



## Wiltshire Community Infrastructure Levy

# Wiltshire Infrastructure Delivery Plan 3

2011 – 2026

## Appendix 1: Marlborough Community Area

December 2016

## Wiltshire Council

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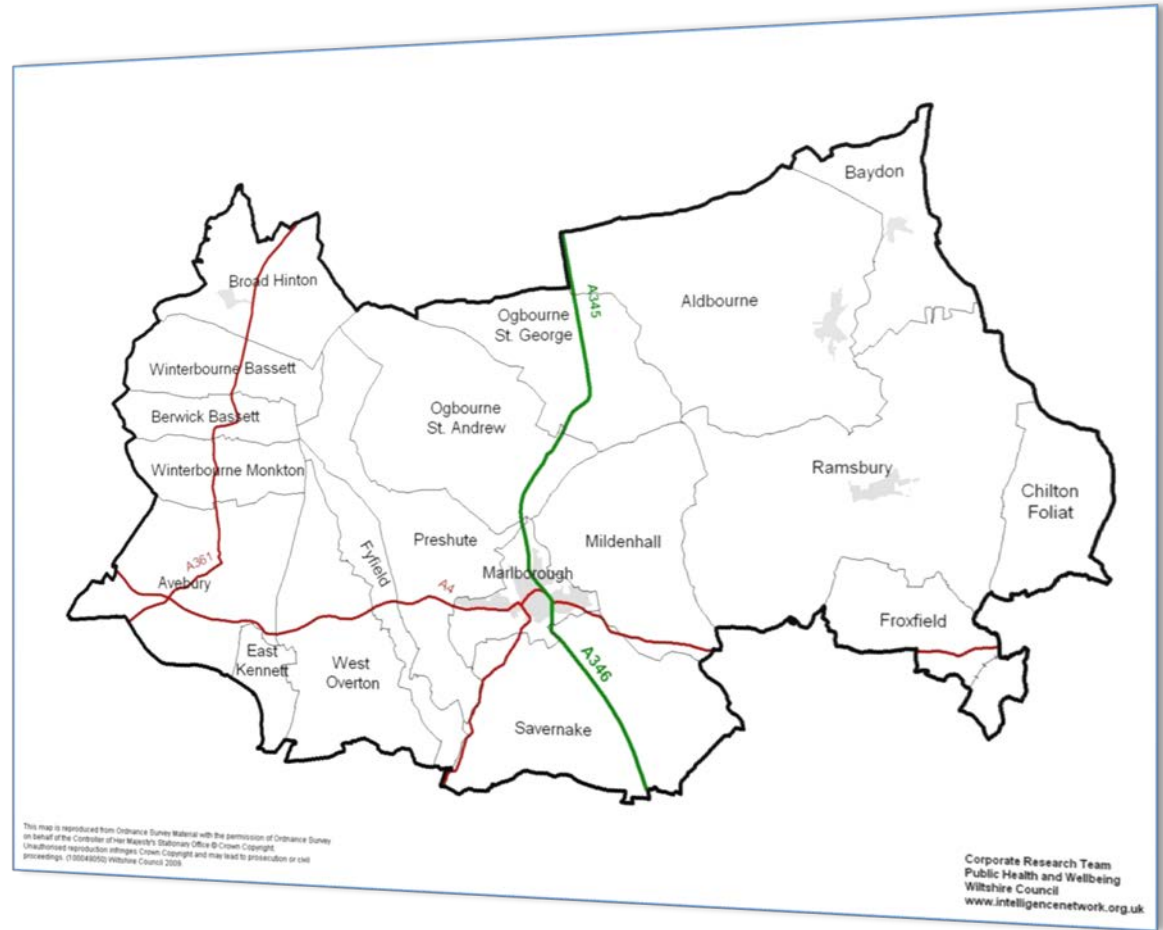
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# Guide to the Infrastructure Delivery Schedules

