



Wiltshire Community Infrastructure Levy

Wiltshire Infrastructure Delivery Plan 3

2011 – 2026

Appendix 1: Amesbury Community Area

December 2016

Wiltshire Council

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如果有需要我們可以使用其他形式（例如：大字體版本或者錄音帶）或其他語言版本向您提供有關威爾特郡政務會各項服務的資訊，敬請與政務會聯繫，電話：0300 456 0100，文本電話：(01225) 712500，或者發電子郵件至：customerservices@wiltshire.gov.uk

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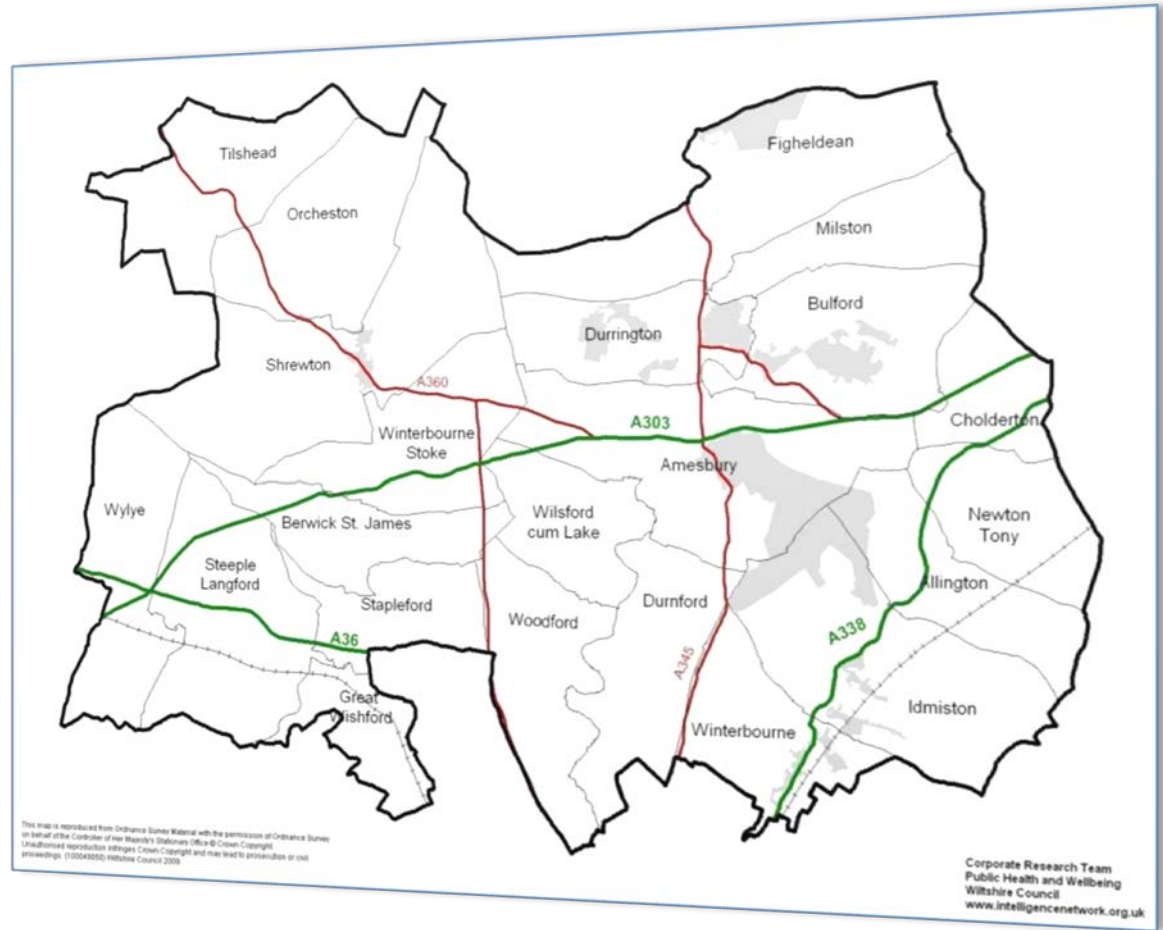
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Guide to the Infrastructure Delivery Schedules

