

Appendix 6: Infrastructure Delivery Plan - New Eastern Villages (NEV)

Please note the following:

- The NEV IDP (Appendix A) provides information on the most up-to-date and available costs of the NEV infrastructure where available at the time of reporting.
- The cost of delivery will become clearer and fixed, in circumstances where the projects move forward to final design and procurement stage.
- The Council acknowledges that the costs of items of infrastructure are likely to change. The Council will therefore implement an appropriate review mechanism.
- The costs detailed are subject to viability testing as part of the Local Plan 2036.

Apportionment

- The method of apportioning the costs of the infrastructure is based on the principle of a fair, equitable and proportionate sharing of the costs amongst land owners and developers, based on number of units of development in the NEV and their impact.
- An example of the apportionment formula for strategic transport i.e. White Hart Junction; Gable Cross Junction; West of A419 Mitigation Package; Great Stall Bridge; and Southern Connector Road is set out below:

For applications including residential units:

(Total Cost of Strategic Transport Package - secured S106 receipts prior to December 2019) = £ Cost per unit. Cost per Unit X Total No. of residential units in the proposed scheme = £pro-rata

8,000 residential units

Project Title	Project Description	Primary Local Plan Policy Reference	Estimated Capital Cost (£)	Infrastructure Type	Location	Evidence Source/Cost Source	Funding Arrangements	Project Status	Dependency to Deliver New Eastern Villages
	TRANSPORT AND MOVEMENT: Strategic Transport Package The strategic transport package, the schemes of which are detailed below are essential elements of a comprehensive access strategy for the NEV. They are necessary to enable the NEV to come forward to deliver our adopted housing and employment needs, and mitigate the impact of growth on the existing highway network.								
White Hart Junction	Delivery of a high quality junction improvement to provide segregation of the local and strategic road networks and improve public realm - through a Signalised Roundabout.	NC3: New Eastern Villages Emerging LP Policies DM23 and SA 3	29,236,000	Strategically shared	Offsite	Swindon Eastern Villages Transport Study (JMP, 2011), and subsequent design review (Ch2M Hill).	Developer/ S106, S278 and Local Growth Fund	Works commenced late Oct'19	The development at the New Eastern Villages and existing east Swindon community are dependent on this scheme. This scheme is critical to ensure there is capacity on the transport network to enable housing and economic growth.
Great Stall Bridge	New link across A419 to facilitate public transport, walking and cycling to integrate with the new District Centre with the existing communities in East Swindon.	NC3: New Eastern Villages Emerging LP Policies DM23 and SA 3	15,334,000	Strategically shared	Onsite and Offsite	Swindon Eastern Villages Transport Study (JMP, 2011), and subsequent design review (Ch2M Hill).	Developer/ S106, S278 and Local Growth Fund	Outline preliminary designs for scheme have been undertaken.	The development at the New Eastern Villages and existing east Swindon community are dependent on this scheme. This scheme is critical to ensure there is capacity on the transport network to enable housing and economic growth.
Gable Cross Junction	Improvements to Gable Cross Roundabout and Police Station Access to mitigate growth to the east of Swindon.	NC3: New Eastern Villages Emerging LP Policies DM23 and SA 3	8,410,000	Strategically shared	Offsite	Swindon Eastern Villages Transport Study (JMP, 2011) and subsequent design review (Ch2M Hill).	Developer/ S106, S278 and Local Growth Fund	Outline preliminary designs for improvement s have been undertaken. Detailed designs for specific junctions have been submitted.	The development at the New Eastern Villages and existing east Swindon community are dependent on these schemes. The schemes are critical to ensure there is capacity on the transport network to enable housing and economic growth.

