



## Wiltshire Community Infrastructure Levy

# Wiltshire Infrastructure Delivery Plan 3

2011 – 2026

Appendix 1:  
Corsham 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](mailto:customerservices@wiltshire.gov.uk)

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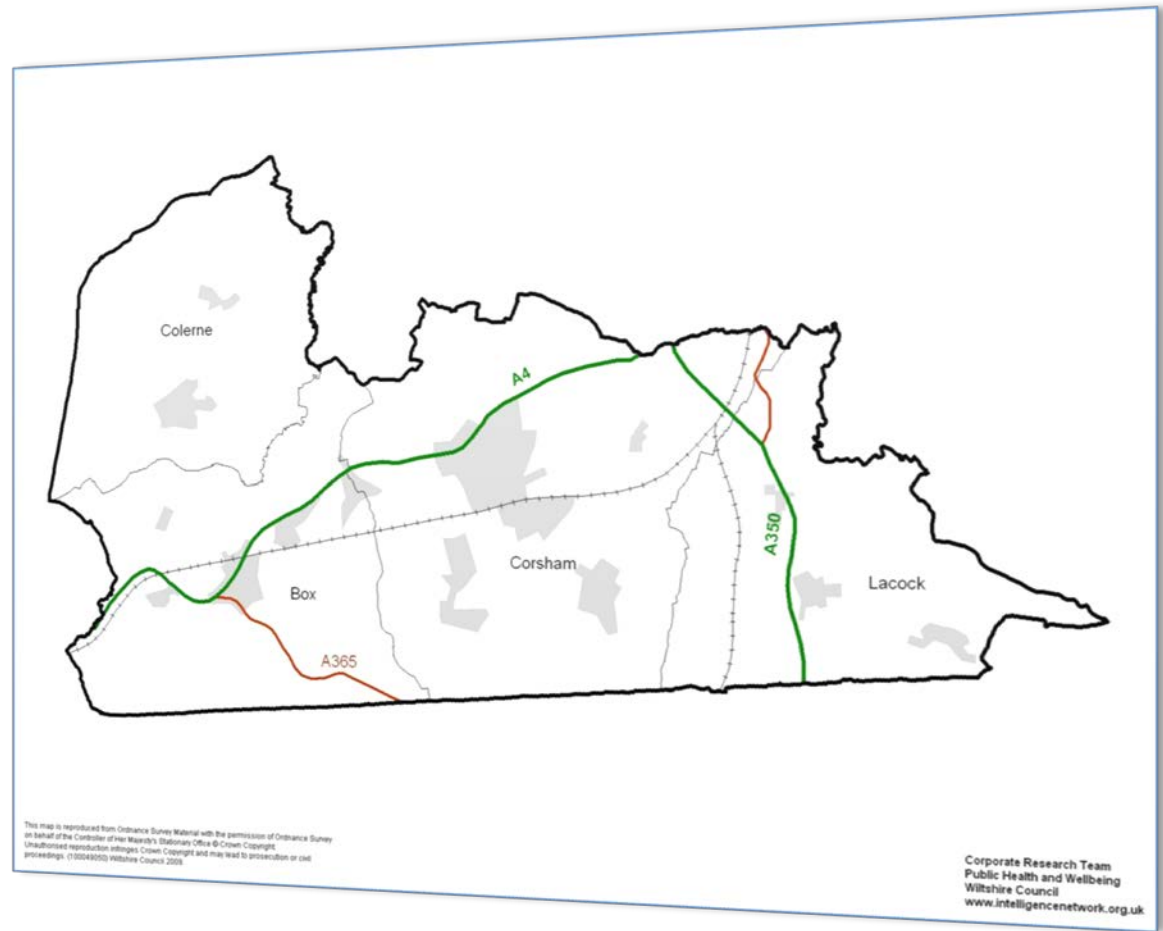
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# Guide to the Infrastructure Delivery Schedules

Column	Description
<b>Ref</b>	Each infrastructure project has been given a unique reference number.
<b>Category</b>	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.
<b>Timing</b>	<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><b>Community Area projects:</b> 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><b>Strategic Site projects:</b> 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>
<b>Requirements</b>	A description of each infrastructure project shows what is required.
<b>Rationale</b>	A justification of the need for each infrastructure project explains its inclusion in the delivery schedule.
<b>Estimated cost</b>	An estimated cost for each infrastructure project is given where possible. For strategic sites, some items will be delivered directly by the developer.
<b>Potential funding source(s)</b>	Likely or potential funding sources are identified for individual infrastructure projects. This may change over the plan period. Developer contributions could include s106 <b>or</b> the Community Infrastructure Levy (CIL) but <b>not</b> both. The Regulation 123 List sets out those infrastructure projects in the IDP that Wiltshire Council may fund through CIL.

