



Wiltshire Community Infrastructure Levy

Wiltshire Infrastructure Delivery Plan 3

2011 – 2026

Appendix 1:
Warminster Community Area
December 2016

Wiltshire Council

Information about Wiltshire Council services can be made available on request in other languages including BSL and formats such as **large print** and audio. Please contact the council on **0300 456 0100**, by textphone on 01225 712500 or by email on customerservices@wiltshire.gov.uk.

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

يمكن، عند الطلب، الحصول على معلومات حول خدمات مجلس بلدية ويلتشرير وذلك بأشكال (معلومات بخط عريض أو سماعية) ولغات مختلفة. الرجاء الاتصال بمجلس البلدية على الرقم ٠٣٠٠٤٥٦٠١٠٠ أو من خلال الاتصال النصي (تيكست فون) على الرقم ٧١٢٥٠٠ (٠١٢٢٥) أو بالبريد الإلكتروني على العنوان التالي: customerservices@wiltshire.gov.uk

ولتشار کونسل (Wiltshire Council) کی سروسز کے بارے میں معلومات دوسری طرزوں میں فراہم کی جاسکتی ہیں (جیسے کہ بڑی چھپائی یا آڈیو) اور درخواست کرنے پر دوسری زبانوں میں فراہم کی جاسکتی ہیں۔ براہ کرم کونسل سے 0300 456 0100 پر رابطہ کریں، ٹیکسٹ فون سے (01225) 712500 پر رابطہ کریں یا customerservices@wiltshire.gov.uk پر ای میل بھیجیں۔

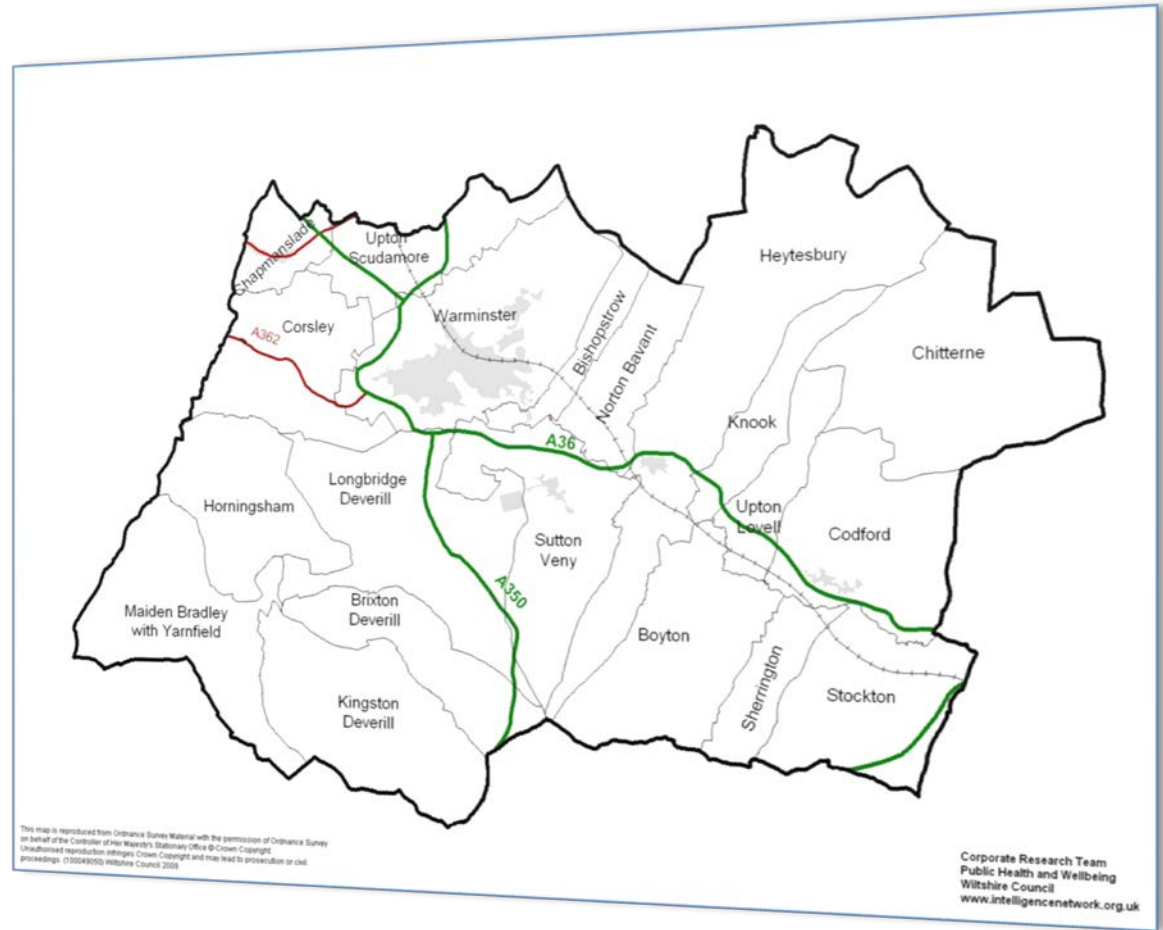
Na życzenie udostępniamy informacje na temat usług oferowanych przez władze samorządowe hrabstwa Wiltshire (Wiltshire Council) w innych formatach (takich jak dużym drukiem lub w wersji audio) i w innych językach. Prosimy skontaktować się z władzami samorządowymi pod numerem telefonu 0300 456 0100 lub telefonu tekstowego (01225) 712500 bądź za pośrednictwem poczty elektronicznej na adres: customerservices@wiltshire.gov.uk