Column	Description
Ref	Each infrastructure project has been given a unique reference number.
Category	Infrastructure projects are assigned to one of seven categories; Community and cultural; Education; Emergency services; Health and social care; Open space, green infrastructure and the environment; Sustainable transport, and Utilities.
Timing	<p>The plan period of the Wiltshire Core Strategy goes up to 2026. The remaining plan period (2016 – 2026) is split into five-year tranches. This indicates when an individual project is likely to be needed or expected to be delivered. The timing of delivery is closely linked to the housing trajectory for specific community areas or strategic sites.</p> <p>Community Area projects: Essential infrastructure projects expected to be completed during the next five years of the plan period (2016 to 2021) are likely to be well advanced with secure funding. Alternatively, existing provision may be close to or at capacity and the project is needed within this period. For projects expected to be completed during the last five years of the plan period (2021-2026), there is either some existing capacity or uncertainty over where the extra provision is required.</p> <p>Strategic Site projects: Essential infrastructure projects expected to be completed during the early stages of development are either needed to enable the development to proceed or existing provision is close to or at capacity. For other essential projects, development can proceed without them but they will be required during later stages of the development.</p>
Requirements	A description of each infrastructure project shows what is required.
Rationale	A justification of the need for each infrastructure project explains its inclusion in the delivery schedule.
Estimated cost	An estimated cost for each infrastructure project is given where possible. For strategic sites, some items will be delivered directly by the developer.
Potential funding source(s)	Likely or potential funding sources are identified for individual infrastructure projects. This may change over the plan period. Developer contributions could include s106 or the Community Infrastructure Levy (CIL) but not both. The Regulation 123 List sets out those infrastructure projects in the IDP that Wiltshire Council may fund through CIL.

Column	Description
Secured funding	For some infrastructure projects, some or all of the funding has been confirmed. In many cases, this has not yet happened because the funding timescales for providers do not extend very far into the future. However, this will change over the plan period as further information becomes available.
Funding gap	The gap between the total cost of the infrastructure project and specific funding confirmed for that project forms the project funding gap. However, there may be anticipated (over the plan period) or unallocated funding, e.g. s106 receipts or grant funding that would decrease the overall funding gap.
Potential delivery agent(s)	The delivery schedule identifies the likely service provider or other body, e.g. developer, who will deliver the infrastructure project. However, this may change over the plan period as further information becomes available.
Risk/ priority	<p>Projects are categorised as either 'essential' or 'place-shaping'; see Core Policy 3 of the Wiltshire Core Strategy.</p> <p>a) Risk to the delivery of Core Strategy growth – Essential infrastructure is sub-divided into critical and necessary projects (see Core Policy 3 of the Core Strategy and Chapter 1 of the IDP). If they are not delivered, it is likely to have a high or medium impact respectively upon the delivery of growth in the Core Strategy.</p> <p>b) Risk to the delivery of individual projects – The infrastructure delivery schedules include a traffic light system of colour coding to denote whether essential infrastructure projects are currently considered to have a low (green), medium (amber) or high (red) risk of not being delivered. This can be found in the Risk/ priority column.</p> <ul style="list-style-type: none"> • Low risk = it is considered that there is a stronger likelihood of the project being delivered because, for example, funding may have been secured or planning permission given for a strategic site. The reason that a project is given this grading is typically highlighted in green in the "Rationale" column. • Medium risk = it is considered that the project is likely to be delivered. It may be that a clear source of funding has been identified but not yet secured, or there may be a statutory duty to provide this type of project. • High risk = it is considered that there may be additional issues to consider in the delivery of this project. This does not mean that the project will not be delivered. For example, a potential funding source may have been identified but there could be uncertainty over the availability of capital and location. The reason that a project is given this grading is typically highlighted in red in the "Rationale" column.

Amesbury Community Area



Amesbury Community Area Spatial Strategy

Settlement strategy (Core Policy 1):

Tier	Settlements
Market towns	Amesbury (including Bulford and Durrington)
Large villages	Great Wishford, Porton, Shrewton, Tilshead and The Winterbournes
Small villages	Allington, Berwick St James, Cholderton, Figheldean / Ablington, Gomeldon/East Gomeldon/West Gomeldom, Great Durnford, Hanging Langford, Lower Woodford, Middle Woodford, Milston, Newton Toney, Orcheston, Stapleford, Steeple Langford, Winterbourne Stoke and Wyllye.

