

Cotswold District Council
Infrastructure Delivery Plan
2016 Update

Final Issue | April 2016

This report takes into account the particular instructions and requirements of our client.

It is not intended for and should not be relied upon by any third party and no responsibility is undertaken to any third party.

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1 Introduction

- 1.1 Arup was commissioned by Cotswold District Council to undertake an update of the 2014 Cotswold Infrastructure Delivery Plan (IDP). The IDP is used to evaluate the community, education, emergency services, utilities and communications, healthcare, green infrastructure and transport that will be required to support the levels of housing and employment proposed in the Cotswold District Local Plan.
- 1.2 Previously in this tranche of work, Arup has produced an assessment of infrastructure needs for the Chesterton Strategic Allocation to inform agreement between the Council and the site promoter and respond to the submission material for the Outline Planning Application submitted in Q1 2016.
- 1.3 In addition, a paper outlining the type and scale of infrastructure required to support non-strategic housing and windfall across the District as a whole has been produced to inform and test costing assumptions within the Cotswold Whole Plan Viability Study and inform the preparation of the Cotswold CIL Charging Schedule and Regulation 123 List.
- 1.4 This report will collate the information in these reports, the 2014 Cotswold IDP and information received from various service providers to form part of the evidence base for the Cotswold District Local Plan. This refresh acts as an addendum to the 2014 Cotswold IDP, and whilst both documents form the evidence base for the Local Plan, the 2014 IDP merely sets the context for this refresh and any reporting of figures is now outdated. Refresh activity focuses on areas of known change, namely transport, education and flooding.

Housing growth

- 1.5 The overall housing requirements for the plan period are set out within Policy SP 5, 'Distribution of Housing and Employment Development' set out in Cotswold District Council¹. This information was updated based on the levels of committed / delivered dwellings in March 2016 and set out below.

Table 1 - Housing Requirements of Cotswold District (2011-2031)

Elements of Planned Growth	Dwellings (No)
Objectively Assessed Need	8,400
Commitments / Delivered	5,395
Chesterton Strategic Allocation	2,350
Non-Strategic Allocations	448
Windfall	900

Source: Cotswold District Council (2015)

- 1.6 In order to estimate population growth, this refresh IDP assumes that the population for each development equates to the number of new dwellings

¹ Local Plan Reg. 18 Consultation: Development Strategy and Site Allocations (January 2015).

multiplied by the projected household size in 2021 of 2.15 persons. This is the projected household size for Cotswold District based upon modelling of objectively assessed need undertaken by NM Strategic Solutions.

Strategic Site, south of Chesterton, Cirencester

- 1.7 There is one strategic site allocation proposed within the Cotswold District Local Plan. The strategic site comprises 120 hectares of predominantly agricultural land to the south of Cirencester.
- 1.8 Policy SP6 from the Local Plan Reg. 18 Consultation sets out that the development will consist of 'phased delivery of up to 2,350 dwellings (including up to 40% affordable housing) in a mix of sizes, types and tenure to meet local needs and approximately 9.1 hectares to meet future employment needs.

Remainder of District

- 1.9 Policy SP5 sets out that 5,395 dwellings have either been committed or delivered 2011. 2,881 dwellings are proposed through allocations in the Local Plan from 2015 to 2031. The remainder of the proposed growth, as yet uncommitted, will be delivered through a combination of **448** dwellings at 29 proposed allocations across the district.
- 1.10 The level of windfall development that is estimated across the District as a whole is 900 dwellings in the plan period.
- 1.11 This position leaves a total of 1,348 dwellings forecast for the remainder of the plan period and excluding the Strategic Allocation.
- 1.12 Given the modest nature of anticipated housing growth across Cotswold District, where some settlements are experiencing little or no housing growth, it is considered the best approach when assessing infrastructure requirements by location to group settlements into distinct sub-areas. These areas are interrelated in terms of services and employment, and are geographically in close proximity to one another.
- 1.13 The paper 'Methodology for Allocation of Growth to District Sub-areas' sets out the process for identifying these sub-areas. The methodology is appended to this report (Appendix A1). These areas were defined using the 'principal settlement' hierarchy as set out in the District Development Strategy in Chapter 3 of the Cotswold District Local Plan 2001-2011 and the proposed levels of non-strategic allocation proposed in each settlement from the 2014 Housing Evidence Paper.
- 1.14 Artificial boundaries have been defined to create three distinct areas - North, South and Mid-Cotswold. The boundaries form along the A44 linking Bourton-on-the-Hill and Moreton-in-Marsh (North/Mid) and along the A40 from Little Barrington to Shipton Oliffe, continuing along the A436 to Kilkenny (Mid/South). Figures 1 and 2 on the following page set out the proposed clusters for the North, South and Mid-District areas upon which the IDP refresh will be based.
- 1.15 On the basis of windfall development in the District between 2007 and 2015, (set out in Appendix A2) it has been decided to apportion the windfall growth of 900 homes across the three sub areas in the district in the following manner:
- North Cotswold – 10% of development – 90 windfall dwellings

