

Chippenham Station Hub

Strategic Economic Plan Submission

In early 2014 a concept masterplan for the Station Area was produced in partnership between the SWLEP, Wiltshire Council, and Network Rail. The masterplan included the following aims:

- enhance car parking
- meet needs of growing town
- create a sense of arrival
- improve commercial attractiveness
- aligning with the electrification programme
- aligning with masterplan for Chippenham

The concept scheme was costed at £34m (£16m grant funding was requested)

DFT Retained Scheme

- The scheme was successful in being allocated conditional funding
- The scheme was designated as a 'Retained Scheme' – which means further requirements need to be met prior to receiving full grant allocation
- Development of a business case is required which takes into account the methodologies used by central government and clearly shows economic impact and benefit
- Department for Transport (DFT) agreed to allocate £350k for project development
- Needed to revise original concept due to local changes (Langley Park, Hathaway Retail Park, Wiltshire College, etc.).

Project Development

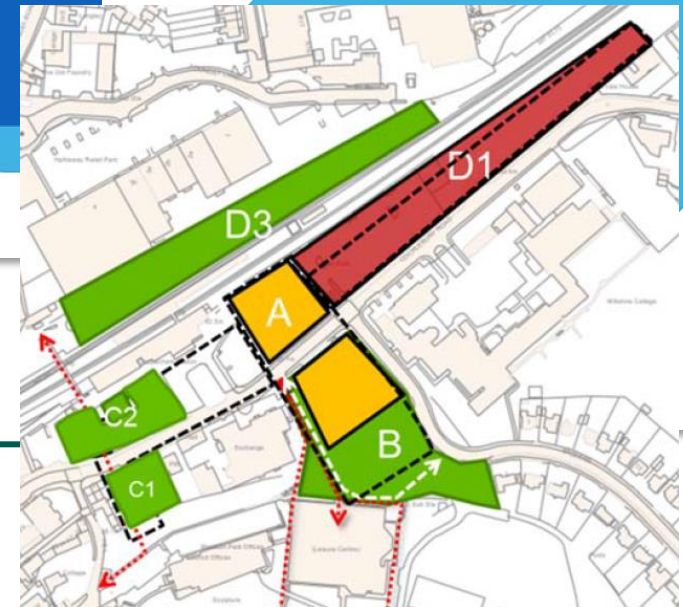
WSP Parsons Brinkerhoff instructed to develop options that:

- Support the enhancement of current car parking provision around Chippenham station
- Release land for development (retail, commercial and residential)
- Deliver public realm improvements by creating a station square
- Deliver access improvements between the station and the town centre
- Address north south severance issues created by the railway

CHIPPENHAM STATION
REDEVELOPMENT
STRATEGIC OUTLINE BUSINESS CASE



CHIPPENHAM STATION
REDEVELOPMENT: OPTION
ASSESSMENT REPORT



Viability Assessment

High level analysis of the options completed by GVA Bilfinger indicates further work is required to improve viability. Focus will centre on:

- Development mix - office, retail and residential mix
- Parking solutions – underground, surface, multi story
- Affordable housing element
- Expectations of residual land value from land owners
- Return on Investment / attracting a development partner

