



Wiltshire Community Infrastructure Levy

Wiltshire Infrastructure Delivery Plan 3

2011 – 2026

Appendix 1:
Bradford on Avon Community Area
December 2016

Wiltshire Council

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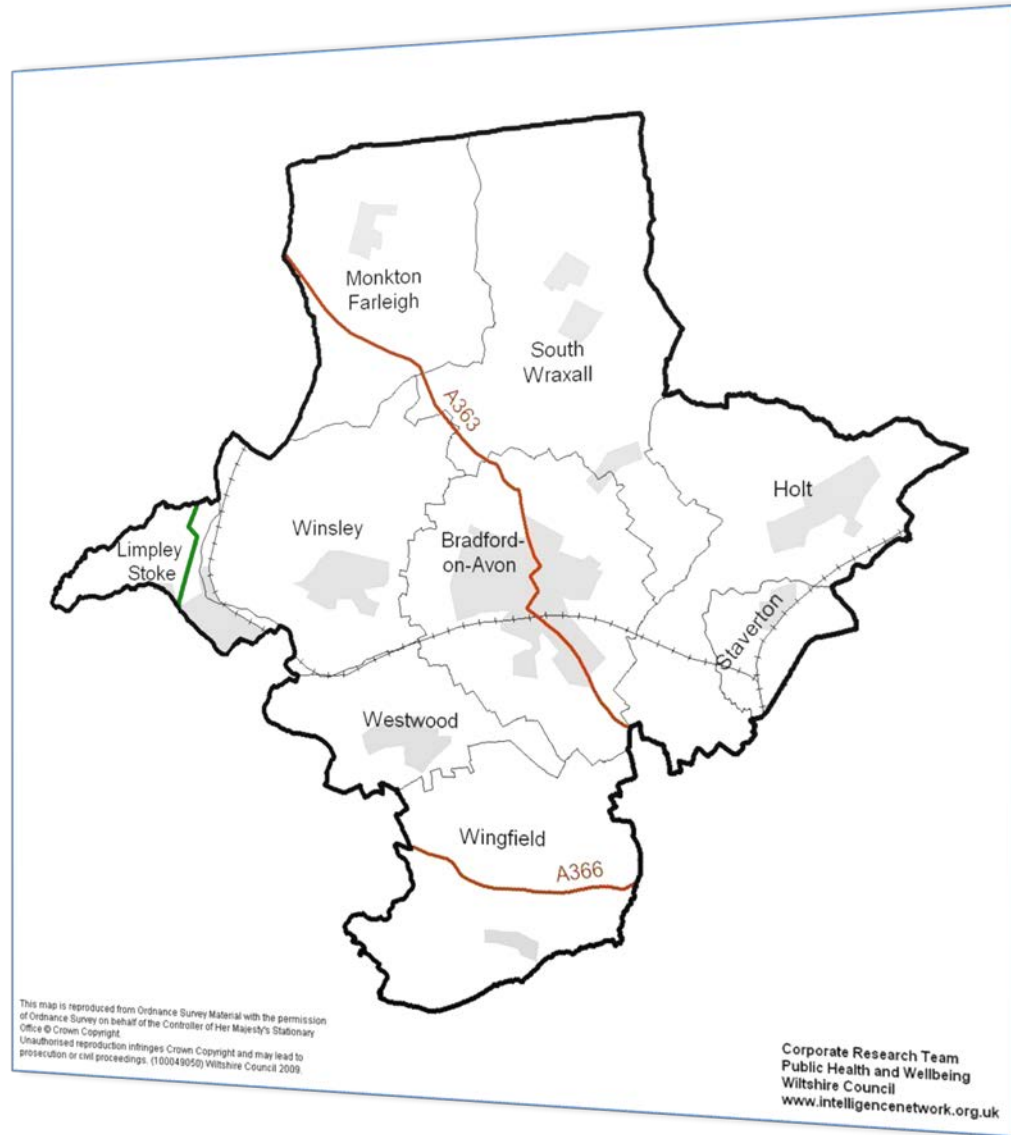
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Guide to the Infrastructure Delivery Schedules

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.

