

Stratford-on-Avon District Council: Submission Core Strategy 2011-2031

Appendix 1: Infrastructure Delivery Plan – Revised version November/December 2015

1. Introduction

Stratford on Avon District Council's Core Strategy proposes 14,485 new homes over the plan period. Based on a 2.2 person per household calculation the estimated population derived from the housing growth will be 31,867.

Policy CS.15 illustrates the development distribution for the district concentrating on Stratford upon Avon, the Main Rural Centres, Gaydon Lighthorne Heath new settlement and Long Marston Airfield new settlement. The Local Service Villages will also provide an appropriate amount of housing growth.

This Infrastructure Delivery Plan (IDP) sets out the main infrastructure items necessary to facilitate the level and distribution of growth set out in the Core Strategy. It also identifies other items of infrastructure necessary to achieve the plan's wider objectives and those of its partners. It is a working document that will be kept up to date as infrastructure planning progresses.

A Schedule of Infrastructure Projects is provided at the end of the IDP. This comprises four Tables:

Table 1 – Main Schedule;

Table 2 – Infrastructure Trajectory for Gaydon/Lighthorne Heath New Settlement and JLR Employment;

Table 3 – Infrastructure Trajectory for Long Marston Airfield;

Table 4 – Infrastructure Trajectory for Canal Quarter and Related Employment Sites.

The main body of the document describes individual projects, where these are known, and broad descriptions of the type of infrastructure that might be needed where individual projects have not been identified. Where the infrastructure is essential to support the growth outlined in the Core Strategy, it is shown as 'critical' on the Schedule. All other infrastructure that is necessary to achieve the Core Strategy's wider objectives is considered desirable.

The main infrastructure schedule also shows when the proposed or committed infrastructure is required throughout the lifespan of the Core Strategy in order to support sustainable development and ensure that housing and infrastructure are delivered in a timely manner.

There are separate infrastructure delivery schedules for the strategic sites for Gaydon Lighthorne Heath, Long Marston Airfield and the Canal Quarter. Both LMA and GLH are subject to planning applications and require phased infrastructure delivery, based on the amount of housing developed annually, to ensure the development is mitigated effectively.

Physical infrastructure that will be delivered on site as a normal part of a development, and that will be paid for by the developer as a normal part of development costs, is not generally included in this IDP. The infrastructure items shown will generally be financed through developer contributions (S106 and the Community Infrastructure Levy), as well as through the capital programmes of the District Council, County Council, their key partners and other agencies.

Similarly, small local projects that will be determined by Town and Parish Councils through the Neighbourhood Development Plan process are not identified in the IDP. They may, however, be

indirectly funded by the Community Infrastructure Levy (CIL), via the proportion of the levy that is passed to Town and Parish Councils.

Costs associated with infrastructure delivery are provided in the individual schedules where this is currently available. The development of the IDP is an iterative process and relies on a number of contributions from various infrastructure providers and practitioners. The process will remain live and can only be regarded current at any particular point in time during the development of the Core Strategy.

As background evidence for CIL, a further document will be produced setting out details of which items of infrastructure will be funded through S106 and which will be funded in whole or part through the levy (the 'Regulation 123' list).

2. Transport Infrastructure

Work to identify the transport infrastructure required as part of the Core Strategy has been led by Warwickshire County Council as the Local Highways Authority. It draws upon:

- the Stratford on Avon District Strategic Transport Assessment completed by Warwickshire County Council (WCC) with assistance from Arup in October 2012;
- the Strategic Transport Assessment Phase 2 Modelling Report, WCC/Arup (June 2013);
- the Stratford (Canal Quarter) Regeneration Zone Scenario Analysis, WCC/Arup (November 2013);
- the Strategic Transport Assessment Options Analysis Report, WCC/Arup (April 2014);
- the Strategic Transport Assessment Cumulative Assessment, WCC/Arup (April 2014);
- The Stratford on Avon District Strategic Transport Assessment (STA): Further Focused Assessment of Development Options in the Stratford upon Avon & Southam areas: completed by Warwickshire County Council (WCC with assistance from Vectos) – Jul 2015
- the Local Transport Plan for Warwickshire (2011-2026) and other sources.

Infrastructure improvements identified include highways infrastructure, public transport and pedestrian and cycle routes. Some schemes are critical to enable the development of specific sites – these are generally to be provided by the developer either as part of the development using S278/S38, or as an associated planning obligation secured through S106 (for example as part of the proposed new settlement at Gaydon/Lighthorne Heath or the Stratford Canal Quarter Regeneration Zone). Other projects, such as the various measures referred to as the Stratford Transport Package, will be wholly or partly CIL funded as they will deal with the cumulative impacts of development across a number of sites.

The transport infrastructure required to 2031 also includes some strategic schemes of regional or sub-regional significance such as the improvements to the A46(T), M40 and M42, led by the Highways Agency with support from Warwickshire County Council and neighbouring highway authorities. Some contribution may be sought from developers but these projects will be mostly delivered with external agency funding.

Other public transport projects will be determined as plans evolved during the Core Strategy period, especially the detail of a possible new Park & Ride and express bus services in conjunction with a new settlement at Gaydon/Lighthorne Heath.

The latest STA 2015 further options assessment identifies the importance of the Stratford Transport Package and South Western Relief Road in delivering the strategic allocations of the Canal Quarter and LMA effectively.

The IDP also includes enhanced pedestrian and cycle routes in Stratford at Birmingham Road/Guild Street and a number of minor cycle infrastructure improvements to help deliver the Cycle Strategy within the Local Transport Plan. As with highways infrastructure, the creation of new or enhanced pedestrian and cycle links will generally be funded as part of the development

package where they relate to specific sites, or with a contribution from CIL if they deal with the cumulative impact of a number of developments.

Community transport initiatives and other local projects may be identified in Neighbourhood and Parish Plans and may secure a share of CIL funding indirectly from Town and Parish Councils. These small local projects are not identified in the IDP.

Local pedestrian and cycle links, including off-road schemes that improve access to or the amenity value of open space, will generally either be negotiated as part of a S106 package in lieu of on-site open space contributions (if the need can be linked to a particular development), or they will be identified through the Neighbourhood Development Plan process.

SDC will continually work with the WCC through the development of the Core Strategy and the planning application processes of all strategic sites to identify capacity and demand and as a result will update the infrastructure schedule accordingly.

3. Education

The relatively dispersed pattern of growth outlined in the Core Strategy may help ensure the continuing financial viability of many small village schools that currently have declining pupil numbers. Any proposals for new housing in the Main Rural Centres will present some challenges in terms of providing school places but in most cases these can be overcome with investment in existing schools.

It is more difficult to accommodate an increase in pupils within Stratford-upon-Avon where there is currently no forecast surplus capacity. In addition to the proposed development at Shottery, which will provide a new primary school and a contribution towards the cost of secondary provision, a significant amount of development is proposed in the Core Strategy at the Canal Quarter Regeneration Zone and at Bishopton Lane. This will require the provision of additional primary and secondary school places which will be delivered where possible through the expansion of existing schools. The two councils will keep under review the need to plan for the development of wholly new schools.

At primary age, WCC needs to consider how best to meet additional pressure in Stratford, Wellesbourne, Welford on Avon, Fenny Compton, Lighthorne Heath, Tanworth in Arden, Studley, Alcester, Napton, Southam, Ilmington, Shipston, Quinton, Henley in Arden, Harbury, Great Alne, Bidford on Avon, Ettington and Long Compton. This will not see expansions of all of the named schools but will require discussions with all local providers to ensure a sustainable solution. An indicative list of those schools more likely to be expanded is provided in the Schedule of Infrastructure Projects. Similarly, there will be a need for additional secondary school places across the District and discussions will be held with all schools to determine the most appropriate way of meeting the forecast additional demand. An indicative only list is provided in the Schedule.

A new settlement at Gaydon/Lighthorne Heath will include a new 3FE Primary School with nursery that will replace the existing primary school at Lighthorne Heath, which will be demolished through a phased programme. The new school site will be close to the village hub/centre of the new settlement and in close proximity to the provision of new flexible community accommodation that could cater for a children's centre service if required. A financial contribution to accommodate secondary school pupils generated from the development will be provided as part of the development offer. The existing school at Kineton currently has substandard accommodation so part of this provision will be removed, allowing for the creation of a new IT, technology and science block. Education provision sought through the development of GLH will also allow for Special Education Needs (SEN).

Currently WCC are revisiting access arrangements at Kineton High School which may change bus access and could have an impact on how the school is expanded. WCC will require developer contributions towards specific phases of the expansion at a set amount (yet to be established) rather than a per pupil-based figure.

A new settlement at Long Marston Airfield will include a new 2FE primary school with nursery and SEN provision along with a new secondary school with 6th form and SEN provision.

An initial estimate of the overall costs of making the necessary provision for the district is £75.9m. This represents £23.2m for primary, £7.5m for special educational needs (SEN), and £45.25m for secondary and post 16, although secondary has yet to be confirmed. This includes the requirements of the new settlements.

These costs do not include the provision of land for new schools or any element for pre school provision which should be provided with any new primary provision.

Contribution calculations are based on pupil yield generated from development. These pupil yield calculations differentiate between rural and urban areas except for secondary provision at Kineton where this will be phased-scheme specific.

SDC will continually work with the WCC through the development of the Core Strategy and the planning application processes of all strategic sites to identify capacity and demand and as a result will update the infrastructure schedule accordingly.

4. Primary and Acute & Community Health Care Infrastructure

4.1 Primary Care

NHS South Warwickshire Clinical Commissioning Group

NHS South Warwickshire CCG's main role is commissioning a range of services including health needs assessment, identification of clinical outcomes, service specification, contract negotiation or procurement with continuous quality assessment.

As a membership organisation, the CCG engages with its 36 member GP practices to deliver its vision for the future of primary care. The CCG's 2016-2020 Strategic Plan identifies the transformation of out of hospital services, including primary care, as its key deliverable. Fundamental to the CCG's strategic direction is the drive to develop integrated, seamless out of hospital services, which ensure patient care is provided in the most appropriate setting, as close to home as possible and inappropriate hospital admissions are avoided. In this context, primary care is expected to remain the key service of care delivery in south Warwickshire.

WCC is currently in liaison with the CCG to confirm overall provision required in LSV's and MSC's.

Primary Medical Care (GP) Provision

The population growth arising from any new housing development in Stratford District will inevitably place increased demand upon healthcare services within the District, including primary medical care services provided by the District's 19 GP practices (which deliver services from 24 premises across the District).

The NHS Five Year Forward View has set a clear direction of travel for the NHS in England, which is not only consistent with, but also an enabler to the CCG's own Strategic Plan. In relation to primary medical care, the Plan:

- Advocates a radical upgrade in prevention. The CCG expects that in future General Practice will have a critical role to play as the co-ordinating point for preventative care

- Places strong emphasis on the need to expand and strengthen primary and wider out-of-hospital care.

Both of the above areas will clearly impact on future infrastructure requirements. It is likely that there will be a significant increase (above expected population increase terms) in both the number of appointments being delivered in General Practice and the length of time for each appointment, meaning that, correspondingly, significant additional clinical space will be required. Subject to consultation with local GP practices and the CCG's population, as well as the emerging plans of the federation of South Warwickshire GP practices (SWGPA Ltd), GP practices may choose to consolidate over the period of the Core Strategy, with, for example, a number of large primary care centres emerging as hubs, alongside practices servicing smaller populations acting as spokes, in a hub and spoke model.

The CCG is undertaking an audit to confirm current primary care capacity in south Warwickshire. At a high level, the most up to date data available indicates an overall deficit in capacity across the District, which will be compounded by further development unless new premises are built or existing premises are extended or upgraded.

In relation to the key strategic sites identified in the District Council's Core Strategy:

- Gaydon/Lighthorne Heath Development
New premises or the extension/upgrade of existing premises in the locality of the development will be required.
- Long Marston (including Long Marston Airfield and Long Marston Depot)
New premises or the extension/upgrade of existing premises (Meon Medical Centre, Lower Quinton) will be required.