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>

# Marlborough Community Area



# Marlborough Community Area Spatial Strategy

## Settlement strategy (Core Policy 1):

Tier	Settlements
<b>Market towns</b>	Marlborough
<b>Large villages</b>	Aldbourn, Baydon, Broad Hinton and Ramsbury
<b>Small villages</b>	Avebury / Trusloe, Axford, Beckhampton, Chilton Folliat, East Kennett, Froxfield, Fyfield, Lockeridge, Manton, Ogbourne St George, West Overton, Winterbourne Bassett, and Winterbourne Monkton

## Delivery strategy (Core Policy 2):

Type of development	Amount and distribution over the plan period (2006 to 2026)				
<b>Housing</b>	<b>920 homes</b> (at least)	<b>Marlborough</b> <i>(including Land to the West of Salisbury Road Strategic Site)</i>	680 <i>(220)</i>	<b>Rest of the community area</b>	240
	<b>Non-strategic growth</b> 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.				
<b>Employment</b>	<b>3 ha</b> of new employment land (in addition to that already delivered or committed at April 2011) will be provided				
	<b>Principal Employment Areas</b> <i>(supported in accordance with Core Policy 35)</i>	Marlborough Business Park; Pelham Court Site; Wagon Yard			

**Strategic Site (Core Policy 14):**

Strategic site	Type of development	Amount
Land to the West of Salisbury Road	Housing	220 dwellings
	Employment	0 ha

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

Area	Indicative requirement 2006 - 2026	Housing already provided for		Indicative remaining requirement
		Completions 2006 – 2016	Developable commitments 2015-2026 <sup>1</sup>	
Marlborough	680	340	283	57
Marlborough CA Remainder	240	127	79	34
Marlborough CA	920	467	362	91

For further information, see Core Policy 14 of the Wiltshire Core Strategy, and the Strategic Site Development Template for Land to the West of Salisbury Road in Appendix A to the 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.