Bradford on Avon Community Area



Bradford on Avon Community Area Spatial Strategy

Settlement strategy (Core Policy 1):

Tier	Settlements
Market towns	Bradford on Avon
Large villages	Holt, Westwood and Winsley
Small villages	Limpley Stoke, Monkton Farleigh, Staverton and Wingfield

Delivery strategy (Core Policy 2):

Type of development	Amount and distribution over the plan period (2006 to 2026)				
Housing	780 homes (at least)	Bradford on Avon <i>(including Land at Kingston Farm Strategic Site)</i>	595 <i>(150)</i>	Rest of the community area	185
	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	2 – 3 ha of new employment land (in addition to that already delivered or committed at April 2011) will be provided, including:	Land at Kingston Farm			2 to 3 ha
	Principal Employment Areas <i>(supported in accordance with Core Policy 35)</i>	Treenwood Industrial Estate; Elm Cross Trading Estate			

Strategic Site (Core Policy 7):

Strategic site	Type of development	Amount
Land at Kingston Farm	Housing	150 dwellings
	Employment	2 – 3 ha

Delivery of housing 2006 – 2026 for the Bradford on Avon community area:

Area	Indicative requirement 2006 - 2026	Housing already provided for		Indicative remaining requirement
		Completions 2006 – 2016	Developable commitments 2015-2026 ¹	
Bradford on Avon town	595	374	226	0
Bradford on Avon CA remainder ²	185	114	10	61
Bradford on Avon CA ²	780	488	235	61

For further information, see Core Policy 7 of the Wiltshire Core Strategy and the Strategic Site Development Template for Land at Kingston Farm 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.

² Bradford on Avon CA remainder and Bradford on Avon CA exclude any development at Staverton Marina which is classified as Trowbridge Principle Settlement.

Bradford on Avon Community Area¹

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)².

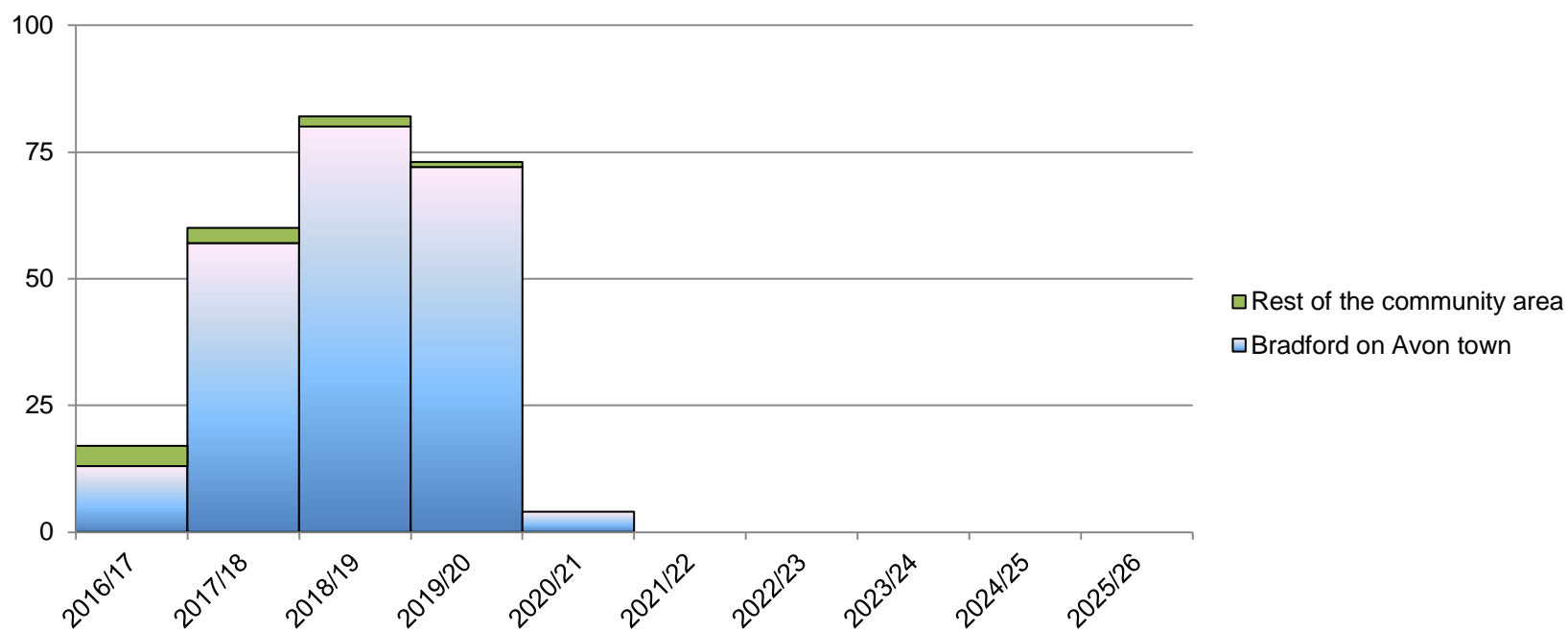


Figure 1 - Housing delivery during the Plan period

¹ Bradford on Avon CA remainder and Bradford on Avon CA exclude any development at Staverton Marina which is classified as Trowbridge Principle Settlement.