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.

Warminster Community Area



Warminster Community Area Spatial Strategy

Settlement strategy (Core Policy 1):

Tier	Settlements
Market towns	Warminster
Large villages	Chapmanslade, Codford, Corsley, Heytesbury, and Sutton Veny
Small villages	Chitterne, Crockerton, Horningsham, Longbridge Deverill, Maiden Bradley, Stockton and Upton Scudamore

Delivery strategy (Core Policy 2):

Type of development	Amount and distribution over the plan period (2006 to 2026)				
Housing	2,060 homes (at least)	Warminster <i>(including West Warminster Urban Extension strategic site)</i>	1,920 <i>(900)</i>	Rest of the community area	140
	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) will be provided, including:	West Warminster Urban Extension strategic site			6 ha
	Principal Employment Areas <i>(supported in accordance with Core Policy 35)</i>	Crusader Park; Warminster Business Park; Woodcock Road Industrial Estate; Northlands Industrial Estate			

Strategic Site (Core Policy 31):

Strategic site	Type of development	Amount
West Warminster Urban Extension	Housing	900 dwellings
	Employment	6 ha

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

Area	Indicative requirement 2006 - 2026	Housing already provided for		Indicative remaining requirement
		Completions 2006 – 2016	Developable commitments 2015-2026 ¹	
Warminster	1,920	577	881	462
Warminster CA Remainder	140	79	30	31
Warminster CA	2,060	656	910	494

For further information, see Core Policy 31 of the Wiltshire Core Strategy and the Strategic Site Development Template for West Warminster Urban Extension 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.

Warminster 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 last five years of the plan period (2021 to 2026)¹.

