TH09	Transport and Highways	Bus / Active Travel	Wichelstowe	Wichelstowe	SDA06 – Wichelstowe	Wichelstowe bus gateway / Redposts Drive and A3102 Wootton Bassett Road junction	Proposed Wichelstowe bus gateway restricting general traffic while prioritising bus and active travel. The requirement remains subject to final transport modelling and the National Highways position. Creation of a fourth arm at the Redposts Drive / A3102 Wootton Bassett Road junction to serve The Sidings development also forms part of the current infrastructure position; S/OUT/21/0181 remains subject to the planning process.	On-site	Developer; SBC	2034; fourth arm subject to consent and delivery of development	Bus Gateway not yet implemented. Fourth arm: S/OUT/21/0181 pending determination; SBC has advised that a positive resolution is expected and the S106 is in preparation.	Wichelstowe build-out; fourth arm linked to delivery of The Sidings development	TBC	TBC	SBC and Developer	TBC	Final transport modelling and National Highways position; fourth arm depends on grant of planning permission for S/OUT/21/0181	Within adopted highway / development land as applicable	Bus Gateway requirement may be refined through final modelling and National Highways engagement. Fourth-arm delivery remains dependent on planning permission and subsequent implementation.	Necessary	Regulation 19 Swindon Local Plan 2043 Policies SDA06 and ST6; S12/1524; Wichelstowe development; transport strategy; S/OUT/21/0181		
TH10	Transport and Highways	Highways	Kingsdown	Kingsdown bridge over the A419; Cricklade Road junction with Arkwright Road; Cold Harbour junction and B4019	SDA08 – Kingsdown	Kingsdown bridge and Arkwright Road works (Kingsdown Improvements Package)	UL02 is a new all vehicular bridge across the A419 connecting to the Swindon urban area as the primary access route, to be installed by the Kingsdown developers. UL12 is junction capacity enhancement on the Arkwright Road arm of the Cricklade Road junction to accommodate traffic using the new bridge. UL01 is the wider Kingsdown Improvements Package, providing vehicular access routes from Cold Harbour junction and the B4019 east of Broad Blundon, designed to discourage additional trips through Broad Blundon and Broadbush and to protect the amenity of Kingsdown Lane, including appropriate green infrastructure.	Off-site	Developer (Permission); SBC	Subject to build out of site	Resolution to grant, currently pending S106 consent. Delivery to be delivered late in the plan period.	451st house (S106 trigger)	TBC	TBC	Developer under S/OUT/17/1821	TBC	Delivery depends on the Permission build out reaching the S106 trigger.	Adopted highway, National Highways land and developer land	Delivery of the bridge depends on completion of the S106 and housing build out reaching the relevant trigger; the trigger is not yet legally secured in S106.	Critical	S/OUT/17/1821		
TH11	Transport and Highways	Highways	Swindon (South Marston, A419)	Rail Trap roundabout and Honda North roundabout, Panattoni Park	No SDA applies	Honda / Panattoni Park	Works to the Rail Trap roundabout, converting it to a signalised T-junction, together with works to the Honda North roundabout, associated with Panattoni Park on the former Honda site. Panattoni Park is an employment site and does not form part of the Reg 19 residential allocations, so no SDA reference applies. Part of the overall development package, with the first phases already commenced. Other employment allocations are self contained and call for no further junction works.	Off-site	Developer	2034	First phases of the development package already commenced.	Phased with the consented outline package, first phases commenced	n/a	n/a	Developer	n/a	Phasing of the consented permission	Within the Panattoni Park site and the Rail Trap and Honda North roundabout highway boundaries.	Delivery follows the developer build out of the outline permission, so timing sits outside SBC control.	Necessary	S/OUT/22/0284		
TH12	Transport and Highways	Bus / Active Travel	Boroughwide	Boroughwide	Boroughwide, no SDA applies	Boroughwide BSIP / LCWIP and bus priority	Boroughwide bus service improvement and bus priority measures under the BSIP, with walking and cycling measures under the LCWIP.	Off-site	SBC and the bus operators	BSIP 2024 to 2035	Adopted documents.	Not scheme specific.	n/a	n/a	SBC	n/a	Delivery of BSIP and LCWIP	Boroughwide, largely within adopted highway land.	Reliance on external funding and on bus operator commitment.	Necessary	BSIP and LCWIP		
TH13	Transport and Highways	Highways / Active Travel	New Eastern Villages (NEV)	Great Stall West	SDA07 – New Eastern Villages	Great Stall West Green Bridge	Continued assessment of the Great Stall West Green Bridge under Policy ST6. No firm delivery, cost or funding assumption is made pending further assessment.	Both	SBC; delivery partner TBC	Ongoing assessment; no firm delivery commitment	Outcome of continued assessment and feasibility work	TBC	TBC	TBC	TBC	TBC	Continued assessment studies; relationship with the wider NEV transport and active travel package	TBC	Need, scope and delivery remain unconfirmed.	Important	Regulation 19 Swindon Local Plan 2043 Policy ST6; Regulation 19 IDP Chapter 6		

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TH14	Transport and Highways	Bus / Active Travel	New Eastern Villages (NEV)	Great Stall / A419	SDA07 – New Eastern Villages	Great Stall Bridge and Express Bus Network	Great Stall Bridge and associated sustainable transport connections, including a new bridge link across the A419, identified by Policy SDA07 as specific on-site infrastructure for the New Eastern Villages.	Both	SBC NEV; relevant bus operators	Plan Period – timing TBC	Established NEV / Local Plan infrastructure requirement; current residual delivery status TBC	Phased delivery of SDA07 and the relevant NEV transport / development programme	TBC	No current Regulation 19 project cost confirmed	Developer / S106; S278; external transport funding where available and confirmed	TBC	NEV phasing and masterplanning detailed bridge design; National Highways agreement; relationship with the Express Bus Network and other NEV transport infrastructure	Bridge/link across the A419; detailed land and highway-interface requirements TBC	Current scope, cost, funding and residual delivery position require confirmation to avoid double counting works already secured or delivered through the NEV programme.	Necessary	Regulation 19 Swindon Local Plan 2043 Policy SDA07; Regulation 18 Swindon IDP project schedule;		
TH15	Transport and Highways	Highways	New Eastern Villages (NEV)	NEV development islands	SDA07 – New Eastern Villages	NEV highway links between development islands	Highway links between New Eastern Villages development islands, including construction required to secure connections between development parcels separated by the floodplain. Policy SDA07 identifies these links as specific on-site infrastructure.	On-site	NEV developers; SBC	Plan Period – phased with NEV development	Established NEV / Local Plan infrastructure requirement; residual delivery status TBC	Delivery of the relevant NEV parcels and the need to provide connected highway access between development islands	TBC	No current Regulation 19 project cost confirmed	Developer / S106 / S278 as applicable	TBC	NEV masterplanning and phasing detailed highway design and approvals; relationship with existing secured and delivered NEV infrastructure	Within and between NEV development parcels; exact alignments and land requirements TBC	Extent already secured or delivered requires confirmation; risk of double counting committed infrastructure if the residual requirement is not clearly defined.	Necessary	Regulation 19 Swindon Local Plan 2043 Policy SDA07; Regulation 18 Swindon IDP project schedule;		
ED01	Education	Early Years and Childcare	Boroughwide	N/A	SDA01–SDA13	Additional Early Years and Childcare capacity	Additional EYCC capacity associated with housing growth, delivered through expansion of existing provision, standalone facilities or provision within new primary schools.	Both	SBC Education; private, voluntary or independent childcare providers; developers	Plan Period	Strategic requirement; individual interventions TBC.	Where the latest Childcare Sufficiency Assessment identifies insufficient suitable capacity to serve development	£35,714 per additional place; SDA-level gross indicative benchmarks in IDP Table 5.1. No single project cost is identified because the delivery response remains site/provider-specific.	SBC Education 2026 working benchmark; strategic estimate subject to indexation and site-specific assessment	Section 106 / developer provision; SBC education; provider investment.	TBC	Latest Childcare Sufficiency Assessment; existing provider capacity; delivery of relevant primary-school projects	Site-specific; land may be required for standalone or co-located provision.	Provider capacity and availability; timing of delivery relative to occupations; residual capacity solution not yet defined	Necessary	SBC Education Engagement August 2026		
ED02	Education	Primary Education	Swindon	Central Area	SDA01 – Swindon's Central Area	Central Area primary education provision – 2 x 2FE schools plus residual capacity	Land required for 2 x 2FE primary schools (840 places), together with further capacity to address residual demand. New schools should incorporate nursery/EYCC and flexible SEND provision.	Both	SBC Education; developers; academy trusts / providers	Plan Period; phased with NEV development	Requirement identified; sites and delivery model to be confirmed through masterplanning	Phased with housing occupations; school land to be secured sufficiently early where required	£41.8m gross indicative benchmark	1,171 places x £35,714/place using SBC Education 2026 benchmark; subject to indexation	Section 106 / direct developer provision; SBC Basic Need funding; DfE / academy-provider funding where applicable	TBC	Central Area masterplanning; school-place forecasts; site availability; development phasing	Land required for 2 x 2FE schools; indicative 2.2ha per 2FE school (c. 4.4ha total); plus any land required for the residual solution	Land assembly and availability; timing of delivery relative to occupations; residual capacity solution not yet defined	Necessary	SBC Education Engagement August 2026		
ED03	Education	Primary Education	Wichelstowe	West Wichel	SDA06 – Wichelstowe	West Wichel 3FE Primary School	Developer provision of land and construction of a 3FE / 630-place primary school at West Wichel. Kingfisher is expected to accommodate some demand before opening and some residual demand thereafter. EYCC provision is expected to be incorporated.	On-site	Developer; SBC Education; academy / school provider TBC	Indicative opening September 2030; subject to build-out	Planned / preferred solution; delivery subject to development build-out and detailed delivery arrangements	Wichelstowe build-out and school-place forecasts	TBC – project-specific cost	Project-specific cost to be confirmed; £30-place 3FE school.	Direct developer provision / Section 106; SBC / DfE / academy-provider funding where applicable	TBC	Wichelstowe build-out; availability of interim capacity at Kingfisher; academy/provider arrangements	Preferred site requirement c.3.3ha for a 3FE primary school	Delay to development build-out or school delivery; interim and residual capacity assumptions may change	Necessary	SBC Education Engagement August 2026		