# Marlborough 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>.

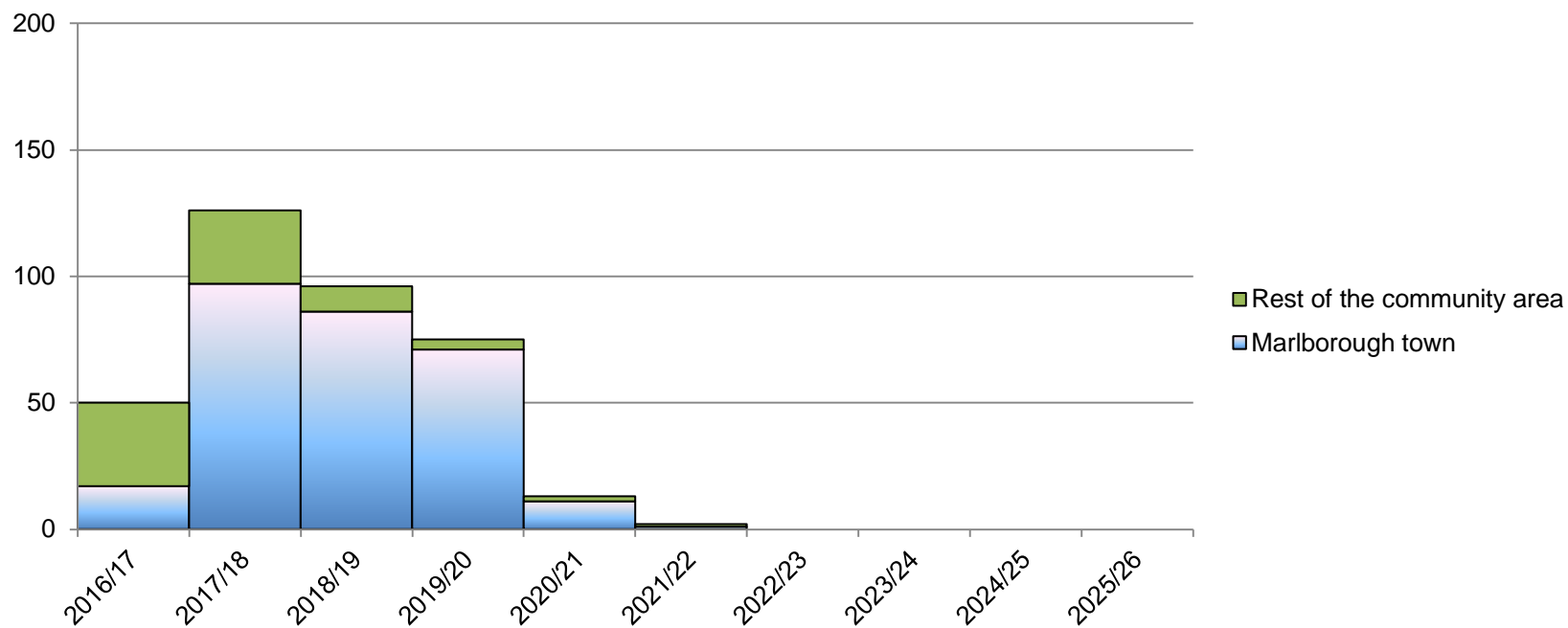


Figure 1 - Housing delivery during the Plan period

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



# Marlborough 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
MAR 001	Education	2021 - 2026	New site for Preshute Primary School to provide 105 places	Some surplus places. Existing schools cannot expand to accommodate further housing. Seeking new site.	£1,903,946	Developer contributions; Wiltshire Council	£0	£1,903,946	Wiltshire Council	Essential (necessary)
MAR 002	Education	2016 - 2026	Expansion of existing village primary schools to provide 35 places	Additional places may be required, will depend on where housing goes	£632,782	Developer contributions; Wiltshire Council	£0	£632,782	Wiltshire Council	Essential (necessary)
MAR 003	Education	2016 - 2021	Expansion of St John's Secondary School to provide 100 places	School is already full	£2,385,860	Developer contributions; Wiltshire Council	£0	£2,385,860	Wiltshire Council	Essential (necessary)
MAR 004	Education	2021 - 2026	Nursery provision for children aged 0 to school age (to include, based on housing numbers, 18 places for 0 to 2 year olds and 41 places for 3 to 4 year olds)	Local authorities required by legislation to provide nursery and childcare for children aged 0 to 4	£1,031,871	Developer contributions; Wiltshire Council	£0	£1,031,871	Wiltshire Council; Private providers	Essential (necessary)

# Marlborough 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
MAR 005	Health and social care	2016 - 2021	Support development of local primary healthcare facilities (cost includes 104 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.	£230,568	Developer contributions; NHS England; Wiltshire CCG;	£0	£230,568	Wiltshire CCG; NHS England; GP practices	Essential (necessary)
MAR 006	Utilities	2016 - 2021	Install new pumped sewer into the Marlborough Sewage Treatment Works	To improve water quality in the River Kennet. Funded by the service provider.	£3,450,000	Thames Water	£3,450,000	£0	Thames Water	Essential (critical)
MAR 007	Utilities	2016 - 2021	Water supply pipeline between north and south Swindon to link all homes to Farmoor Reservoir	To reduce water abstraction from the River Kennet. Funded by the service provider.	£25,000,000	Thames Water	£25,000,000	£0	Thames Water	Essential (critical)
MAR 008	Sustainable transport	2016 - 2021	Upgrading Marlborough to Swindon railway path, including ramp to Marlborough Business Park and new Tesco store	Housing growth will lead to demand for key green routes	£2,004,929	Developer contributions; Landfill and Rural Heritage Lottery; Landfill and Rural Development funding	£0	£2,004,929	Wiltshire Council; Sustrans	Place-shaping

# Marlborough 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>MAR 009</b>	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	<b>Place-shaping</b>
<b>MAR 010</b>	Open space, green infrastructure and the environment	2016 - 2026	Air quality - source apportionment/ air quality modelling	Targeting of actions towards main sources of pollutants	£10,000	Developer contributions; Wiltshire Council	£0	£10,000	Wiltshire Council	<b>Place-shaping</b>
<b>MAR 011</b>	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	£0	£10,000	Wiltshire Council	<b>Place-shaping</b>
<b>MAR 012</b>	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	<b>Place-shaping</b>