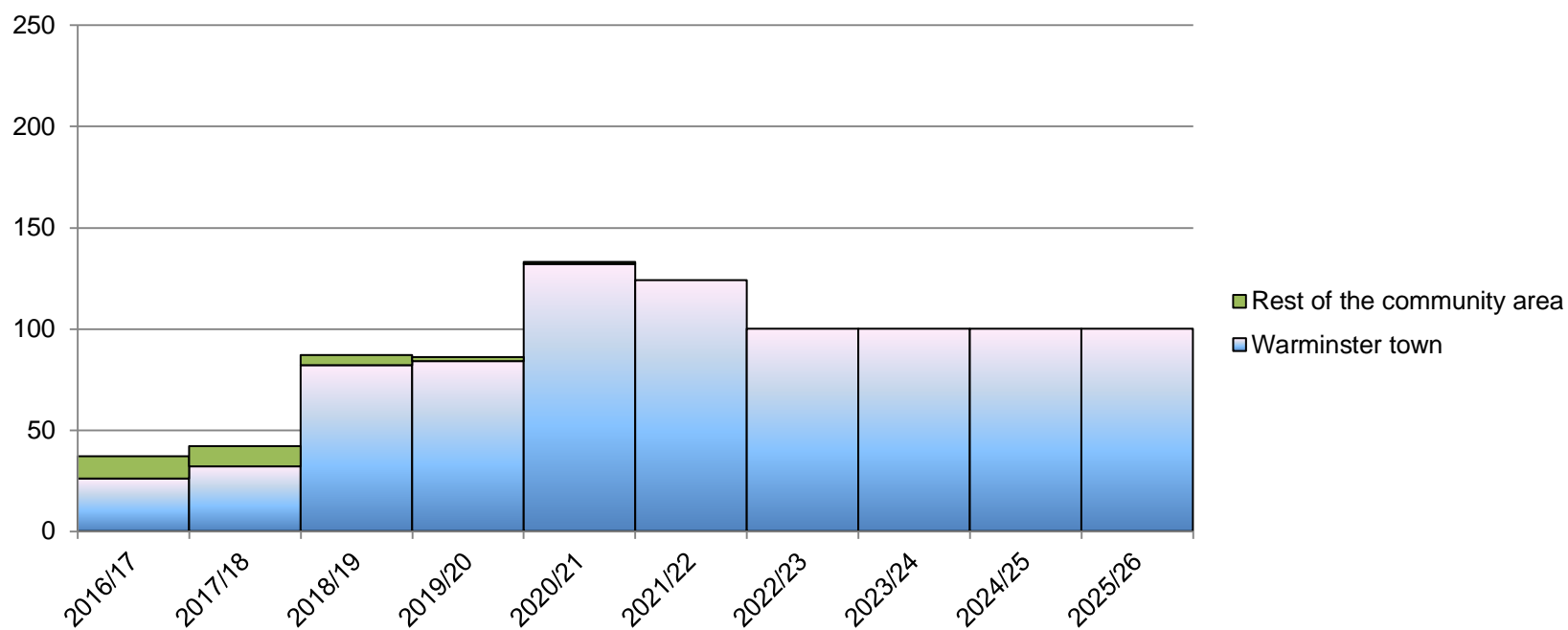


Figure 1 - Housing delivery during the Plan period

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

Warminster Community Area

Ref	Category	Timing	Requirements	Rationale	Estimated cost	Potential funding source(s)	Secured funding	Funding gap	Potential delivery agent(s)	Risk/ priority
WAR 001	Education	2021 - 2026	Expansion of existing town primary schools to provide 137 places	Surplus places but expansion of one or more may be needed, to depend on where housing goes	£2,480,729	Developer contributions; Wiltshire Council	£0	£2,480,729	Wiltshire Council	Essential (necessary)
WAR 002	Education	2021 - 2026	Expansion of existing village primary schools to provide 19 places	Additional places may be required, will depend on where housing goes	£341,590	Developer contributions; Wiltshire Council	£0	£341,590	Wiltshire Council	Essential (necessary)
WAR 003	Education	2016 - 2021	Site (at least 3.6ha) to co-locate additional secondary places within West Warminster Urban Extension to provide 309 places	Some surplus places but full by 2018. Not able to expand. No land nearby. Land required on strategic site.	£7,394,587	Developer contributions; Wiltshire Council	£0	£7,394,587	Wiltshire Council; Developer	Essential (necessary)
WAR 004	Education	2021 - 2026	Nursery provision for children aged 0 to school age (to include, based on housing numbers, 56 places for 0 to 2 year olds and 126 places for 3 to 4 year olds)	Local authorities required by legislation to provide nursery and childcare for children aged 0 to 4	£3,198,115	Developer contributions; Wiltshire Council	£0	£3,198,115	Wiltshire Council; Private providers	Essential (necessary)