ED04	Education	Primary Education	Kingsdown	Kingsdown	SDA08 – Kingsdown	Kingsdown 3FE Primary School	Land and construction of a 3FE / 630-place primary school secured through the developer agreement. The school is sufficient to meet SDA08's generated requirement and also forms a key component of the wider northern-cluster solution. EYCC provision is expected to be incorporated.	On-site	Developer; SBC Education; academy / school provider TBC	Subject to Kingsdown build-out	Secured through developer agreement; delivery outstanding	In accordance with the developer agreement and housing build-out	TBC – developer-delivered / secured arrangement	Project-specific secured delivery arrangement to govern; do not substitute the gross per-place benchmark	Developer delivery / Section 106; direct developer provision; SBC / DfE / academy-provider funding where applicable	None identified for the secured 3FE school; residual northern-cluster capacity addressed separately	Implementation of developer agreement; Kingsdown build-out; academy/provider arrangements	School land and construction secured through developer agreement	Delivery timing linked to build-out; secured 630 places do not meet the full combined SDA05/SDA08/SDA13 demand	Necessary	SBC Education Engagement August 2026		
ED05	Education	Primary Education	New Eastern Villages	New Eastern Villages	SDA07 – New Eastern Villages	NEV primary-school capacity and delivery strategy	The established NEV education strategy included primary-school provision to serve permitted growth, including the proposed Lotmead Primary School. Following the withdrawal of DfE Free School funding for Lotmead, SBC is reviewing the residual primary-school capacity and delivery solution across NEV. In addition, the 866 dwellings assessed through the Regulation 19 exercise generate approximately 277 additional primary places.	Both	SBC Education; NEV developers; DfE; academy trusts	Plan Period	Additional requirement identified; precise delivery solution under review	Additional NEV growth beyond the 7,411 permitted baseline as development comes forward	£39.9m indicative additional benchmark	277 places x £35,714/place using SBC Education 2026 benchmark; subject to indexation	Section 106 / developer provision; SBC; DfE; academy-provider funding where applicable	TBC	Existing/committed NEV education programme; DfE Free School programme changes; development phasing	Land requirement TBC depending on the final expansion / new-provision solution	DfE programme uncertainty; risk of double counting provision already secured through existing NEV permissions	Necessary	SBC Education Engagement August 2026		
ED06	Education	Primary Education	North Swindon	Gateway North / Kingsdown / Broad Blunsdon	SDA05 – Gateway North; SDA08 – Kingsdown; SDA13 – Broad Blunsdon	Northern cluster residual primary-school capacity	Gateway North, Kingsdown and Broad Blunsdon generate approximately 808 primary places collectively. The secured Kingsdown 3FE school provides 630 places; further capacity/funding is therefore required across the wider cluster. The precise additional solution remains to be determined through school-place planning and applications.	Both	SBC Education; developers; academy trusts / providers	Plan Period	Residual requirement identified; precise solution TBC	Cumulative housing occupations across SDA05, SDA08 and SDA13 and utilisation of the secured Kingsdown school capacity	TBC	Gross cluster demand is c.808 places. The c.£28.9m gross benchmark includes the secured Kingsdown school and must not be treated as an additional project cost. Residual theoretical demand is c.178 places; final solution and cost TBC.	Section 106 / direct developer provision; SBC; DfE / academy-provider funding where applicable	TBC	Delivery of ED04 Kingsdown 3FE Primary School; school-place planning; accessibility between growth areas	Additional land requirement TBC depending on final solution	Different planning areas and physical accessibility; timing of growth; residual solution not yet defined	Necessary	SBC Education Engagement August 2026		
ED07	Education	Primary Education	Swindon	Marlowe Avenue	SDA03 – Marlowe Avenue	Additional local primary-school capacity – Marlowe Avenue	c.70 primary places generated. Additional local capacity / contribution required; solution TBC.	Both	SBC Education; relevant school / academy; developer	Plan Period; phased with development	Requirement identified; exact intervention TBC	Development of SDA03 where available local capacity is insufficient	£2.5m indicative benchmark	70 places x £35,714/place using SBC Education 2026 benchmark; subject to indexation	Section 106 / developer contributions; SBC / academy-provider funding where applicable	TBC	Latest local school-place forecasts; relationship with wider east Swindon / NEV education planning	Land requirement TBC depending on the final solution.	Local capacity may change; interaction with NEV pupil demand	Necessary	SBC Education Engagement August 2026		
ED08	Education	Primary Education	West Swindon	Windmill Hill	SDA04 – Windmill Hill	Additional primary-school capacity – Windmill Hill	c.160 primary places generated. Additional West Swindon capacity / contribution required; solution TBC	Both	SBC Education; relevant school / academy; developer	Plan Period; phased with development	Requirement identified; exact intervention TBC	Development of SDA04 where available local capacity is insufficient	£5.7m indicative benchmark	160 places x £35,714/place using SBC Education 2026 benchmark; subject to indexation	Section 106 / developer contributions; SBC / academy-provider funding where applicable	TBC	Latest West Swindon school-place forecasts; expansion feasibility	Land requirement TBC depending on the final solution.	Limited existing surplus; expansion feasibility and timing	Necessary	SBC Education Engagement August 2026		
ED09	Education	Primary Education	Highworth	Highworth	SDA11 – Highworth	Additional primary-school capacity – Highworth	c.236 primary places generated. Additional Highworth capacity / contribution required as existing surplus is utilised.	Both	SBC Education; relevant schools / academies; developer	Plan Period; phased with development	Requirement identified; exact intervention TBC	Highworth development as existing surplus capacity is utilised	£8.1m indicative benchmark	236 places x £35,714/place using SBC Education 2026 benchmark; subject to indexation	Section 106 / developer contributions; SBC / academy-provider funding where applicable	TBC	Latest Highworth school-place forecasts; existing school capacity and expansion feasibility	Land requirement TBC depending on the final solution.	Committed growth may absorb remaining surplus; expansion solution not yet defined	Necessary	SBC Education Engagement August 2026		
ED10	Education	Primary Education	Wroughton	Wroughton	SDA12 – Wroughton	Additional local primary-school capacity – Wroughton	c.188 primary places generated. Additional local capacity is required; expansion / new-provision solution TBC.	Both	SBC Education; relevant schools / academies; developer	Plan Period; phased with development	Requirement identified; precise expansion / new-provision solution TBC	Development of SDA12 and confirmation that existing local capacity cannot accommodate generated demand	£6.7m indicative benchmark	188 places x £35,714/place using SBC Education 2026 benchmark; subject to indexation	Section 106 / developer contributions; SBC; DfE / academy-provider funding where applicable	TBC	Local school capacity; expansion feasibility; Wroughton Infant School rebuilding programme	Land requirement TBC depending on the final solution.	Existing local schools constrained; final expansion / new-provision solution not yet defined	Necessary	SBC Education Engagement August 2026		
ED11	Education	Secondary Education	New Eastern Villages	Great Stall East / New Eastern Villages	SDA07 – New Eastern Villages	Great Stall East secondary-school provision / NEV secondary programme	NEV education strategy has historically included a 10FE / 1,500-place secondary school at Great Stall East. Delivery and funding are under review following changes to the DfE Free School programme. The additional 866 Regulation 19 dwellings generate approximately 147 additional secondary places.	On-site	SBC Education; DfE; NEV developers; academy provider TBC	Plan Period; programme TBC	Strategic secondary provision identified; delivery / funding position under review	NEV build-out and school-place forecasts; additional Regulation 19 growth beyond the permitted baseline	TBC funding for NEV 10FE school; £8.1m benchmark for the additional 147 Regulation 19 places only	147 places x £55,133/place = c.£8.1m using SBC Education 2026 benchmark. This is not the cost of the full 10FE / 1,500-place school.	Section 106 / developer provision; DfE decision July 2026	£55.3m for NEV school after DfE decision July 2026	DfE Free School programme; NEV build-out; academy-provider arrangements; wider NEV education strategy	Indicative site requirement c. 10.2ha for a 10FE / 1,500-place secondary school	Funding and delivery uncertainty following DfE programme changes; final scale / timing subject to school-place planning	Necessary	SBC Education Engagement August 2026		

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ED12	Education	Secondary Education	Swindon	Central Area	SDA01 – Swindon's Central Area	Additional Central Area secondary-school capacity	c.622 secondary places generated. Existing nearby schools are not expected to meet the full requirement; additional capacity is required, with the delivery solution TBC.	Both	SBC Education; academy trusts; developers	Plan Period	Requirement identified; precise intervention(s) TBC through school-place planning	Central Area growth as existing / forecast secondary capacity is insufficient	c.£34.3m gross indicative benchmark	622 places x £55,133/place using SBC Education 2026 benchmark; strategic gross demand estimate, subject to indexation	Section 106 / developer contributions; SBC; DfE / academy-provider funding where applicable	TBC	Academy capacity; Central Area growth phasing; accessibility; expansion feasibility	Land requirement TBC depending on final expansion / capacity solution	No defined standalone project; academy decisions and site constraints may affect deliverability	Necessary	SBC Education Engagement August 2026		
ED13	Education	Secondary Education	North Swindon	Gateway North / Kingsdown / Broad Blunsdon	SDA05 – Gateway North; SDA08 – Kingsdown; SDA13 – Broad Blunsdon	Northern cluster secondary-school capacity	SDA05, SDA08 and SDA13 generate approximately 429 secondary places. The capacity solution and apportionment remain TBC.	Both	SBC Education; academy trusts; developers	Plan Period	Requirement identified; precise solution TBC	Cumulative housing occupations across SDA05, SDA08 and SDA13	c.£23.7m gross indicative benchmark	429 places x £55,133/place using SBC Education 2026 benchmark; gross strategic estimate rather than fixed contribution requirement	Section 106 / developer contributions; SBC; DfE / academy-provider funding where applicable	TBC	School-place forecasts; academy capacity; accessibility between the three growth areas	Land requirement TBC depending on final capacity solution	Growth areas fall within different planning areas and are separated by major highway infrastructure; delivery solution not yet defined	Necessary	SBC Education Engagement August 2026		
ED14	Education	Secondary Education	North Swindon	North Tadpole / Blunsdon St Andrew	SDA09 – North Tadpole; SDA10 – Blunsdon St Andrew	North Swindon secondary-school capacity – North Tadpole and Blunsdon St Andrew	North Tadpole and Blunsdon St Andrew generate approximately 216 secondary places combined. Additional North Swindon capacity / contributions are required.	Both	SBC Education; academy trusts; developers	Plan Period	Requirement identified; specific expansion / capacity projects TBC	Cumulative development at SDA09 and SDA10 as North Swindon capacity is utilised	c.£11.9m combined indicative benchmark	216 places x £55,133/place x c.£11.9m using SBC Education 2026 benchmark; SDA09 x c.£4.8m and SDA10 x c.£7.1m	Section 106 / developer contributions; SBC; DfE / academy-provider funding where applicable	TBC	Great Western Academy capacity / pressure; wider North Swindon growth; academy admission decisions	Land requirement TBC depending on final capacity solution	Existing pressure at Great Western Academy; final intervention and apportionment not yet defined	Necessary	SBC Education Engagement August 2026		