Column	Description
<b>Secured funding</b>	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.
<b>Funding gap</b>	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.
<b>Potential delivery agent(s)</b>	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.
<b>Risk/ priority</b>	<p>Projects are categorised as either 'essential' or 'place-shaping'; see Core Policy 3 of the Wiltshire Core Strategy.</p> <p><b>a) Risk to the delivery of Core Strategy growth</b> – 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>b) Risk to the delivery of individual projects</b> – 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"> <li>• <b>Low risk</b> = 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.</li> <li>• <b>Medium risk</b> = 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.</li> <li>• <b>High risk</b> = it is considered that there may be additional issues to consider in the delivery of this project. <b>This does not mean that the project will not be delivered.</b> 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.</li> </ul>

# Corsham Community Area



# Corsham Community Area Spatial Strategy

## Settlement strategy (Core Policy 1):

Tier	Settlements
Market towns	Corsham
Large villages	Box, Colerne and Rudloe
Small villages	Gastard, Lacock, Neston and Westwells

## Delivery strategy (Core Policy 2):

Type of development	Amount and distribution over the plan period (2006 to 2026)				
Housing	1,395 homes (at least)	Corsham (No strategic sites allocated)	1,220	Rest of the community area	175
	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	6 ha of new employment land (in addition to that already delivered or committed at April 2011)				
	Principal Employment Areas (supported in accordance with Core Policy 35)	Leaffield Industrial Estate; Fiveways Trading Estate			

**Delivery of housing 2006 – 2026 for the Corsham community area:**

Area	Indicative requirement 2006 - 2026	Housing already provided for		Indicative remaining requirement
		Completions 2006 – 2016	Developable commitments 2015-2026 <sup>1</sup>	
Corsham	1,220	574	659	0
Corsham CA Remainder	175	246	102	0
Corsham CA	1,395	820	760	0

For further information, see Core Policy 11 of the Wiltshire Core Strategy.

<sup>1</sup> 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.