Warminster 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
WAR 005	Health and social care	2016 - 2021	Support development of local primary healthcare facilities (cost includes 269 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.	£596,373	Developer contributions; NHS England; Wiltshire CCG;	£0	£596,373	Wiltshire CCG; NHS England; GP surgeries	Essential (necessary)
WAR 006	Emergency Services	2016 - 2021	Improvements to (including relocation/ replacement) of Warminster Fire Station (subject to local fire cover review)	To maintain an acceptable level of response	£3,000,000	Developer contributions; Fire and Rescue Service	£0	£3,000,000	Fire and rescue service	Essential (necessary)
WAR 007	Sustainable transport	2016 - 2021	Improvements to existing rights of way near Clay Hill Farm to provide a cycle link towards Frome	Housing growth will lead to demand for key green routes	£159,192	Developer contributions; Wiltshire Council	£0	£159,192	Wiltshire Council	Place-shaping
WAR 008	Open space, green infrastructure and the environment	2021 - 2026	Extension of Warminster Cemetery	Cemetery will close due to it being full	£345,000	Developer contributions; Wiltshire Council	£0	£345,000	Wiltshire Council; Warminster TC	Place-shaping

Warminster 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
WAR 009	Community and cultural	2016 - 2026	Improvements to library services in the Warminster Community Area	Local authorities required by legislation to provide a comprehensive and efficient library service	£339,066	Developer contributions; Wiltshire Council	£0	£339,066	Wiltshire Council	Place-shaping

West Warminster Urban Extension

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 900. *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)¹.

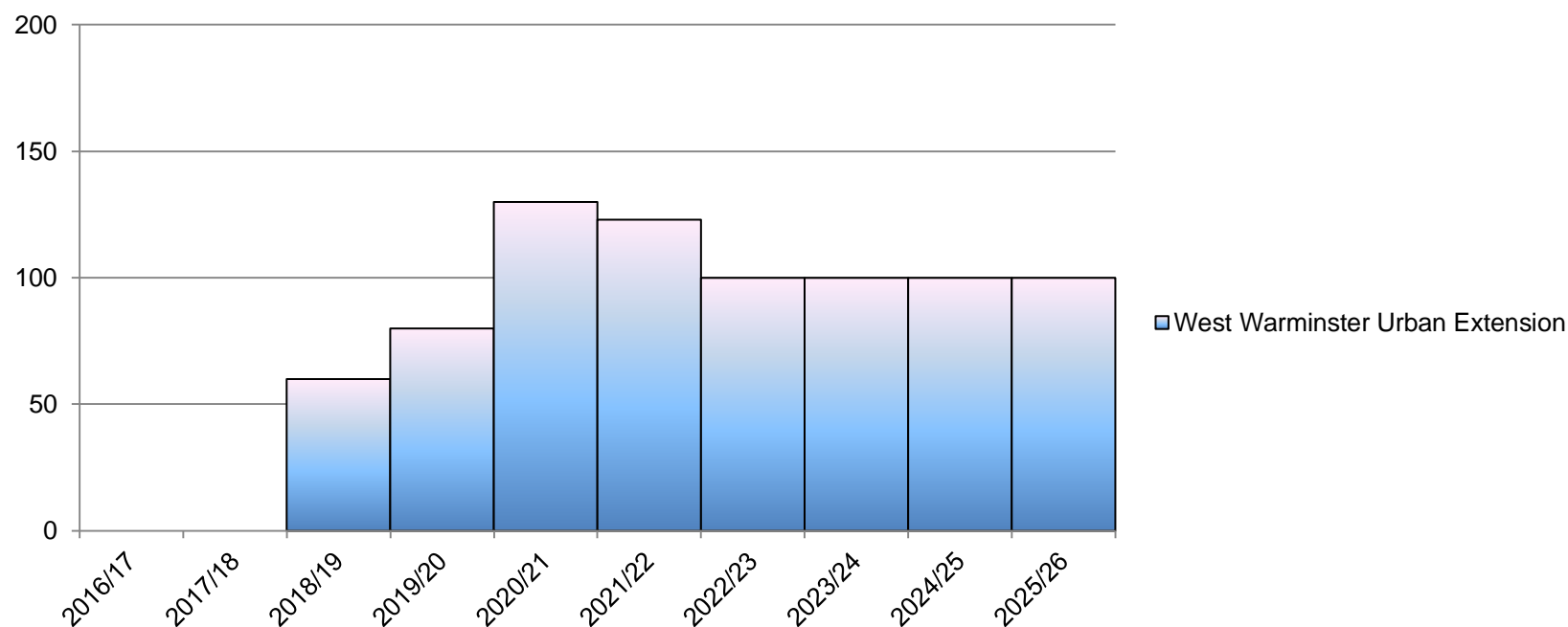


Figure 1 - Housing delivery during the Plan period

¹ Wiltshire Council (2016). Housing Land Supply Statement. Wiltshire: Wiltshire Council. 23.