ED15	Education	Secondary Education	Highworth	Highworth	SDA11 – Highworth	Additional secondary-school capacity – Highworth	c.120 secondary places generated. Additional Highworth capacity / contribution required.	Both	SBC Education; Highworth Warneford / academy trust; developer	Plan Period	Requirement identified; exact intervention TBC	Highworth development as secondary capacity is required	c.£6.6m indicative benchmark	120 places x £55,133/place using SBC Education 2026 benchmark; subject to indexation	Section 106 / developer contributions; SBC; DfE / academy-provider funding where applicable	TBC	Highworth Warneford School Rebuilding Programme; latest forecasts; academy capacity	Land requirement TBC depending on final solution	Future capacity may be affected by the Highworth Warneford rebuilding programme.	Necessary	SBC Education Engagement August 2026		
ED16	Education	Secondary Education	Wroughton	Wroughton	SDA12 – Wroughton	Additional / expanded secondary provision – Wroughton	c.100 secondary places generated. Additional / expanded local provision is required where existing capacity is insufficient.	Both	SBC Education; relevant academy trust; developer	Plan Period	Requirement identified; project form TBC	Development of SDA12 where available secondary capacity is insufficient	c.£5.5m indicative benchmark	100 places x £55,133/place using SBC Education 2026 benchmark; subject to indexation	Section 106 / developer contributions; SBC; DfE / academy-provider funding where applicable	TBC	Latest secondary forecasts; academy decisions; expansion feasibility	Land requirement TBC depending on final solution	Existing capacity pressure; precise expansion / provision solution not yet defined	Necessary	SBC Education Engagement August 2026		
ED17	Education	Secondary Education	West Swindon	Windmill Hill	SDA04 – Windmill Hill	Additional secondary capacity – West Swindon / Windmill Hill	c.85 secondary places generated. Additional West Swindon capacity / contribution required.	Both	SBC Education; relevant academy trust; developer	Plan Period	Requirement identified; exact intervention TBC	Development of SDA04 where available West Swindon secondary capacity is insufficient	c.£4.7m indicative benchmark	85 places x £55,133/place using SBC Education 2026 benchmark; subject to indexation	Section 106 / developer contributions; SBC; DfE / academy-provider funding where applicable	TBC	Lydard Park Academy / wider West Swindon capacity; expansion feasibility	Land requirement TBC depending on final solution	Limited existing surplus; exact intervention not yet defined	Necessary	SBC Education Engagement August 2026		
ED18	Education	Secondary Education	Swindon	Marlowe Avenue / east Swindon	SDA03 – Marlowe Avenue	Additional secondary capacity – Marlowe Avenue / east Swindon	c.37 secondary places generated. Additional east Swindon capacity / contribution may be required given interaction with NEV demand.	Both	SBC Education; relevant academy trust; developer	Plan Period	Requirement identified; exact intervention TBC	Development of SDA03 where local secondary capacity is insufficient	c.£2.0m indicative benchmark	37 places x £55,133/place using SBC Education 2026 benchmark; subject to indexation	Section 106 / developer contributions; SBC; DfE / academy-provider funding where applicable	TBC	Dorcan Academy capacity; NEV pupil demand and phasing	Land requirement TBC depending on final solution	Requirement depends on Dorcan Academy capacity and NEV growth.	Necessary	SBC Education Engagement August 2026		
ED19	Education	SEND	Boroughwide	Badbury Park; Mountford Manor; Oaktree; The Deanery; Kingfisher; Robert Le Kyng; Nyland; St Luke's	Boroughwide / relevant SDAs	Existing / planned SEND capacity programme	Ongoing SEND programme expected to provide approximately 130 additional places, including planned specialist units at Badbury Park, Mountford Manor, Oaktree, The Deanery, Kingfisher and Robert Le Kyng, together with expansion at Nyland and St Luke's. The programme responds to existing capacity pressure and should not automatically be deducted from Local Plan growth-generated demand.	On-site	SBC Education; schools / academy trusts; DfE where applicable	Ongoing / Plan Period	Planned / ongoing; individual project stages vary	Delivery in response to existing SEND capacity pressures and individual school project programmes	TBC – project-specific costs	Project-specific costs to be confirmed; not a single Local Plan growth cost	SBC; DfE; academy school-provider funding as applicable	TBC	Delivery of individual school schemes; existing SEND deficit; provider / DfE arrangements	Primarily within existing planned school sites; project-specific land requirements vary	Programme primarily addresses existing pressure and must not be assumed to offset the separate growth-generated SEND requirement	Important	SBC Education Engagement August 2026		
ED20	Education	SEND	Boroughwide	Various	SDA01–SDA13	Additional SEND capacity to support Local Plan growth	Growth-related SEND capacity to be delivered through a combination of specialist provision within mainstream schools, expansion / adaptation of existing specialist facilities and, where necessary, additional standalone specialist provision. SDA assessment generates approximately 153 additional places, excluding wider unresolved NEV pressure.	Both	SBC Education; academy trusts; developers; specialist providers; DfE where applicable	Plan Period	Strategic requirement identified; individual projects to be developed as needs are confirmed	Where development generates additional SEND demand and sufficient appropriate capacity is not available	TBC – gross theoretical benchmark c.£28.2m	Approximately 153 places x £184,615/place using SBC Education 2026 benchmark x c.£28.2m. Strategic demand estimate only; not fixed programme liability and subject to indexation / detailed needs assessment.	Section 106 / developer contributions; direct provision; SBC; DfE / academy-provider funding where applicable	TBC	Nature and severity of SEND need; existing capacity; delivery of ED19; NEV legacy position; detailed school-place planning	Site-specific; may comprise mainstream-school units, expansion / adaptation of specialist facilities or new standalone provision	Precise type and location of SEND need cannot be derived from dwelling numbers alone; existing capacity deficit; SEND contributions were not secured through the existing NEV development programme	Necessary	SBC Education Engagement August 2026		
WM01	Water Management and Flood Risk	Used Water Infrastructure (Sewerage)	Swindon	Swindon Sewage Treatment Works	Multiple SDAs / Boroughwide	Swindon STW treatment-capacity upgrade	Thames Water has identified treatment-related upgrades, although the programme, scope and resulting capacity headroom remain to be confirmed.	Off-site	Thames Water; Environment Agency	Later Plan Period / future AMP periods	Requirement identified	Adequate treatment capacity to be available before occupation of development phases where existing capacity would otherwise be exceeded	TBC	TBC – project scope and programme not yet sufficiently defined	Thames Water regulated investment through AMP / DWMP processes; statutory infrastructure charges and other developer charges where applicable	TBC	Inclusion within future Thames Water investment planning; development trajectory; environmental permitting; confirmation of treatment solution	Existing Swindon STW; any additional land requirement associated with future capacity works TBC	Existing DWF permit forecast to be exceeded by end of Plan period; project scope, programme and resulting headroom remain unconfirmed	Necessary	Water Cycle Study; Thames Water AMP / DWMP evidence; Regulation 19 Swindon Local Plan 2043 Policy INF2;		
WM02	Water Management and Flood Risk	Used Water Infrastructure (Sewerage)	Highworth	Highworth Sewage Treatment Works	SDA11 – Highworth	Highworth STW treatment-capacity upgrade	An upgrade has been identified, although the delivery programme remains to be confirmed.	Off-site	Thames Water; Environment Agency	Plan Period	Requirement identified	Adequate treatment capacity to be available before occupation of relevant development phases where existing capacity would otherwise be exceeded	TBC	TBC – project scope and programme not yet sufficiently defined	Thames Water regulated investment through AMP / DWMP processes; statutory infrastructure charges and other developer charges where applicable	TBC	Thames Water investment programme; development phasing at Highworth; environmental permitting	Existing Highworth STW; any additional land requirement TBC	Programme remains unconfirmed; existing DWF permit forecast to be exceeded as development progresses	Necessary	Water Cycle Study; Thames Water AMP / DWMP evidence; Regulation 19 Swindon Local Plan 2043 Policy INF2;		
WM03	Water Management and Flood Risk	Used Water Infrastructure (Sewerage)	Wanborough	Wanborough Sewage Treatment Works	SDA07 – New Eastern Villages, where development drains to the Wanborough catchment	Wanborough STW treatment-capacity upgrade	Treatment-capacity upgrade identified at Wanborough STW. The WCS identifies an existing / forecast capacity pressure but considers the planned upgrade likely to provide sufficient capacity for projected Local Plan growth within the catchment.	Off-site	Thames Water; Environment Agency	2028	Planned treatment-capacity upgrade identified	Delivery of the identified upgrade in advance of development requiring the additional treatment capacity	TBC	Thames Water project-specific cost	Thames Water regulated investment / AMP programme	TBC	Delivery of planned treatment-capacity upgrade; development phasing; environmental permitting	Existing Wanborough STW; any additional land requirement TBC	Delivery programme and actual additional headroom should continue to be monitored; delay could create a development-phasing constraint	Necessary	Water Cycle Study; Thames Water AMP / DWMP evidence; Regulation 19 Swindon Local Plan 2043 Policy INF2;		

Infrastructure Category			Location		Project Details										Project Financing				Project Considerations				Source/Evidence
Reference	Infrastructure Topic	Sub-Topic	Settlement	Site	Relevant SBC Sustainable Development Area (SDAs) (where applicable)	Project Name	Description and detail of Proposed Infrastructure	On-Site or Off-Site provision	Infrastructure Provider	Delivery Period	Project Status	Key Delivery Trigger Point(s)	Cost (£)	Cost Basis / Indication Date	Funding Source(s)	Funding Gap	Dependencies	Land Details (Land secured for delivery, location, key constraints)	Project Risks	Project Categorisation			
WM04	Water Management and Flood Risk	Used Water Infrastructure (Sewerage)	Blundon	Blundon Sewage Treatment Works	SDA13 – Broad Blundon	Blundon STW treatment capacity intervention	Further wastewater treatment capacity intervention is required at Blundon STW. The current AMP8 scheme improves effluent quality but does not provide additional treatment capacity. Further capacity works and potentially a revised environmental permit are therefore likely to be required.	Off-site	Thames Water; Environment Agency	Plan Period – programme TBC	Requirement identified	Capacity intervention and any required environmental permit changes to be in place before occupation of development that cannot be accommodated within available treatment capacity	TBC	TBC – treatment capacity solution not yet defined	Thames Water regulated investment programme AMP / DWMP processes; statutory infrastructure charges and other developer charges where applicable	TBC	Definition of treatment solution; Thames Water investment programme; environmental permitting; Broad Blundon development phasing	Existing Blundon STW; additional land requirement TBC depending on solution	Existing DWF exceedance; growth increases requirement substantially; current AMP8 scheme does not address capacity; revised environmental permit may be required	Necessary	Water Cycle Study; Thames Water AMP / DWMP evidence; Regulation 19 Swindon Local Plan 2043 Policy INF2;		
