

## **Stratford-on-Avon District Core Strategy – Infrastructure Delivery Plan as at adoption**

### **1. Introduction**

Stratford-on-Avon District Council's Core Strategy proposes 14,600 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 32,120.

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 New Settlement; and

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 Strategic Transport Assessment Further Focused Options, WCC/Vectos (July 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 settlements at Gaydon/Lighthorne Heath and Long Marston Airfield 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 evolve 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 two new 2FE primary schools 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 - 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 coordinating 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 (SWGPs 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 3,590 new homes which will generate a population increase of approximately 7,898 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 3,800 new homes which will generate a population increase of approximately 8,360 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 2,310 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.

The proposals for additional development at Shipston-on-Stour would generate an increased population of at least 1,100 residents. The existing GP practice does not have the capacity to accommodate these additional patients and there is insufficient room to expand on the current site. Consideration will therefore be given to a relocation of the GP practice, potentially to land off Campden Road that is likely to be made available as a result of a planning obligation related to development in that part of the town.

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 have 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 4,000 homes which will generate a population increase of approximately 8,800 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. 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 £1.8m. The precise timing of the likely phased provision of this facility is to be determined.

### **Long Marston Airfield**

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 and Stratford on Avon District Councils. This growth will be met by the joint delivery of around 33,125 new homes. Stratford on Avon District Council’s Core Strategy proposes 14,600 new homes over the plan period, equivalent to a population of 32,120.

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 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 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.

#### **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.

### **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 supports 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 April 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 Stratford-on-Avon

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 Focussed 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. It is estimated to cost around £450,000 (including 150sqm of office space, fixtures and fittings but excluding police equipment) if provided on a 'freestanding' 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 frontline services in the future, an additional fire engine has been introduced which will operate from a new service delivery point at Aston Martin Lagonda 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 publically 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 are currently developing a plan to cover the period 2015-2040 that 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 only 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 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.

Further advice can be found in the following documents:

- 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

### 7.2.1 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.

## **7.2.2 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 run off 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**

### **7.3.1 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.

### **7.3.2 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.

### **7.3.3 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 14,600 properties will result in an estimated increase in vehicle movements to the recycling centres of in the region of 1,550 movements per week (80,600 per year). It will therefore be necessary to make significant investment in at least one of these sites to support the extra demand. Based on standard unit costs, this is estimated to cost around £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 and LMA. 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.