A transformed out of hospital system will need to be supported by efficient and effective transport infrastructure. The design and development of such infrastructure will, for example, need to take account of the centralised delivery of key services, the emergence of primary care hubs and the national direction of travel towards 7-day working.

Stratford-upon-Avon

The development of Stratford-upon-Avon during the plan period will result in a total of at least 3,300 new homes which will generate a population increase of approximately 7,260 residents using the Census 2011 average household size of 2.2 residents per dwelling. There are four practices situated in the town whose total average list size per whole time equivalent (wte) GP is greater than the national average of 1,750. Therefore, these practices currently have no capacity to increase their list sizes.

One of these practices has some under-utilisation in their premises and has stated that they could increase their GP capacity by 6 sessions a week. The residual requirement is therefore for three additional consulting rooms and associated infrastructure to accommodate additional clinical sessions and associated non-clinical staff. The cost of this is estimated at £284,844, excluding externals, furniture & equipment, telephones/data, fees and VAT.

Main Rural Centres

The development of the Main Rural Centres during the plan period will result in a total of at least 3,900 new homes which will generate a population increase of approximately 8,580 residents using the Census 2011 average household size of 2.2 residents per dwelling.

The proposals for additional development at Southam would generate an increased population of approximately 1,903 residents. There are 2 GP practices in the town, neither of which have capacity to accommodate these additional patients.

The requirement is therefore for one additional consulting room and associated infrastructure for clinical and non-clinical staff at a cost of £94,948 excluding externals, furniture & equipment, telephones/data, fees and VAT.

Hastings House Surgery in Wellesbourne currently has capacity for an additional 130 patients based on the average national list size of 1,750 patients per wte GP however, proposals for a new surgery next to Hastings House has been granted planning permission and it is likely that the existing surgery will close and be redeveloped once the new surgery opens.

The practices in the other Main Rural Centres have sufficient capacity to accommodate the planned increases in population. This is either because new purpose built premises have recently been developed; current premises are under-utilised and/or individual practices' list sizes are currently sufficiently below the national average of 1,750 patients per wte GP.

Local Service Villages and Other Rural Locations

The development of the local Service villages and Other Rural Locations through the Core Strategy will result in a total of at least 3,875 homes which will generate a population increase of approximately 8,525 residents using the Census 2011 average household size of 2.2 residents per dwelling.

Further analysis is required to establish any infrastructure requirements arising from these developments however, the maximum requirement would be for two consulting rooms and associated infrastructure for clinical and non-clinical staff at a cost of £189,896, excluding externals, furniture & equipment, telephones/data, fees and VAT.

Gaydon/Lighthorne Heath

This site is for 2,300 houses by 2031, ultimately rising to 3,000 houses. This will generate a population increase of 5,060 residents by 2031 using the ratio of 2.2 residents per dwelling, eventually rising to 6,600 residents. There are three practices situated near this development whose total average list size per wte GP is greater than the national average of 1,750. Therefore, these practices currently have no capacity to increase their list sizes. One of the practices has stated that they could provide additional GP sessions by utilising available rooms in their existing premises and this will be sufficient to increase capacity to provide services to the additional population generated by other planned development in the area.

The requirement for this strategic site is therefore ultimately for new premises to accommodate the equivalent of a 4 GP surgery to provide services to its residents at a gross cost of £1.8 million. The precise timing of the likely phased provision of this facility is to be determined.

Long Marston

This site is expected to deliver 2,100 homes by 2031, eventually rising to 3,500 homes. This will generate a population increase of 4,620 residents by 2031 using the ratio of 2.2 residents per dwelling, eventually rising to 7,700 residents. The practice situated closest to this development is Meon Medical Centre in Lower Quinton. This practice's average list size per wte GP is greater than the national average of 1,750 and therefore has no capacity to increase its list size. A new facility would be required that will be able to accommodate 4 consulting rooms and associated infrastructure for clinical and non-clinical staff. The estimated cost and precise timing of the likely phased provision of this facility is to be determined.

4.2 Acute and Community Health Services

South Warwickshire NHS Foundation Trust (the "Trust") is the major provider of acute and community health services to the population of South Warwickshire.

The Trust provides a range of planned and emergency services to patients from its sites across the District as well as from patients' homes. Acute care is delivered from a hospital setting and encompasses a range of clinical health-care functions, including emergency medicine, trauma care, pre-hospital emergency care, acute care surgery, critical care, urgent care and short-term inpatient stabilization. Community health-care services are responsible for delivering health services in the community - in people's homes, health centres and community-based clinics - and include district nurses, health visitors and therapists delivering out-of-hospital rehabilitation.

The Trust's acute services sites include:

Warwick Hospital – this site houses the majority of the Trust's Acute Services including; Accident and Emergency services, Diagnostic and Pathology departments, Maternity and SCBU (Special Care Baby Unit), Main and Day Surgery Theatres together with an Intensive Care Unit and Coronary Care Unit.

Stratford-upon-Avon Hospital - this is one of the Trust's community hospitals and it includes a minor injuries unit, outpatients department, radiology department and an intermediate care ward. The hospital has been granted planning permission for a redevelopment of its site which has been planned as a 3 phase development to meet the population growth from the Core Strategy as well as the existing ageing population.

A secured loan has been secured by the Trust to fund the first phase of the redevelopment with the intention of paying this off through development contributions. The overall scheme costs which include building works is £23,910,000.

Currently, these hospitals are now at full capacity. Over the past three years the Trust has made good progress in establishing out-of-hospital services and pathways to deliver care closer to patients' homes to avoid unnecessary hospital admissions and shorten stays in hospital. These changes have enabled the Trust to make better use of hospital capacity. However, there are now limited opportunities to further improve hospital capacity utilisation. This means that additional healthcare infrastructure will be needed to support future population growth.

It is not sensible to plan further infrastructure on a piecemeal basis as applications for each new development come forward. The cost and planning implications of so doing are impracticable. Instead, the Trust has considered the anticipated housing growth across the South Warwickshire area and looked at the overall impact of the proposed increased population to develop an infrastructure strategy to serve the future healthcare needs of the growing population. This strategy takes into account the trend for the increased delivery of healthcare out of hospital and into the community and the impact of an ageing population on the provision of acute healthcare.

The Trust has used Strategic Needs Population Projections ("SNPP") data to identify the population growth projected for Warwick and Stratford localities over a 20 year plan period. These SNPP projections identify a 72,875 growth in population between 2011 and 2031 for Warwick District Council and Stratford on Avon District Council. This growth will be met by the joint delivery of 33,125 new homes. Stratford on Avon District Council's Core Strategy proposes 14,485 new homes over the plan period, equivalent to a population of 31,867.

Based on the above figures, the healthcare needs of the anticipated demographic profile of the new population will generate hospital demand equivalent to 15,000 admissions and 53,000 outpatient appointments per year by the end of the plan period. This will require about 160 acute hospital beds, 16 outpatient clinic suites, associated diagnostic and intervention facilities, maternity and support service infrastructure. This indicates the additional capacity the Trust will need to provide to meet the healthcare needs of the new population and excludes any additional

healthcare capacity it will need to provide in the future to meet the needs of the ageing resident population.

The Trust proposes to meet these infrastructure requirements through 3 development projects, including 2 new ward blocks at Warwick Hospital Site which will deliver circa 96 beds and a new Stratford Hospital which is currently under construction and will provide circa 50 beds, 16 new outpatient clinic suites, associated diagnostic and intervention facilities and support service infrastructure.

The full costs of these developments are estimated at around £73 million and the Trust will seek a contribution for the £40.7 million costs associated with the growth in housing once the CIL charging scheme is adopted. The Trust expects to have to secure a loan to raise the rest of the funding for the projects. They also expect to raise charitable donations towards the projects.

4.3 Pharmacies

Warwickshire Health and Wellbeing Board's Pharmaceutical Needs Assessment (PNA) is published every two years. The latest update was published in March 2015 and did not highlight any significant serious barriers to access in Stratford District. The summary highlighted that in this locality:

- Pharmaceutical services are relatively easy to access from 08.00 until 20.00 from Monday to Friday. A service can be accessed somewhere in the locality from 07.00 until at least 23.00.
- A service is accessible all day on Saturday and from 08.00 until 18.00 on Sunday.
- There are 22 contractors per 100,000 population which is considered adequate with reference to local geography and size of locality.
- The pharmaceutical service provided by community pharmacies in the locality is supplemented by eleven dispensing GP practices serving the more rural areas.
- The range of services provided is comprehensive including advanced and enhanced services in addition to the contractually required essential services.
- The more rural services of this locality benefit from pharmaceutical service provided by dispensing doctors and the many collection and delivery services provided by community pharmacies and dispensing GPs.
- Cross-border availability of pharmaceutical services is significant in this locality.

4.4 Coventry and Warwickshire Partnership Trust (CWPT)

CWPT offer a range of age-independent mental health services for adults in both community and acute services.

4.4.1 Mental Health Support Services

Mental health services are offered across Warwickshire and include inpatient and community focused services. The services are organised into Integrated Practice Units (IPUs), which are teams of clinical staff working more closely with patients to meet their individual needs. It may be that there is cross-border use of mental health services. Located within the locality are:

Inpatient Services in Warwick, Community Mental Health teams in Leamington Spa, Warwick and Stratford upon Avon, Crisis Resolution and Home Treatment Teams in Stratford upon Avon and Rehabilitation and Recovery Services in St Michaels Hospital Warwick.

4.4.2 Mental Health Services and Support for Young People

Child and Adolescent Mental Health Services (CAMHS) offer services to children and young people up to their 17th birthday. Children and young people are referred to the service through professionals such as GPs and educational psychologists. Local Commissioners are exploring future options around commissioning community mental health services for children and young adults aged up to 25.

South Warwickshire Foundation Trust (SWFT)

SWFT offer home visits to families and offer support and expertise in improving family's needs, protection and well-being across South Warwickshire. Specialist services range from children nursing, physiotherapy, school health and paediatricians, speech and language therapy, looked after children and health visitation. SWFT also provide 2x centres in Stratford upon Avon, 1x service in Shipston on Stour, 1x service in Southam and 1x service in Fenny Compton.

4.5 Dentists

Dentist practise capacity is currently being reassessed. Stratford on Avon District support 18 surgeries which are distributed throughout the district in the following settlements:

2x Alcester, 1x Bidford on Avon, 3x Southam, 7x in Stratford upon Avon, 1x Shipston on Stour, 2x Henley in Arden, 1x Wellesbourne and 1x Studley.

SDC will continually work with WCC in identifying capacity and demand based on housing growth in the district and will update the infrastructure schedule accordingly.

5. Green Infrastructure, Open Space & Sports Provision

5.1 Introduction

The green infrastructure, open space and sports provision package put forward in the Schedule of Infrastructure Projects has a number of purposes:

- To enhance ecology and biodiversity;
- To address climate change;
- To improve the provision of and public access to open space;
- To foster health and wellbeing through participation in sports and recreation; and
- Related to this, to encourage active ageing.

5.2 Biodiversity

The Warwickshire Coventry and Solihull Local Biodiversity Action Plan (LBAP) identifies the costs of achieving the LBAP habitat requirements to 2026. The costs of creating, restoring and enhancing habitats across the District to meet LBAP targets are estimated to be £792,000 per annum.

It is further estimated by Warwickshire County Council (Ecology) that around 90% of the £792,000 will be delivered through partners, including agri-environment schemes, Environment Agency schemes, biodiversity offsetting and public open space provision and enhancement delivered through S106.

This leaves a deficit of £79,200 per annum to deliver local green infrastructure needs. These will predominately be identified in Neighbourhood and Parish Plans and be funded by Town and Parish Councils' CIL receipts and other sources.

5.3 Open Space Strategy and Active Communities Strategy

Open space and active communities infrastructure proposed in this IDP is underpinned by an assessment of open space and sports needs undertaken in September 2011 and updated in September 2014, undertaken by Arup on behalf of the Council. It is supported by the District Council's Open Space Strategy and Active Communities Strategy and is in line with guidance from Sport England, Fields in Trust, Natural England and CABE.