Next steps

Timescales

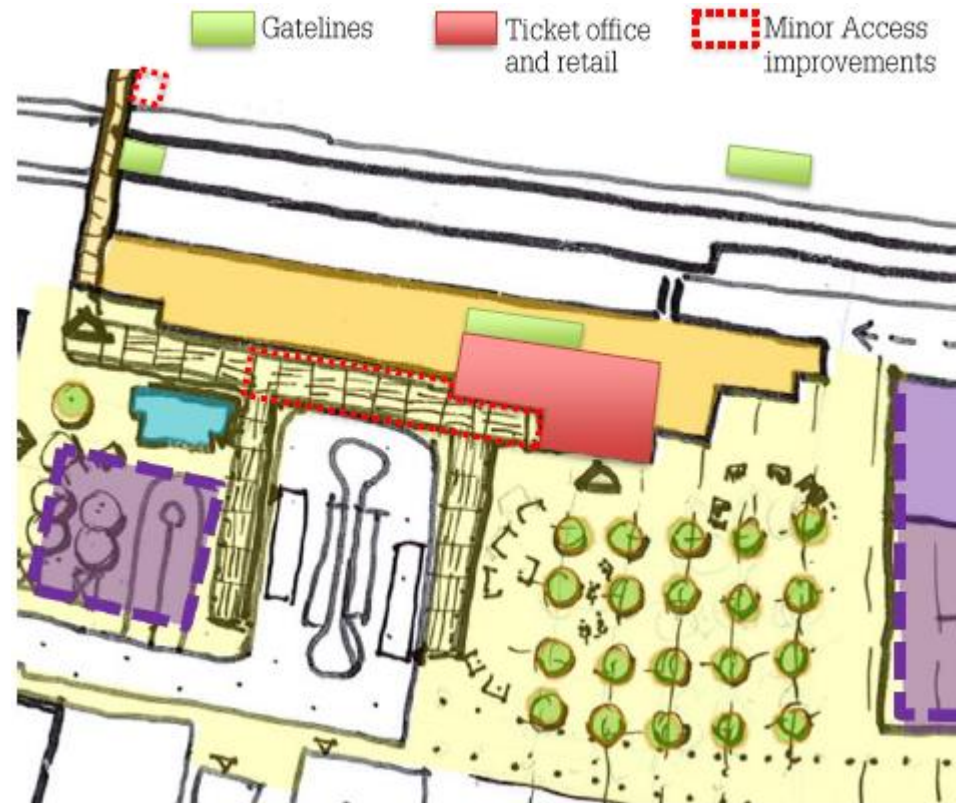
- Business Case / Project Development Work 2017/18
- Preparation and submission of planning application 2017/18

DFT Requirements/approval

- Compliant Business Case indicating the project is value for money.

GWR Proposal

- Great Western Railway (GWR) investing in ticket gatelines in 2017. Opportunity to complete gatelines as part of wider station improvement with improved ticket office, retail, and access
- Station improvements are a key part of the Hub project and the proposal secures their early delivery – getting the ball rolling on the Hub project at same time
- Joint funding package proposed using retained scheme funding (*part of existing allocation*)