# Marlborough 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>MAR 013</b>	Community and cultural	2016 - 2021	Expansion of gym at Marlborough Leisure Centre	Income generation	£40,000	Developer contributions; Wiltshire Council	£0	£40,000	Wiltshire Council	<b>Place-shaping</b>
<b>MAR 014</b>	Community and cultural	2016 - 2026	Improvements to library services in the Marlborough Community Area	Local authorities required by legislation to provide a comprehensive and efficient library service	£109,400	Developer contributions; Wiltshire Council	£0	£109,400	Wiltshire Council	<b>Place-shaping</b>

# Land at Salisbury Road, Marlborough

## Housing trajectory

The plan period of the Wiltshire Core Strategy goes up to 2026. As of April 2016, there were 175 dwellings still to be built out of a total permission of 175<sup>1</sup>. *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)<sup>2</sup>.

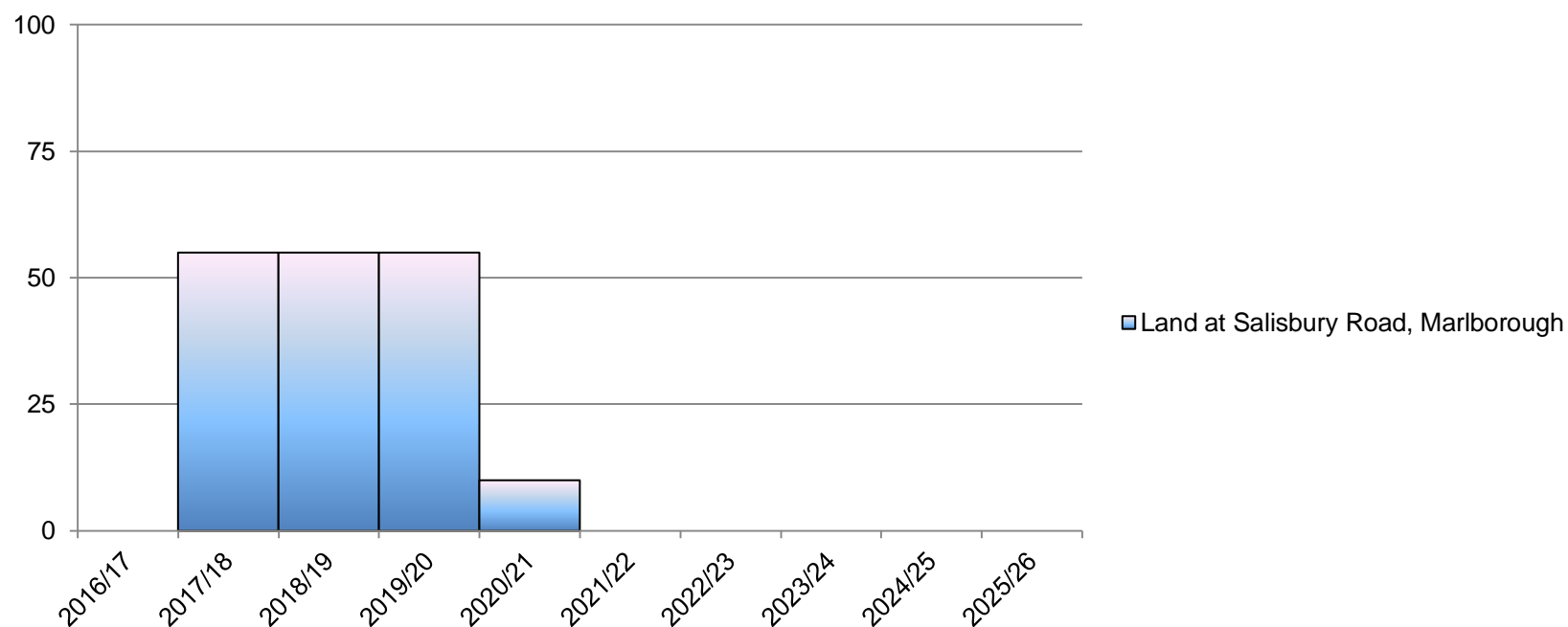


Figure 1 - Housing delivery during the Plan period

<sup>1</sup> Land West of Salisbury Road is allocated for more than the permission but the site is unlikely to support any more development than the approved scheme. Outline planning permission given for 175 dwellings from an original allocation of 220 dwellings (See planning application: Land West of Salisbury Road, [15/02026/OUT](#)).