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West of A419 Highway Works – Nythe Road Junction and Piccadilly Circus	Junction improvements to mitigate growth to the east of Swindon.	NC3: New Eastern Villages Emerging LP Policies DM23 and SA 3	2,930,000	Strategically shared	Offsite	Mitigation West of A419 and Apportionment of NEV Impact (CH2M Hill, 2014)	Developer/ S106/S278 and Local Growth Fund	Nythe Road and Picadilly Roundabout improvements programmed for Spring 2020 Greenbridge Roundabout improvements completed Jan 2018	The development at the New Eastern Villages and existing east Swindon community are dependent on this package. The schemes are critical to ensure there is capacity on the transport network to enable housing and economic growth.
West of A419 Highway Works - Greenbridge Roundabout	Junction improvements to mitigate growth to the east of Swindon.	NC3: New Eastern Villages Emerging LP Policies DM23 and SA 3	5,370,000	Strategically shared	Offsite	Mitigation West of A419 and Apportionment of NEV Impact (CH2M Hill, 2014)	Developer/ S106/S278 and Local Growth Fund	Nythe Road and Picadilly Roundabout improvements programmed for Spring 2020 Greenbridge Roundabout improvements completed Jan 2018	The development at the New Eastern Villages and existing east Swindon community are dependent on this package. The schemes are critical to ensure there is capacity on the transport network to enable housing and economic growth.
Southern Connector Road (SCR)	Highway link to the strategic road network (A419) Commonhead roundabout includes key link through the NEV Lotmead Village to connect to Wanborough Road from internal highway within the New Eastern Villages development	NC3: New Eastern Villages Emerging LP Policies DM23 and SA 3	30,570,000	Strategically shared	Onsite and Offsite	Eastern villages Southern Connector Road Feasibility Study (CH2M Hill, 2014)	Developer/ S106/ S278 and Local Growth Fund	Feasibility Study undertaken to confirm link can be delivered. Potential alignments will be subject to further detailed assessment.	The development at the New Eastern Villages and existing east Swindon community are dependent on this scheme. This scheme is critical to ensure there is capacity on the transport network to enable housing and economic growth.

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M4 J15 Improvements (incorporating A419 improvements to Commonhead Roundabout)	M4 Junction 15 Capacity Improvement Works required for Commonhead and New Eastern Villages – including A419 improvement between M4 J15 and Commonhead Roundabout, and Commonhead Roundabout improvements	NC2: Commonhead	To be informed by the Council's final agreement in respect of the contribution arising from Commonhead development and certainty over external funding contribution.	Strategically shared	Offsite	Highways England approved Preliminary Design Swindon Transport Study (JMP, 2011).	Developer/ Growth & Housing Fund	Preliminary design approved by Highways England. Delivery currently a requirement of Planning condition of Commonhead consent.	All development within the Borough, but more specifically the development at Commonhead. It is a critical scheme to ensure there is capacity to support housing and economic growth.
Quality Bus Corridor	Sustainable transport links that integrate with the existing urban area.	NC3: New Eastern Villages and TR1: Sustainable Transport Networks Emerging LP Policies DM23 and SA 3	3,695,000	Strategically shared	Onsite and Offsite	Swindon Rapid Transit Proposals - Eastern Villages (CH2Hill, 2014)	Developer/ S106 and S278	Detailed options for routes and highway infrastructure including costings have been undertaken.	Development at the New Eastern Villages will benefit and it is crucial to achieve modal shift at the NEV. It will ease movement and encourage sustainable modes between Eastern Villages and the Swindon Central Area.
LOCAL TRANSPORT PACKAGE The Local Transport Package for the New Eastern Villages includes a number of schemes, all of which have been subject to a number of studies to ensure that the increased demand generated by the NEV on the strategic highway can be properly planned for.									
Park & Ride at the NEV	1000 space, 3 ha. Park & Ride at the New Eastern Villages excl. land acquisition.	NC3: New Eastern Villages Emerging LP Policies DM23 and SA 3	5,077,000	Strategically shared	Onsite and Offsite	Technical Note on Triangle Site Park and Ride Site Concept Design (Halcrow, 2008)	Developer/ S106 and S278	On-going	Development at New Eastern Villages would benefit and it is crucial to achieve modal shift at the NEV. It will ease movement and encourage sustainable modes between Eastern Villages and the Swindon Central Area.