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

Bradford on Avon Community Area

December 2016

Ref	Category	Timing	Requirements	Rationale	Estimated cost	Potential funding source(s)	Secured funding	Funding gap	Potential delivery agent(s)	Risk/ priority
BOA 001	Education	2016 - 2021	Expansion of Christ Church Primary School to provide 70 places, including those required by the strategic site	Town schools full.	£1,265,564	Developer contributions; Wiltshire Council	£0	£1,265,564	Wiltshire Council	Essential (necessary)
BOA 002	Education	2016 - 2021	Extensions to existing village primary schools to provide 22 places	Additional places may be required, will depend where housing goes	£397,589	Developer contributions; Wiltshire Council	£0	£397,589	Wiltshire Council	Essential (necessary)
BOA 003	Education	2016 - 2021	Provision of 65 secondary school places	School full but high number of pupils from Trowbridge. Expansion difficult/ no desire from school.	£1,558,973	Developer contributions; Wiltshire Council	£0	£1,558,973	Wiltshire Council	Essential (necessary)
BOA 004	Education	2016 - 2021	Nursery provision for children aged 0 to school age (to include, based on housing numbers, 12 places for 0 to 2 year olds and 27 places for 3 to 4 year olds)	Local authorities required by legislation to provide nursery and childcare for children aged 0 to 4	£674,247	Developer contributions; Wiltshire Council	£0	£674,247	Wiltshire Council; Private or voluntary providers	Essential (necessary)

Bradford on Avon Community Area

Ref	Category	Timing	Requirements	Rationale	Estimated cost	Potential funding source(s)	Secured funding	Funding gap	Potential delivery agent(s)	Risk/ priority
BOA 005	Health and social care	2016 - 2021	Support development of local primary healthcare facilities (<i>cost includes 68 sqm of extra floorspace and development costs, based on housing numbers, but excludes any land purchase</i>)	Meet impact of new housing on local practices, which are already undersized for the number of current patients.	£150,756	Developer contributions; NHS England; Wiltshire CCG;	£0	£150,756	Wiltshire CCG; NHS England; GP surgeries	Essential (necessary)
BOA 006	Sustainable transport	2016 - 2021	Historic Core Zone Project Phase 1: Strategic Junction at Market Street/ Church Street	Reduce congestion and improve air quality	£805,000	Developer contributions; Wiltshire Council	£0	£805,000	Wiltshire Council	Place-shaping
BOA 007	Open space, green infrastructure and the environment	2016 - 2021	Extension of Bradford on Avon cemetery (5433m2)	To meet the need for burial space	£215,000	Developer contributions; Wiltshire Council	£0	£215,000	Wiltshire Council; Bradford on Avon TC	Place-shaping
BOA 008	Open space, green infrastructure and the environment	2016 - 2021	Air quality pollution monitoring station	Required monitoring of nitrogen dioxide emissions	£48,000	Developer contributions; Wiltshire Council	£0	£48,000	Wiltshire Council	Place-shaping

Bradford on Avon Community Area

December 2016

Ref	Category	Timing	Requirements	Rationale	Estimated cost	Potential funding source(s)	Secured funding	Funding gap	Potential delivery agent(s)	Risk/ priority
BOA 009	Open space, green infrastructure and the environment	2016 - 2021	Air quality origin and destination survey	Allow progress with action planning by community	£15,000	Developer contributions; Wiltshire Council; Area Boards	£0	£15,000	Wiltshire Council	Place-shaping
BOA 010	Open space, green infrastructure and the environment	2016 - 2021	Air quality data logger for remote communications (pro rata)	Allow remote and public access to data and website	£4,000	Developer contributions; Wiltshire Council	£0	£4,000	Wiltshire Council	Place-shaping
BOA 011	Open space, green infrastructure and the environment	2016 - 2026	Air quality source apportionment/ air quality monitoring	Targeting of actions towards main sources of pollutants	£10,000	Developer contributions; Wiltshire Council	£0	£10,000	Wiltshire Council	Place-shaping
BOA 012	Open space, green infrastructure and the environment	2016 - 2026	Air quality community action plan implementation	Development and implementation of action plans	£10,000	Developer contributions; Wiltshire Council; Area Boards	£0	£10,000	Wiltshire Council	Place-shaping