Future development and associated population growth will create a need for new and improved public open spaces including urban and village green infrastructure (e.g. street trees, pocket parks and other amenity green spaces), parks and gardens, play areas, allotments and improved access to the countryside. There will also be a need for new and improved indoor and outdoor sport and recreation facilities to support the health and wellbeing agenda of an increased population, including measures to improve levels of physical activity, mental wellbeing and social inclusion.

In addition the management of open spaces and recreational facilities will need to change to mitigate and adapt to climate change, including facilitating community food production (reducing air miles on food), planting drought and flood resistant species, planting to reduce surface water run-off and the introduction of water efficiency measures and low carbon energy usage at leisure facilities across the District.

The Schedule of Infrastructure Projects presents an assessment of the types of open space and sports provision required to meet needs, by broad settlement or type of settlement, to reflect the level and distribution of growth set out in the Core Strategy. The open space will mostly be provided on-site and secured through S106 contributions although higher order facilities (such as the indoor sports provision) would generally be funded through CIL.

The Schedule also includes an indicative list of projects to further the aims and objectives of the Open Space and Active Communities Strategies and meet some of the requirements and/or shortfalls identified in the needs assessment. The more strategic projects listed could receive CIL funding. The smaller, more local projects could utilise S106 funding where this is paid in lieu of on-site provision (and subject to the limits on pooling S106 contributions). Developer contributions would be used to fund new or enhanced facilities to the extent that these are meeting the needs of the Core Strategy's additional population.

A further review of the Open Space, Sport and Recreation Assessment with either a separate or inclusive Sport Pitch Strategy will be required to further assess the impact of housing growth in the Core Strategy and the review will assist in the qualitative assessment of Sport Pitch provision which will need to account for cross boundary usage, governance of sport and league structure, consultation on service provision and adequacy of existing sites, displaced demand and future and current educational demand based on existing and future curriculum.

6. Emergency Services

6.1 Police

This section is based on a paper from Warwickshire Police in response to the Further Focused Consultation (March 2014). The Police response is the latest in a positive dialogue maintained throughout the preparation of the Core Strategy.

The direct and additional impacts of new development in the District on local policing will be manifested in demand and responses in the following areas:

- Additional calls and responses per year via the control centre;
- Attendance to additional emergency events within the locality each year;
- Additional non-emergency events to follow up with public contact each year;
- Additional recorded crimes in the locality;

- Additional need for custody facilities;
- Additional anti-social behaviour incidents each year;
- Demand for increased patrol cover;
- Additional vehicle use;
- Additional calls on the Airwaves system;
- Additional use of the Police National Database (PND) systems to process and store crime records and intelligence;
- Additional demand for deployment of Mobile CCTV technologies;
- Additional demand for local access to beat staff from local neighbourhood teams;
- Additional policing cover and interventions in all the areas described when considering staffing and functions above and for additional accommodation from which to deliver these.

Where there is a large concentration of new homes, as in the case of the new settlements at Gaydon/Lighthorne Heath and Long Marston Airfield, Warwickshire Police estimate that they will require a new Safer Neighbourhood Team (SNT) to be set up. This will require a Safer Neighbourhood Office to be secured through S106. For Gaydon/Lighthorne Heath it is estimated to cost around £450,000 (including 150sqm of office space, fixtures and fittings but excluding police equipment) if provided on a 'free-standing' basis for each settlement. Warwickshire Police would, however, be keen to explore the possibilities of multi-agency / shared service provision and this would be likely to reduce that cost. An estimated cost of £100,000 would provide 1x police post (to possibly include a co-located Safer Neighbourhood Post).

In addition the Police will seek a contribution from Stratford District Council's CIL receipts to help fund the additional general infrastructure requirements associated with meeting increased needs across the District. This would cover costs including police vehicles and custody provision.

A provisional figure in excess of £0.5m has been allowed for this in the IDP pending a comprehensive review of service requirements later in 2015.

SDC will continually work with Warwickshire Police through the development of the Core Strategy and the planning application processes of all strategic sites to identify capacity and demand and as a result will update the infrastructure schedule accordingly.

6.2 Warwickshire Fire and Rescue Service

The current objectives of the Warwickshire Fire & Rescue Service (WFRS) are to:

- Reduce the incidence of fires;
- Reduce loss of life in fires and accidents;
- Reduce the number and severity of injuries from fires and other emergencies;
- Safeguard the environment and protect the national heritage; and
- Provide communities with value for money.

In new developments these objectives would be supported by the provision of fire hydrants, sprinklers and smoke detector alarms.

As part of how WFRS deliver front line services in the future, an additional fire engine has been introduced which will operate from a new service delivery point at Aston Martin in Gaydon. This is intended to improve response times for the community and bring benefits to the site occupiers. The WFRS is reviewing its position on 'low water areas' and may seek CIL funding to increase water availability to such areas in the future.

6.3 Ambulance Service

The West Midlands Ambulance Service has largely completed its 'Make Ready' project for Coventry and Warwickshire with the provision of two new service hubs in Coventry and Warwick and a network of Community Ambulance Stations across the sub-region. These include stations at Stratford, Wellesbourne, Shipston and Southam. There is also a standby point in Alcester.

The Trust is required to respond to at least 75% of immediately life threatening emergency calls within 8 minutes. Due to the geography of South Warwickshire there is a challenge to meet this target due to the travel times and distances involved in reaching some of the more remote villages and communities. Large scale strategic development may result in an increase in the number of incidents that the Trust will be required to respond to. As a result of the proposed housing growth in the District the provision of additional response posts will need to be considered in the strategic allocations.

SDC will continually work with the West Midland Ambulance Service through the development of the Core Strategy and the planning application processes of all strategic sites to identify capacity and demand and as a result will update the infrastructure schedule accordingly.

As a result of potential increased risk of cardiac arrest incidents from the expanded population and the importance of efficient defibrillation, the installation of at least one public access defibrillator in all publicly used buildings within new developments in the district is recommended.

6.4 Stratford District Council CCTV Provision

The Council's CCTV service includes the supply, maintenance and monitoring of Closed Circuit Television (CCTV) monitored 24 hours a day 7 days a week. The reasons for the service being established are registered by Stratford-on-Avon District Council with the Information Commissioner as: '**Crime prevention and detection and the apprehension and prosecution of offenders.**'

CCTV is integral to delivery of the Crime and Disorder strategy in Stratford District. Police, Fire, Health and Probation are statutory partners in reducing crime and disorder. As such CCTV supports the objectives of partner agencies set out above as well as providing crime prevention and reassurance to the community.

In new developments bringing an increase in the number of residences and/or businesses to the district, the council will seek to maintain, develop and enhance the established CCTV scheme on a case-by-case basis following consultation on need with relevant bodies, emergency services and subject to an impact assessment(s).

The requirements will be determined based on a range of factors which could include, but are not limited to:

- Number of access routes to the development
- The road network in relation to the development
- The impact on other locations emanating from the development
- Number and location of residential properties
- Number and location of commercial properties
- Number and location of retail facilities
- Number and location of community facilities
- Number and location of leisure and recreational facilities
- Trends in crime and anti-social behaviour for similar developments, if available

7. Water and Utility Services

7.1 Water Supply and Waste Water

Over most of the District, Severn Trent Water (STW) is responsible for water supply, the foul drainage network and wastewater treatment. A small part of the District (the south-eastern corner) is covered by Thames Water.

Every five years each water company is obliged to publish a 25 year 'Water Resources Management Plan' setting out its overall strategy. STW have developed a plan to cover the period 2015-2040 which was finalised in 2014. The strategy is to reduce the overall demand for water and to make the best use of existing water resources through a more flexible and sustainable supply system. This will be achieved by:

- Reducing waste by driving leakage down;
- Reducing the demand for water, by working in partnership with customers to help them become more water efficient;
- Improving the ability to deploy existing resources flexibly and efficiently;
- Using water trading to make more efficient use of resources and improve resilience;
- Developing new sources of water when required, with a focus on expanding existing sources first.
- Using proactive catchment management measures to protect sustainable sources of drinking water supply from pollution risks.

Under the Flood and Water Management Act (2010), new development will no longer have the automatic right to connect surface water drainage to sewers. This, combined with water efficiency measures and metering of all new development, will reduce the new net burden on the wastewater network and at the treatment works (WwTWs).

Within the District there is generally capacity in the waste water treatment works to deal with the proposed level and distribution of growth set out in the Core Strategy. However, some works will require investment and development will need to be phased accordingly. STW request that they are consulted at an early stage of development proposals. Those WwTW likely to need upgrading during the Core Strategy period are listed in the Schedule of Infrastructure Projects. Some upgrading of the foul drainage network will also be required.

Site based infrastructure and network connections for water supply and collection of waste water will be provided by developers. STW will generally meet the cost of any upgrades to water supply and foul drainage networks and waste water treatment facilities.

The water supply network is likely to need significant upgrading in relation to the proposed new settlement at Gaydon/ Lighthorne Heath. Discussions will continue with the developers of the new settlement as the implications of adding this scale of development to the rural water supply and foul drainage networks are very significant.

The growth in the Itchen Bank and Long Marston WwTW catchments would need a potential new solution to be identified by the EA and STW. SDC will only give planning permission once both the EA and STW have indicated that they are satisfied with any proposed development affecting the area.

STW analysis shows that the most significant risk to long term supply and water quality is the impact of climate change. Policies in the Core Strategy address water conservation and the appropriate use of Sustainable Urban Drainage Systems to reduce pressure on water supply and treatment works.

New housing development will be required to meet the higher water efficiency standards under the Building Regulations and non-domestic buildings will need to reach a minimum 'Good' BREEAM status.

New developments that implement SUDS will need to ensure that the design of the SUDS supports the findings and recommendations in the Warwickshire Surface Water Management Plan (SWMP) and Stratford on Avon District Council's Strategic Flood Risk Assessment.

The following documentation reviews are imperative and will form a suite of hierarchical strategies that proposed schemes will need to consider:

- STW Water Resource Management Plan produced by Severn Trent Water and reviewed by 2019;
- Thames Water Resource Management Plan produced by Thames Water and reviewed by 2019;
- River Basin Management Plan Severn, Thames produced by EA and reviewed by Dec 2015; and
- Catchment Abstraction Management Strategies produced by EA and reviewed periodically.

7.2 Flood Risk Assessment and Flood Alleviation and Defences

River Flood Management

The Environment Agency is the lead agency on management of river flooding. Almost the entire District is covered by the River Severn Catchment Flood Management Plan (CFMP) with just the north-west corner falling into the Trent's catchment. The CFMP is a high level document produced by the Environment Agency with strategic policies designed to plan flood risk management in the catchment over the next 50-100 years. This CFMP identifies flood risk management policies to assist all key decision makers in the catchment. The CFMP for the River Severn was published in December 2009.

The River Avon and its tributaries run through the District. A large number of settlements are located within existing Flood Zones 2 and 3 and are therefore already at risk from fluvial flooding. The Core Strategy specifies that new development must not increase risk to existing development.

Support will be given to flood alleviation measures under consideration by the Environment Agency by safeguarding possible sites for storage and other channel works where necessary. The Environment Agency is currently planning flood alleviation works in Shipston-on-Stour, Henley-in-Arden and along the Racecourse Brook in Stratford.

The works in Shipston-on-Stour (estimated to cost £500-800k) would benefit the heart of the town, mainly the Church Street, Mill Street, West Street and Telegraph Street area. The works in Henley-in-Arden would benefit the High Street/Beaudesert Lane and Prince Harry Road area and would cost approximately £800k-£1.2m. Whilst these schemes would offer protection to existing properties they would also significantly reduce the risk of flooding of central areas. This would encourage regeneration of currently disused units as well as opening up additional areas for commercial and residential redevelopment.

The Environment Agency is also planning an alleviation scheme along the Racecourse Brook to the north-west of Stratford-upon-Avon. This will provide additional storage to protect commercial and residential properties against flooding on the eastern side of Birmingham Road (including Tesco and land to the north west of that site). Adjacent fields in the upstream catchment have been identified as a potential location for the storage. This project is anticipated to cost approximately £750-900k.