- Mid Cotswold – 45% of development – 405 windfall dwellings
- South Cotswold – 45% of development – 405 windfall dwellings

Figure 1- North and Mid-Cotswold Sub Areas (Arup 2016)

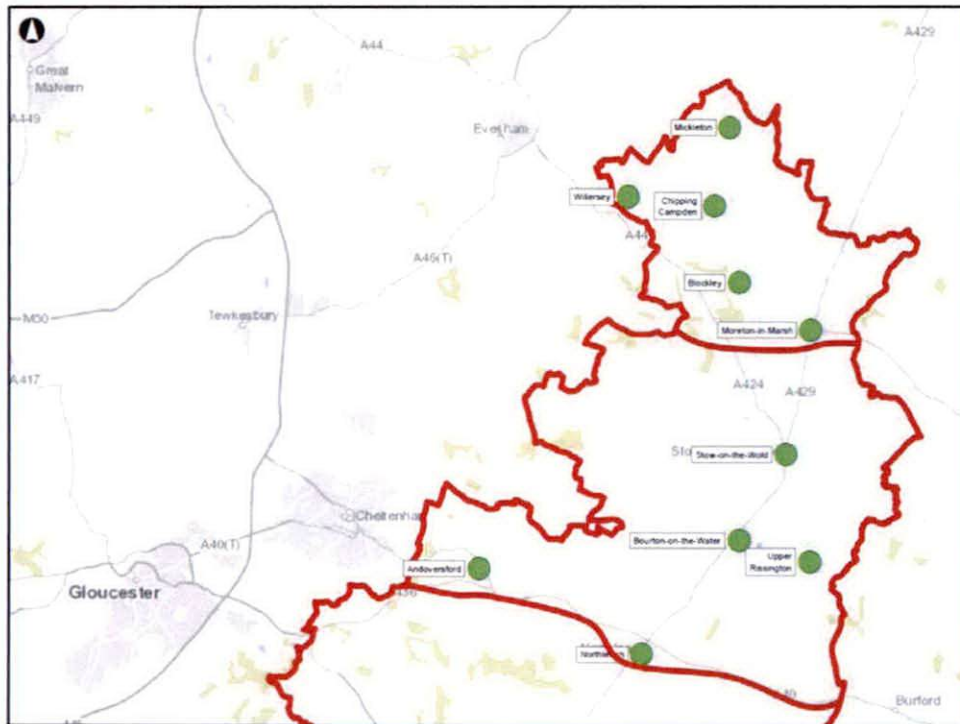
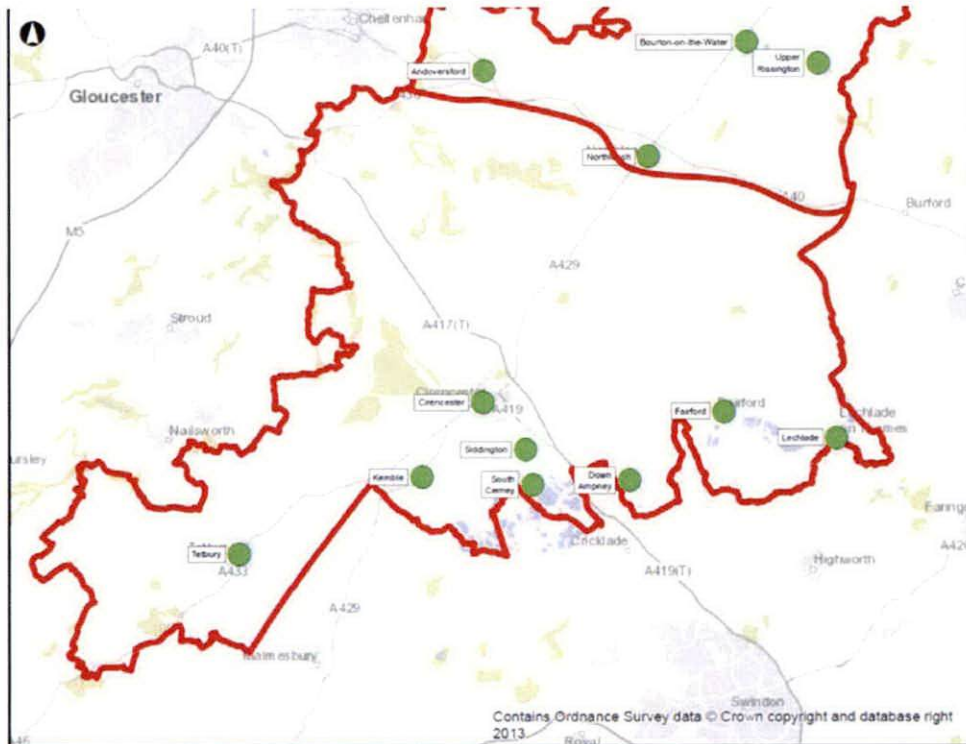