WM05	Water Management and Flood Risk	Used Water Infrastructure (Sewerage)	Boroughwide	Various	Multiple SDAs / Boroughwide	Site-specific wastewater network reinforcement and connections	Site-specific sewerage network infrastructure required to connect development and ensure adequate network capacity.	Both	Thames Water; developers	Plan Period – phased with individual development	Requirement to be defined through development-specific Thames Water assessment and modelling	Sufficient network capacity and any required reinforcement to be available before occupation of the relevant development phase	Site-specific / TBC. Standard 2026/27 wastewater infrastructure and environmental charge totals £835 per connection before applicable multiplier, credit or discount.	Thames Water 2026/27 Charging Arrangements; infrastructure charge is separate from physical connection and site-specific reinforcement costs	Thames Water statutory network developer connection / regulation / infrastructure charges and direct works as applicable	No strategic funding gap identified; site-specific position TBC	Early engagement with Thames Water; hydraulic modelling; development certainty; available network capacity; treatment capacity projects WM03–WM04	Site-specific. May require land or easements for sewers, pumping station or other connection / reinforcement infrastructure	Local network reinforcement can require approximately 18 months to three years to plan and deliver; late engagement could delay occupation	Necessary	Water Cycle Study; Thames Water AMP / DWMP evidence; Regulation 19 Swindon Local Plan 2043 Policy INF2;		
WM06	Water Management and Flood Risk	Potable Water Supply	Boroughwide	Various	Multiple SDAs / Boroughwide	Site-specific potable water connections and network reinforcement	Provision of adequate potable-water infrastructure to serve Local Plan development. Strategic growth will also rely on continued implementation of Thames Water's WRMP24 programme across the SWOX Water Resource Zone.	Both	Thames Water; developers	Plan Period – phased with individual development	Site-specific requirement; no separate strategic reinforcement project attributable solely to the SLP currently identified	Sufficient water supply infrastructure to be available in accordance with development phasing and prior to occupation	Site-specific / TBC. Standard 2026/27 water infrastructure and environmental charge totals £1,725 per connection before applicable multiplier, credit or discount.	Thames Water 2026/27 Charging Arrangements; infrastructure charge is separate from site-specific connection and mains works	Thames Water regulated network / resource investment; developer connection, regulation and infrastructure charges; direct developer works as applicable	No strategic funding gap identified; site-specific position TBC	Early engagement with Thames Water; local network capacity; continued implementation of WRMP24; SWOX supply-demand position	Site-specific land / easements may be required for mains, booster infrastructure or other connection works	Local network upgrades can require approximately 18 months to three to five years; high water-use development may create atypical requirements	Necessary	Water Cycle Study; Thames Water AMP / DWMP evidence; Regulation 19 Swindon Local Plan 2043 Policy INF2;		
WM07	Water Management and Flood Risk	Flood Risk Management / Sustainable Drainage	Boroughwide	Various	All relevant SDAs and other development	Site-specific flood-risk mitigation and sustainable drainage infrastructure	Site-specific flood-risk and surface-water management infrastructure required as an integral part of development.	On-site	Developers; Swindon Borough Council as Lead Local Flood Authority;	Plan Period – delivered with individual development	Generic Boroughwide requirement; precise infrastructure defined through site-specific assessment	Flood-risk and drainage mitigation to be incorporated into development design and delivered at the appropriate phase before occupation / use	TBC – site-specific	Site-specific FRA, drainage design and detailed scheme cost; no Boroughwide benchmark	Developer funded / direct developer provision; other funding only where wider strategic flood infrastructure is subsequently identified	No strategic funding gap identified; site-specific position TBC	Level 1 and Level 2 SFRA; site-specific FRA and drainage strategy; LFA / EA requirements; detailed site layout	Site-specific. Level 2 SFRA advises that approximately 10–15% of a development site's area may initially need to be allowed for principal SuDS attenuation features, subject to detailed drainage design.	Climate change allowances; preservation of flow routes and floodplain storage; compensatory storage requirements; site-specific drainage constraints may affect developable area and phasing	Necessary	Swindon Level 1 and Level 2 Strategic Flood Risk Assessments 2026; Regulation 19 Swindon Local Plan 2043 Policy SCS12; SBC Lead Local Flood Authority guidance		
EN01	Energy Infrastructure	Electricity	Boroughwide	Swindon electricity distribution network / Minety GSP area	Boroughwide / Multiple SDAs	SEEN Swindon electricity network investment programme	Existing SEEN investment programme of approximately £100m to strengthen electricity network capacity and resilience across Swindon and surrounding areas to around 2030. It is wider than, and not attributable solely to, Local Plan growth.	Off-site	Scottish and Southern Electricity Networks Distribution (SEEN)	To around 2030	Committed / under delivery	Delivery in accordance with SEEN's regulated network-investment programme and identified network requirements	£100 million	SEEN announced investment programme, January 2026; programme covers Swindon and surrounding areas and is not solely attributable to Local Plan growth	SEEN regulated network investment	No Local Plan specific funding gap identified	SEEN network planning and investment programme; Minety GSP Strategic Development Plan; forecast demand and low-carbon technology uptake	Existing network sites and corridors; individual reinforcement schemes may require additional substation land, cable routes and easements as defined by SEEN	Programme is wider than Local Plan growth and should not be treated as a developer contribution requirement; timing and scope of individual reinforcement schemes may change through SEEN network planning	Important	SEEN Minety Grid Supply Point Strategic Development Plan, February 2026; SEEN Swindon network investment programme, January 2026;		
EN02	Energy Infrastructure	Electricity	Boroughwide	Various	All relevant SDAs and other development	Site-specific electricity connections and local network reinforcement	Site-specific electricity connections and local reinforcement required to serve development. No separate strategic reinforcement project attributable solely to the Local Plan is currently identified.	Both	Developers; Scottish and Southern Electricity Networks Distribution (SEEN)	Plan Period – phased with individual development	Development-specific requirement; no separate strategic reinforcement project attributable solely to the SLP currently identified	Sufficient electricity connection and network capacity to be available in accordance with development phasing and prior to the relevant development becoming operational	Site-specific / TBC	Connection and reinforcement costs determined through the SEEN connection process and applicable electricity connection and charging arrangements	Developer connection / direct infrastructure costs; SEEN regulated investment for wider network reinforcement where applicable	No strategic funding gap currently identified; development-specific position TBC	Early engagement with SEEN; development electricity demand; Energy Masterplans for major residential development; point of connection; local network capacity; development phasing; EN01	Site-specific land may be required for substations, energy centres, cable routes and easements. Requirements should be incorporated into masterplanning from the outset.	Network-capacity constraints and connection lead times may affect development phasing	Necessary	Regulation 19 Swindon Local Plan 2043 Policy INF4; SEEN Minety Grid Supply Point Strategic Development Plan, February 2026;		
HS01	Health and Social Care	Primary Healthcare	Boroughwide	Various	Boroughwide / All SDAs	Additional primary and neighbourhood healthcare capacity	Additional primary and neighbourhood healthcare capacity associated with Local Plan growth. Applying the BSW ICB Regulation 18 methodology to the July 2026 IOP baseline gives an indicative requirement of approximately 5,017 sqm GIA.	Both	Bath and North East Somerset; Swindon and Wiltshire Integrated Care Board (BSW ICB); NHS Property Services / relevant primary-care providers; developers	Plan Period	Strategic requirement identified; updated Regulation 19 ICB assessment and specific delivery solutions TBC	Healthcare mitigation to be established through strategic-site masterplanning and individual applications, with required capacity delivered in step with development	£25.98m reconfiguration / extension scenario OR £33.62m new-build scenario – alternative scenarios; not cumulative	BSW ICB Regulation 18 methodology applied to July 2026 IOP growth baseline: 2.4 persons per dwelling and 150 sqm GIA per 1,750 patients. Costs retain the Regulation 18 provider cost basis and require updated provider costs / indexation.	Developer contributions where appropriately related; direct developer land / turnkey provision for major strategic sites where required; BSW ICB / NHS capital and provider investment where available	TBC	Updated BSW ICB Regulation 19 assessment; existing PCN capacity; strategic-site masterplanning; coordination where multiple developments contribute to a shared facility; existing healthcare mitigation already secured through permissions	Site-specific. Major strategic developments may require land for new or co-located healthcare facilities and potentially turnkey delivery. Land requirements should be considered from the outset through masterplanning.	Table 9.2 represents gross demand and includes committed / permitted growth and windfall, meaning secured mitigation must not be double counted. Existing healthcare deficits are not attributable to Local Plan growth. Final infrastructure form and costs remain subject to updated ICB assessment.	Necessary	BSW ICB / NHS Property Services primary care estate assessment and Regulation 18 methodology;		
HS02	Health and Social Care	Secondary / Community Healthcare	Boroughwide	Great Western Hospital and wider secondary, mental-health and community healthcare system	Boroughwide / All SDAs	Additional secondary, acute, mental-health and community healthcare capacity	Planned growth will generate additional demand across acute hospital, urgent and emergency, diagnostic, mental-health and community healthcare services.	Both	Great Western Hospitals NHS Foundation Trust; BSW ICB; Avon and Wiltshire Mental Health Partnership NHS Trust; other relevant health providers	Plan Period	Strategic capacity requirement identified; specific infrastructure response TBC	Specific interventions to be identified through provider strategic planning; capital programmes and, where appropriate, individual planning applications	TBC	No standardised site-by-site secondary-healthcare methodology or project-specific cost identified at Regulation 19 stage	NHS / provider capital programmes; other health-system funding; development through provider where a specific growth-related infrastructure requirement is subsequently demonstrated and satisfies applicable planning tests	TBC	Continued engagement with GWH, BSW ICB and other relevant health providers; evolving service model; provider capital programmes; relationships with HS01 and neighbourhood healthcare provision	Land requirement TBC. Any specific estate or community-healthcare facility requirement should be identified through subsequent provider planning.	No defined project, cost, phasing or funding mechanism currently identified; secondary-healthcare catchments extend beyond the Borough and future provision is expected to involve service transformation as well as physical infrastructure	Necessary	Great Western Hospitals NHS Foundation Trust Regulation 18 representation; GWH Our Local Strategic Direction 2025–2028; BSW ICB evidence;		