The main sources of funding for these projects are likely to be the Environment Agency's Flood Defence Grant in Aid (FDGiA) and Local Levy, contributions from local businesses and land owners, and Severn Trent Water for the scheme on the Racecourse Brook. CIL or S106 funding will also be sought to contribute to the cost of works where they facilitate growth. The

Environment Agency states that it will only be able to deliver the above schemes through partnership funding. It understands that it is essential to seek opportunities to work with developers and local communities to enable new developments to make a positive contribution to reducing flood risk.

Level 1 Strategic Flood Risk Assessments (SFRAs) provide information on current and future flood risk from all sources, taking into account climate change. They are designed to enable decision makers to allocate development and infrastructure where risks are minimised. They also seek to identify where flood alleviation measures are required to protect existing properties. Stratford District updated its flood risk assessment in September 2013 and will do so approximately every five years to ensure that the risks are properly understood. A contribution may be sought from CIL for this purpose.

The 2013 SFRA highlights a number of potential future (fluvial) flood alleviation schemes in the District, which have been identified by the Environment Agency as potentially benefiting local communities. These comprise the following locations:

- Bell Brook, Snitterfield;
- Lot Brook, Southam;
- Cherington, near Shipston-on-Stour; and
- Fenny Compton.

A contribution towards these flood alleviation measures could be sought from CIL or S106 where the works would enable new properties to be built without unacceptable risk of flooding. There is also a single case of surface water flooding identified in the SFRA (at Gaydon) – see below.

Surface Water Flood Management

As surface water flooding is a known issue in Stratford-on-Avon District, a Surface Water Management Plan is required to enable opportunities to reduce existing risk through new development to be maximised. This is the responsibility of Warwickshire County Council as the Lead Local Flood Authority.

Some areas suffer from surface water flooding from artificial drainage, surface water and field runoff, particularly at times of heavy and prolonged rainfall. The Core Strategy locates new development in areas of lowest flood risk and specifies that new development must not increase risk to existing development. Contributions may be sought from strategic sites to contribute to flood risk management facilities where there is flooding downstream of a development.

The case of surface water flooding identified in the SFRA at Gaydon will be alleviated by works planned as part of the Gaydon/Lighthorne Heath new settlement proposal.

Under the Flood and Water Management Act (2010), new development will no longer have the automatic right to connect surface water drainage to sewers. Developers will be required to put Sustainable Drainage Systems (SUDS) in place in new developments. These should ensure that the effect of surface water runoff is consistent with green field rates on green field sites and that runoff rates are attenuated on brownfield sites, as required by the Environment Agency.

Further detail is provided in the Warwickshire Sub-Regional Water Cycle Study (Halcrow, 2010) and the Water Cycle Study Updates (URS, 2012, 2014 and 2015).

7.3 Electricity, Gas and Renewable/Low Carbon Energy

Electricity

National Grid owns, maintains and operates the electricity transmission network in England and supplies energy from generating stations to local distribution companies. The local distribution

company in Stratford on Avon District is Western Power distribution. It is their role to provide electricity to homes and businesses.

Western Power Distribution has stated that the electricity distribution networks can cope with the scale of growth predicted in the plan. They would wish to be consulted, however, at an early stage, on the development of any strategic sites.

On any individual site, connection to the network is the responsibility of the developer.

Policies in the Core Strategy aim to improve energy efficiency and encourage the use of renewable energy, thereby reducing pressure on the grid.

SDC will continually work with Western Power through the development of the Core Strategy and the planning application processes of all strategic sites to identify capacity and demand and as a result will update the infrastructure schedule accordingly.

Gas

National Grid owns and operates the gas distribution networks through which gas is transported to users. It also is the gas supplier in the West Midlands. It has reported that it can cope with the scale of growth predicted in the Core Strategy.

On any individual site, connection to the network is the responsibility of the developer.

SDC will continually work with National Grid through the development of the Core Strategy and the planning application processes of all strategic sites to identify capacity and demand and as a result will update the infrastructure schedule accordingly.

Renewable and Low Carbon Energy

Policy CS.2 Climate Change and Sustainable Construction encourages the development of renewable and low carbon energy infrastructure.

The District Council is committed through existing measures to increase energy efficiency of new buildings in accordance with the government's climate change commitments contained in the 'Fixing the Foundations: Creating a more prosperous nation – HM Treasury, Jul 2015 document which promotes cost-effective innovation of making a transition to a low carbon economy.

Priority Areas for District Heating will be identified through a Heat Map and Energy Master planning Study which will be developed and used as evidence as part of the Core Strategy development.

7.4 Broadband

For the short to medium term, growth in broadband services across the District will be realised through a combination of:

- Commercial expansion of 'next generation' broadband services in the more densely populated areas; and
- participation in the Coventry Solihull and Warwickshire Superfast Broadband Project, supported by BDUK, which is working in partnership with British Telecom to roll out superfast broadband to those areas that are not commercially viable.

This project, commenced in March 2011 and running until December 2015, aims to deliver the Government's 2015 targets, as set out in the December 2010 strategy document *Britain's Superfast Broadband Future*, that everyone should be able to access broadband at speeds of at

least 2Mbps and that superfast broadband (minimum 24 Mbps) should be available to 90% of premises in each upper tier authority. It is expected to exceed these targets to provide the following benefits:

- By 2016 all domestic and business premises will have access to broadband speeds of at least 2Mbps, with 91% of premises in the sub-region able to access superfast services;
- Improved access to broadband in rural and non-rural areas for small and medium enterprises (SMEs) and citizens through the delivery of increased speeds to more areas in the sub-region;
- An opportunity for community groups and SMEs to develop broadband facilities further still on a “Big Society” basis if their areas are not fully covered by the proposals; and
- An enabling of E-service delivery across the public sector.

The Core Strategy looks beyond the aims of the sub-regional broadband project and seeks all new development to have connections enabling download speeds of 30Mbps in accordance with the Government’s commitment to the EU2020 Digital Agenda. Where no strategic telecommunications infrastructure is available, developers should provide suitable ducting to the premises for later connection.

7.5 Waste

Stratford-on-Avon has four Household Waste Recycling Centres at Shipston-on-Stour, Wellesbourne, Stockton and Burton Farm, Stratford-upon-Avon. WCC owns three out of the four sites. Burton Farm is leased for 25 years, starting in 2001. An additional 14,485 properties will result in an estimated increase in vehicle movements to the recycling centres in the region of 1,535 movements per week (78,820 per year). It will therefore be necessary to make significant investment by enhancing or expanding at least one of these sites to support the extra demand. Based on standard unit costs, this is estimated to cost a round £1-£2 million over the Core Strategy period.

SDC will continually work with the WCC through the development of the Core Strategy and the planning application processes of all strategic sites to identify capacity and demand and as a result will update the infrastructure schedule accordingly.

8. Other Social Infrastructure

8.1 Libraries and Cultural Facilities

Warwickshire County Council Library and Information Service provide a wide range of books and materials to meet customer needs, including both popular and specialist stock. It also aims to provide the best value for money.

There are over 900,000 items that are loaned approximately 3 million times each year with the majority of material available through the public library network.

There are 10 Library and Information centres within Stratford on Avon District. 5 of those are run as community libraries and 5 are managed by WCC. In addition there is also a mobile facility serving the more rural parts of the District. Discussions are on-going with Warwickshire County Council (WCC) about appropriate developer contributions to enable the library service to serve the expanded population. Currently negotiations are on-going with developers and WCC regarding the provision of a community facility at both GLH. An estimated cost towards services at GLH is approximately £43,000 which would fund stock.

In general, CIL will be used to fund stock and the potential co-location of library services throughout the district. WCC does not plan to construct or open new library buildings and it is envisaged that this will be the case indefinitely however, the LMA contribution could potentially

fund a co-location service with other community facilities on-site at an estimated cost of £950,000.

It is expected that developments of less than 25 homes, 1 bed flats and over 55 housing will not contribute towards the funding of library services

SDC will continually work with the WCC through the development of the Core Strategy and the planning application processes of all strategic sites to identify capacity and demand and as a result will update the infrastructure schedule accordingly.

Schedule of Infrastructure Projects

Table 1 – Main Schedule

Note: Phase 1: 2011/12 – 2015/16; Phase 2: 2016/17 - 2020/21; Phase 3: 2021/22 – 2025/26; Phase 4: 2026/27 – 2030/31

Costs are indicative only as schemes are not yet defined in detail

1 - Transport & Highways						
Infrastructure Type / Project	Lead Delivery	Other Partner Organisations	Timescale	Estimated Costs (£)	Funding	Critical to Delivery?
Stratford Transport Package						
(01) Tiddington Road/Banbury Road/ Shipston Road 'Alveston Manor' junction including improvements to Banbury Road/Shipston Road roundabout – traffic signalisation to co-ordinate with the Bridgeway Gyratory scheme	WCC D	Developers, SDC	Phase 1 or 2	£1.03m	CIL, other	Critical
(02) Bridgefoot/Bridgeway Gyratory – further co-ordinated traffic signalisation of Bridgeway/Bridgefoot and Bridge Street entry arms			Phase 1 or 2	£0.83m	CIL, other	Critical
Schemes (01) and (02) now being promoted as a single project						
(03) Evesham Road/Evesham Place roundabout – reconfiguration to a traffic signalised junction	WCC	Developers, SDC	Phase 3	£0.8m	CIL or S106/278,other	Critical
(06) Improvements to Shipston Road/ Clifford Lane Roundabout	WCC	Developers, SDC	Phases 3 & 4	£0.55 m	CIL	Critical
(07) Improvements to Shipston Road/Severn Meadows Road/ Trinity Way Roundabout	WCC	Developers, SDC	Phases 3 & 4	£0.55 m	CIL	Critical
Schemes (06) and (07) now being promoted as a single project						

1 - Transport & Highways						
Infrastructure Type / Project	Lead Delivery	Other Partner Organisations	Timescale	Estimated Costs (£)	Funding	Critical to Delivery?
(08) Birmingham Road widening between Regal Road and Hamlet Way Birmingham Road Study Schemes Short Term (next 5 years) (a) Inbound slip lane into Tesco car park (developer funded) (b) Improvements to strategic signing – approx. £50,000 (c) Pedestrian and cycle route improvements (not covered by SRZ) (d) Birmingham Road/Justins Avenue junction improvements - approx. £50,000 (e) CCTV to improve operation of traffic signals on Birmingham Road corridor – approx. £85,000 Medium Term (5-10 years subject to further feasibility assessment) (a) Maybird Shopping Park access improvements – scheme yet to be developed	WCC D	Developers, SDC	Phase 3 or 4 Phases 1-4	£1.7 m £185,000+	CIL or S106/278, other CIL, other	Critical Some critical
(09) Improvements to Birmingham Road/A46 'Bishopston Roundabout'	Highways England	WCC, Developers, SDC	Phases 3 & 4	£2.50 m	CIL or S106/278WCC	Critical
(10) Improvements to Alcester Road/A46 'Wildmoor Roundabout'	Highways England	WCC, Developers, SDC	Phases 3 & 4	£ 2.50 m	CIL or S106/278WCC	Critical
(11) Shakespeare Street/Mulberry Street one-way	WCC D	Developers, SDC	Phase 3 or 4	£0.20 m	CIL	Critical
(12) Guild Street/Great William Street traffic signals Schemes (11) and (12) being promoted as a single project	WCC D	Developers, SDC	Phase 3 or 4	£0.20 m	CIL	Critical
(13) Improvements to Warwick Road/A46 'Marraway Roundabout'	Highways England	WCC, Developers, SDC	Phase 3 or 4	£0.40 m	CIL, WCC	Critical