<sup>2</sup> Wiltshire Council (2016). Housing Land Supply Statement. Wiltshire: Wiltshire Council. 13.

# Land at Salisbury Road, Marlborough

December 2016

Ref	Category	Timing	Requirements	Rationale	Estimated cost	Potential funding source(s)	Secured funding	Funding gap	Potential delivery agent(s)	Risk/ priority
MAR SAL 001	Sustainable transport	2016 - 2021	Extension to the existing bus service along Salisbury Road to serve the development	Current services infrequent. Too far from town and hilly to walk	£150,000	Wiltshire Council; Developer	£0	£150,000	Wiltshire Council; Public Transport Operator(s)	Essential (necessary)
MAR SAL 002	Sustainable transport	2016 - 2021	Bus stops and shelters (approximately 6 stops, including 3 with shelters)	To support the extension of a bus service to the site	TBC	Developer	£0	TBC	Wiltshire Council; Developer	Essential (necessary)
MAR SAL 003	Sustainable transport	2016 - 2021	Bridge or signalised crossing over A346 to link site and business park, which includes the local shop Tesco	Allow residents to use business park across busy road	TBC	Developer	TBC	£0	Wiltshire Council; Developer	Essential (necessary)
MAR SAL 004	Sustainable transport	2016 - 2021	Surface upgrades to MARL 30 right of way	Provide key link from site to town centre and school	£25,000	Developer	£25,000	£0	Wiltshire Council; Developer	Essential (necessary)

# Land at Salisbury Road, Marlborough

December 2016

Ref	Category	Timing	Requirements	Rationale	Estimated cost	Potential funding source(s)	Secured funding	Funding gap	Potential delivery agent(s)	Risk/ priority
MAR SAL 005	Open space, green infrastructure and the environment	2016 - 2021	Landscape and Visual Impact Assessment of the site	To further refine the southern boundary of the site	TBC	Developer	TBC	£0	Developer	Essential (critical)
MAR SAL 006	Open space, green infrastructure and the environment	2016 - 2021	Assessment and appropriate mitigation of the impact upon adjacent historical park and garden	To mitigate the impact on areas of historical interest	TBC	Developer	TBC	£0	Developer	Essential (critical)
MAR SAL 007	Open space, green infrastructure and the environment	2016 - 2021	Incorporation of all bat commuting corridors crossing the site or boundaries into 20m buffer zone	To protect population of nationally important bats	TBC	Developer	TBC	£0	Developer	Essential (critical)
MAR SAL 008	Utilities	2016 - 2021	Risk assessment and appropriate mitigation measures re: Groundwater Protection Zone (SPZ 1)	To protect Source Protection Zone 1	TBC	Developer	TBC	£0	Developer; Thames Water; Environment Agency	Essential (critical)

# Land at Salisbury Road, Marlborough

December 2016

Ref	Category	Timing	Requirements	Rationale	Estimated cost	Potential funding source(s)	Secured funding	Funding gap	Potential delivery agent(s)	Risk/ priority
MAR SAL 009	Utilities	2016 - 2021	Realignment of CLA pipelines crossing site, or a 6m easement and restrictions on the number of crossing points	To protect the CLA pipelines crossing the site	TBC	Developer	TBC	£0	Developer; CLA	Essential (critical)
MAR SAL 010	Utilities	2016 - 2021	Reinforcement of gas network	Insufficient pressure in the network to serve site	TBC	Developer; Wales and West Utilities	TBC	£0	Developer; Wales and West Utilities	Essential (critical)
MAR SAL 011	Utilities	2016 - 2021	Upgrades to the waste water network	Due to the proposed locations and size of the site	TBC	Developer; Thames Water	TBC	£0	Developer; Thames Water	Essential (critical)
MAR SAL 012	Utilities	2016 - 2021	Sustainable Energy Strategy	To comply with Core Policy 41	TBC	Developer	TBC	£0	Developer	Essential (critical)