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Bus Service Provision	For investment in bus service delivery to support and encourage sustainable transport modal shift at the New Eastern Villages.	NC3: New Eastern Villages and TR1: Sustainable Transport Networks Emerging LP Policies DM 23 and SA 3	6,000,000	Strategically shared	Onsite and Offsite	Swindon Rapid Transit Proposals - Eastern Villages (CH2M Hill, 2014)	Developer/ S106, S278	Detailed options for routes and highway infrastructure including costings have been undertaken.	Development at the New Eastern Villages will benefit and it is crucial to achieve modal shift at the NEV. It will ease movement and encourage sustainable modes between the New Eastern Villages and the Swindon Central Area. The costs associated with this item reflect a pro-rata cost attribution against comparative Bus: Driver mode shares
Highway links between development islands	The construction of highways to secure links to all the New Eastern Villages	NC3: New Eastern Villages Emerging LP Policies DM 23 and SA 3	£5,758,657	Strategically shared	Onsite and Offsite	NEV Bridge Vision SPD adopted May 2017		NEV Bridge Vision SPD adopted May 2017 Any further work on design and spec of highway links	Provides essential infrastructure to connect villages that are separated by flood plain.
New link across the railway at footpath 5	The construction of a new shared pedestrian / cycleway link across the mainline railway at foot path 5.	NC3: New Eastern Villages Emerging LP Policies DM 23 and SA 3	1,000,000	Multiple site shared	Onsite and Offsite		Network Rail/S106	Bridge works are now complete.	Development at the New Eastern Villages will benefit and it is crucial to achieve modal shift at the NEV. It will ease movement and encourage sustainable modes throughout the New Eastern Villages.

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New Eastern Villages Framework Travel Plan (Residential element)	To Establish an overarching Travel Plan Monitoring and Management Framework for the New Eastern Villages.	NC3: New Eastern Villages Emerging LP Policies DM 23 and SA 3	£2,304,000	Strategically shared	Onsite and Offsite	New Eastern Villages Framework Travel Plan Supplementary Planning Document (SPD)	Developer/ S106	The NEV Framework Travel Plan SPD (adopted October 2016).	Development at the New Eastern Villages will benefit and it is crucial to achieve modal shift at the NEV. It will ease movement and encourage sustainable modes between Eastern Villages and the Swindon Central Area and places of work, education and leisure.
EDUCATION In accord with Policy NC3 and emerging Policy SA 3, the provision of a Secondary School and a minimum of 13 forms-of-entry primary provision are required at the New Eastern Villages. All schools should be provided on-site, and co-location of facilities to support community use outside of school curriculum and social requirements will be encouraged where possible.									
New Eastern Villages New Learning Campus	Delivery of a new 10FE Secondary, School (East) (Including Artificial Turf Pitch) and Furniture Fittings and Equipment	NC3: New Eastern Villages Emerging LP Policies DM 23 and SA 3	35,529,908	Local and Strategically shared	Onsite and Offsite	School Place Planning Study: Future Demand to 2026 (Cambridge Education, 2009)	S106	Ongoing	The development at New Eastern Villages and the east of Swindon is dependent on this intervention. Without provision of additional capacity there will be insufficient places to meet the demand created.
New Eastern Villages Primary School (1)	2FE primary school (Incorporating proportion of Early Years requirement) and includes Furniture Fittings and Equipment.		7,741,527						
Expansion of South Marston Primary School	1FE Expansion of South Marston Primary (currently 0.5FE) to accommodate the impact of NEV development and Furniture Fittings and Equipment	NC3: New Eastern Villages and RA3: South Marston Emerging LP Policies DM 23 and SA 3	4,500,000	Local	Onsite	SM Primary School Feasibility (2012)	S106	Detailed design being progressed in partnership with stakeholders.	The development at South Marston is dependent on this intervention. Without provision of additional capacity there will be insufficient places to meet the demand created.