Infrastructure Category			Location		Project Details										Project Financing				Project Considerations				Source/Evidence
Reference	Infrastructure Topic	Sub-Topic	Settlement	Site	Relevant SBC Sustainable Development Area (SDAs) (where applicable)	Project Name	Description and detail of Proposed Infrastructure	On-Site or Off-Site provision	Infrastructure Provider	Delivery Period	Project Status	Key Delivery Trigger Point(s)	Cost (£)	Cost Basis / Indexation Date	Funding Source(s)	Funding Gap	Dependencies	Land Details (Land secured for delivery, location, key constraints)	Project Risks	Project Categorisation	Source/Evidence		
HS03	Health and Social Care	Adult Social Care / Specialist Housing	Boroughwide	Various	Boroughwide	Specialist housing for older people	Regulation 19 requirement for 2,114 specialist housing units for older people to 2043; 1,584 sheltered / retirement units and 530 extra-care and supported living units. Delivery is expected through the housing mix rather than a single infrastructure project	On-site / development-led	Developers; specialist housing providers; registered providers; SBC Housing and Adult Social Care; other care / housing providers	Plan Period to 2043	Local Plan requirement; delivery to be monitored through housing development and future Housing and Care evidence	Progressive delivery across Local Plan housing sites, having regard to Policy HCS, latest needs evidence and site suitability	TBC – no single capital project cost identified	Requirement derived from Regulation 19 Local Plan position; individual scheme costs and viability are development-specific	Private development; registered-provider / specialist-provider investment; affordable-housing funding where applicable; other care / housing funding	TBC	Housing and Care Needs Assessment and subsequent Housing and Care Strategy; Policy HCS; market and provider capacity; planning applications	Site-specific and expected to form part of the housing mix. Land requirements will depend on the form and scale of individual specialist housing schemes.	Delivery depends on market and provider capacity; appropriate locations and viable scheme models. Future Housing and Care evidence may refine the required mix and delivery approach.	Important	Regulation 19 Swindon Local Plan 2043 Policy HCS and paragraph 5.30; Local Housing Needs Assessment Update 2026;		
HS04	Health and Social Care	Adult Social Care / Registered Care	Boroughwide	Various	Boroughwide	Registered residential and nursing care provision	Boroughwide requirement for 296 additional registered residential and nursing-care spaces to 2043. Delivery is expected through individual care schemes rather than a single Boroughwide facility.	On-site / development-led	Independent and voluntary-sector care providers; developers; SBC Adult Social Care; registered providers	Plan Period to 2043	Strategic requirement identified; individual facilities / schemes TBC	Progressive delivery in response to assessed need, provider investment and individual development proposals	TBC – no single capital project cost identified	Requirement derived from the Local Housing Needs Assessment and carried forward unchanged into the Regulation 19 Local Plan; individual scheme costs are provider / development-specific	Private / care-provider investment; registered-provider funding; other health and social-care funding where applicable	TBC	Housing and Care Needs Assessment and subsequent Housing and Care Strategy; care market capacity; planning applications and site suitability	Site-specific. Individual care facilities will require suitable, accessible sites and associated servicing amenity provision.	Market delivery and care-provider capacity; precise location and timing not yet established; future Adult Social Care evidence may refine delivery requirements	Important	Regulation 19 Swindon Local Plan 2043 Policy HCS and paragraph 5.30; Local Housing Needs Assessment Update 2026; SBC Adult Services Strategy and Commissioning Strategy;		
HS05	Health and Social Care	Primary / Neighbourhood Healthcare	Wichelstowe	Middle Wichel District Centre / location to be confirmed	SDA06 – Wichelstowe	Wichelstowe healthcare facility	New healthcare facility required by Policy SDA06. Detailed capacity, floorspace, service mix and delivery model remain TBC through BSW ICB and provider planning.	On-site	BSW ICB; developer; primary-care / community-health provider TBC	Plan Period – phased with Wichelstowe growth	Local Plan infrastructure requirement; detailed provider specification and delivery arrangements TBC	Appropriate phase of SDA06 growth and confirmation of the healthcare intervention required to serve the development	TBC	IDP Table 9.2 identifies approximately 509 sqm of gross primary-care floorspace demand for the July 2026 Wichelstowe growth baseline. The £2.63m reconfiguration/extension and £3.41m new-build figures are alternative strategic scenarios and are not project costs.	Developer mitigation / direct provision where justified; NHS / provider funding; other funding TBC	TBC	Updated BSW ICB assessment; Wichelstowe masterplanning and phasing; land availability; service and delivery model; avoidance of double counting any provision already secured	Land/location within SDA06 to be confirmed; the earlier infrastructure programme identified Middle Wichel District Centre.	Detailed facility scope, cost, funding and delivery programme are not yet confirmed. Historic assumptions regarding a 7-GP surgery should not be treated as the current project specification without provider confirmation.	Necessary	Regulation 19 Swindon Local Plan 2043 Policy SDA06; Regulation 19 IDP Chapter 9 and Table 9.2		
HS06	Health and Social Care	Primary / Neighbourhood Healthcare	New Eastern Villages (NEV)	Great Stall West	SDA07 – New Eastern Villages	Great Stall West primary healthcare facility	Additional primary healthcare facility at Great Stall West, identified by Policy SDA07 as specific on-site infrastructure. Detailed capacity, floorspace, service mix and delivery arrangements remain subject to BSW ICB and provider assessment.	On-site	BSW ICB; NEV developers; primary-care / community-health provider TBC	Plan Period – phased with NEV growth	Local Plan infrastructure requirement; detailed provider specification and delivery arrangements TBC	Appropriate phase of SDA07 growth and confirmation of the healthcare intervention required to serve NEV / north-east Swindon	TBC	IDP Table 9.2 identifies approximately 1,703 sqm of gross primary-care floorspace demand across the July 2026 SDA07 baseline. The £8.82m reconfiguration/extension and £11.41m new-build figures are alternative strategic scenarios for SDA07 as a whole and are not the cost of this facility.	Developer mitigation / direct provision where justified; NHS / provider funding; other funding TBC	TBC	Updated BSW ICB assessment; NEV masterplanning and phasing; land availability; relationship with existing NEV healthcare provision and any mitigation already secured	Facility to be provided at Great Stall West; detailed site area and land arrangements TBC	Detailed scope, cost, funding and programme remain unconfirmed; older assumptions regarding GP, dental or pharmacy capacity should not be treated as the current project specification without provider confirmation.	Necessary	Regulation 19 Swindon Local Plan 2043 Policy SDA07; Regulation 19 IDP Chapter 9 and Table 9.2		
ES01	Emergency Services	Ambulance Service	Boroughwide	Various	Boroughwide	Additional ambulance-service infrastructure and capacity	Additional ambulance-service capacity associated with Local Plan growth. No specific new station or other estate project has been identified; any capital intervention is to be confirmed with SWASFT.	Both	South Western Ambulance Service NHS Foundation Trust (SWASFT)	Plan Period – phased in response to growth and SWASFT operational planning	Strategic capacity requirement identified; specific infrastructure intervention TBC	Specific requirement to be established through engagement with SWASFT having regard to the scale, location and phasing of development and at planning-application stages.	TBC	No project-specific cost identified.	SWASFT; developer contributions	TBC	SWASFT operational and estate planning; scale, location and phasing of development; strategic-site masterplanning; wider urgent and emergency-care model	Land requirement TBC. Land would only be required if SWASFT subsequently identifies a specific estate-based solution.	No defined project, location, cost or programme currently identified; future service model may rely on operational, fleet and digital measures rather than additional conventional ambulance-station provision	Necessary	SWASFT Our Strategy 2023–28; SWASFT Our Strategic Plan: The Next Chapter 2026–28; Regulation 19 Swindon Local Plan 2043 Policy INF1;		
ES02	Emergency Services	Police	Boroughwide	Various	Boroughwide	Additional police-service infrastructure and capacity	Additional police-service capacity associated with Local Plan growth. No specific new police station, Response Hub or NPT base has been identified.	Both	Wiltshire Police; Office of the Police and Crime Commissioner	Plan Period – phased in response to growth and police service planning	Strategic capacity requirement identified; specific infrastructure intervention TBC	Specific growth-related requirement to be established through continued engagement with Wiltshire Police and major-development masterplanning	TBC	No project-specific cost identified.	Wiltshire Police; developer contributions	TBC	Wiltshire Police estate and operational planning; Force Management Statement; scale and location of growth; early Designing Out Crime engagement through major-development masterplanning	Land requirement TBC. No specific new police-estate site has currently been identified.	Precise form, location, cost and phasing remain unconfirmed; policing model may respond through a combination of estate, mobile provision, fleet, technology and neighbourhood resources rather than a new conventional station	Necessary	Wiltshire and Swindon Police and Crime Plan 2025–2029; Wiltshire Police Strategic Plan 2024–2027; Wiltshire Police Force Management Statement 2025; Regulation 19 Swindon Local Plan 2043 Policy INF1;		
ES03	Emergency Services	Fire and Rescue	Boroughwide	Various	Boroughwide	Additional fire and rescue service infrastructure and capacity	Additional fire and rescue capacity associated with Local Plan growth. No specific new fire station has been identified; any capital intervention will depend on DWFRS risk and fire-cover planning.	Both	Dorset & Wiltshire Fire and Rescue Service (DWFRS); developers and water undertaker where firefighting, water infrastructure is required	Plan Period – phased in response to growth and DWFRS risk / fire-cover planning	Strategic capacity requirement identified; specific infrastructure intervention TBC	Specific requirements to be established through DWFRS Community Risk Management and Fire Cover Review processes and, where relevant, SDA masterplanning and development management	TBC	No project-specific cost identified.	DWFRS; developer contributions	TBC	DWFRS Community Risk Management Planning; Fire Cover Review; location and risk profile of growth; response coverage; development access arrangements; firefighting-water supply	Land requirement TBC. Development sites may require land / space for hydrants and associated firefighting-water infrastructure; additional estate land only if a future DWFRS assessment identifies an estate solution.	No defined estate project, location, cost or programme currently identified; changing incident risk, response coverage and development phasing may alter requirements	Necessary	DWFRS Community Safety Plan 2024–2028; DWFRS Community Risk Management Planning; DWFRS Asset Management Strategy; Regulation 19 Swindon Local Plan 2043 Policy INF1;		