Figure 2 – South Cotswold Sub Area (Arup 2016)



- 1.16 Appendix A1 summarises the levels of housing growth across the Cotswold District including the Chesterton site allocation, non-strategic allocations, windfall, and the number of dwellings that are committed or have been developed between 2011 and March 2016.

Prioritisation for Delivery

- 1.17 As set out in Paragraph 1.12, the levels of growth for the remainder of the plan period are expected to be relatively modest. As a result, the number of planning obligations enabling the provision of infrastructure is expected to be small. In order to address this, it is advisable to prioritise infrastructure sectors and projects in order to effectively deliver the growth proposed in the Local Plan.
- 1.18 To assist in the prioritisation of identified infrastructure, it is suggested that projects are identified and assigned to one of the following four broad categories:
- 1.19 **Regionally Critical Infrastructure** – Projects that have wider geographic area implications than Cotswold District which must happen to enable the delivery of growth within the District and beyond (i.e. critical to the District functioning as a whole with the potential also for the mitigation of cross boundary needs and effects). These projects are typically cross boundary transport or utilities projects, of which none have been identified within Cotswold District in this IDP.
- 1.20 **Critical Infrastructure** – Projects that the study has identified which must happen to enable the delivery of growth within Cotswold District. These typically relate to transport, flooding and education. Examples in the Cotswold District would include strategic highways improvements associated with the Chesterton

Strategic Allocation, the A417 missing link and the new primary school at the Chesterton Allocation.

- 1.21 **Essential Infrastructure** – Projects that are required if growth is to be achieved in a timely and sustainable manner. This typically relates to sustainable transport projects such as improvements to Moreton-in-Marsh Train Station or provision of healthcare infrastructure such as GP and dental surgeries.
- 1.22 **Desirable Infrastructure** – Projects that are required for sustainable growth but is unlikely to prevent development in the short to medium term. These typically include recreation and sports facilities and projects such as the Tetbury to Kemble cycling link.
- 1.23 Each of the projects identified and listed within Appendix A5 has been assigned a prioritisation. This is set out within the appendix.