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New Eastern Villages Primary School (2)	New 2 FE Primary School to accommodate the need generated by the NEV (including proportion of EYs requirement) and Furniture Fittings and Equipment	NC3: New Eastern Villages Emerging LP Policies DM 23 and SA 3	7,741,527	Local	Onsite	Tadpole Primary School providing cost benchmark.	S106	Developer Led. Not commenced	The development at New Eastern Villages is dependent on this intervention. Without provision of additional capacity there will be insufficient places to meet the demand created.
New Eastern Villages Primary School (3)	New 2 FE Primary School to accommodate the need generated by the NEV (including proportion of EYs requirement) and Furniture Fittings and Equipment	NC3: New Eastern Villages Emerging LP Policies DM 23 and SA 3	7,741,527	Local	Onsite	Tadpole Primary School providing cost benchmark	S106	Developer Led. Not commenced	The development at New Eastern Villages is dependent on this intervention. Without provision of additional capacity there will be insufficient places to meet the demand created.
New Eastern Villages Primary School (4)	New 2 FE Primary School to accommodate the need generated by the NEV (including proportion of EYs requirement) and Furniture Fittings and Equipment	NC3: New Eastern Villages Emerging LP Policies DM 23 and SA 3	7,741,527	Local	Onsite	Tadpole Primary School providing cost benchmark	S106	Developer Led. Not commenced	The development at New Eastern Villages is dependent on this intervention. Without provision of additional capacity there will be insufficient places to meet the demand created.
New Eastern Villages Primary School (5)	New 2 FE Primary School to accommodate the need generated by the NEV (including proportion of EYs requirement) and Furniture Fittings and Equipment	NC3: New Eastern Villages Emerging LP Policies DM 23 and SA 3	7,741,527	Local	Onsite	Tadpole Primary School providing cost benchmark	S106	Developer Led. Not commenced	The development at New Eastern Villages is dependent on this intervention. Without provision of additional capacity there will be insufficient places to meet the demand created.
New Eastern Villages Primary School (6)	New 2 FE Primary School to accommodate the need generated by the NEV (including proportion of EYs requirement) and Furniture Fittings and Equipment.	NC3: New Eastern Villages Emerging LP Policies DM 23 and SA 3	7,741,527	Local	Onsite	Tadpole Primary School providing cost benchmark	S106	Developer Led. Not Commenced.	The development at New Eastern Villages is dependent on this intervention. Without provision of additional capacity there will be insufficient places to meet

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									the demand created.
New Eastern Villages Primary School (7)	New 2 FE Primary School to accommodate the need generated by the NEV (including proportion of EYs requirement) and Furniture Fittings and Equipment.	NC3: New Eastern Villages Emerging LP Policies DM 23 and SA 3	7,741,527	Local	Onsite	Recently completed Tadpole Primary School providing cost benchmark	S106	Developer Led. Not Commenced.	The development at New Eastern Villages is dependent on this intervention. Without provision of additional capacity there will be insufficient places to meet the demand created.
COMMUNITY AND LEISURE FACILITIES In accord with Policy NC3 and emerging Policies DM 23, DM 28 and SA 3, the securing of community and health facilities at the NEV to support the new community. Community facilities including provision for educational learning facilities by the means of safeguarded land and/ or developer contributions, including where appropriate, flexible, multi-purpose buildings for use by the community, the public sector and for worship at the District Centre and local centres									
New Eastern Villages District Centre Community Centre	New Eastern Villages Community Building at District Centre (plus the safeguarding of land).	NC3: New Eastern Villages Emerging LP Policies DM 23, DM 28 and SA 3	1,000,000	Strategically shared	Onsite and Offsite	Redhouse Community Centre (£1,000,000) providing cost benchmark	S106	Ongoing review	Existing and new communities in the east will benefit from this facility.
New Eastern Villages Health Facilities	Additional GP capacity equivalent to 11 Whole Time Equivalent GPs at the New Eastern Villages, plus additional dentist and pharmacy provision	NC3: New Eastern Villages Emerging LP Policies DM 23, DM 28 and SA 3	7,789,000	Strategically shared	Onsite and Offsite	NHS England and Swindon CCG	NHS England and Swindon CCG	Ongoing	Essential to serve new community and provide access to primary health care at New Eastern Villages
Provision of Library services	Library services at the NEV District Centre	NC3: New Eastern Villages Emerging LP Policies DM 23, DM 28 and SA 3	1,712,000	Strategically shared	Onsite and Offsite		S106	Ongoing	New communities in the east will benefit from this facility.

