



Wiltshire Community Infrastructure Levy

Wiltshire Infrastructure Delivery Plan 3

2011 – 2026

Appendix 1:
Mere 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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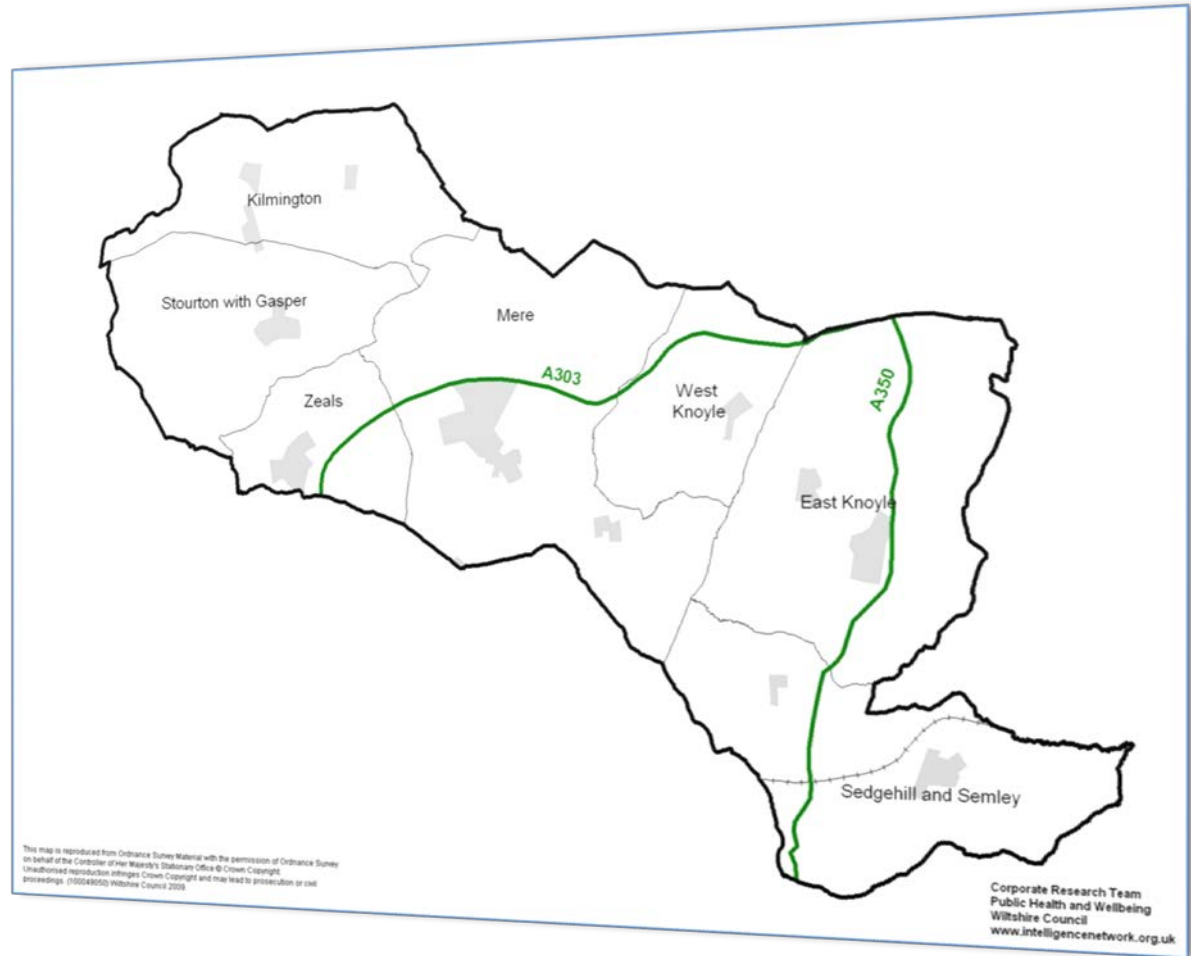
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Guide to the Infrastructure Delivery Schedules

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.

Mere Community Area



Mere Community Area Spatial Strategy

Settlement strategy (Core Policy 1):

Tier	Settlements
Local service centre	Mere
Small villages	East Knoyle, Kilmington, Semley / Semley Station, Stourton and Zeals.

Delivery strategy (Core Policy 2):

Type of development	Amount and distribution over the plan period (2006 to 2026)				
Housing	285 homes (at least)	Mere (no strategic site allocations)	235	Rest of community area	50
	Non-strategic development 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	3 ha of new employment land (in addition to that already delivered or committed at April 2011) will be provided, including:	E12 Land at Mere (<i>Saved Salisbury District Plan Allocation</i>)			3 ha
	There are no Principal Employment Areas in the Mere Community Area.	There are no Principal Employment Areas in the Mere Community Area.			

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

Area	Indicative requirement 2006 - 2026	Housing already provided for		Indicative remaining requirement
		Completions 2006 – 2016	Developable commitments 2015-2026 ¹	
Mere	235	122	143	0
Mere CA Remainder	50	33	9	8
Mere CA	285	155	151	8

For further information, see Core Policy 17 of the Wiltshire 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.

Mere 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.