2 Infrastructure Assessment

- 2.1 This chapter sets out an assessment of infrastructure requirements by sub-area and then by sector. There are two additional sections specifically relating to the infrastructure requirements of the whole of the district and those associated with the Chesterton Strategic Allocation to the south of Cirencester. This information will help to form policy interventions to help to ensure sufficient infrastructure is provided on an area by area basis in the Cotswold District Local Plan.
- 2.2 A list of projects identified through the infrastructure delivery planning process is appended on a settlement by settlement basis within Appendix A5. Further explanation of the identification of projects is provided in the appendix.
- 2.3 This information should be reviewed and presented to infrastructure providers and developers to support new development and help to achieving the Vision for Cotswold District Council. It is important to note that the information contained within this assessment should be continually updated as the Local Plan approaches examination and beyond when information regarding project specifications, consents and funding commitments is made available.
- 2.4 For a number of sectors reviewed, we have undertaken cost assessment using accepted benchmark standards, providing a high level view of infrastructure requirements based on population forecasts. This has been done using 2016 Infrastructure Delivery Plan Site Calculator update which details the estimated demand and capital cost for various infrastructure elements based upon benchmarks set out by infrastructure service providers and expert bodies.
- 2.5 Demand for education infrastructure and services, and transport infrastructure has been calculated in collaboration with Gloucestershire County Council.
- 2.6 An assessment of future demand for sports facilities has been made using the Sport England Sports Facility Calculator (SFC).
- 2.7 The benchmarked standards are set out by infrastructure topic in Appendix A4.
- 2.8 The information derived from the Infrastructure Delivery Plan Site Calculator has been assessed at workshops held between Arup, Cotswold District Council and infrastructure providers in March 2016 and compared against information from strategic planning documents produced by the various service providers. Infrastructure providers were able to set out the proposed solutions to increases in demand associated with the proposed growth set out Draft Local Plan.
- 2.9 Representatives from the following bodies were in attendance at the infrastructure workshops:
- Gloucestershire County Council Education Services (GCC Education)
 - Gloucestershire County Council Transport Services (GCC Transport)
 - Gloucestershire County Council Flood Risk Team (GCC Flood Risk)
 - Gloucestershire Clinical Commissioning Group (CCG)
 - Gloucestershire Rural Community Council (GRCC)
 - Cotswold District Council Community Partnership (CDCC)

2.10 The following representatives were invited to the workshops but were unable to attend:

- Environment Agency
- Cotswold District Council Flood Risk Management

District-wide

- 2.11 This section sets out any infrastructure issues that are being addressed at a district-wide level. As there is enough specificity in the evidence based to provide sub-area detail for most infrastructure topics, this section only provides detail for district wide sports and recreation issues, transport projects and education facilities.
- 2.12 The Cotswold Sport and Recreation Facilities Assessment² indicates that across the whole district there is spare capacity equivalent to two sports halls and half a 25m swimming pool at present.
- 2.13 Gloucestershire County Council Highways have produced a draft Local Transport Plan (LTP), which went out for consultation in Q1 2016. The LTP acts as guidance for anybody requiring information on how the county council will manage the transport network in Gloucestershire up to 2031.
- 2.14 The LTP sets out a series of priorities in the plan and these are categorised dependent upon the likely timings of delivery; short-term (2015-2021), medium-term (2021-2026) and long-term (2026-2031). The identification of these priorities does not reflect a commitment for funding from the county council.
- 2.15 The following projects are to be implemented *across Cotswold District*:
- Implementation of 20 mph zones (short and long-term)
 - Enhancement of park and ride facilities (short-term)
 - Cycling infrastructure improvements (throughout the plan period)
 - Capital maintenance programme (throughout the plan period)
 - Highway safety improvements (throughout the plan period)
- 2.16 The most significant transport project within the district will enhance connectivity with Cheltenham, Gloucester and Oxford. The A417 loop, or ‘Missing Link’ is a short bypass of Nettleton Bottom, widening of Birdlip Bypass, a new junction at Birdlip, a new junction replacing the Air Balloon roundabout and construction of an additional two lane carriageway down Crickley Hill adjacent to the existing road. Remodelled accesses to properties at Cold Slad and along Crickley Hill would be provided and a local road created, linking Birdlip, Cold Slad, the Leckhampton road and the A436
- 2.17 From discussions with GCC Education it was identified that there are a number of cross boundary issues related to schools; for example, the north of the district is a net importer of pupils, whilst the mid-district sub-area sees some outward movement of pupils to schools at Cheltenham. Factors such as this should be considered during implementation of infrastructure.
- 2.18 District-wide infrastructure requirements can become cross-boundary issues because service users often have to cross administrative boundaries to access certain types of infrastructure. This infrastructure largely relates to projects on networks (e.g. transport) and/or where catchments exist (e.g. schools and secondary healthcare) that extend beyond the Cotswold District boundary. In

² Ploszajski Lynch Consulting Ltd (2015) Sport and Recreation Facilities Assessment - Consultation Draft

many cases, transport projects help to strengthen the network as a whole, and it is therefore difficult to determine that such projects serve only a site specific or local purpose. This highlights the importance of adopting a CIL Charging Schedule in order to deliver improvements, as S106 agreements would usually only cater for site specific issues.