West Warminster Urban Extension

December 2016

Ref	Category	Timing	Requirements	Rationale	Estimated cost	Potential funding source(s)	Secured funding	Funding gap	Potential delivery agent(s)	Risk/ priority
WAR WES 001	Education	2021 - 2026	New primary school and minimum 3.6ha site (to co-locate primary and secondary places) to provide 279 places	Strategic site requirements	£5,039,856	Developer; Wiltshire Council	£0	£5,039,856	Wiltshire Council	Essential (necessary)
WAR WES 002	Sustainable transport	2016 - 2021	Sustainable travel plan for pupils attending Kingdown Secondary School	To mitigate against cross-town travel by pupils	TBC	Developer	TBC	£0	Developer	Essential (critical)
WAR WES 003	Sustainable transport	2016 - 2021	Mitigation measures for the impact of development upon West Street	Development must not impact negatively on traffic	TBC	Developer	TBC	£0	Developer	Essential (critical)
WAR WES 004	Sustainable transport	2016 - 2021	Access and internal loop road	To facilitate traffic movement (esp. buses)	£2,000,000	Developer	£2,000,000	£0	Developer	Essential (critical)

West Warminster Urban Extension

December 2016

Ref	Category	Timing	Requirements	Rationale	Estimated cost	Potential funding source(s)	Secured funding	Funding gap	Potential delivery agent(s)	Risk/ priority
WAR WES 005	Sustainable transport	2016 - 2021	A phased link road connecting Bath Road, Victoria Road and Thornhill/ St Andrews Road	To connect the development with the town	TBC	Developer	TBC	£0	Developer	Essential (critical)
WAR WES 006	Sustainable transport	2016 - 2021	Bus service to the town centre (30 minute frequency on weekday daytimes)	To provide a sustainable transport option for the site	£300,000	Developer; Wiltshire Council	£300,000	£0	Developer	Essential (necessary)
WAR WES 007	Open space, green infrastructure and the environment	2016 - 2021	Historical landscape assessment and resulting appropriate mitigation measures	To mitigate the impact upon archaeological features	TBC	Developer	TBC	£0	Developer	Essential (critical)
WAR WES 008	Open space, green infrastructure and the environment	2016 - 2021	Protected species surveys and necessary mitigation	To meet HRA requirements	TBC	Developer	TBC	£0	Developer; Wiltshire Council	Essential (critical)

West Warminster Urban Extension

December 2016

Ref	Category	Timing	Requirements	Rationale	Estimated cost	Potential funding source(s)	Secured funding	Funding gap	Potential delivery agent(s)	Risk/ priority
WAR WES 009	Utilities	2016 - 2021	Drainage network capacity assessment and resulting appropriate mitigation	To ensure risk of flooding is not increased elsewhere	TBC	Developer; Wessex Water	TBC	£0	Developer; Wessex Water	Essential (critical)
WAR WES 010	Utilities	2016 - 2021	Essential capacity improvements to the public sewer network	To cope with the extra demand from the site	TBC	Developer; Wessex Water	TBC	£0	Developer; Wessex Water	Essential (critical)
WAR WES 011	Utilities	2016 - 2021	Off-site water supply improvements and new sewerage apparatus	To cope with the extra demand from the site	TBC	Developer; Wessex Water	TBC	£0	Developer; Wessex Water	Essential (critical)
WAR WES 012	Utilities	2016 - 2021	Reinforcement of the electricity network	To cope with the extra demand from the site	TBC	Developer; Scottish and Southern Electric	TBC	£0	Developer; Scottish and Southern Electric	Essential (critical)