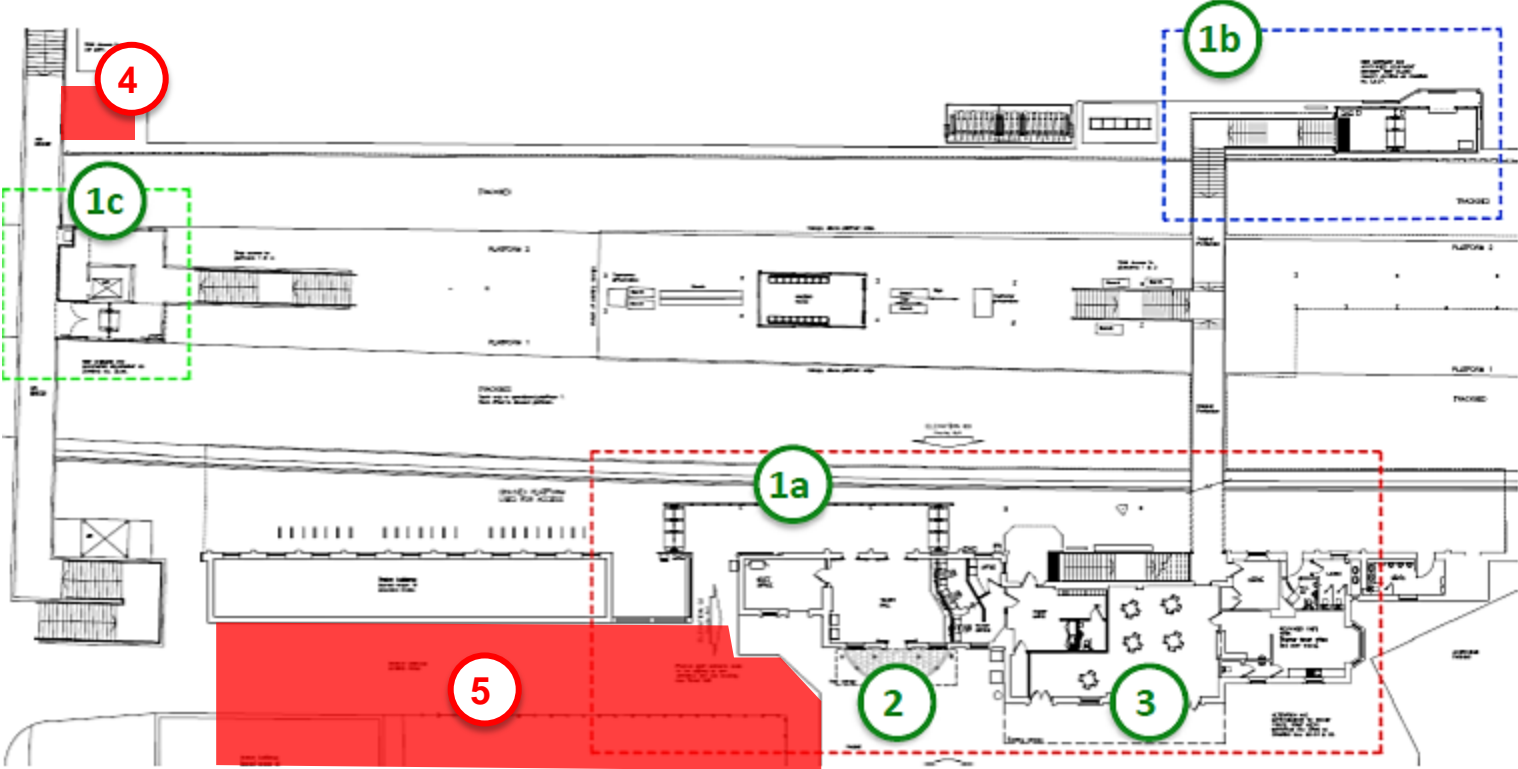
Outputs

Station Improvements

- 1. Gatelines
- 2. Ticket office relocated
- 3. Retail unit relocated

Access Improvements

- 4. North side lift
- 5. Forecourt works

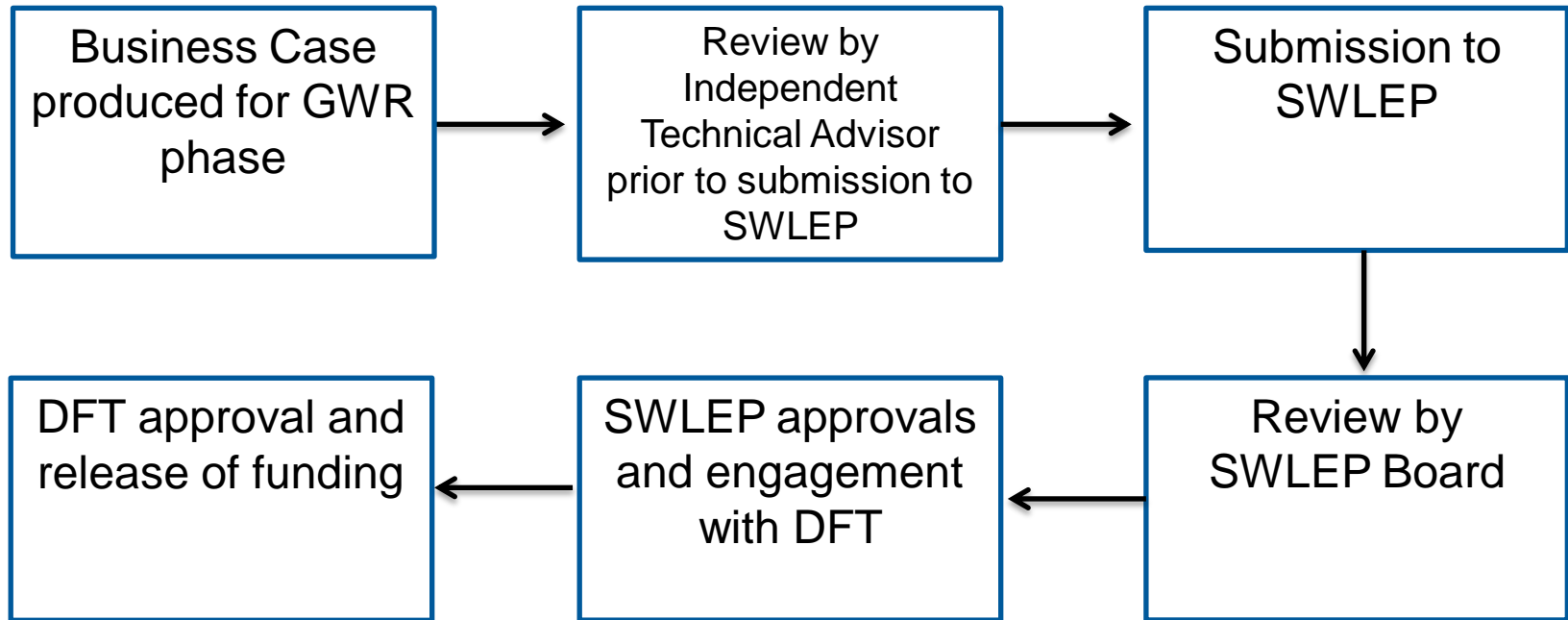


Business Case

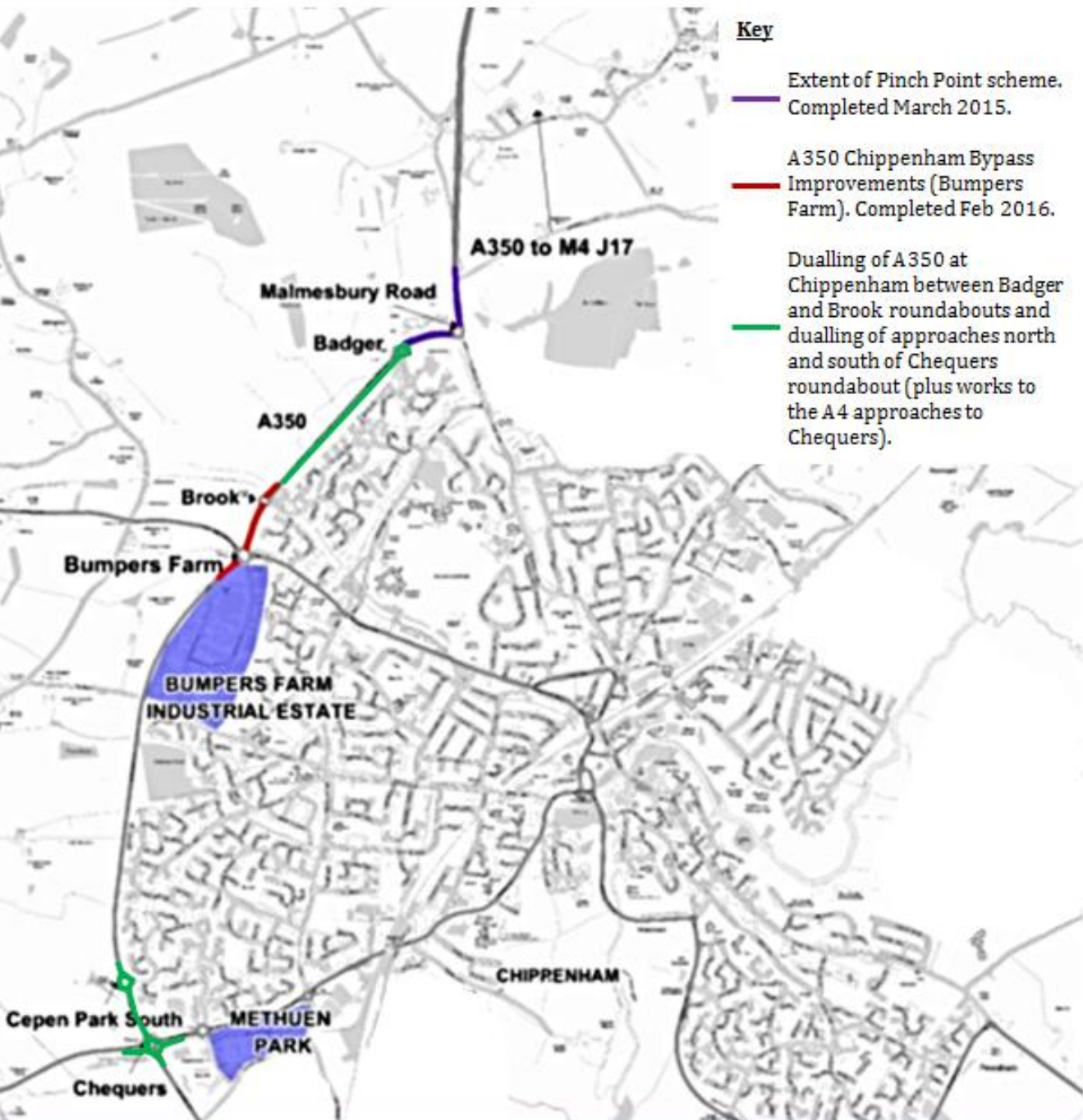
- DfT has agreed in principle to joint funding using retained scheme funding
- A standalone Business Case for SWLEP, but not DfT, approval will be required
- The Business Case would still follow the SWLEP Assurance Framework. A summary of the 5 case approach is to the right.