The Strategic Site, south of Chesterton, Cirencester

- 2.19 The section provides a discussion of possible infrastructure associated with the proposed site allocation at Chesterton. It sets out a comparison between what has been proposed by the developer in the application material submitted with planning application reference 16/00054/OUT and the 'Infrastructure Delivery Plan Project Schedule' (AECOM 2016) and the demand calculated from benchmarks in the Cotswold Infrastructure Delivery Plan Site Calculator (Arup 2016).
- 2.20 Any comments from infrastructure providers from the workshops held in February and March 2016 are also provided.
- 2.21 It is proposed that the Chesterton Strategic Allocation would result in the delivery 2,350 homes and 9.1 hectares of employment land on the land to the south of Cirencester.

Community and culture

- 2.22 The table below sets out demand for community facilities on the Chesterton Strategic Allocation based upon growth of 2,350 dwellings across the remainder of the plan period. The demand is based upon benchmarks set out in Appendix A4.

Table -2 – Chesterton demand for community facilities

Sector	Unit Demand	Estimated Future Demand	Benchmark Cost	Estimated Capital Cost of future growth	Cost indicated in 2016 Cost Plan Summary ²
Community Centres	SQM	814.72	£1,500	£1,222,073	£1,200,000
Libraries	SQM	158.6	£3,500	£555,000	
Youth Support	Cost per Annum	28.4	N/A	£159,000	

- 2.23 The estimated cost from Chesterton Cost Plan Summary³ towards community facilities, library and youth facilities is £1,200,000. This investment forms a 1000 sq.m, multi-purpose community facility proposed within the Chesterton Infrastructure Delivery Plan (AEC OM 2016). This includes 548 sq.m of community facility space, 164 sq.m of art and cultural space and 246 sq.m of library space. Facility is envisaged to cater also for required youth provision. The

³ Aecom (2016) Land South of Chesterton – Infrastructure Delivery Plan; Project Schedule Cost Plan Summary

current proposal exceeds space requirements for community space and libraries against benchmark GCC standards.

- 2.24 Based upon discussions with GCC education and Gloucestershire CCG, one option for consideration would be to amalgamate the primary healthcare hub with the community facility to rationalise land take.
- 2.25 A satellite library is preferred by GCC on the Chesterton site, this would be managed by the existing Cirencester Library and could be housed within the proposed community facility.
- 2.26 It is the position of both Cotswold District Council and GCC Libraries that this approach is sufficient to meet the needs associated with development.

Education

- 2.27 The table below sets out demand for education places related to the Chesterton Strategic Allocation based upon growth of 2,350 dwellings across the remainder of the plan period. The demand is based upon calculations undertaken by Gloucestershire County Council Education.
- 2.28 The formula and figures for Early Years, Primary and Secondary school provision have been agreed following discussions with the applicant/agent through the pre-application process in December 2015. The demand for Further Education is based upon benchmarks set out in Appendix A4, and set out in the rightmost column of the table.

Table 3 – Education demand for Chesterton

Sector	Unit Demand	Estimated Demand	Benchmark Cost	Cost agreed based upon pre-application discussions	Estimated Capital Cost of future growth
Education Early Years	Places	164.5	£12,359	£2,033,056	N/A
Education Primary	Places	587.5	£12,359	£7,260,913	N/A
Education Secondary (inc. sixth form)	Places	352.5	£18,848	£6,643,920	N/A
Education Further	Places	104.7	£18,848	N/A	£1,973,244

- 2.29 It is understood that the primary school places will be provided through a 3 forms of entry primary school within the development site. This should be provided to a specification satisfactory to GCC Education Authority and capable of providing 630 places. The on-site land allocation of 2.7 ha stated in the Chesterton IDP is suitable.
- 2.30 The existing Chesterton Primary School is estimated to be at capacity by 2019 so provision of temporary accommodation is agreed. GCC are indicating a preference for an incubator primary will be required onsite from the initial phase

of development rather than temporary classes at Chesterton Primary. Chesterton IDP includes an indicative cost of £100k. Subject to wider discussions around the phasing of the new onsite school it is accepted that this figure will need review. It is preferable that early year's provision is provided alongside the primary provision.