1 - Transport & Highways						
Infrastructure Type / Project	Lead Delivery	Other Partner Organisations	Timescale	Estimated Costs (£)	Funding	Critical to Delivery?
(14) Bridgeway/Warwick Road traffic signals	WCC D	evelopers, SDC	Phase 3 or 4	£0.20 m	CIL	Critical
Warwick Road Dynamic Signage Strategy	WCC High	ways England, Developers, SDC	Phase 2 or 3	£1.0 m	CIL, WCC	Critical
On and off road pedestrian and cycle projects, including: (a) minor cycle infrastructure improvements contributing towards delivery of the Cycle Strategy within Local Transport Plan 2011-2026; (b) other projects to facilitate walking and cycling across the district	WCC or landowner/ developer	SDC, Sustrans, WCC, landowner/ developer	Lifetime of Core Strategy	(a) £30,000 (b) n/a	CIL (cumulative impacts and completing strategic routes); S106/ part of development (S278/ S38) where related to specific sites	Some critical
Canal Quarter Regeneration Zone localised mitigation package, including: (a) Enhanced pedestrian and cycle link on Birmingham Road & Alcester Road including spurs to Masons Road and town railway station (section to the south of the canal falls within the site and so is part of the development package); (b) Pedestrian/ cycle bridge across the canal (c) Road/junction improvements	Developers	WCC, SDC	Phases 3 & 4	(a) + (b) pedestrian/ cycle links (incl canal bridge) estimated at £0.8 m (c) n/a	S106/ part of development (S278/ S38)	Critical
Stratford Western Relief Road (Evesham Road to Alcester Road – West of Shotton)	Developer	WCC	Phases 2-4	£12.0 m	Part of development (S278/38)	Critical

1 - Transport & Highways

Infrastructure Type / Project	Lead Delivery	Other Partner Organisations	Timescale	Estimated Costs (£)	Funding	Critical to Delivery?
<p>Transport and highways infrastructure for proposed new settlements at Gaydon/Lighthorne Heath and Long Marston Airfield:</p> <p><u>A. Strategic Highways Infrastructure</u> See separate schedules at Table 2 (Infrastructure Trajectory for Gaydon/Lighthorne Heath and JLR Employment), Table 3 (Infrastructure Trajectory for Long Marston Airfield) and Table 4 (Infrastructure Trajectory for Canal Quarter)</p> <p><u>B. Localised traffic mitigation/management measures</u> Contingency sum allowed for schemes yet to be identified</p> <p><u>C. Public Transport</u> TBC – likely to include Park & Ride and express bus service</p> <p><u>D. Pedestrian and Cycle Links</u> TBC</p>	<p>A.WCC</p> <p>B. WCC</p> <p>C. WCC</p> <p>D. WCC</p>	<p>A. Highways England, Developers, SDC</p> <p>B. Highways England, SDC</p> <p>C. Bus Operators,</p> <p>D. Developer, Highways England, SDC, other</p>	<p>A. Phases 2 and 3</p> <p>B. Phases 2 and 3</p> <p>C. TBC</p> <p>D. TBC</p>	<p>A. £20.75 m including some costs to be shared with Warwick District Council Local Plan</p> <p>B. £4.5 m</p> <p>C. n/a</p> <p>D. £1.5m</p>	<p>A. – D. Developer (S278/38 and S106); Highways England</p> <p>B. Developer (S278/38 and S106); Highways England</p> <p>C. Developer/ other</p> <p>D. Developer/ other</p>	<p>A. - D. Most provision critical</p>
<p>Widening of M42 north of Junction 3A Highways Agency has retained this route protection as widening may be required in future</p>	<p>Highways England</p>		<p>Possible Phase 3 or 4 (or longer term)</p>	<p>n/a High</p>	<p>ways England</p>	
<p>Improving the A46(T) between Alcester and Stratford-upon-Avon(long term aspiration in LTP3)</p>	<p>Highways England</p>	<p>WCC</p>	<p>Possible Phase 3 or 4 (or longer term)</p>	<p>n/a High</p>	<p>ways England</p>	

1 - Transport & Highways

Infrastructure Type / Project	Lead Delivery	Other Partner Organisations	Timescale	Estimated Costs (£)	Funding	Critical to Delivery?
Improving M40 Junction 12 Includes capacity for an additional 5,000 jobs at JLR/Aston Martin (excludes further improvements associated with a new settlement at Gaydon/Lighthorne Heath)	Highways England/WCC	Land owner/JLR	Phase 2 (due for completion 2015)	£12 m	Highways England, WCC, Regional Growth Fund, Local Pinch Point Funding	Critical

2- Education						
Infrastructure Type / Project	Lead Delivery	Other Partner Organisations	Timescale	Estimated Costs (£)	Funding	Critical to Delivery?
<p>Primary Schools(TBC) Investment likely to be needed to increase capacity at the following:</p> <ul style="list-style-type: none"> • Stratford primary schools (new schools and investment in existing provision) • Southam primary schools • St Nicholas CE Primary, Alcester • Bidford Primary • Ettington Primary • Temple Herdewycke Primary • The Dassett CE Primary, Fenny Compton • Quinton Primary • Shipston Primary 	Various	WCC, other education providers, SDC, private sector	Lifetime of Core Strategy	£12.2m (excl cost of pre-school provision)	CIL, other, S106, Government	Critical
<p>New settlement at Gaydon/Lighthorne Heath (2300 dwellings over plan period):</p> <ul style="list-style-type: none"> • new primary school (3 FE) with co-located nursery (Re-location of Lighthorne Heath Primary School and nursery – the new location may provide flexibility to house a Children’s centre and Adult care facility) 	Developer	WCC, other education providers	Phases 2-3 (some provision by 2018) – on-going negotiation	£4.7 m	S106	Critical
<p>New settlement at Long Marston Airfield (2100 dwellings over plan period):</p> <ul style="list-style-type: none"> • new primary school (2 FE) with co-located nursery and SEN 	Developer	WCC, other education providers	Phases 2-3	£5.0m	S106	Critical

2- Education						
Infrastructure Type / Project	Lead Delivery	Other Partner Organisations	Timescale	Estimated Costs (£)	Funding	Critical to Delivery?
<p>Secondary Schools (TBC) Investment may be needed to increase capacity at the following:</p> <ul style="list-style-type: none"> • Stratford (expansion of existing provision or possible new school) • Southam College • Henley High • • A Leicester Academy • Grammar schools and Catholic High Schools • Shipston High Academy (6th Form provision) 	Various	WCC, Academy, Foundation and other Schools, SDC, private sector	Lifetime of Core Strategy	£27.8 m	CIL, Academy Funding, other	Critical
<p>New settlement at Gaydon/Lighthorne Heath (2300 dwellings over plan period):</p> <ul style="list-style-type: none"> • Upgrading and expansion of Kineton High School (to include the provision of new science, technology and IT blocks) 	Developer	WCC	Phases 2-4 some provision by 2019/20	£5.0 m	s106	Critical
<p>New settlement at Long Marston Airfield (2100 dwellings over plan period):</p> <p>1x new secondary school with Post 16 (including provision of land/facilities)</p>	Developer	WCC	Phases 2-4 some provision by 2019/20	£11.7m	S106	Critical
Special Needs Provision (primary and secondary)	WCC Other	education providers, developers	Lifetime of Core Strategy	£7.5 m (exclusive of SEN provision for GLH and LMA)	S106 Critical	

3-Primary and Acute & Community Health Services' Infrastructure

Infrastructure Type / Project	Lead Delivery	Other Partner Organisations	Timescale	Estimated Costs (£)	Funding	Critical to Delivery?
Primary Health Care						
a) Stratford-upon-Avon: approx. 23 clinical rooms and associated infrastructure	South Warwickshire Core Commissioning Group (CCG)	Developers, Public Health Works, NHS England, NHS Property Services, GPs and other private sector, SDC	Lifetime of Core Strategy	a) £285,000+	a) S106 and/or CIL	Critical
b) LSVs and other rural: approx. 2 clinical rooms and associated infrastructure				b) £190,000+	b) S106 and/or CIL	Critical
c) New 4GP practice facilities at Gaydon/Lighthorne Heath (to be provided as part of village hub offer – potentially housed in temporary accommodation during early phases of development)				c) 1.8 m	c) S106	Critical
d) Southam: approx. 1 clinical room and associated infrastructure				£95,000+	d) S106	Critical
e) Long Marston Airfield: approx. 4 clinical rooms and associated infrastructure (to be confirmed and if this is an extension of existing or new premise – Meon Medical Centre, Lower Quinton)				£380,000+	e) S106	Critical
Community and Acute Hospital Services' Infrastructure						
a) A new ward block at the Warwick Hospital site - the main acute hospital services site	South Warwickshire NHS Foundation Trust	WCC, SDC, primary health organisations	Lifetime of Core Strategy	a) £24m of which some £17m sought from CIL or S106	Private borrowing, charitable donations, S106, CIL	Critical
b) A new hospital at the Stratford Hospital site including outpatient, diagnostic, treatment and inpatient facilities and a hub for community healthcare teams				b) £23.9m		Critical

4 –Green Infrastructure, Open Space and Sports Provision

Infrastructure Type / Project	Lead Delivery	Other Partner Organisations	Timescale	Estimated Costs (£)	Funding	Critical to Delivery?
<p>Green Infrastructure (biodiversity aspects)</p> <p>The Coventry Solihull and Warwickshire Biodiversity Action Plan for Stratford-upon-Avon District. Projects to be identified on an on-going basis; including on-site and off-site measures by developers; agri-environment schemes; local projects identified by Town and Parish Councils in Neighbourhood Development Plans and Parish Plans etc.</p>	Various	WCC, SDC, Parish and Town Councils, land owners, others Defra/Natural England, Environment Agency	Lifetime of Core Strategy	Biodiversity Action Plan estimated to cost £792 per annum in Stratford District	<ul style="list-style-type: none"> • Grants (landfill tax, HLF etc. • Developers/ land owners with on-site green infrastructure; • Biodiversity offsetting; • CIL; • Agri-environment schemes; • Environment Agency; • Voluntary sources; • Town & Parish Councils (CIL monies) 	Some provision critical

4 –Green Infrastructure, Open Space and Sports Provision

Infrastructure Type / Project	Lead Delivery	Other Partner Organisations	Timescale	Estimated Costs (£)	Funding	Critical to Delivery?
<p>Open Space and Sports Provision (Details in Open Space Needs Assessment) (To be reviewed at a later date to encompass a Sports Playing Pitch Strategy)</p>						
<p>Stratford-upon-Avon</p> <ul style="list-style-type: none"> • Parks, Gardens and Amenity Greenspace (PGA) • Provision for Children and Young People (CYP) • Accessible Natural/Semi Natural Greenspace (ANG) • Allotments/Community Orchards (ACO) <p>Includes provision at West of Shottery, Canal Quarter Linear Park and upgrading of Stratford Leisure Centre</p>	Developer S	DC, Town Council, other	Phase 1 to 4	n/a	<ul style="list-style-type: none"> • Shottery and Canal Quarter S106 (on-site provision or financial payment for off-site provision or enhancement of existing facilities) • Else where S106/CIL 	Some provision critical
<p>Gaydon/Lighthorne Heath New Settlement</p> <ul style="list-style-type: none"> • PGA • CYP • ANG • ACO <p>Also</p> <ul style="list-style-type: none"> • Outdoor and Indoor Sports (OIS), including provision of a community sports facility including a swimming pool and sports hall, to serve this and surrounding villages, on or off-site 	Developer S	DC, Parish Council, other	Phase 2 to 4	n/a	<ul style="list-style-type: none"> • S106(on-site provision) <p>S106/CIL/Other</p>	Critical
<p>Main Rural Centres</p> <p>Various requirements across the MRCs (details in Needs Assessment) including all the following typologies in at least one centre:</p> <ul style="list-style-type: none"> • PGA • CYP • ANG • ACO • OIS 	Developers	Town and Parish Councils	Phase 1 to 4	n/a	<ul style="list-style-type: none"> • S106/CIL • Town & Parish Councils 	Some provision critical