West Warminster Urban Extension

December 2016

Ref	Category	Timing	Requirements	Rationale	Estimated cost	Potential funding source(s)	Secured funding	Funding gap	Potential delivery agent(s)	Risk/ priority
WAR WES 013	Utilities	2016 - 2021	Connection to the existing low pressure gas mains network	To directly serve the site	TBC	Developer; Wales and West Utilities	TBC	£0	Developer; Wales and West Utilities	Essential (critical)
WAR WES 014	Utilities	2016 - 2021	Sustainable energy strategy	To comply with Core Policy 41	TBC	Developer	TBC	£0	Developer	Essential (critical)
WAR WES 015	Sustainable transport	2016 - 2021	Upgrade WARM6 rather than incorporate into development	To reflect increased use from new development	TBC	Developer	TBC	£0	Developer	Place-shaping
WAR WES 016	Sustainable transport	2016 - 2021	Upgrade circular route formed by WARM10, WARM 70, WARM 74, WARM4 and CORY20	To reflect increased use from new development	£41,300	Developer	£41,300	£0	Developer	Place-shaping

West Warminster Urban Extension

December 2016

Ref	Category	Timing	Requirements	Rationale	Estimated cost	Potential funding source(s)	Secured funding	Funding gap	Potential delivery agent(s)	Risk/ priority
WAR WES 017	Sustainable transport	2016 - 2021	Upgrade circular route formed by Cannimore Road, CORY48, CORY49, WARM66, WARM1 and WARM91	To reflect increased use from new development	£12,500	Developer	£12,500	£0	Developer	Place-shaping
WAR WES 018	Open space, green infrastructure and the environment	2016 - 2021	Formalised access to Coldharbour Meadows	To reduce damage of sensitive habitats	TBC	Developer	TBC	£0	Developer	Place-shaping
WAR WES 019	Open space, green infrastructure and the environment	2016 - 2021	Areas of multifunctional accessible natural greenspace should be established along the River Were floodplain	To meet open space standards	TBC	Developer	TBC	£0	Developer	Place-shaping
WAR WES 020	Open space, green infrastructure and the environment	2016 - 2021	Public open space, including 1593m ² equipped play, 28239m ² open space, 3186m ² allotments and 21240m ² sports pitch	To meet Open Space Standards for new development	£1,525,000	Developer	£0	£1,525,000	Developer	Place-shaping

West Warminster Urban Extension

December 2016

Ref	Category	Timing	Requirements	Rationale	Estimated cost	Potential funding source(s)	Secured funding	Funding gap	Potential delivery agent(s)	Risk/ priority
WAR WES 021	Open space, green infrastructure and the environment	2016 - 2021	Buffer and enhance River Were corridor with wetland and grassland habitats, linking with Coldharbour Meadows CWS	To mitigate the impact on local ecology	TBC	Developer	TBC	£0	Developer; Wiltshire Council	Place-shaping
WAR WES 022	Open space, green infrastructure and the environment	2016 - 2021	Retain habitat corridors, buffer and restore with sensitive lighting by hedgerows, mature trees and riparian corridor	To mitigate the impact on local ecology	TBC	Developer	TBC	£0	Developer; Wiltshire Council	Place-shaping
WAR WES 023	Open space, green infrastructure and the environment	2016 - 2021	Sensitive design of SUDs to deliver additional biodiversity enhancements	To mitigate the impact on local ecology	TBC	Developer	TBC	£0	Developer	Place-shaping
WAR WES 024	Open space, green infrastructure and the environment	2016 - 2021	Respect AONB landscape to the south and west, maintain landscape views and minimise visual prominence of site	To mitigate the impact on landscape features	TBC	Developer	TBC	£0	Developer	Place-shaping

West Warminster Urban Extension

December 2016

Ref	Category	Timing	Requirements	Rationale	Estimated cost	Potential funding source(s)	Secured funding	Funding gap	Potential delivery agent(s)	Risk/ priority
WAR WES 025	Open space, green infrastructure and the environment	2016 - 2021	Conserve and enhance current field pattern by repairing gaps in hedges and planting new large native species	To mitigate the impact on landscape features	TBC	Developer	TBC	£0	Developer	Place-shaping
WAR WES 026	Open space, green infrastructure and the environment	2016 - 2021	Substantial landscape buffer using landscape infrastructure of native species	To screen visually intrusive urban edges	TBC	Developer	TBC	£0	Developer	Place-shaping
WAR WES 027	Open space, green infrastructure and the environment	2016 - 2021	Assess and ensure appropriate mitigation of impact on Warminster Conservation Area	To mitigate the impact upon historic environment	TBC	Developer	TBC	£0	Developer	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>