G11	Green Infrastructure, Sports, Recreation, and Leisure	Green Infrastructure	Swindon	N/A	Policy CSE11 – Biodiversity, Geodiversity and Nature Recovery; relevant qualifying applications/development	North Meadow and Clattinger Farm SAC Strategic Access Management and Monitoring (SAMM)	Strategic programme of access management, visitor management, wardening, information, monitoring and related measures to manage cumulative recreational pressure on North Meadow arising from qualifying development	Off-site	SBC, Wiltshire Council, Cotswold District Council and Natural England	Plan Period	Ongoing	Qualifying development resulting in a net increase in relevant accommodation within the applicable Zone of Influence	£356.21 per qualifying dwelling	Published Interim Mitigation Strategy tariff applicable from April 2026; subject to future review/indexation	Developer contributions	TBC	none identified	n/a	none identified	Necessary	North Meadow and Clattinger Farm Interim Recreation Mitigation Strategy 2023–2028; Natural England engagement August 2026		
G12	Green Infrastructure, Sports, Recreation, and Leisure	Green Infrastructure	New Eastern Villages	New Eastern Villages	SDA07 – New Eastern Villages; Policy CSE11	New Eastern Villages Suitable Alternative Natural Greenspace (SANG)	Coordinated SANG provision associated with the New Eastern Villages to provide attractive alternative natural recreational greenspace and reduce recreational pressure on North Meadow SAC. Existing and secured GI and recreational mitigation across the NEV development parcels should be reviewed and incorporated where it can demonstrably fulfil the required SANG function. The IDP identifies a gross theoretical SANG requirement of approximately 171.8ha, but this does not represent the residual amount of new SANG still to be delivered.	Both	Site developers; SBC Natural England	Plan Period	Existing mitigation / residual SANG requirement under review	Sufficient functional SANG capacity to be secured and available before first occupation of the relevant development	Gross theoretical benchmark: £13.7m–£18.9m	Gross theoretical requirement of 171.8ha based on 8,766 dwellings, 2.45 persons/dwelling, 184/1,000 residents and Natural England benchmark of £80,000–£110,000/ha. Residual cost TBC following reconciliation of existing / secured provision.	Direct developer provision; Section 106 / developer contributions where appropriate; existing secured mitigation where applicable	TBC – residual requirement and funding gap cannot be established until existing / secured mitigation is reconciled	Review of existing permissions and GI mitigation; confirmation of which existing greenspace can fulfil the SANG function; coordination between NEV development parcels; Natural England agreement	Gross theoretical requirement c.171.8ha. Exact residual land requirement and boundaries TBC following review of existing and secured provision. SANG quantum should be factored into site capacity and red-line boundaries.	Fragmented delivery across multiple development parcels; uncertainty over the extent to which existing secured GI fulfils the SANG function; land availability; long-term management arrangements	Necessary	Regulation 19 Swindon Local Plan 2043 Policies SDA07 and CSE11; North Meadow and Clattinger Farm Interim Recreation Mitigation Strategy 2023–2028; Natural England Regulation 19 IDP engagement August 2026;		

Infrastructure Category			Location		Project Details								Project Financing				Project Considerations				Source/Evidence
Reference	Infrastructure Topic	Sub-Topic	Settlement	Site	Relevant SBC Sustainable Development Area (SDAs) (where applicable)	Project Name	Description and detail of Proposed Infrastructure	On-Site or Off-Site provision	Infrastructure Provider	Delivery Period	Project Status	Key Delivery Trigger Point(s)	Cost (£)	Cost Basis / Indexation Date	Funding Source(s)	Funding Gap	Dependencies	Land Details (Land secured for delivery, location, key constraints)	Project Risks	Project Categorisation	
G13	Green Infrastructure, Sports, Recreation, and Leisure	Green Infrastructure	Kingsdown	Kingsdown	SDA08 – Kingsdown; Policy CSE11	Kingsdown Suitable Alternative Natural Greenspace (SANG)	SANG provision associated with Kingsdown to provide alternative natural recreational greenspace and mitigate recreational pressure on North Meadow SAC. A SANG strategy has previously been discussed and agreed in principle with Natural England through developer pre-application engagement. The IDP identifies a gross theoretical requirement of approximately 34.1ha; the exact residual provision remains to be confirmed against the previously discussed strategy.	Both	Site developer; SBC; Natural England	Plan Period	SANG strategy agreed in principle / detailed delivery arrangements to be confirmed	Sufficient functional SANG land and delivery mechanism to be secured and available before first occupation of the relevant development	Gross theoretical benchmark: £2.7m–£3.8m	Gross theoretical requirement of 34.1ha based on 1,741 dwellings, 2.45 persons/dwelling, 8ha/1,000 residents and Natural England benchmark of £80,000–£110,000/ha. Residual cost TBC following reconciliation of agreed provision.	Direct developer provision / Section 106	TBC	Confirmation of previously discussed SANG strategy; Natural England agreement; development phasing; long-term management arrangements	Gross theoretical requirement c. 34.1ha. Exact residual land and boundaries TBC. Long-term management to be secured for a minimum of 80 years.	Previously discussed SANG strategy is not fully secured; residual land and funding requirement remains uncertain; long-term stewardship must be secured	Necessary	Regulation 19 Swindon Local Plan 2043 Policies SDA08 and CSE11; North Meadow and Clattinger Farm Interim Recreation Mitigation Strategy 2023–2028; Natural England Regulation 19 IDP engagement August 2026;
G14	Green Infrastructure, Sports, Recreation, and Leisure	Green Infrastructure	North Tadpole	North Tadpole	SDA09 – North Tadpole; Policy CSE11	North Tadpole Suitable Alternative Natural Greenspace (SANG)	Provision of SANG associated with the North Tadpole allocation to provide an attractive alternative destination for recreation and mitigate recreational pressure on North Meadow SAC. Natural England has confirmed that SANG is required. The July 2026 IDP baseline of 51.3 dwellings generates a gross theoretical requirement of approximately 30.1ha.	Both	Site developer; SBC; Natural England	Plan Period	New requirement / detailed delivery arrangements to be established through masterplanning	Sufficient functional SANG capacity to be provided before first occupation of the relevant development	Gross theoretical benchmark: £0.8m–£1.1m	Gross theoretical requirement of 30.1ha based on 51.3 dwellings, 2.45 persons/dwelling, 8ha/1,000 residents and Natural England benchmark of £80,000–£110,000/ha	Direct developer provision / Section 106	TBC	Site masterplanning; Natural England agreement; identification and securing of suitable SANG land; development phasing; long-term management arrangements	Gross theoretical requirement c. 30.1ha. Exact location and boundaries TBC through masterplanning. Long-term management to be secured for a minimum of 80 years.	Land requirement is significant relative to site capacity; detailed location and delivery arrangements not yet established; long-term management and funding need to be secured	Necessary	Regulation 19 Swindon Local Plan 2043 Policies SDA09 and CSE11; North Meadow and Clattinger Farm Interim Recreation Mitigation Strategy 2023–2028; Natural England Regulation 19 IDP engagement August 2026;
G15	Green Infrastructure, Sports, Recreation, and Leisure	Green Infrastructure	Boroughwide	Great Western Community Forest	Boroughwide / relevant SDAs	Great Western Community Forest strategic green infrastructure programme	Boroughwide strategic green infrastructure programme providing the long-term framework for woodland creation, tree planting, improved access, habitat connectivity and environmental resilience.	Both	SBC; Great Western Community Forest partners; landowners / delivery partners	2025–2050	Ongoing strategic programme	Delivery in accordance with the Great Western Community Forest Plan and identification of individual projects / opportunities	TBC	Project and programme costs vary by intervention; no single Local Plan growth cost identified	Trees for Climate; SBC; external grants / environmental funding; landowner and partner investment; section 106 contributions where lawfully and appropriately related to development	TBC	Identification of suitable projects and land; landowner agreement; external funding programmes; updated SBC GI Strategy	Programme operates across multiple sites and land ownerships; individual land requirements are project-specific	Programme is wider than local plan mitigation; future funding availability and landowner participation may affect the scale and timing of delivery	Important	Regulation 19 Swindon Local Plan 2043 Policy CSE8; Great Western Community Forest Plan 2025–2050; Swindon Green Infrastructure Strategy 2024;
G16	Green Infrastructure, Sports, Recreation, and Leisure	Green Infrastructure	Boroughwide	Various	Boroughwide / relevant SDAs	Swindon Forest Meadows	Ongoing partnership programme between SBC and Wiltshire Wildlife Trust focused on habitat creation, restoration, enhancement and improved management.	Both	SBC; Wiltshire Wildlife Trust; landowners / delivery partners	Ongoing / Plan Period	Ongoing programme; reviewed annually	Identification of deliverable habitat creation / restoration / enhancement projects and appropriate relationship with contributing development	TBC	Current project scope, costs and funding position to be confirmed by SBC; programme reviewed annually	SBC; Wiltshire Wildlife Trust / partnership funding; grants; Section 106 contributions where lawfully and appropriately related to development	TBC	Annual programme review; identification of project sites; landowner agreement; availability of funding	Site-specific; land requirements depend on individual habitat creation / restoration projects	Current programme scope, cost and funding position require periodic confirmation; contributions can only be applied where an appropriate relationship to development exists	Important	Swindon Green Infrastructure Strategy 2024; SBC / Wiltshire Wildlife Trust Swindon Forest Meadows programme;
G17	Green Infrastructure, Sports, Recreation, and Leisure	Green Infrastructure / Waterway	Wichelstowe	Wilts & Berks Canal corridor within Wichelstowe	SDA06 – Wichelstowe	Wilts & Berks Canal restoration – Wichelstowe	Restoration of the Wilts & Berks Canal through Wichelstowe, identified by Policy SDA06 as specific on-site infrastructure.	On-site	Wilts & Berks Canal Partnership / Wilts & Berks Canal Trust; SBC; Wichelstowe developers	Plan Period – phased with Wichelstowe growth	Local Plan infrastructure requirement; detailed delivery scope and programme TBC	Phasing of SDA06 and confirmation of the relevant capacity for restoration works through masterplanning and delivery agreements	TBC	No current Regulation 19 project cost confirmed	Developer / S106 where appropriately related; canal partnership / trust and other external funding where available	TBC	Wichelstowe masterplanning and phasing; safeguarded canal route; detailed design, land and water-management requirements; funding	Safeguarded canal route within Wichelstowe; detailed ownership and land requirements TBC	Scope, phasing, funding and delivery responsibilities remain to be confirmed; only the Wichelstowe restoration requirement should be attributed to SDA06.	Necessary	Regulation 19 Swindon Local Plan 2043 Policy SDA06;