Bradford on Avon Community Area

December 2016

Ref	Category	Timing	Requirements	Rationale	Estimated cost	Potential funding source(s)	Secured funding	Funding gap	Potential delivery agent(s)	Risk/ priority
BOA 013	Open space, green infrastructure and the environment	2016 - 2026	Air quality strategic mitigation measures	Development of wider capital projects outside community area	£10,000	Developer contributions; Wiltshire Council	£0	£10,000	Wiltshire Council	Place-shaping
BOA 014	Open space, green infrastructure and the environment	2021 - 2026	Enhancements to Barton Farm Country Park and Greenland Miles (The Strips) Woodland	To cope with increased use due to new housing	£51,600	Developer contributions	£0	£51,600	Wiltshire Council; Climate Friendly BoA Group	Place-shaping
BOA 015	Open space, green infrastructure and the environment	2016 - 2021	Extension of Holt Cemetery (1397m ²)	To meet the need for burial space	£55,000	Developer contributions; Wiltshire Council	£0	£55,000	Wiltshire Council	Place-shaping
BOA 016	Community and cultural	2016 - 2020	New changing facilities at Bradford on Avon Swimming Pool	Need identified by Indoor Facilities Strategy	£150,000	Developer contributions; Wiltshire Council	£0	£150,000	Wiltshire Council	Place-shaping

Bradford on Avon Community Area

December 2016

Ref	Category	Timing	Requirements	Rationale	Estimated cost	Potential funding source(s)	Secured funding	Funding gap	Potential delivery agent(s)	Risk/ priority
BOA 017	Community and cultural	2016 - 2026	Improvements to library services in the Bradford on Avon Community Area	Local authorities required by legislation to provide a comprehensive and efficient library service	£71,484	Developer contributions; Wiltshire Council	£0	£71,484	Wiltshire Council	Place-shaping

Land at Kingston Farm, Bradford on Avon

Housing trajectory

The plan period of the Wiltshire Core Strategy goes up to 2026. As of April 2016, there were 138 dwellings still to be built out of a total allocation of 150¹. *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 next five years of the plan period (2016 to 2021)².