4 –Green Infrastructure, Open Space and Sports Provision

Infrastructure Type / Project	Lead Delivery	Other Partner Organisations	Timescale	Estimated Costs (£)	Funding	Critical to Delivery?
Local Service Villages Various requirements across the LSVs (details in Needs Assessment): <ul style="list-style-type: none"> • PGA (especially in category 1 LSVs) • CYP • ACO (especially in categories 2, 3 and 4 LSVs) 	Developers	Parish Councils	Phase 1 to 4	n/a	<ul style="list-style-type: none"> • S106/CIL • Parish Councils 	Some provision critical
Indicative Projects (to meet future needs [using CIL/S106] and address shortfalls/other objectives [using other sources of funding]) a) Improvement to pathways, new signage and seating at the Recreation Ground and ground reinstatement to redevelop existing surfaces at North Recreation Ground and Bancroft Gardens (PGA)	SDC	Public Health Warwickshire	Lifetime of Core Strategy	£550,000	<ul style="list-style-type: none"> • Lottery Funds • CIL/S106 • Capital/Revenue Budgets 	
b) Tree planting on all existing sites to mitigate climate change through provision of greater shade and tree species suited to changing weather patterns (PGA)	SDC Public	Health Warwickshire, WCC Ecology	Lifetime of Core Strategy	£31,000	<ul style="list-style-type: none"> • The Landscape Group Carbon Offsetting • The Tree Council • Landfill Tax Credits 	
c) 3 Outdoor Gyms to be installed in Stratford Town and the main rural centres across the District(PGA/CYP)	SDC or Town/ Parish Council	SDC or Town/ Parish Councils, Public Health Warwickshire	Lifetime of Core Strategy	£15k per facility	<ul style="list-style-type: none"> • CIL/S106 • External play space related grants • Town & Parish Councils 	
d) Creation of pathways and some signage and seating at Shottery Fields and Bridgetown Meadowlands (ANG)	SDC Public	Health Warwickshire	Lifetime of Core Strategy	£50,000	<ul style="list-style-type: none"> • S106/CIL • Capital and Revenue Budgets 	
e) Enhancement and development of the Warwick Road Lands, Stratford-upon-Avon, to include pathway improvements, information boards to improve accessibility to nature and education on the site (ANG)	SDC Public	Health Warwickshire, WCC Ecology	Lifetime of Core Strategy	£100,000	<ul style="list-style-type: none"> • Landfill Tax Credits • Lottery Funds • CIL/S106 	
f) Creation of landscaped wildflower meadow within Stratford-on-Avon (ANG)	SDC or Town/	Public Health Warwickshire,	Lifetime of Core Strategy	£20,000	<ul style="list-style-type: none"> • Town & Parish Councils 	

4 –Green Infrastructure, Open Space and Sports Provision

Infrastructure Type / Project	Lead Delivery	Other Partner Organisations	Timescale	Estimated Costs (£)	Funding	Critical to Delivery?
	Parish Council	WCC Ecology, Parish/Town Councils			<ul style="list-style-type: none"> • Prince Charles fund • CIL/S106 	
g) 7 Multi Use Games Areas (MUGA's) to be installed in Stratford Town and the Main Rural Centres across the District (CYP)	SDC or Town/ Parish Councils	Public Health Warwickshire	Lifetime of Core Strategy	£100k per facility	<ul style="list-style-type: none"> • CIL/S106 • External health related grants • Town & Parish Councils 	
h) 5 Measured Miles (400 metre loop) and improved signage (Rural & urban) to be installed in Stratford Town and the Main Rural Centres across the District	SDC or Town/ Parish Council	SDC or Town/ Parish Councils, Public Health Warwickshire	Lifetime of Core Strategy	Rural £50k per facility £10k Urban signage	<ul style="list-style-type: none"> • CIL/S106 • External health related grants • Town & Parish Councils 	
i) Enhancement of destination play spaces – recreation ground and skate park (play equipment) (CYP)	SDC or Stratford Town Council	Town/ Parish Councils, Public Health Warwickshire	Lifetime of Core Strategy	£1m per facility	<ul style="list-style-type: none"> • CIL • SDC Capital /Revenue Budgets • External health related grants 	
j) Enhancement of local play spaces arising from greater use linked to the new development. To include play equipment and landscaping to create contours ('lumps and bumps') to promote increased and different usage (CYP)	SDC or Town/ Parish Council	SDC or Town/ Parish Council, Public Health Warwickshire	Lifetime of Core Strategy	£20k per facility	<ul style="list-style-type: none"> • S106 • SDC Capital Revenue Budgets • External health related grants 	
k) Enhancement of the 3 District Council leisure centres outside of Stratford Town (including possible provision of a sports hall at Shipston to serve the town and surrounding villages including Brailes, Tredington and Long Compton) (OIS).	SDC or WCC or Town & Parish Councils	Public Health Warwickshire	Lifetime of Core Strategy	£150k per facility (more if incl new sports hall)	<ul style="list-style-type: none"> • CIL • SDC Capital/ Revenue Budgets • External health related grants 	
l) Creation of new allotments/community orchards across the District (ACO)	Town & Parish	Public Health Warwickshire	Lifetime of Core Strategy	£50,000	<ul style="list-style-type: none"> • CIL/S106 • Town & Parish 	

4 –Green Infrastructure, Open Space and Sports Provision

Infrastructure Type / Project	Lead Delivery	Other Partner Organisations	Timescale	Estimated Costs (£)	Funding	Critical to Delivery?
	Councils SDC				Councils • Lottery Funds • Capital / Revenue Budgets • The Tree Council • Natural England • Landfill Tax Credits • DEFRA	

5 - Emergency Services						
Infrastructure Type / Project	Lead Delivery	Other Partner Organisations	Timescale	Estimated Costs (£)	Funding	Critical to Delivery?
Police						
a) Custody provision : additional cells	Warwickshire Police	Developers, WCC, SDC	Lifetime of Core Strategy	TBC	CIL, other sources	
b) Other police equipment and costs including vehicles, communications technology and surveillance equipment	Warwickshire Police	Developers, WCC, SDC	Lifetime of Core Strategy	£0.5 m	CIL	
c) A Safer Neighbourhoods Unit is likely to be required at the new settlement at Gaydon/Lighthorne Health	Warwickshire Police	Developers, WCC, SDC	Phase 3	£450,000	S106	Critical
d) Additional officer cost	Warwickshire Police	Developers, WCC, SDC		£100,000	S106	
Ambulance Service						
The service has recently implemented a premises review. There are no further requirements known during the plan period.	West Midlands Ambulance Service	n/a	n/a	n/a	n/a	
Additional Response Posts (considered at LMA, GLH in consultation with WMAS)	West Midlands Ambulance Service	Developers, WCC, SDC	n/a	n/a	n/a	
Fire & Rescue						
Proposed new service delivery point at Jaguar Land Rover	Warwickshire Fire & Rescue Service (WRFS)	Jaguar Land Rover	Phase 1	£0.5 m	CLG Transformation Funding Application	Critical to proposed response model
Provision of hydrants	Developers	WFRC	Lifetime of Core Strategy	n/a	S106/ development costs	Some critical
Possible future project for Low Water Areas	WFRS	Private sector, WCC, SDC	TBC	n/a	CIL, other sources	

CCTV	SDC	Warwickshire Police, Town & Parish Councils	Lifetime of Core Strategy	TBC S106	or CIL, capital reserves, other sources	
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6 – Water and Utility Services						
Infrastructure	Lead Delivery	Other Partner Organisations	Timescale	Estimated Costs (£)	Funding	Critical to Delivery?
<p>Water Supply and Waste Water Treatment</p> <p>1. Water Supply – development of a new settlement at Gaydon/ Lighthorne Heath will require upgrading of the water supply infrastructure.</p> <p>2. Waste Water The following Waste Water Treatment Works are likely to need upgrading:</p> <ul style="list-style-type: none"> • Wellesborne • Cherington • Gaydon • Priors Marston • Tysoe • Itchen bank <p>This list derives from the Council's Water Cycle Study Update 2015 which assessed the capacity of the District's WwTWs to accommodate the Core Strategy's proposed level and distribution of growth. There may be additional WwTWs that require further work over the plan period but these were not identified in that study.</p> <p>Long Marston WwTW now abandoned as a result of the current planning application and waste water now pumped to Stratford-Milcote</p> <p>Certain areas of the foul drainage network will also need upgrading, especially in relation to the proposed new settlement at Gaydon/Lighthorne Heath.</p>	Severn Trent Water	Private developers, Environment Agency, SDC	Phases 2- 4	n/a	Severn Trent Water (private developers for on-site works and local connections)	Critical
Strategic Flood Risk Assessment (SFRA)	SDC WCC,	other districts and boroughs, Environment Agency	Every 5 years during lifetime of Core Strategy	£8,000 per SFRA; 3 further FRAs are likely to be needed by 2031	Revenue Reserves	Critical

6 – Water and Utility Services

Infrastructure	Lead Delivery	Other Partner Organisations	Timescale	Estimated Costs (£)	Funding	Critical to Delivery?
<p>Flood Alleviation and Defences</p> <p>The Environment Agency is currently planning flood alleviation works in Shipston-on-Stour, Henley-in-Arden and along the upper reaches of Racecourse Brook, Stratford.(The flood alleviation works on the Racecourse Brook would reduce flood risk to existing properties and alleviate flood risk on the Birmingham Road and at the Maybird Centre. This scheme will require partnership funding to secure delivery.)</p> <p>The 2014 SFRA identified potential further works to flood defences at Snitterfield, Southam, Cherington and Fenny Compton but these will not generally be related directly to new growth (use of SUDS and water recycling measures will ensure no developments increase flood risk).CIL/S106 may be sought where the works will facilitate further growth.S106 may also be required to deal with on-site or downstream flooding on large developments (e.g. to deal with surface water flooding at Gaydon as part of the new settlement proposals).</p> <p>Improvements to the Alveston Manor Junction may provide an opportunity to alleviate flood risk along the Shipston Road and should be investigated as part of these works</p> <p>School re-development or expansion may provide opportunities to install SuDS features to mitigate against loss of green areas. SuDS features such as ponds can provide educational benefit.</p>	Environment Agency	Defra, WCC, SDC, STW, landowners/ developers, Town and Parish Councils	Phases 2-3	£2.0 - £2.9 m (Shipston - £500-£800k), (Henley - £800-£1.2k), (Stratford - £750 - £900k)	Environment Agency (FDGiA, Local Levy), commercial contributions, STW at Racecourse Brook	Critical
	Environment Agency	Defra, WCC, SDC, landowners/ developers, Town and Parish Councils	Phases 3-4		Environment Agency (FDGiA, Local Levy),STW, commercial contributions, S106/CIL	
	Environment Agency	WCC/ Highways Agency/ Local Community	Phase 2	n/a	Food Defence Grant in Aid Funding from EA	
	Various	WCC (education)/ Academy schools/ EA	Lifetime of Core Strategy	n/a	EA, WCC, S106/CIL	
Develop a list of prioritised local flood risk management - capital schemes to be taken forward for detailed analysis and development of	WCC	EA, SDC,	2017	n/a	Funding from EA,	Critical

6 – Water and Utility Services

Infrastructure	Lead Delivery	Other Partner Organisations	Timescale	Estimated Costs (£)	Funding	Critical to Delivery?
<p>options to reduce flood risk, based on the Environment Agency Communities at Risk data sites:</p> <ul style="list-style-type: none"> • Snitterfield • Shipston on Stour • Fenny Compton • Welford upon Avon • Gaydon • Clifford Chambers • Aston Cantlow • Alcester • Coughton • Henley in Arden • Long Marston • Lower/Upper Brailes • Ladbroke • Stratford upon Avon • Ardens Grafton • Long Itchington • Lower/Middle/Upper Tysoe 		landowners/ developers, Town and Parish Councils, STW			LA, WCC, S106 and CIL	
<p>Wastewater Treatment Works (WwTW) Catchment</p>						
<p>Itchen Bank</p>	WCC	EA, SDC, STW	WwTW at permit level after an additional 1643 dwellings			
<p>Wellesbourne</p>	WCC	EA, SDC, STW	WwTW at permit level after an additional 454 dwellings			