Delivery strategy (Core Policy 2):

Type of development	Amount and distribution over the plan period (2006 to 2026)				
Housing	2,785 homes (at least)	Amesbury (including Kings Gate Strategic Site)	2,440 (1,300)	Rest of the community area	345
	Non-strategic growth over the plan period may consist of a range of sites in accordance with Core Policies 1 and 2, including any that may be identified in the Wiltshire Site Allocations Plan and neighbourhood plans.				
Employment	17 ha of new employment land (in addition to that already delivered or committed at April 2011) will be provided, including:	Boscombe Down (saved Salisbury District Plan allocation)			7 ha
		Porton Down (saved Salisbury District Plan allocation)			10 ha
	Principal Employment Areas (supported in accordance with Core Policy 35)	Boscombe Down (Qinetiq); London Road; Porton Down (DSTL/HPA); High Post, and Solstice Park			

Strategic Site (Core Policy 4):

Strategic site	Type of development	Amount
Kings Gate, Amesbury	Housing	1,300 dwellings
	Employment	0 ha

Delivery of housing 2006 – 2026 for the Amesbury community area:

Area	Indicative requirement 2006 - 2026	Housing already provided for		Indicative remaining requirement
		Completions 2006 – 2016	Developable commitments 2015-2026 ¹	
Amesbury, Bulford and Durrington	2,440	1,241	1,127	72
Amesbury CA Remainder	345	170	47	128
Amesbury CA	2,785	1,411	1,175	199

For further information, see Core Policy 4 of the Wiltshire Core Strategy and the Strategic Site Development Template for Kings Gate in Appendix A to the Core Strategy.

¹ Figures in the Developable commitments column represent committed sites only and do not include a windfall allowance. The summary for each sub-area shows the total number of units assumed to be developable based on historic delivery rates (rounded to the nearest whole unit) and, for large sites, information from developers, site representatives and officers.

Amesbury Community Area

Housing trajectory

The Plan period of the Wiltshire Core Strategy goes up to 2026. *Figure 1* below illustrates the rate at which housing is expected to be built during the Plan period. The majority of housing in this community area is expected to be built during the next five years of the Plan period (2016 to 2021)¹.