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New Eastern Villages Community Hub at Rowborough Village	New Eastern Villages Local Centre Community Hub at Rowborough (including proportion of EYs requirement)	NC3: New Eastern Villages Emerging LP Policies DM 23, DM 28 and SA 3	561,000	Local	Onsite	Feasibility for 'Tadpole and Redhouse' Community Centre providing cost benchmark.	S106		Existing and new communities in the east will benefit from this facility.
New Eastern Villages Community Hub at South Marston Village	New Eastern Villages Local Centre Community Hub at South Marston (including proportion of EYs requirement)	NC3: New Eastern Villages and RA3 Emerging LP Policies DM 23, DM 28 and SA 3	561,000	Local	Onsite	Feasibility for 'Tadpole and Redhouse' Community Centre providing cost benchmark	S106		Existing and new communities in the east will benefit from this facility.
New Eastern Villages Community Hub Great Stall East Village	New Eastern Villages Local Centre Community Hub at Lotmead (including proportion of EYs requirement).	NC3: New Eastern Villages Emerging LP Policies DM 23, DM 28 and SA 3	561,000	Local	Onsite	Feasibility for 'Tadpole and Redhouse' Community Centre providing cost benchmark	S106	Developer Led. Not commenced.	Existing and new communities in the east will benefit from this facility.
New Eastern Villages Community Hub Lotmead Village	New Eastern Villages Local Centre Community Hub at Lotmead (including proportion of EYs requirement).	NC3: New Eastern Villages Emerging LP Policies DM 23, DM 28 and SA 3	561,000	Local	Onsite	Feasibility for 'Tadpole and Redhouse' Community Centre providing cost benchmark	S106	Developer Led. Not commenced.	Existing and new communities in the east will benefit from this facility.
New Eastern Villages Community Hub Lower Lotmead	New Eastern Villages Local Centre Community Hub at Lower Lotmead (including proportion of EYs requirement)	NC3: New Eastern Villages Emerging LP Policies DM	561,000	Local	Onsite	Feasibility for 'Tadpole and Redhouse' Community Centre	S106	Developer Led. Not commenced.	Existing and new communities in the east will benefit from this facility.

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village	EYs requirement).	23, DM 28 and SA 3				providing cost benchmark			
New Eastern Villages Community Hub Foxbridge Village	New Eastern Villages Local Centre Community Centre at Foxbridge (including proportion of EYs requirement).	NC3: New Eastern Villages Emerging LP Policies DM 28, DM 23 and SA 3	561,000	Local	Onsite	Feasibility for 'Tadpole and Redhouse' Community Centre providing cost benchmark.	S106	Developer Led. Not commenced	Existing and new communities in the east will benefit from this facility.
New Eastern Villages Community Hub Redlands Village	New Eastern Villages Local Centre Community Hub at Redlands (including proportion of EYs requirement)	NC3: New Eastern Villages Emerging LP Policies DM 23, DM 28 and SA 3	561,000	Local	Onsite	Feasibility for 'Tadpole and Redhouse' Community Centre providing cost benchmark.	S106	Developer Led. Not commenced.	Existing and new communities in the east will benefit from this facility.
Public Art Projects	Public Art projects at the New Eastern Villages and to be confirmed.	NC3: New Eastern Villages Emerging LP Policies DM23 and SA 3	1,924,000	Local and Strategically shared	Onsite and Offsite	Swindon Residential Design Guide (2016) Emerging NEV Public Art Strategy to support the delivery of public art provision.	S106	Ongoing	To ensure development at the NEV contributes positively to the public realm. The NEV presents a real opportunity to utilise Public Art within the site and surrounds. Due consideration should be given to delivery on-site which acknowledges the important role public art can play in establishing local identity and character. There will be significant opportunities to deliver public art as part of the strategic transport schemes.

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	ENERGY AND WASTE								
On-site dwelling waste provision (wheelie bins / rec. boxes)	Design solutions for the appropriate storage of domestic wheelie bins and recycling bins.	In accordance with Wiltshire and Swindon Waste Core Strategy. Emerging LP Policies DM23	597, 600	Strategically shared	Onsite and Offsite	Municipal Waste Management Strategy	S106	Ongoing review	There is a requirement to provide design solutions for the appropriate storage of domestic wheelie bins and recycling bins to support the New Eastern Villages.
GREEN INFRASTRUCTURE									
In accord with Policy NC3 and emerging Policies DM23 and SA 3, the provision of on-site green infrastructure should form an integral part of development.									
General Recreational Open Space (Land Safeguarded)	Land safeguarded and designed for the provision of General open space (incorporating Major and Local Open Space).	NC3: New Eastern Villages Emerging LP Policies DM23 and SA 3	n/a	Local and Strategically shared	Onsite and Offsite	NEV Green Infrastructure SPD (adopted July 2017) The Council's Open Space Calculator calculates the requirements as set out in Policy EN3 of the Local Plan and Appendix 3 which details specific requirements.	In-Kind provision and/or S106	To be identified and delivered at the planning application stage I to fulfil Local Plan standard.	There is a requirement to provide an extensive green infrastructure network and public open space as part of the New Eastern Villages.