G18	Green Infrastructure, Sports, Recreation, and Leisure	Open Space and Play	Boroughwide	Relevant development sites	SDA01–SDA13 / Boroughwide growth where applicable	Site-specific open space and play provision	Provision of open space and play infrastructure generated by development in accordance with Policy H14 and the Open Space Assessment 2026. Provision should normally be made on-site where appropriate, with off-site provision or contributions towards existing facilities where justified. The precise typology, quantity and location will be determined through masterplanning and development management having regard to existing quantity, quality and accessibility.	Both – on-site first	Developers; SBC; Town and Parish Councils where relevant	Plan Period – phased with development	Development-specific requirement; precise provision TBC through masterplanning and planning applications	Open-space and play requirements to be identified and secured through the relevant planning application and delivered at the appropriate stage of development	Site-specific	Open Space Assessment 2026 provides an indicative benchmark of £1,601.60 per person for the full 3.55ha/1,000 population standard, excluding land costs, including £681 per person for play space. This is a benchmark rather than a blanket developer contribution and should be appropriately indexed.	Direct developer provision; Section 106 contributions where appropriate and compliant with the statutory tests	TBC / site-specific	Site-specific masterplanning; existing open-space quantity, quality and accessibility; Open Space Assessment; development scale and population; long-term management and stewardship arrangements	Site-specific. Land may be required within development for open space and play provision; where on-site provision is not appropriate, off-site provision or enhancement may be considered.	Precise requirement and delivery mechanism depend on site circumstances and existing provision. The theoretical standards-based requirement should not be treated as a fixed land or financial liability.	Necessary	Regulation 19 Swindon Local Plan 2043 Policy H14; Swindon Open Space Assessment 2026; Regulation 19 IDP Chapter 11, Tables 11.1 and 11.2
SP1	Green Infrastructure, Sports, Recreation, and Leisure	Outdoor Sports	Boroughwide	Various	Boroughwide	Strategic additional and enhanced 3G pitch capacity	Strategic programme of additional and enhanced 3G pitch capacity to address growth-generated football training demand. The Playing Pitch Calculator identifies demand equivalent to approximately 2.93 additional full-size 3G pitches, with priority areas identified through the PPOSS in Central North, North East, South and South East Swindon.	Both	SBC; developers; schools / academy trusts; sports clubs; leisure operators; relevant National Governing Bodies	Plan Period	Strategic requirement identified; individual projects / locations to be confirmed through PPOSS Action Plan, masterplanning and development management	Delivery as growth generates additional training demand and where existing accessible capacity cannot accommodate that demand	TBC	PPC identifies approximately 2.93 full-size 3G pitch equivalents of additional football-training demand. This is a demand benchmark and not a defined project cost.	Developer contributions / direct provision where appropriately related; SBC; school / academy; club and National Governing Body funding; Sport England / Football Foundation and other external funding where applicable	TBC	PPOSS Action Plan, site availability; existing facility capacity; community-access agreements; school infrastructure; individual SDA masterplanning	Site-specific; new full-size pitches require suitable land, access, lighting and supporting facilities	Land availability; community access; planning and amenity impacts; final locations and funding packages not yet confirmed	Necessary	Regulation 19 Swindon Local Plan 2043 Policies H13 and H16; Swindon Playing Pitch and Outdoor Sport Strategy 2025; Sport England Playing Pitch Calculator;
SP2	Green Infrastructure, Sports, Recreation, and Leisure	Outdoor Sports	Boroughwide	Various	Boroughwide	Gross-pitch capacity and quality enhancement programme	Programme of additional and enhanced gross-pitch capacity required to respond to Local Plan growth alongside existing PPOSS deficits.	Both	SBC; developers; schools / academy trusts; sports clubs; relevant National Governing Bodies	Plan Period	Strategic capacity requirement identified; individual schemes to be defined through the PPOSS Action Plan, masterplanning and development management	Where growth-generated demand cannot be accommodated by existing accessible pitch capacity or where enhancement is required to provide additional capacity	TBC	PPC identifies additional growth-generated match demand across football, cricket, rugby union and rugby league. Outputs are strategic demand evidence and do not constitute individual project costs.	Developer contributions / direct provision where appropriately related; SBC; clubs; schools / academies; Sport England / National Governing Body and other external funding	TBC	PPOSS Action Plan, detailed capacity assessment; site and club priorities; school community access arrangements; individual SDA masterplanning	Site-specific. New pitches or substantive capacity improvements may require additional land, drainage and ancillary facilities	Exact facilities, locations and costs remain to be confirmed; pitch quality, land availability and secure long-term community access may constrain delivery	Necessary	Regulation 19 Swindon Local Plan 2043 Policies H13 and H16; Swindon Playing Pitch and Outdoor Sport Strategy 2025; Sport England Playing Pitch Calculator;

Infrastructure Category			Location		Project Details										Project Financing				Project Considerations				
Reference	Infrastructure Topic	Sub-Topic	Settlement	Site	Relevant SBC Sustainable Development Area (SDAs) (where applicable)	Project Name	Description and detail of Proposed Infrastructure	On-Site or Off-Site provision	Infrastructure Provider	Delivery Period	Project Status	Key Delivery Trigger Point(s)	Cost (£)	Cost Basis / Indexation Date	Funding Source(s)	Funding Gap	Dependencies	Land Details (Land secured for delivery, location, key constraints)	Project Risks	Project Categorisation	Source/Evidence		
SP3	Green Infrastructure, Sports, Recreation, and Leisure	Indoor Sports and Leisure	New Eastern Villages	Great Stall West	SDA07 – New Eastern Villages	Great Stall West indoor sports and leisure facilities	New indoor sports and leisure facilities at Great Stall West. The detailed facility mix should be informed by the sports-hall and swimming-pool FPM evidence, including the identified need for additional pool provision in the eastern growth area.	On-site	SBC; NEV developers; leisure operator / facility provider; education or other community providers where appropriate	Plan Period – phased with NEV growth	Local Plan infrastructure requirement; detailed facility scope and delivery arrangements TBC	Delivery to be phased with SDA07 growth and provided no later than the appropriate phase at which the additional sports and leisure capacity is required	TBC	Project-specific cost to be established once the facility mix and scale are defined. Sport England FPM / SFC outputs provide strategic evidence of demand but should not be treated as the fixed project cost.	Developer contributions / direct developer provision where appropriately related; SBC leisure-provider investment; Sport England / other external funding where applicable	TBC	SDA07 masterplanning; detailed leisure facility planning; sports-hall and swimming-pool FPM evidence; development phasing; operator and funding arrangements	Suitable land at Great Stall West to be incorporated within SDA07 masterplanning; exact land requirement TBC	Facility mix, scale, cost, operator, funding and delivery programme remain to be confirmed; risk of double counting demand already addressed through existing or planned Boroughwide provision	Necessary	Regulation 19 Swindon Local Plan 2043 Policy SDA07 criterion 5(g); Policy H16; Swindon Indoor & Built Sports Facilities Needs Assessment 2025; Sport England Facilities Planning Model assessments;		
SP4	Green Infrastructure, Sports, Recreation, and Leisure	Indoor Sports and Leisure	Swindon's Central Area	Oasis Leisure Centre / Central Area	SDA01 – Swindon's Central Area	Oasis Leisure Centre refurbishment and Central Area sports-hall capacity	Refurbishment / modernisation of Oasis Leisure Centre together with additional sports-hall capacity serving Central Area growth. Policy SDA01 requires refurbishment of the Oasis and additional sports-hall capacity. The Oasis refurbishment also forms part of the future swimming-pool supply identified through the FPM.	Off-site	SBC; leisure operator; developers; relevant sports-funding bodies	Plan Period	Local Plan infrastructure requirement; preferred sports-hall delivery configuration, refurbishment scope and programme TBC	Central Area growth and confirmation of the preferred leisure / sports-hall delivery option	TBC	Sport England FPM tests alternative configurations for approximately eight additional courts. SBC's committed/planned list identifies an Oasis upgrade, but no current Regulation 19 project cost is confirmed.	Developer contributions where appropriately related; SBC leisure-operator investment; Sport England / other external funding where available	TBC	Preferred sports-hall delivery option; Oasis refurbishment scope; operator arrangements; funding; Central Area development phasing	Existing Oasis Leisure Centre site; any additional land requirement depends on the preferred delivery configuration	The evidence supports additional capacity but not a single fixed configuration. Refurbishment scope, cost, funding and programme remain to be confirmed.	Necessary	Regulation 19 Swindon Local Plan 2043 Policy SDA01; Swindon Indoor & Built Sports Facilities Needs Assessment 2025; Sport England Facilities Planning Model assessments; Regulation 19 IDP Chapter 11		
SC01	Social and Community Infrastructure	Libraries / Community Facilities	New Eastern Villages	New Eastern Villages District Centre	SDA07 – New Eastern Villages	NEV District Centre shared library and community facility	Planned shared library and community facility within the New Eastern Villages District Centre, contributing towards the library and flexible community-space demand generated by SDA07	On-site	NEV developers / delivery bodies; SBC Library Service; SBC community facility provider	Plan Period – phased with NEV District Centre delivery	Planned / established development proposal	Delivery to be coordinated with the District Centre and phased so that appropriate benchmarks rather than the required size or cost of this facility.	TBC	The IDP identifies gross SDA07 demand of 608 sqm library floor-space and 1,239 sqm community space, these are demand benchmarks rather than the required size or cost of this facility.	NEV development provision / existing NEV development obligations; SBC / service-provider funding where applicable	TBC	NEV District Centre delivery; detailed facility specification; coordination of library and community uses; development phasing; long term management arrangements	Land to be incorporated within the NEV District Centre / shared community-facility provision; precise requirement TBC	Facility scope, cost, management model and timing remain to be confirmed; risk of double counting against the wider SC02 and SC06 gross demand benchmarks	Necessary	Regulation 19 Swindon Local Plan 2043 Policy SDA07 and Policy H16; established NEV development proposals;		
SC02	Social and Community Infrastructure	Libraries	Boroughwide	Various	SDA01–SDA13	Additional library capacity to support Local Plan growth	Additional library infrastructure required to respond to growth across the Sustainable Development Areas. The July 2026 IDP baseline generates approximately 1,565 sqm of gross additional library-space demand.	Both	SBC Library Service; developers; Parish / community library operators where applicable	Plan Period	Strategic demand identified; specific interventions TBC	Provision or contributions to be established where development generates additional library demand that cannot be accommodated through existing or planned provision	Gross SDA benchmark – £4.82m	1,565 sqm gross SDA demand + £3,077/sqm public library benchmark. This is an indicative gross demand estimate only, not a standard contribution or fixed project cost, and includes additional demand from development outside the SDAs.	Developer provision / contributions where appropriately related; SBC / library-service investment; other service-provider funding where applicable	TBC	Existing library capacity and suitability; SC01 NEV shared facility; development location and phasing; opportunities for co-location	Project-specific. Land may be required only where expansion or new provision is demonstrated to be necessary	Gross benchmark does not establish the residual requirement; existing/planned provision must be accounted for and individual projects remain undefined	Necessary	Regulation 19 Swindon Local Plan 2043 Policies H16 and INF 1;		