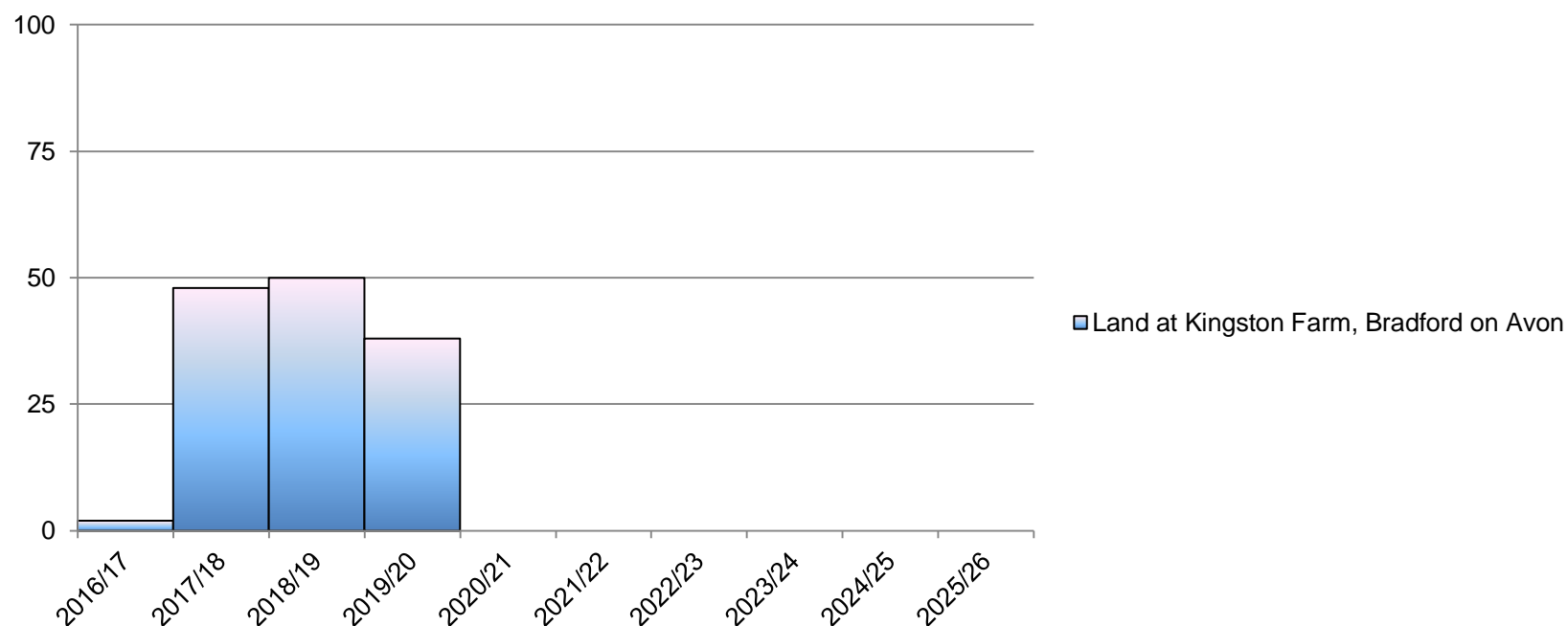


Figure 1 - Housing delivery during the Plan period

¹ Kingston Farm is allocated for more than the permission but the site is unlikely to support any more development than the approved scheme. Full planning permission given for 138 dwellings from an original allocation of 150 dwellings (See planning application: Land South West of Kingston Farm Buildings, Holt Road, [W/13/00643/FUL](#)).

² Wiltshire Council (2016). Housing Land Supply Statement. Wiltshire: Wiltshire Council. 20.

Land at Kingston Farm, Bradford on Avon

December 2016

Ref	Category	Timing	Requirements	Rationale	Estimated cost	Potential funding source(s)	Secured funding	Funding gap	Potential delivery agent(s)	Risk/ priority
BOA KIN 001	Sustainable transport	2016 - 2021	Pedestrian/ cycle link from the cemetery through the strategic site to Springfield/ Holt Road junction and to town centre	To link the site to the town centre.	£1,000,000	Developer	£1,000,000	£0	Wiltshire Council; Developer	Essential (necessary)
BOA KIN 002	Sustainable transport	2016 - 2021	Suitable access arrangements from the B3107 (Holt Road)	To enable site access.	TBC	Developer	TBC	£0	Wiltshire Council; Developer	Essential (critical)
BOA KIN 003	Sustainable transport	2016 - 2021	Extension of existing bus services to serve the Land at Kingston Farm strategic site	To directly serve the site.	£225,000	Wiltshire Council	£225,000	£0	Wiltshire Council; Private Bus Operators	Essential (necessary)
BOA KIN 004	Open space, green infrastructure and the environment	2016 - 2021	A Sustainable Energy Strategy	Required by Core Policy 41.	TBC	Developer	TBC	£0	Developer	Essential (critical)

Land at Kingston Farm, Bradford on Avon

December 2016

Ref	Category	Timing	Requirements	Rationale	Estimated cost	Potential funding source(s)	Secured funding	Funding gap	Potential delivery agent(s)	Risk/ priority
BOA KIN 005	Open space, green infrastructure and the environment	2016 - 2021	Updated bat surveys and impact assessments for Bath and Bradford on Avon SAC and Coombe Mine CWS	To mitigate the impact on environmental designations.	TBC	Developer	TBC	£0	Wiltshire Council; Developer	Essential (critical)
BOA KIN 006	Open space, green infrastructure and the environment	2016 - 2021	Full assessment and mitigation for areas of archaeological and historic interest	Required by the Historic Landscape Assessment.	TBC	Developer	TBC	£0	Developer	Essential (critical)
BOA KIN 007	Community and cultural	2016 - 2021	Flexible and affordable B use workspace, particularly small and start up units with some 'follow on' space	To deliver a mixed used development.	TBC	Developer	TBC	£0	Developer	Essential (critical)
BOA KIN 008	Utilities	2016 - 2021	A 'living water' sustainable urban drainage system (SUDS)	Provide foul and surface water drainage for the site.	TBC	Developer	TBC	£0	Wessex Water; Developer	Essential (critical)