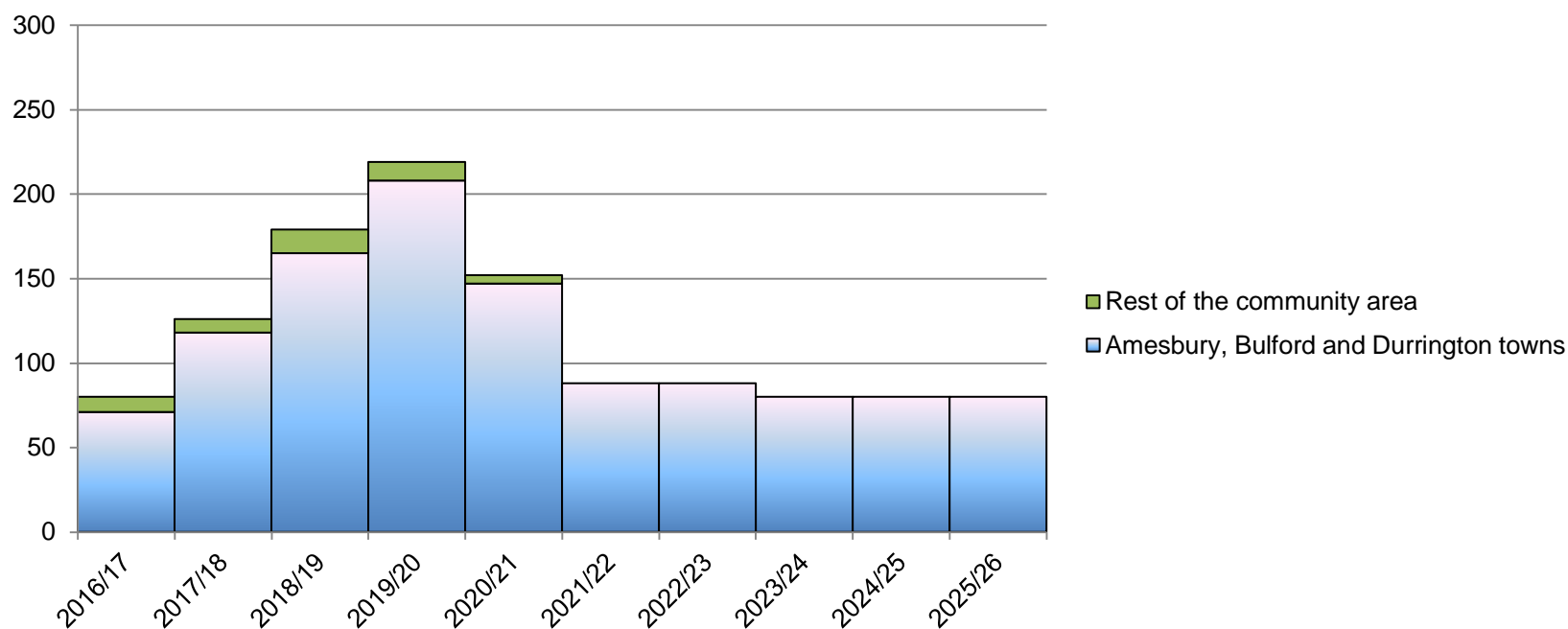


Figure 1 - Housing delivery during the Plan period

¹ Wiltshire Council (2016). Housing Land Supply Statement. Wiltshire: Wiltshire Council.

Amesbury Community Area

Ref	Category	Timing	Requirements	Rationale	Estimated cost	Potential funding source(s)	Secured funding	Funding gap	Potential delivery agent(s)	Risk/ priority
AME 001	Education	2016 - 2021	Expansion of the new Kings Gate Primary School to 2FE to provide 93 places, in addition to those required by the strategic site	Meet demand for school places. Shortfall by 2017.	£1,674,352	Developer contributions; Wiltshire Council	£0	£1,674,352	Wiltshire Council	Essential (necessary)
AME 002	Education	2016 - 2021	Extensions to existing village primary schools to provide 54 places	Additional places may be required, will depend where housing goes	£979,972	Developer contributions; Wiltshire Council	£0	£979,972	Wiltshire Council	Essential (necessary)
AME 003	Education	2016 - 2021	Expansion of Stonehenge Secondary School to provide 302 places	Some surplus places but will need significant expansion by 2018	£7,236,583	Developer contributions; Wiltshire Council	£0	£7,236,583	Wiltshire Council	Essential (necessary)
AME 004	Education	2021 - 2026	Expansion of Avon Valley College to provide 270 secondary places	To accommodate MOD Service Family Accommodation in Durrington	£7,182,000	Developer contributions; Wiltshire Council	£0	£7,182,000	Wiltshire Council	Essential (necessary)

Amesbury Community Area

Ref	Category	Timing	Requirements	Rationale	Estimated cost	Potential funding source(s)	Secured funding	Funding gap	Potential delivery agent(s)	Risk/ priority
AME 005	Education	2016 - 2021	Nursery provision for children aged 0 to school age (to include, based on housing numbers, 55 places for 0 to 2 year olds and 124 places for 3 to 4 year olds)	Local authorities required by legislation to provide nursery and childcare for children aged 0 to 4	£3,129,780	Developer contributions; Wiltshire Council	£0	£3,129,780	Wiltshire Council; Private or voluntary providers	Essential (necessary)
AME 006	Sustainable transport	2016 - 2021	Bulford to Amesbury pedestrian and cycle route	Busy minor road with no provision for cyclists or pedestrians. Fully funded.	£287,438	Developer contributions; Linking Communities Funding (DfT)	£287,438	£0	Wiltshire Council; Sustrans; Bulford PC	Essential (necessary)
AME 007	Health and social care	2016 - 2021	Support development of local primary healthcare facilities (cost includes 263 sqm of extra floorspace and development costs, based on housing numbers, but excludes any land purchase)	Meet impact of new housing on local practices, which are already undersized for the number of current patients.	£583,071	Developer contributions; NHS England; Wiltshire CCG;	£0	£583,071	Wiltshire CCG; NHS England; GP surgeries	Essential (necessary)
AME 008	Emergency Services	2021 - 2026	Improvements to (including relocation/ replacement) of Amesbury Fire Station (will depend upon rationalisation of fire cover following merger of Dorset and Wiltshire Fire Authorities)	To provide supporting operational cover for Tidworth and Ludgershall (re army rebasing)	£750,000	Developer contributions; Fire and Rescue Service	£0	£750,000	Fire and Rescue Service	Essential (necessary)