# Land at Salisbury Road, Marlborough

December 2016

Ref	Category	Timing	Requirements	Rationale	Estimated cost	Potential funding source(s)	Secured funding	Funding gap	Potential delivery agent(s)	Risk/ priority
<b>MAR SAL 013</b>	Sustainable transport	2016 - 2021	Southerly extension to footway on west side of A346 and improved crossing facility to SAVE14 right of way	Key link to Savernake Forest. Rights of way limited	TBC	Developer	TBC	£0	Wiltshire Council; Developer	<b>Place-shaping</b>
<b>MAR SAL 014</b>	Sustainable transport	2016 - 2021	Provision of new footpath link between MARL30 and MARL36 along railway	Key link to rights of way west of site. Rights of way limited	£20,000	Developer	£20,000	£0	Wiltshire Council; Developer	<b>Place-shaping</b>
<b>MAR SAL 015</b>	Open space, green infrastructure and the environment	2016 - 2021	Public open space, including 682m <sup>2</sup> equipped play, 902m <sup>2</sup> casual/ informal play space	To meet Open Space Standards for new development	£130,000	Developer	£0	£130,000	Wiltshire Council; Developer	<b>Place-shaping</b>
<b>MAR SAL 016</b>	Open space, green infrastructure and the environment	2016 - 2021	Reinforce entrance and increased structure planting for Marlborough Railway Tunnel CWS	To protect against increased vandalism	TBC	Developer	TBC	£0	Wiltshire Council; Developer	<b>Place-shaping</b>

# Land at Salisbury Road, Marlborough

December 2016

Ref	Category	Timing	Requirements	Rationale	Estimated cost	Potential funding source(s)	Secured funding	Funding gap	Potential delivery agent(s)	Risk/ priority
MAR SAL 017	Open space, green infrastructure and the environment	2016 - 2021	Native woodland planting in landscape proposals	Site within woodland Strategic Nature Area	TBC	Developer	TBC	£0	Developer	Place-shaping
MAR SAL 018	Open space, green infrastructure and the environment	2016 - 2021	Development to avoid visually prominent rising south and south western slopes	To avoid adverse impact to the wider AONB	TBC	Developer	TBC	£0	Developer	Place-shaping
MAR SAL 019	Open space, green infrastructure and the environment	2016 - 2021	Retain perimeter tree belts and set within a strong landscape framework	To reflect the local woodland/ forest context	TBC	Developer	TBC	£0	Developer	Place-shaping
MAR SAL 020	Open space, green infrastructure and the environment	2016 - 2021	Design of development should work with existing topography of the shallow dry valley landform	To mitigate impact on landscape	TBC	Developer	TBC	£0	Developer	Place-shaping

# Land at Salisbury Road, Marlborough

December 2016

Ref	Category	Timing	Requirements	Rationale	Estimated cost	Potential funding source(s)	Secured funding	Funding gap	Potential delivery agent(s)	Risk/ priority
<b>MAR SAL 021</b>	Open space, green infrastructure and the environment	2016 - 2021	Development must deliver an attractive and high quality built and landscaped approach to the town	Site is gateway entrance to town along A346	TBC	Developer	TBC	£0	Developer	<b>Place-shaping</b>
<b>MAR SAL 022</b>	Open space, green infrastructure and the environment	2016 - 2021	Development must use appropriate local building materials	To reinforce landscape character	TBC	Developer	TBC	£0	Developer	<b>Place-shaping</b>
<b>MAR SAL 023</b>	Open space, green infrastructure and the environment	2016 - 2021	Retention of dismantled railway embankment along the northern edge of the site	To provide screening and maintaining historic feature	TBC	Developer	TBC	£0	Developer	<b>Place-shaping</b>





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