6 – Water and Utility Services						
Infrastructure	Lead Delivery	Other Partner Organisations	Timescale	Estimated Costs (£)	Funding	Critical to Delivery?
Gas and Electricity (TBC)	National Grid	Western Power Distribution, private developers, SDC	Lifetime of Core Strategy	n/a Utility	(power) companies and developers	Critical
Renewable/Low Carbon Energy Projects	Various	Various	Lifetime of Core Strategy	n/a Allowabl	e solutions fund, CIL, other	
Improving Telecommunications Stratford-on-Avon District Local Broadband Plan (part of the Coventry, Solihull and Warwickshire Superfast Broadband Project)	Coventry Solihull and Warwickshire Broadband Partnership (CSWBP) and private contractor (British Telecom)	SDC, LEP, Parish and Town Councils, Coventry University, DEFRA, European Commission	On-going	£17.01 million across the CSW partnership area	Central government; CSWBP, European Regional Development Fund (ERDF), Lottery Funds, DEFRA, CIL, British Telecom	
Further development of strategic network after completion of the Coventry, Solihull and Warwickshire Superfast Broadband Project	Various	Private contractors of telecom services, SDC, Town & Parish Councils	Lifetime of Core Strategy	n/a	Government Grants, CIL, Town and Parish Councils, commercial sources, other	
Connections to the strategic network (or ducting to the public highway/other suitable location) to be made by developers of all new premises.	Developers	Various		n/a	Part of normal development costs	
Waste Capital investment to deal with additional household waste at the	WCC	SDC, other	Lifetime of Core	£1.0 - £2.0	CIL, other	

6 – Water and Utility Services

Infrastructure	Lead Delivery	Other Partner Organisations	Timescale	Estimated Costs (£)	Funding	Critical to Delivery?
Household Waste Recycling Centres.			Strategy	m		

7 – Other Social Infrastructure

Infrastructure Type / Project	Lead Delivery	Other Partner Organisations	Timescale	Estimated Costs (£)	Funding	Critical to Delivery?
Libraries						
a) support to library service including community libraries (stock purchase and E-services)	a) WCC or Town & Parish Councils	a) SDC, WCC/Town & Parish Councils	a) Lifetime of Core Strategy	a) 115,000	a) CIL, Town & Parish Councils	
b) Improvements to library services at Gaydon/Lighthorne Heath	b) developer	b) WCC, SDC, PC	b) Phase 3	b) £45,000	b)S106	
c) Improvements to library services at Long Marston Airfield	c) developer	c) WCC, SDC, PC		c) £950k	c) S106	

Table 2 – Gaydon Lighthorne Heath incl JLR employment

Note: Phase 1: 2014/15 - 2023/24; Phase 2: 2024/25 - 2026/27; Phase 3: 2027/28 – 2030/31

Costs are indicative only as schemes are not yet defined in detail

Infrastructure Phasing Plan and Housing Trajectory

	Phasing				PHASE 1							PHASE 2			PHASE 3						
					0	0	0	50	75	150	150	150	150	175	200	200	200	200	200	200	200
Cum Total					0	0	0	50	125	275	425	575	725	900	1100	1300	1500	1700	1900	2100	2300
Scheme Reference/Infrastructure Requirement	Cost (£ m)	FUNDING SOURCE	POLICY COMPLIANCE	TRIGGER (\$)	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
TRANSPORT																					
1. M40 Junction 12 northbound on-slip lane	3.00	WCC /JLR/ s106	TBC	TBC					3.00												
2. Extended right turn lane at Gaydon Junction (< 100m)	0.10	WCC /s106	TBC	TBC							0.10										
3. B4100 widening (Heritage Motor Centre to M40 Junction 12) (extra lane s'bound)	1.00	JLR/s 106	TBC	TBC							1.00										

	Phasing				PHASE 1							PHASE 2			PHASE 3						
					0	0	0	50	75	150	150	150	150	175	200	200	200	200	200	200	200
Cum Total					0	0	0	50	125	275	425	575	725	900	1100	1300	1500	1700	1900	2100	2300
4. M40 capacity enhancements - lane gains/lane drops between Junction 12 and 13	5.00	WCC /s106	TBC	TBC							5.00										
5. Signalisation of M40 Junction 13 northbound off-slip	0.30	WCC /JLR/ s106	TBC	TBC							0.30										
6. Widening of Fosse Way/Southam Road roundabout	0.50	s278 - SDC/ WDC	TBC	1 ST OCCUPATION							0.50			0.50							
7. Contingency for localised traffic impacts in villages only (Environmental Enhancement)	3.00	s278	TBC	TBC							3.00										
8. Fosse Way/Chesterton Road/Harbury Lane junction improvements	1.50	s278 - SDC/ WDC	TBC	1 ST OCCUPATION							1.50										
9. Right turn bay into Meadow Close/Spinney Close off B4100 Chesterton Hill	0.10	s278	TBC	TBC				0.10													

	Phasing				PHASE 1							PHASE 2			PHASE 3						
					0	0	0	50	75	150	150	150	150	175	200	200	200	200	200	200	200
Cum Total					0	0	0	50	125	275	425	575	725	900	1100	1300	1500	1700	1900	2100	2300
10. Signalisation of Greys Mallory roundabout	0.50	s278	TBC	OCCUPATION 1 ST							0.50										
11. Dualling of A452 Europa Way corridor (Part 1)	8.50	s278 - SDC/ WDC	TBC	TBC							8.50										
12. Widening of A452 Europa Way – Banbury Spur (M40 jct 14-Greys Mallory) (Part 1)	0.75	WCC /WD C/SD C	TBC	TBC							0.75										
12. Widening of A452 Europa Way/Harbury Lane Roundabout	0.75	WCC /WD C/SD C	TBC	TBC							0.75										
13. A452 Banbury Road/Gallows Hill northbound flare/Warwick Tech Park Roundabout	0.45	JLR SDC/ WDC (TBC)	TBC	TBC							0.45										
14. A425 Myton Road/Banbury Road signals	0.50	JLR SDC/ WDC (TBC)	TBC	TBC										0.50							

	Phasing				PHASE 1							PHASE 2			PHASE 3						
					0	0	0	50	75	150	150	150	150	175	200	200	200	200	200	200	200
Cum Total					0	0	0	50	125	275	425	575	725	900	1100	1300	1500	1700	1900	2100	2300
15. Europa Way/Myton Rd roundabout	0.11	JLR SDC/ WDC (TBC)	TBC	TBC																	
16. Europa Way/Shires Retail Pk roundabout	0.15	JLR SDC/ WDC (TBC)	TBC	TBC																	
17. Europa Way roundabout	0.17	JLR SDC/ WDC (TBC)	TBC	TBC																	
18. Harwoods House roundabout	TBC	JLR SDC/ WDC (TBC)	TBC	TBC																	
18. Bus Subsidy	1.20	s106	TBC	TBC				0.25	0.16	0.16	0.16	0.16	0.16	0.16							
19. Public Rights of Way Improvements (within 1.5mile radius)	0.21	s106	TBC	TBC																	
EDUCATION																					

	Phasing				PHASE 1							PHASE 2			PHASE 3						
					0	0	0	50	75	150	150	150	150	175	200	200	200	200	200	200	200
Cum Total					0	0	0	50	125	275	425	575	725	900	1100	1300	1500	1700	1900	2100	2300
20. New primary school (3 FE) with co-located nursery and SEN (includes possible buildings as payment in-kind)	4.77	S106	TBC	TBC				0.50	0.89	0.89	0.89			1.6							
21. Contribution to Kineton Secondary School including 6 th Form and SEN and potential coach park	5.00	S106	TBC	TBC CLAWBACK				0.50	0.50	0.50	0.50		0.50	0.50	2.00						
OTHER INFRASTRUCTURE																					
22. New 4 GP Facility (646 sqm) (potentially provisionally housed in temporary accommodation)	1.80	S106	TBC	TBC				0.15		0.15	0.50		0.50	0.50							
23. Acute Care (to meet additional patient demand)	2.00	CIL	TBC	1 ST OCCUPATION																	
24. Safer Neighbour Team Premise and staff (potentially co-located)	0.45	S106	TBC	COMPLETE CONTRIBUTI ON BY 1500 TH												0.45					

	Phasing				PHASE 1							PHASE 2			PHASE 3						
					0	0	0	50	75	150	150	150	150	175	200	200	200	200	200	200	200
Cum Total					0	0	0	50	125	275	425	575	725	900	1100	1300	1500	1700	1900	2100	2300
25. Provision of open space, sports and recreation to include: 6.3ha parks, gardens and amenity space, 4.3ha accessible natural and semi-natural green space, 1.3ha of on-site children and young people play provision, 9.3ha of outdoor sports provision, sports hall including provision of 2 badminton courts and 0.2ha of allotments and community orchards.	TBC	S106	TBC	TBC										TBC			TBC				TBC
26. Provision or improvement of libraries in community hub	0.04	S106	TBC	TBC																	
27. Community Hub	2.35	S106	TBC	TBC				0.35		1.00	1.00										
28. Roof for Kineton Swimming Pool	1.90	s106	TBC	TBC											1.9						
29. Acoustic Noise Bund	TBC	S106	TBC	TBC										TBC							

	Phasing				PHASE 1							PHASE 2			PHASE 3						
					0	0	0	50	75	150	150	150	150	175	200	200	200	200	200	200	200
Cum Total					0	0	0	50	125	275	425	575	725	900	1100	1300	1500	1700	1900	2100	2300
30. Upgrade of water supply	TBC	S106	TBC	TBC																	
31. Upgrade of water treatment works at Gaydon	TBC	S106	TBC	TBC																	
INDICATIVE INFRASTRUCTURE 'RUNNING' COSTS	43.4																				

Notes:

- a) All infrastructure costings are indicative (as of November 2015)
- b) Phasing based on (Land at Gaydon/Lighthorne Heath - Supplementary Planning Document) – draft 11/15
- c) Costs related solely to the new settlement and not the expansion of JLR ('Scenario 1') are reported in the report: Viability and Delivery of Strategic Sites, Peter Brett Associates, April 2014
- d) JLR extant planning permission assumed to be fully built-out by 2015/16
- e) The transport estimates of when mitigation would be required are based on a high-level assessment of predicted highway network conditions in relation to the proposed housing trajectory
- f) Scheme 21 – will make provision for Secondary School improvements based on WCC average calculation set between a rural pupil yield of 300 pupils and an urban pupil yield of 530 pupils. The intention is for WCC to build out and claw back the costs. Claw back triggers yet to be agreed.
- g) Assuming (d) no more than 500 houses could be accommodated without Scheme 1
- h) Scheme 10 would be required with 200 - 500 dwellings
- i) Schemes 7, 9 and 11 would be required with 1,000 dwellings
- j) It is assumed that all JLR employment would be built-out before 2021 - the full mitigation package would therefore be required by 2021 and may be required prior to this depending on the actual employment trajectory
- (k) Scheme 7 provides a contingency sum for schemes yet to be identified which may involve environmental mitigation
- l) Scheme 14 would be required with 1,250 – 1,500 dwellings

Table 3 – Long Marston Airfield

Note: Phase 1:2014/15 - 2020/21; Phase 2: 2021/22- 2024/25; Phase 3: 2025/26 – 2030/31

Costs are indicative only as schemes are not yet defined in detail

	Phasing				PHASE 1						PHASE 2				PHASE 3						
					0	0	80	90	90	90	90	90	90	175	175	175	175	174	174	174	174
Cum Total					0	0	80	170	260	350	440	530	705	880	1055	1230	1404	1588	1752	1926	2100
Scheme Reference/Infrastructure Requirement	Cost (£ m)	FUNDING SOURCE	POLICY COMPLIANCE	TRIGGER (\$)	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
TRANSPORT																					
1. A4390/B493 Evesham Place Roundabout	0.80	TBC	TBC	TBC									0.80								
2. South Western Relief Road (SWRR)/A439 Evesham Rd/Luddington Rd roundabout	0.50	TBC	TBC	TBC													0.50				
3. A3400 Birmingham Road	2.03	CIL	TBC	TBC											2.03						

	Phasing				PHASE 1						PHASE 2			PHASE 3								
					0	0	80	90	90	90	90	90	90	175	175	175	175	174	174	174	174	174
Cum Total					0	0	80	170	260	350	440	530	705	880	1055	1230	1404	1588	1752	1926	2100	
4. A46/A3400 Bishopton Roundabout	2.50	TBC	TBC	TBC									2.50									
5. A46/A422 Wildmoor Roundabout	2.50	TBC	TBC	TBC								2.50										
6. Dynamic Variable Messaging Signs directing traffic to/from the A46	TBC		TBC	TBC																		
7. Pear Tree Close/Station Road Priority Junction	TBC	s278	TBC	TBC																		
8. A4390 Grove Road/A422 Alcester Road/A4390 Arden Street/Greenhill Street signals	TBC	TBC	TBC	TBC																		
9. Windsor Street/Wood Street/Rother Street/Greenhill Street signals	TBC	s278	TBC	TBC																		