SC03	Social and Community Infrastructure	Arts and Culture	New Eastern Villages	New Eastern Villages	SDA07 – New Eastern Villages	NEV public-art programme	Continued delivery of public art as part of the New Eastern Villages infrastructure and public-realm programme.	Both	NEV developers / delivery bodies; SBC	Plan Period – phased with NEV development	Ongoing / partly delivered	In accordance with relevant NEV development obligations and public-realm delivery programme	TBC	Residual project / programme cost to be confirmed from existing obligations and remaining delivery programme	Existing development obligations / developer funding	TBC	NEV development phasing; existing planning obligations; public-realm programme; confirmation of already delivered works	Site-specific within NEV public realm and development parcels	Residual scope and funding requirement need to be reconciled against completed works and existing obligations	Important	NEV development obligations / public-realm programme; Regulation 19 Swindon Local Plan 2043 Policies SDA07 and H16;		
SC04	Social and Community Infrastructure	Cemeteries	Kingsdown	Kingsdown Cemetery	SDA08 – Kingsdown	Kingsdown Cemetery expansion	Expansion of Kingsdown Cemetery onto adjacent SBC-owned land. Kingsdown is currently the only SBC-operated cemetery offering new burial plots and existing capacity is estimated at approximately three years. The preferred expansion is expected to provide approximately a further ten years of burial capacity.	Off-site / adjacent to existing facility	Swindon Borough Council	TBC – short / medium term	Preferred project identified; feasibility work required	Progression required before existing Kingsdown burial capacity is exhausted	TBC	Project-specific cost TBC following feasibility and technical assessment	SBC funding; other funding source TBC	Confirmation of funding; Flood Risk Assessment; Environmental Health assessment; SBC strategic review of burial provision	Adjacent land owned by SBC	Feasibility and funding not yet confirmed; expansion provides approximately ten years additional capacity and does not meet the whole Plan-period requirement	Necessary	Regulation 19 Swindon Local Plan 2043 Policy SDA08 criterion 4(e) and Policy H13; SBC Cemeteries engagement August 2026;			
SC05	Social and Community Infrastructure	Cemeteries	Boroughwide	Location TBC	Boroughwide / relevant strategic development sites	Longer-term additional burial land	Additional burial land will be required over the longer term if SBC continues to provide burial services, because the proposed Kingsdown Cemetery expansion is not expected to provide sufficient capacity for the whole Local Plan period. Opportunities should be considered through the masterplanning and development-management stages of larger Local Plan sites, subject to suitability and SBC's wider strategic position on burial provision.	Both	Swindon Borough Council; developers / landowners where relevant	Later Plan Period	Strategic requirement identified; site and project TBC	Requirement arises as capacity provided by the existing Kingsdown Cemetery and SC04 expansion is utilised	TBC	No site-specific project or cost identified	SBC landowner / developer provision where a specific suitable project is identified; funding TBC	TBC	SC04 Kingsdown Cemetery expansion; SBC strategic review of burial provision; identification of suitable land; site-specific technical assessment	Site TBC. Suitable land will need to be identified through future strategic planning / masterplanning	Requirement is conditional on SBC continuing to provide burial services; location, cost, capacity and delivery mechanism are currently undefined	Important	Regulation 19 Swindon Local Plan 2043 Policy H13; SBC Cemeteries engagement August 2026;		
SC06	Social and Community Infrastructure	Community Centres and Community Spaces	Boroughwide	Various	SDA01–SDA13	Additional flexible community-space capacity to support Local Plan growth	Additional flexible community-space capacity required to respond to housing growth. The July 2026 IDP baseline generates approximately 3,187 sqm of gross additional demand across the SDAs. Existing planned provision at NEV, Wichelstowe and Kingsdown should be taken into account before determining residual requirements.	Both	SBC; developers; Town and Parish Councils; community / voluntary-sector facility providers	Plan Period	Strategic demand identified; specific residual projects TBC	Infrastructure to be available no later than the appropriate phase of development where additional demand cannot be accommodated through existing or already planned facilities	Gross SDA benchmark – £9.53m	3,187 sqm gross SDA demand + £2,991/sqm community-centre benchmark. This is an indicative gross demand estimate and not a standard contribution rate or fixed project cost.	Developer provision / Section 106 contributions where appropriately related; SBC / Town / Parish Council and community-provider funding where applicable	TBC	SC01 / planned NEV community facilities; existing Wichelstowe community provision; potential Kingsdown community uses; existing facility capacity; development phasing; long-term management arrangements	Site-specific. Larger strategic development may require on-site requirements may be met through existing / expanded facilities	Gross demand does not establish the residual requirement; risk of double counting planned facilities; exact locations, costs and management arrangements remain TBC	Necessary	Regulation 19 Swindon Local Plan 2043 Policy H16 and relevant SDA policies;		
SC07	Social and Community Infrastructure	Gypsy and Traveller Accommodation	Swindon	Little Rose Lane	Policy HC9	Little Rose Lane – 18 Gypsy and Traveller pitches	Delivery of 18 permanent Gypsy and Traveller pitches on the site allocated by Policy HC9.	On-site	Private landowner / developer; SBC in planning and service provider roles	Plan Period – phasing TBC	Local Plan allocation	Delivery of allocated pitches in accordance with Policy HC9 and the identified accommodation requirement	TBC – site-specific	Project-specific site preparation, servicing and development costs TBC	Private landowner / developer; other funding TBC	TBC	Planning permission; access and servicing; water and wastewater infrastructure; drainage and flood risk assessment; Health Impact Assessment; site-management arrangements	Private ownership. Site allocated for 18 permanent Gypsy and Traveller pitches.	Site preparation and servicing requirements, project cost and delivery programme remain to be confirmed; suitability must be demonstrated against Policy HC9 criteria	Necessary	Regulation 19 Swindon Local Plan 2043 Policy HC9.2; Swindon Gypsy, Traveller and Travelling Showpeople Accommodation Needs Assessment 2024;		
SC08	Social and Community Infrastructure	Gypsy and Traveller Accommodation	Swindon	Land South of Hay Lane	Policy HC9	Land South of Hay Lane – 17 Gypsy and Traveller pitches	Delivery of 17 permanent Gypsy and Traveller pitches on the SBC-owned site allocated by Policy HC9.	On-site	Swindon Borough Council	Plan Period – phasing TBC	Local Plan allocation	Delivery of allocated pitches in accordance with Policy HC9 and the identified accommodation requirement	TBC – site-specific	Project-specific site preparation, servicing and development costs TBC	SBC; other funding TBC	TBC	Planning permission; access and servicing; water and wastewater infrastructure; drainage and flood risk assessment; Health Impact Assessment; site-management arrangements	SBC ownership. Site allocated for 17 permanent Gypsy and Traveller pitches.	Site preparation and servicing requirements, funding, cost and delivery programme remain to be confirmed; suitability must be demonstrated against Policy HC9 criteria	Necessary	Regulation 19 Swindon Local Plan 2043 Policy HC9.3; Swindon Gypsy, Traveller and Travelling Showpeople Accommodation Needs Assessment 2024;		
SC09	Social and Community Infrastructure	Travelling Showpeople Accommodation	Swindon	Land at Chapel Farm	Policy HC9	Land at Chapel Farm – 19 Travelling Showpeople plots	Delivery of 19 Travelling Showpeople plots on the SBC-owned site allocated by Policy HC9.	On-site	Swindon Borough Council	Plan Period – phasing TBC	Local Plan allocation	Delivery of allocated plots in accordance with Policy HC9 and the identified Travelling Showpeople accommodation requirement	TBC – site-specific	Project-specific site preparation, servicing and development costs TBC	SBC; other funding TBC	TBC	Planning permission; access and servicing requirements; water and wastewater infrastructure; drainage and flood risk assessment; Health Impact Assessment; site-management arrangements	SBC ownership. Site allocated for 19 Travelling Showpeople plots, including space appropriate to storage and maintenance of equipment and vehicles.	Site preparation and servicing requirements, funding, cost and delivery programme remain to be confirmed; the larger operational-space requirements of Travelling Showpeople must be incorporated into site design	Necessary	Regulation 19 Swindon Local Plan 2043 Policy HC9.3; Swindon Gypsy, Traveller and Travelling Showpeople Accommodation Needs Assessment 2024;		

Infrastructure Category			Location		Project Details								Project Financing				Project Considerations				Source/Evidence
Reference	Infrastructure Topic	Sub-Topic	Settlement	Site	Relevant SBC Sustainable Development Area (SDAs) (where applicable)	Project Name	Description and detail of Proposed Infrastructure	On-Site or Off-Site provision	Infrastructure Provider	Delivery Period	Project Status	Key Delivery Trigger Point(s)	Cost (£)	Cost Basis / Indexation Date	Funding Source(s)	Funding Gap	Dependencies	Land Details (Land secured for delivery, location, key constraints)	Project Risks	Project Categorisation	
WST01	Waste Management and Minerals Infrastructure	Waste Management	Boroughwide	Waterside Park / location of any additional provision TBC	Boroughwide	Additional HWRC / waste management capacity – further assessment	Further assessment of HWRC and wider waste management capacity required to determine whether Local Plan growth can be accommodated at Waterside Park through existing capacity, expansion / reconfiguration, or whether additional provision is required.	Off-site	Swindon Borough Council Waste Management	Plan Period – timing TBC	Strategic requirement for further assessment; no specific infrastructure project currently confirmed	Completion of operational capacity assessment taking account of cumulative housing and employment growth and confirmation of whether additional infrastructure is required	TBC	No coded infrastructure project identified at Regulation 19 stage	TBC – potential SBC capital / Strategic CIL or other public funding where prioritised; no developer contribution identified at this stage	TBC	Assessment of existing Waterside Park capacity; cumulative effect of Local Plan growth; future waste collection and recycling requirements; SBC Waste Strategy; safeguarding of existing HWRC under Policy E3	Existing Waterside Park facility is safeguarded. Additional land requirement TBC and dependent on whether expansion, reconfiguration or additional provision is ultimately required	Current evidence does not establish a capacity deficit; project scope, location, cost, funding and delivery programme remain unconfirmed; a second HWRC should not be assumed until further assessment demonstrates a need	Important	Regulation 19 Swindon Local Plan 2014 Policies E3 and INF1; SBC Waste Strategy 2019–2029; Wiltshire and Swindon Waste Core Strategy 2006–2026; Waste Site Allocations Local Plan;