Amesbury Community Area

Ref	Category	Timing	Requirements	Rationale	Estimated cost	Potential funding source(s)	Secured funding	Funding gap	Potential delivery agent(s)	Risk/ priority
AME 009	Utilities	2016 - 2021	Great Wishford Sewage Treatment Works - capacity improvements	Catchment growth. Fully funded by service provider.	£500,000	Wessex Water	£500,000	£0	Wessex Water	Essential (critical)
AME 010	Open space, green infrastructure and the environment	2016 - 2021	Porton Down District Heat Network (including a CHP providing local energy generation and efficient heat)	Reduce carbon emissions and increase site resilience	£12,000,000	Developer contributions; MOD; Private	£0	£12,000,000	Energy Services Company (private sector)	Place-shaping
AME 011	Community and cultural	2016 - 2021	Refurbishment of dry change facilities at Amesbury Sports Centre	Need identified by Indoor Facilities Strategy	£30,000	Developer contributions; Wiltshire Council	£0	£30,000	Wiltshire Council	Place-shaping
AME 012	Community and cultural	2016 - 2026	Improvements to library services in the Amesbury Community Area	Local authorities required by legislation to provide a comprehensive and efficient library service	£331,821	Developer contributions; Wiltshire Council	£0	£331,821	Wiltshire Council	Place-shaping

King's Gate, Amesbury

Housing trajectory

The plan period of the Wiltshire Core Strategy goes up to 2026. As of April 2016, there were 900 dwellings still to be built out of a total allocation of 1,300¹. *Figure 1* below illustrates the rate at which housing is expected to be built during the Plan period. The majority of housing in this strategic site allocation is expected to be built during the last five years of the plan period (2021 to 2026)².