# Corsham 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)<sup>1</sup>.

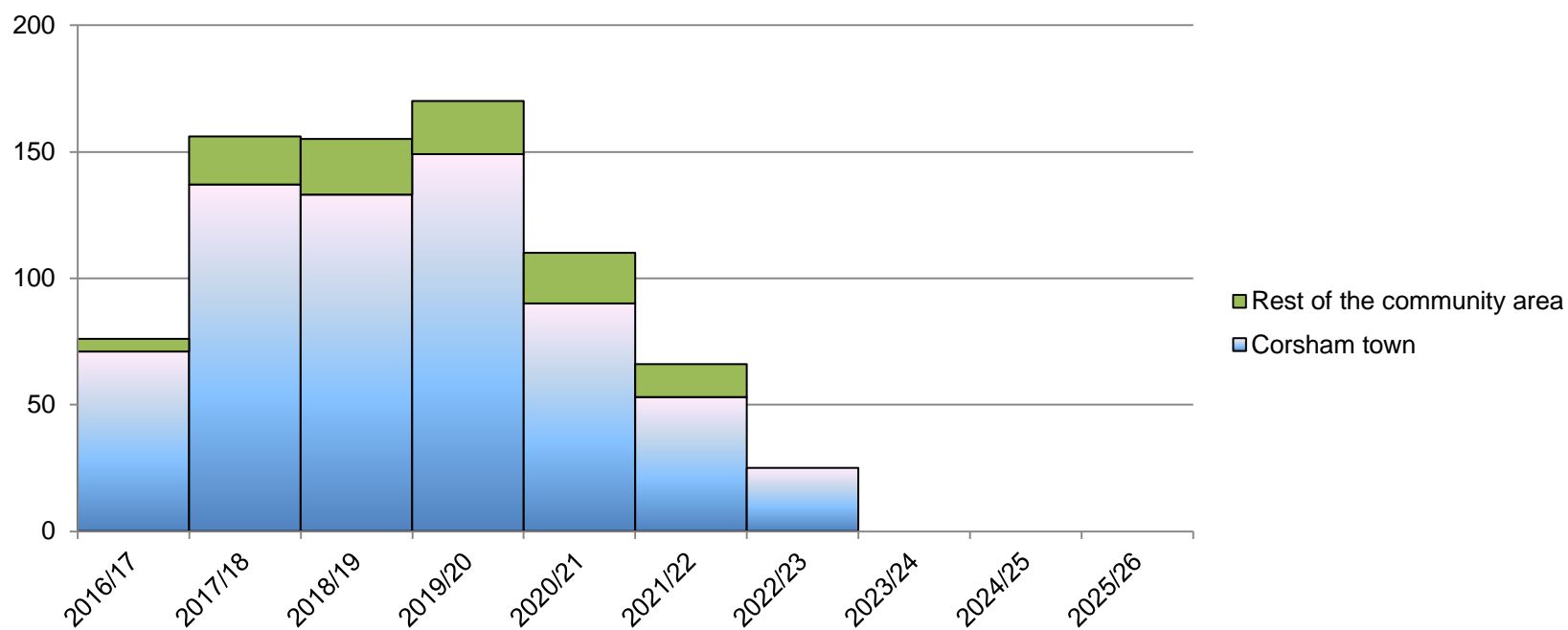


Figure 1 - Housing delivery during the Plan period

<sup>1</sup> Wiltshire Council (2016). Housing Land Supply Statement. Wiltshire: Wiltshire Council.



# Corsham Community Area

Ref	Category	Timing	Requirements	Rationale	Estimated cost	Potential funding source(s)	Secured funding	Funding gap	Potential delivery agent(s)	Risk/ priority
<b>COR 001</b>	Education	2016 - 2021	Expansion of Corsham Primary School (Broadwood site) to provide 204 places	Surplus places insufficient to cater for all additional pupils	£3,690,295	Developer contributions; Wiltshire Council	£0	£3,690,295	Wiltshire Council	<b>Essential (necessary)</b>
<b>COR 002</b>	Education	2016 - 2021	Expansion of Corsham Primary School (Broadwood site) and provision in existing village schools to provide 32 places	This is likely to accommodate pupils arising from development in the rest of the community area	£571,184	Developer contributions; Wiltshire Council	£0	£571,184	Wiltshire Council	<b>Essential (necessary)</b>
<b>COR 003</b>	Education	2021 - 2016	Expansion of Corsham Secondary School to provide 167 places	Small amount of surplus places. Expansion still required.	£4,002,768	Developer contributions; Wiltshire Council	£0	£4,002,768	Wiltshire Council	<b>Essential (necessary)</b>
<b>COR 004</b>	Education	2016 - 2021	Nursery provision for children aged 0 to school age (to include, based on housing numbers, 30 places for 0 to 2 year olds and 68 places for 3 to 4 year olds)	Local authorities required by legislation to provide nursery and childcare for children aged 0 to 4	£1,731,174	Developer contributions; Wiltshire Council	£0	£1,731,174	Wiltshire Council; Private or voluntary providers	<b>Essential (necessary)</b>

# Corsham Community Area

Ref	Category	Timing	Requirements	Rationale	Estimated cost	Potential funding source(s)	Secured funding	Funding gap	Potential delivery agent(s)	Risk/ priority
<b>COR 005</b>	Health and social care	2016 - 2021	Support development of local primary healthcare facilities (cost includes 174 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.	£385,758	Developer contributions; NHS England; Wiltshire CCG;	£0	£385,758	NHS England; Wiltshire CCG; GP surgeries	<b>Essential (necessary)</b>
<b>COR 006</b>	Utilities	2016 - 2021	Capacity improvements to water supply and waste water infrastructure	Works extended 2004. Upgrades planned post-2015. Funded by service provider.	£735,000	Wessex Water	£735,000	£0	Wessex Water	<b>Essential (critical)</b>
<b>COR 007</b>	Sustainable transport	2016 - 2021	Corsham A4 access/ junction improvements	Improve access from sites near MOD Corsham to A4	£2,500,000	Developer contributions; Wiltshire Council; Local Growth Fund	£0	£2,500,000	Wiltshire Council; Private sector	<b>Place-shaping</b>
<b>COR 008</b>	Sustainable transport	2021 - 2026	New railway station (inc.associated required infrastructure) in Corsham	Encourage sustainable transport. Better accessibility.	£6,000,000	Developer contributions; Local Growth Fund	£0	£6,000,000	Network Rail; Train Operating Company; Wiltshire Council	<b>Place-shaping</b>

# Corsham 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
<b>COR 009</b>	Community and cultural	2016 - 2026	Improvements to library services in the Corsham Community Area	Local authorities required by legislation to provide a comprehensive and efficient library service	£183,540	Developer contributions; Wiltshire Council	£0	£183,540	Wiltshire Council	<b>Place-shaping</b>





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>