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Nature Reserve	Opportunities to enhance nature conservation.	NC3: New Eastern Villages Emerging LP Policies DM23 and SA 3	6,906,000	Local and Strategically shared	Onsite and Offsite	Adopted Local Plan standard to provide open space as part of new development. NEV Green Infrastructure SPD (adopted June 2017)	S106	Ongoing design work to establish the delivery of the Nature Reserve as part of the NEV.	There is a requirement to provide an extensive green infrastructure network and public open space as part of the New Eastern Villages.
Major Open Space (design and construction)	These spaces are designated principally for passive recreation serving recreational needs and providing connectivity to surrounding areas. Committed sums will be required for the long term maintenance and management of the formal play areas and the surrounding open space.	NC3: New Eastern Villages Emerging LP Policies DM23 and SA 3	34,429,000	Local and Strategically shared	Onsite	NEV Green Infrastructure SPD (adopted June 2017) The Council's Open Space Calculator calculates the requirements as set out in Policy EN3 of the Local Plan and Appendix 3 which details specific requirements.	S106		There is a requirement to provide an extensive green infrastructure network and public open space as part of the New Eastern Villages.
Local Open Space (design, construction and maintenance)	Local open spaces are located within housing areas to serve the informal recreational needs of the immediate community and the play requirements of children. Local open spaces should	NC3: New Eastern Villages Emerging LP Policies DM23 and SA 3	3,320,800	Local	Onsite	NEV Green Infrastructure SPD (adopted June 2017) The Council's Open Space Calculator	S106		There is a requirement to provide an extensive green infrastructure network and public open space as part of the New Eastern Villages.

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	<p>include a range of LEAPs and NEAPS provided to an adoptable standard across the New Eastern Villages.</p> <p>All play areas to be located at safe, easily accessible and well overlooked by new homes across the New Eastern Villages to benefit existing and new communities.</p> <p>The submission of an open space strategy to support the delivery, implementation and future maintenance and management of open space will be required as part of development.</p> <p>Committed sums will be required for the long term maintenance and management of the play provision and the open space.</p>					calculates the requirements as set out in Policy EN3 of the Local Plan and Appendix 3 which details specific requirements.			
Local Outdoor Sports 'Hub' Facilities	<p>To provide 3-5 sports 'hub' facilities.</p> <p>Each to include a minimum of 4 x adult size playing pitches and associated ancillary uses including a pavilion, changing facilities and an appropriate level of car parking provision.</p>	<p>NC3: New Eastern Villages</p> <p>Emerging LP Policies DM23 and SA 3</p>	14,842,800	Local and strategically shared	Onsite and Offsite	<p>Council's Open Space Calculator calculates the requirements as set out in Policy EN3 of the Local Plan and Appendix 3 which details specific requirements.</p> <p>Provision to be in accord with the</p>	S106	Indicative sports hub specification to be appended to S106 agreement.	There is a requirement to provide an extensive green infrastructure network and public open space as part of the New Eastern Villages.

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						Council's Playing Pitch Strategy, adopted November 2017 NEV GI SPD, Adopted June 2017			
Allotments	A range of allotment sites provided with appropriate plot sizes, easily accessible with associated infrastructure including (where required) car parking provision and water supply across the New Eastern Villages.	NC3: New Eastern Villages Emerging LP Policies DM23 and SA 3	4,092,158	Local	Onsite	Council's Open Space Calculator calculates the requirements as set out in Policy EN3 of the Local Plan and Appendix 3 which details specific requirements. NEV GI SPD, Adopted June 2017	S106	NEV GI SPD, Adopted June 2017 Indicative allotment specification to be appended to s106 agreement.	There is a requirement to provide an extensive green infrastructure network and public open space as part of the New Eastern Villages.
Great Western Community Forest (GWCF)	Committed sums required for GWCF arising from the New Eastern Villages.	NC3: New Eastern Villages Emerging LP Policies DM23 and SA 3	5,511,077	Local and Strategically shared	Onsite	NEV GI SPD, Adopted June 2017	S106	Ongoing	There is a requirement to provide an extensive green infrastructure network as part of the New Eastern Villages.