Five Cases	Scheme Contribution
Strategic Case	<ul style="list-style-type: none"> • Station improvements will be a catalyst to successful regeneration of the area (eg Exeter Central). • Improved security, retail and customer experience will help demonstrate market and improve Hub viability. • Reduced severance across the railway with a new lift on the public footbridge and improved access to the station itself.
Economic Case	<ul style="list-style-type: none"> • WebTAG compliant appraisal to be undertaken and independently assessed
Financial Case	<ul style="list-style-type: none"> • Funding package of £1.1m from GWR and circa £2m from retained scheme funding. • Approx. £1.9m from GWR and LGF for station improvements in 2017/18. • Approx. £1.1m from LGF towards access improvements – circa £0.2m towards design in 2017/18; remainder in 2018/19.
Management Case	<ul style="list-style-type: none"> • GWR will manage the design and implementation of the works. Delivery of station improvements in 2017/18. Access improvements follow in 2018/19.
Commercial Case	<ul style="list-style-type: none"> • Funding agreements will be entered with GWR in two stages as costs become clear. • GWR will undertake procurement of consultants and contractors.

Process



A350 Chippenham Bypass Dualling



A350 Chippenham Bypass Improvements

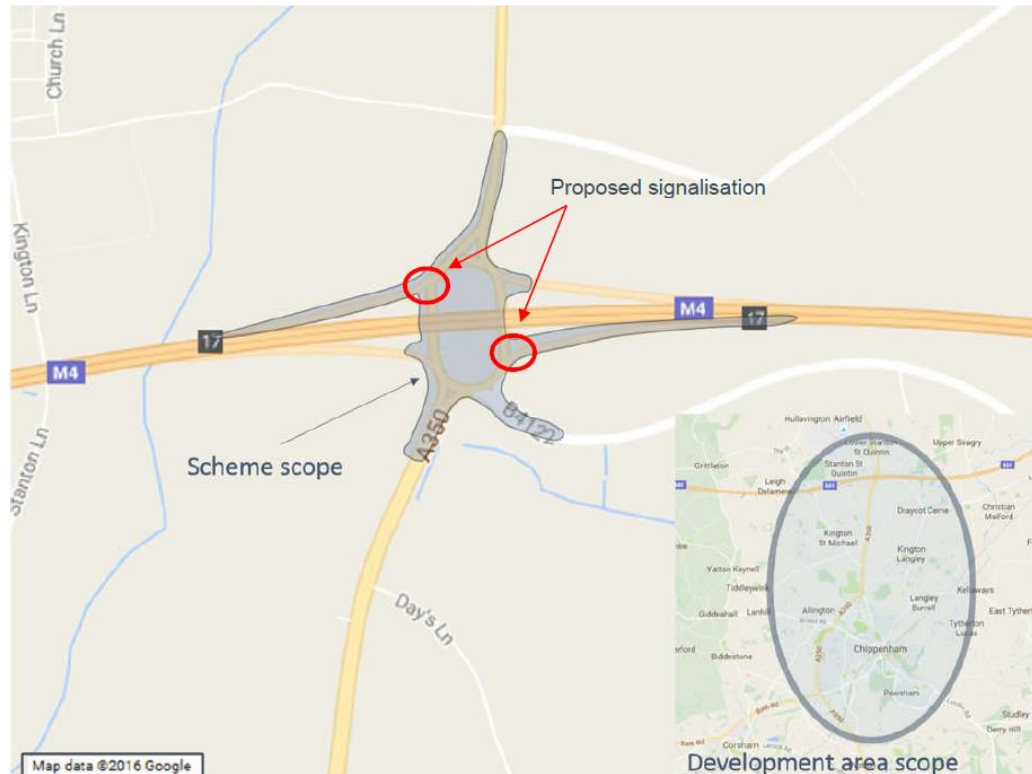
- Pinch Point Scheme completed in 2015
- Bumpers Farm improvements completed in 2016
- Further improvements (Green on map) due to be completed by summer 2018 (subject to contracting).

M4 Junction 17 Improvements

M4 Junction 17 Improvements

Key Objectives –

- Reduce queue lengths on the M4 off-slips and prevent them from backing up onto the M4 mainline.
- Minimise delays at the junction, specifically on the M4 off-slip eastbound in the AM peak and M4 off-slip westbound in the PM peak.
- Reduce the total amount of collisions and accidents that occur at the junction.
- Improve the capacity of the junction to mitigate congestion impacts of future development.



Timescale -

- Improvements due to be completed by summer 2017 (subject to contracting).