	Phasing				PHASE 1						PHASE 2			PHASE 3							
					0	0	80	90	90	90	90	90	175	175	175	175	174	174	174	174	174
Cum Total					0	0	80	170	260	350	440	530	705	880	1055	1230	1404	1588	1752	1926	2100
10.B4632 Campden Road/Station Road priority junction	TBC	s278	TBC	TBC																	
11.Campden Road improvements	TBC	TBC	TBC	TBC																	
12. LMA Public Transport (Bus Service)	TBC	TBC	TBC	TBC																	
13. LMA Travel Plan	TBC	TBC	TBC	TBC																	
14. LMA Walking and cycling enhancements	TBC	TBC	TBC	TBC																	
Stratford Transport Package (+ contingency)																					
15. A3400 Alveston Manor and Shipston Rd/A422 Banbury Rd Roundabout	1.86	S106 s278 (TBC)	TBC	TBC					1.03												

	Phasing				PHASE 1							PHASE 2			PHASE 3						
					0	0	80	90	90	90	90	90	90	175	175	175	175	174	174	174	174
Cum Total					0	0	80	170	260	350	440	530	705	880	1055	1230	1404	1588	1752	1926	2100
16. A3400 Bridgefoot/Bridgeway Gyratory			TBC	TBC								0.86									
17. A3400 Shipston Road/B4632 Clifford Lane Roundabout	1.10	S106 s278 (TBC)	TBC	TBC							1.10										
18. A3400 Shipston Road/A4390 Seven Meadows Road Roundabout			TBC	TBC																	
19. Strategic Signing Improvements	1.00	S106 s278 (TBC)	TBC	TBC									1.00								
20. Shakespeare Street/Mulberry Street one-way	0.20	S106 s278 (TBC)	TBC	TBC															0.20		
21. Guild Street/Gt. William Street traffic signals	0.20	S106 s278 (TBC)	TBC	TBC															0.20		

	Phasing				PHASE 1						PHASE 2			PHASE 3							
					0	0	80	90	90	90	90	90	175	175	175	175	174	174	174	174	174
Cum Total					0	0	80	170	260	350	440	530	705	880	1055	1230	1404	1588	1752	1926	2100
22. Contingency for unforeseen traffic impacts	2.10	S106 s278 (TBC)	TBC	TBC															2.10		
23. A46/A439 Marraway Roundabout	0.15	S106 s278 (TBC)	TBC	TBC															0.15		
24. South Western Relief Road (SWRR)	29.0	S106	TBC	TBC									20.0								
EDUCATION																					
25. 2x New Primary Schools with Early Years (including provision of land/associated facilities)	5.0	s106	TBC	TBC							5.0										
26. 1x New Secondary School with Post 16 (including provision of land/associated facilities)	11.7	S106	TBC	TBC							11.7										
OTHER INFRASTRUCTURE																					
27. Primary Health care: - GP surgery (including provision of land/associated facilities) - Acute health care (hospitals etc) <u>if required and necessary</u>	1.0	TBC	TBC	TBC							1.0										

	Phasing				PHASE 1						PHASE 2			PHASE 3							
					0	0	80	90	90	90	90	90	175	175	175	175	174	174	174	174	174
Cum Total					0	0	80	170	260	350	440	530	705	880	1055	1230	1404	1588	1752	1926	2100
28. Provision of open space, sports and recreation to include: 25.36ha of natural and semi-natural greenspace, 0.46ha of on-site children and young people play provision, and 3.53ha outdoor sports facilities.	TBC	S106	TBC	TBC																	
29. Library (potentially co-located)	0.95	S106	TBC	TBC					0.95												
30. Community building (s) (Village Hall/Community Centre/Sports Pavilion)	0.95	S106	TBC	TBC					0.95												
31. Acute Care (to meet additional patient demand)	TBC	CIL	TBC	TBC																	
INDICATIVE INFRASTRUCTURE 'RUNNING' COSTS	63.54																				

Notes:

- a) All infrastructure costings are indicative (as of November 2015)
- b) Phasing based on (Cala Homes/NLP Briefing Note – Long Marston Airfield Economic Aspect and Phasing) - 08/06/15 and (Long Marston Airfield New Settlement Vision – Masterplan) – 02/14
- c) The following estimates of when mitigation would be required are based on a high-level assessment of predicted highway network conditions in relation to the proposed housing trajectory
- d) Scheme 16 would be required with 250 - 500 dwellings
- e) Scheme 17 would be required with 500 - 1,000 dwellings

- f) Scheme 1 is also required to accommodate the effects of change in traffic movements at this junction following the delivery of the Stratford Western Relief Road (SWRR) which will exacerbate issues which are likely to occur as result of the overall growth within the area
- g) Schemes 4 would need to follow the capacity improvements provided by Schemes 1, 16 and 17
- h) Scheme 3 is required to accommodate the additional vehicle demands released onto the network by Schemes 1, 16, 17, 18 and 19
- i) Schemes 4 and 5 should be considered for early implementation due to the strategic nature of the trips that are affected by development impact coupled with the need to ensure the operation of the A46 Strategic Road Network is maintained throughout the Core Strategy period
- j) Scheme 20 would encourage traffic to use the A439 Warwick Road for inbound trips as an alternative to A3400 Birmingham Road where capacity is constrained
- k) Schemes 21, 22 23 and 2 would be required to accommodate 1,600 dwellings or greater
- l) Scheme 23 provides a contingency sum for schemes yet to be identified and is based on a rate of £1,000 per dwelling
- m) Scheme 25 would be required with 1,000 dwellings
- n) Scheme 29 to include Sports Hall including 4 courts is proposed at Meon Vale (09/00835/FUL) and 0.37 ha of allotments is being proposed at Long Marston depot (09/00835/FUL)
- o) Schemes 18 and 19 - we have developed a revised indicative scheme for these two junctions. However, an interim scheme has been proposed by the LMA developer which is due to be delivered to mitigate the impact of the initial 400 dwellings, subject to award of planning permission, . The interim scheme is likely to be required by 2020/21 according to the trajectory outlined in your table. We will need to agree at what point the full scheme is required with the developer as part of the TA process.

Table 4 – Canal Quarter (SUA 1) and related employment site (SUA 2)

Note: Phase 1:2014/15 - 2019/20; Phase 2: 2020/21- 2025/26; Phase 3: 2026/27 – 2028/29; Phase 4: 2029/30 – 2030/31

Costs are indicative only as schemes are not yet defined in detail

	Phasing				PHASE 1					PHASE 2					PHASE 3			Phase 4			
					0	0	0	0	25	50	50	50	50	50	50	50	50	50	50	75	
Cum Total					0	0	0	0	25	75	125	175	225	275	325	375	425	475	525	575	650
Scheme Reference/Infrastructure Requirement	Cost (£ m)	FUNDING SOURCE	POLICY COMPLIANCE	TRIGGER (S)	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31
TRANSPORT																					
1. A4390/B493 Evesham Place Roundabout	0.80	s106		TBC									0.80								
2. A3400 Birmingham Road	1.70	s106		TBC																	1.70
3. A46/A3400 Bishopton Roundabout	2.50	s278		TBC									2.50								
4. A46/A422 Wildmoor Roundabout	2.50	s278		TBC								2.50									
Stratford Transport Package (+ contingency)																					
5. A3400 Alveston Manor and Shipston Rd/A422 Banbury Rd Roundabout	1.86	CIL		TBC										1.03							
6. A3400 Bridgefoot/Bridgeway Gyratory				TBC															0.86		

	Phasing				PHASE 1					PHASE 2					PHASE 3			Phase 4			
					0	0	0	0	25	50	50	50	50	50	50	50	50	50	50	50	75
Cum Total					0	0	0	0	25	75	125	175	225	275	325	375	425	475	525	575	650
7. A3400 Shipston Road/B4632 Clifford Lane Roundabout	1.10	CIL		TBC																1.10	
8. A3400 Shipston Road/A4390 Seven Meadows Road Roundabout				TBC																	
9. Strategic Signing Improvements	1.00	CIL		TBC																	1.00
10. Shakespeare Street/Mulberry Street one-way	0.20	CIL		TBC																	0.20
11. Guild Street/Gt. William Street traffic signals	0.20	CIL		TBC																	0.20
12. Contingency for unforeseen traffic impacts	0.70	CIL		TBC																	0.70
13. A3400 Bridgeway/A439 Warwick Road	0.15	CIL		TBC																	0.15
14. A46/A4239 Marra Way Roundabout	0.15	CIL		TBC																	0.15
15. Enhanced pedestrian and cycle links – Birmingham Rd/Alcester Rd	0.80	S106		TBC						0.80											
Employment sites incl: SUA 2																					

	Phasing				PHASE 1					PHASE 2					PHASE 3			Phase 4			
					0	0	0	0	25	50	50	50	50	50	50	50	50	50	50	50	75
Cum Total					0	0	0	0	25	75	125	175	225	275	325	375	425	475	525	575	650
16. A46/A3400 Bishopton Roundabout	0.40	s278		TBC										0.40							
17. A46/A422 Wildmoor Roundabout	0.40	s278		TBC									0.40								
EDUCATION																					
18. New 1 FE primary provision (off site)	2.25	s106		TBC													2.25				
19. Secondary School Place contributions	1.50	s106		TBC													1.50				
OTHER INFRASTRUCTURE																					
20. Extension/modernisation of existing health premises	0.06	s106		TBC										0.06							
21. Improvements to Community Centre and extension of Library Provision	0.35	s106		TBC										0.35							

	Phasing				PHASE 1					PHASE 2					PHASE 3			Phase 4			
					0	0	0	0	25	50	50	50	50	50	50	50	50	50	50	50	75
Cum Total					0	0	0	0	25	75	125	175	225	275	325	375	425	475	525	575	650
22. Provision of open space, sports and recreation to include: Linear Park alongside Canal (SUA1) and 0.36ha of on-site children and young people play provision.	TBC	S106		TBC																	
INDICATIVE INFRASTRUCTURE 'RUNNING' COSTS	18.62																				

Notes:

- a) All infrastructure costings are indicative (as of November 2015)
- b) Phasing based on (Canal Quarter and Two Associated Employment Sites – Study of the Viability and Deliverability – Peter Brett April 2014) pro rata down from 700 to 650 units 2011- 2031
- c) The Stratford Transport Package is shown as CIL funded as while critical to the delivery of the Canal Quarter, this is also required to deal with growth elsewhere in the District. CIL may also be spent on mitigating other cumulative impacts besides those transportation items listed.
- d) The following estimates of when mitigation would be required are based on a high-level assessment of predicted highway network conditions in relation to the proposed housing trajectory
- e) Scheme 1 would be required with 250 - 500 dwellings
- f) Scheme 2 would be required with 500 - 1,000 dwellings
- g) Scheme 3 is also required to accommodate the effects of change in traffic movements at this junction following the delivery of the Stratford Western Relief Road (SWRR) which will exacerbate issues which are likely to occur as result of the overall growth within the area
- h) Schemes 4 would need to follow the capacity improvements provided by Schemes 1 to 3
- i) Scheme 6 is required to accommodate the additional vehicle demands released onto the network by Schemes 1 to 5
- j) Schemes 7 and 8 should be considered for early implementation due to the strategic nature of the trips that are affected by development impact coupled with the need to ensure the operation of the A46 Strategic Road Network is maintained throughout the Core Strategy period
- k) Scheme 9 would encourage traffic to use the A439 Warwick Road for inbound trips as an alternative to A3400 Birmingham Road where capacity is constrained
- l) Scheme 12 provides a contingency sum for schemes yet to be identified and is based on a rate of £1,000 per dwelling
- m) Scheme 6 based on (Canal Quarter and Two Associated Employment Sites - Viability and deliverability Report) – PBA – April 2014
- n) Scheme 7 based on current (Open Space Sport & Recreation Assessment – update to the PPG17 2011 Study) – September 2014