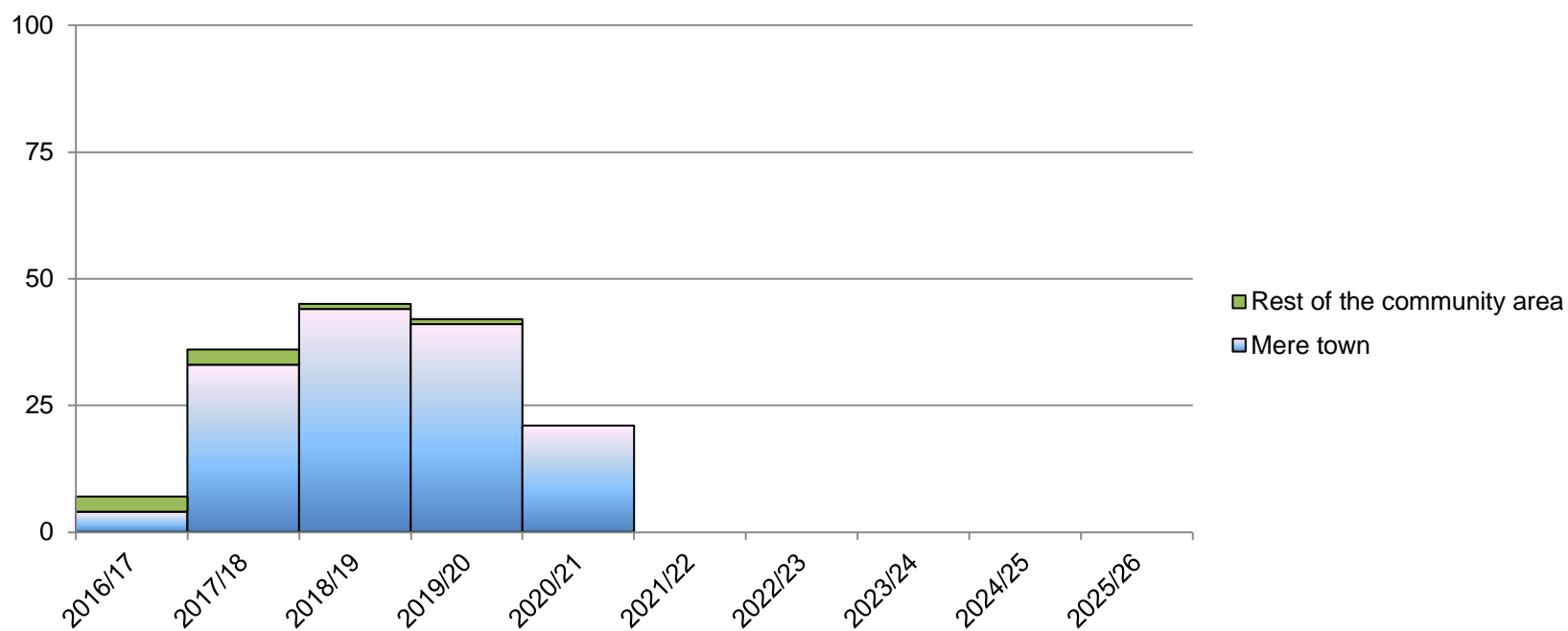


Figure 1 - Housing delivery during the Plan period

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

Mere Community Area

Ref	Category	Timing	Requirements	Rationale	Estimated cost	Potential funding source(s)	Secured funding	Funding gap	Potential delivery agent(s)	Risk/ priority
MER 001	Education	2021 - 2026	Expansion of Mere Primary School to provide 44 places	Some surplus places but not enough for additional pupils	£800,777	Developer contributions; Wiltshire Council	£0	£800,777	Wiltshire Council	Essential (necessary)
MER 002	Education	2021 - 2026	Provision of five pupil places in village primary schools	Pupils likely to be accommodated within existing schools	£95,197	Developer contributions; Wiltshire Council	£0	£95,197	Wiltshire Council	Essential (necessary)
MER 003	Education	2021 - 2026	Expansion of Gillingham Secondary School, Gillingham (to provide 35 places for pupils from Mere)	Project listed in North Dorset District Council IDP 2014	£837,421	Developer contributions; Dorset County Council	£0	£837,421	Dorset County Council	Essential (necessary)
MER 004	Education	2021 - 2026	Nursery provision for children aged 0 to school age (to include, based on housing numbers, 6 places for 0 to 2 year olds and 14 places for 3 to 4 year olds)	Local authorities required by legislation to provide nursery and childcare for children aged 0 to 4	£362,180	Developer contributions; Wiltshire Council	£0	£362,180	Wiltshire Council; Private providers	Essential (necessary)

Mere 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
MER 005	Health and social care	2016 - 2021	Support development of local primary healthcare facilities <i>(cost includes 36 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.	£79,812	Developer contributions; NHS England; Wiltshire CCG;	£0	£79,812	NHS England; Wiltshire CCG; GP surgeries	Essential (necessary)
MER 006	Community and cultural	2021 - 2026	Improvements to library services in the Mere Community Area	Local authorities required by legislation to provide a comprehensive and efficient library service	£38,399	Developer contributions; Wiltshire Council	£0	£38,399	Wiltshire Council	Place-shaping

This document was published by Economic, Development and Planning, Wiltshire Council.

For further information please visit the following website:

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