Land at Kingston Farm, Bradford on Avon

December 2016

Ref	Category	Timing	Requirements	Rationale	Estimated cost	Potential funding source(s)	Secured funding	Funding gap	Potential delivery agent(s)	Risk/ priority
BOA KIN 009	Utilities	2016 - 2021	Improvements to Springfield Pumping Station and diversion of surface water flow to Springfield culvert	To cope with the extra demand from the site.	£276,000	Developer; Wessex Water	£276,000	£0	Wessex Water	Essential (critical)
BOA KIN 010	Utilities	2016 - 2021	On-site water mains	Provide water supply for site.	TBC	Developer; Wessex Water	TBC	£0	Wessex Water; Developer	Essential (critical)
BOA KIN 011	Utilities	2016 - 2021	Reinforcement of the low pressure gas mains	To cope with the extra demand from the site.	TBC	Developer	TBC	£0	Wales and West Utilities	Essential (critical)
BOA KIN 012	Utilities	2016 - 2021	Reinforcement of the electricity network in line with the normal extensions and alterations	To cope with the extra demand from the site.	TBC	Developer	TBC	£0	Scottish and Southern Electric	Essential (critical)

Land at Kingston Farm, Bradford on Avon

December 2016

Ref	Category	Timing	Requirements	Rationale	Estimated cost	Potential funding source(s)	Secured funding	Funding gap	Potential delivery agent(s)	Risk/ priority
BOA KIN 013	Sustainable transport	2016 - 2021	Historic Core Zone Project Phase 3: Strategic Junction at Silver Street	Directly related to the site's accessibility to the town centre	£155,000	Developer	£155,000	£0	Wiltshire Council	Place-shaping
BOA KIN 014	Open space, green infrastructure and the environment	2016 - 2021	Safeguard land between housing and railway lane as public open space, with wider community accessibility	To meet public open space requirements	TBC	Developer	TBC	£0	Developer	Place-shaping
BOA KIN 015	Open space, green infrastructure and the environment	2016 - 2021	Protect the setting of the registered park and gardens of the Hall	Moulton Hall is a Grade I listed building	TBC	Developer	TBC	£0	Developer	Place-shaping
BOA KIN 016	Open space, green infrastructure and the environment	2016 - 2021	Limit height of buildings, particularly along Holt Road	To limit skyline intrusion	TBC	Developer	TBC	£0	Developer	Place-shaping

Land at Kingston Farm, Bradford on Avon

December 2016

Ref	Category	Timing	Requirements	Rationale	Estimated cost	Potential funding source(s)	Secured funding	Funding gap	Potential delivery agent(s)	Risk/ priority
BOA KIN 017	Open space, green infrastructure and the environment	2016 - 2021	Locate residential and commercial development to the north of the site, with suitable landscaping to minimise impact	To mitigate the impact on the surrounding landscape	TBC	Developer	TBC	£0	Developer	Place-shaping
BOA KIN 018	Open space, green infrastructure and the environment	2011 - 2016	Maintain and master plan the numerous large trees on the site into the development	To protect the existing trees on site	TBC	Developer	TBC	£0	Developer	Place-shaping
BOA KIN 019	Open space, green infrastructure and the environment	2016 - 2021	Equipped play areas, allotments (0.6 ha) and open space provision (1.5 ha), including maintenance	To meet public open space requirements	£141,823	Developer	£141,823	£0	Developer	Place-shaping
BOA KIN 020	Open space, green infrastructure and the environment	2016 - 2021	Retain and buffer important habitat features and enhance retained hedgerows along the railway corridor	To mitigate the impact on the local ecological features	TBC	Developer	TBC	£0	Wiltshire Council; Developer	Place-shaping

Land at Kingston Farm, Bradford on Avon

December 2016

Ref	Category	Timing	Requirements	Rationale	Estimated cost	Potential funding source(s)	Secured funding	Funding gap	Potential delivery agent(s)	Risk/ priority
BOA KIN 021	Open space, green infrastructure and the environment	2016 - 2021	Sensitive lighting scheme	To mitigate the impact on the local ecological features	TBC	Developer	TBC	£0	Wiltshire Council; Developer	Place-shaping
BOA KIN 022	Open space, green infrastructure and the environment	2016 - 2021	An attractive 'gateway' to Bradford on Avon along the B3107 (Holt Road)	To mitigate the impact on the surrounding landscape	TBC	Developer	TBC	£0	Developer	Place-shaping
BOA KIN 023	Open space, green infrastructure and the environment	2016 - 2021	Strengthen hedgerows with large native trees and plant new woodland	Decrease views of site and screen intrusive urban edges	TBC	Developer	TBC	£0	Developer	Place-shaping
BOA KIN 024	Open space, green infrastructure and the environment	2016 - 2021	Retain or reuse characteristic features, such as stone walls	To mitigate the impact on the surrounding landscape	TBC	Developer	TBC	£0	Developer	Place-shaping

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