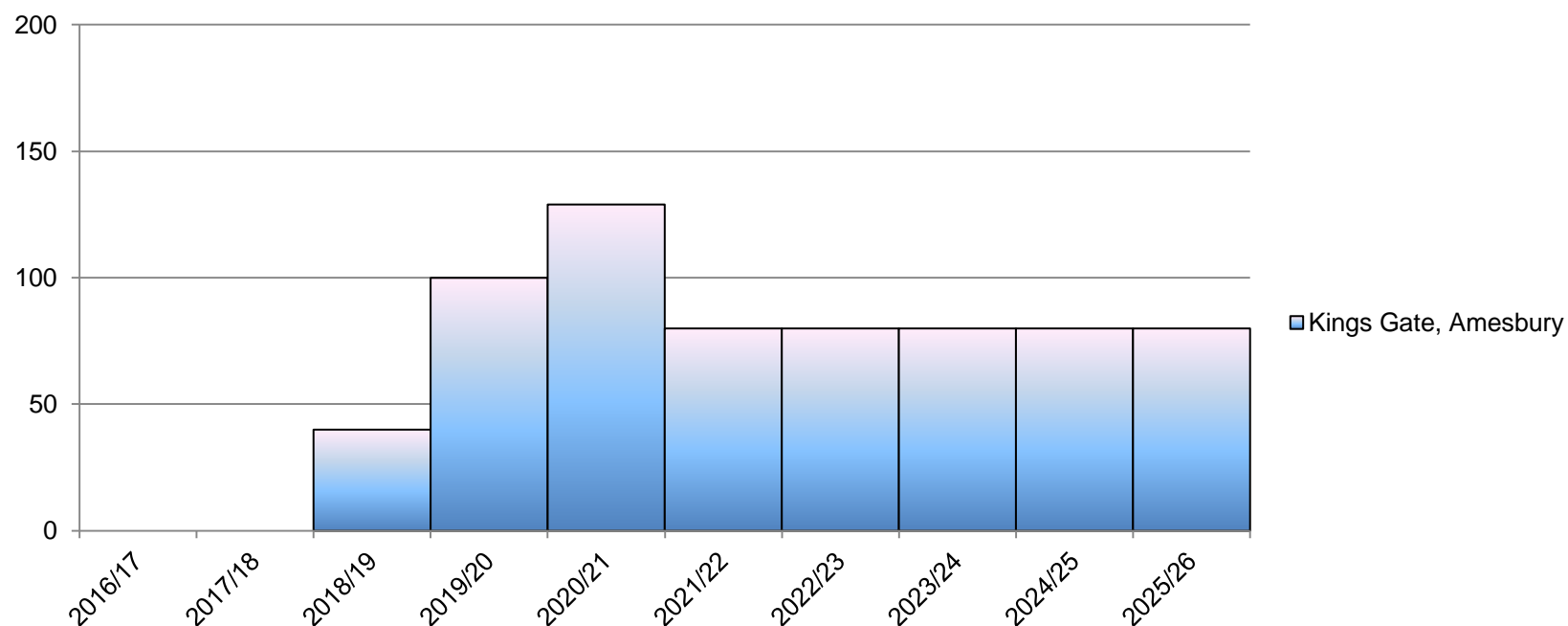


Figure 1 - Housing delivery during the Plan period

¹ Outline planning permission given for 400 dwellings (See planning application: Land Immediately to the South and West of Archers Gate, [S/2012/0498/OUT](#)) and for 143 dwellings (See planning application: Land to the South of Archers Gate, [13/06181/OUT](#)).

² Wiltshire Council (2016). Housing Land Supply Statement. Wiltshire: Wiltshire Council. 26.

King's Gate, Amesbury

December 2016

Ref	Category	Timing	Requirements	Rationale	Estimated cost	Potential funding source(s)	Secured funding	Funding gap	Potential delivery agent(s)	Risk/ priority
AME KIN 001	Education	2021 - 2026	1.6ha site for a new primary school and financial contribution from Kings Gate Phase 3 to part fund new primary school, to provide 279 places.	To meet need arising from this development	£5,039,856	Developer; Wiltshire Council	£0	£5,039,856	Developer; Wiltshire Council	Essential (necessary)
AME KIN 002	Sustainable Transport	2016- 2021	Off-site measures for phase 1 of development (400 dwellings)	Contribute to the Salisbury Transport Strategy.	£1,500,000	Developer	£1,500,000	£0	Wiltshire Council; Public Transport Operator(s)	Essential (critical)
AME KIN 003	Open space, green infrastructure and the environment	2016 - 2021	10% renewable energy generated on or near site	To meet need identified in development template	TBC	Developer	TBC	£0	Developer	Essential (necessary)
AME KIN 004	Health and social care	2016 - 2021	60 bed extra care housing scheme	Meet need and replace outdated facilities.	£8,600,000	Developer; Government housing fund grant	£8,600,000	£0	Developer	Essential (necessary)

King's Gate, Amesbury

December 2016

Ref	Category	Timing	Requirements	Rationale	Estimated cost	Potential funding source(s)	Secured funding	Funding gap	Potential delivery agent(s)	Risk/ priority
AME KIN 005	Utilities	2016 - 2021	Additional foul drainage capacity, including pumping station upgrade and phased upgrade to downstream sewer	To provide a foul and surface water drainage system.	£500,000	Developer; Wessex Water	£500,000	£0	Wessex Water; Developer	Essential (critical)
AME KIN 006	Utilities	2016 - 2021	Additional water supply capacity likely to be required for phase 2 of this development	To ensure sufficient water supply to development.	£500,000	Developer; Wessex Water	£500,000	£0	Wessex Water; Developer	Essential (critical)
AME KIN 007	Open space, green infrastructure and the environment	2016 - 2021	Landscaping sympathetic to surrounding environment and development and strategic linkages to the city centre	To meet need identified in development template	TBC	Developer	TBC	£0	Developer	Place-shaping
AME KIN 008	Open space, green infrastructure and the environment	2016 - 2021	Public open space, including 3429m ² equipped play, 5715m ² casual/ informal play space and 20574m ² youth/ adult space	To meet Open Space Standards for new development	£910,000	Developer	£0	£910,000	Developer	Place-shaping

King's Gate, Amesbury

December 2016

Ref	Category	Timing	Requirements	Rationale	Estimated cost	Potential funding source(s)	Secured funding	Funding gap	Potential delivery agent(s)	Risk/ priority
AME KIN 009	Open space, green infrastructure and the environment	2016 - 2021	Ecology and biodiversity requirements (inc. hedgerow and native woodland planting, surveys and bat facilities)	To meet need identified in development template	TBC	Developer	TBC	£0	Developer	Place-shaping
AME KIN 010	Community and cultural	2016 - 2021	Additional community facilities and services to complement and reinforce the already planned district centre	To meet need identified in development template	TBC	Developer	TBC	£0	Developer	Place-shaping

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<http://consult.wiltshire.gov.uk/portal>