- 2.31 At secondary stage, the contribution will be required for off-site provision, including 6th Form provision. This will yield in the order of 353 secondary school aged children, equivalent to an additional 2 forms of entry. Based on forecasts, 1 form of provision will be required early in the phases, and as such the contribution will need to be front loaded in order to provide the mitigation in time for the need when it arises. The secondary schools to which the monies will be put for expansion are Deer Park and Kingshill.

Healthcare

- 2.32 The table below sets out demand for healthcare facilities related to the Chesterton Strategic Site based upon benchmarks set out in Appendix A4.

Table 4 – Healthcare demand for Chesterton

Sector	Unit Demand	Estimated Demand	Benchmark Cost	Estimated Capital Cost of future growth	Cost indicated in 2016 Cost Plan Summary ²
Healthcare GPs	No. GPs	2.81	150m2 per GP £2000 per m2	£842,083	£900,000
Healthcare Dentists	No. Dentists	2.53	130m2 per dentist £1400 per m2	£459,778	
Healthcare Acute	No. Bedspaces	8.99	50m2 per bed £1700 per m2	£764,443	£900,000*

- 2.33 A new primary healthcare facility is proposed (AECOM Chesterton IDP 2016) on the strategic allocation at Chesterton. This would be approximately 600 sq.m. in size and have the potential to host three GP and two dentists with complimentary facilities. The facility could also include all local primary care services including a pharmacy and an optician.

- 2.34 The estimated cost of the new facility based on the Chesterton Cost Plan Summary (AECOM 2016) is £900,000. *A further £900,000 cost is incurred for 'acute, community and mental healthcare'.

- 2.35 Discussions with the Gloucestershire Clinical Commissioning Group in March 2016 identifies that the four Cirencester Practices are exploring a new model for delivering primary care across the town. The model would probably result in the delivery of two new, larger doctor's practices within Cirencester and closure of existing outdated facilities. One suggested solution would be for one of the practices would be based in the town centre and replace one or two of the existing four practices within the town. The second practice would likely be located on the Chesterton Strategic Allocation, and would result in the closure of the Phoenix Surgery, located on Chesterton Lane. The new practices would likely need to be 1,100 to 1,500 sq.m. in size with 7 to 8 GPs.

- 2.36 Further discussion is required to assess whether there is sufficient scope to increase the size of the healthcare facilities on the Chesterton Allocation to cope with demand associated with the rest of Cirencester.

Open space, sport and recreation

- 2.37 The table below sets out the infrastructure demands and costs for open space, sport and recreation facilities associated with the delivery of the 2,350 on the Strategic Allocation based on the standards set out in Appendix A4.

Table 5 – Open space, sport and recreation demand for Chesterton

Sector	Unit Demand	Estimated Demand	Benchmark Cost	Estimated Capital Cost of future growth	Cost indicated in 2016 Cost Plan Summary ⁴
Swimming	No. Pools	0.24	Sport England SFC	£861,442	N/A
Sports Halls	No. Halls	0.37	Sport England SFC	£1,111,143	£1,520,000
Playing Pitches	Hectare	6.06	£9.75 per m2	£591,143	£2,114,970
Outdoor Sport	Hectare	2.02	£99.60 per m2	£2,012,916	
Play Space	Hectare	1.26	£495,000 per Ha	£625,247	£841,500
Open Space Informal	Hectare	2.78	£17,000 per Ha	£47,241	£8,983,750*
Open Space Natural	Hectare	5.05	£240,000 per Ha	£1,212,600	

- 2.38 A variety of green infrastructure and sports and recreation projects are proposed in the Chesterton Infrastructure Delivery Plan. The main projects and associated data are listed below:

- Public square – 0.27ha with a LEAP and a NEAP (an additional LEAP will be provided elsewhere onsite).
- 4-court sports hall – a minimum of 700 sq.m in size.
- Sports pitches – 3G pitch, tennis courts, mini-football pitches.
- Open space – 8.33ha amenity greenspace, 6.05 ha formal park, 14.58 ha natural and semi-natural greenspace, 0.66ha allotments.

- 2.39 * This figure includes both open space and green infrastructure in the Cost Plan.

- 2.40 Whilst there is some differentiation between the infrastructure costs by topic, it is assumed that due to the interrelated nature of outdoor sport, play space, and other open space that the proposals sufficiently meet the overall open space / recreational needs of residents.

⁴ Aecom (2016) Land South of Chesterton – Infrastructure Delivery Plan; Project Schedule Cost Plan Summary

Transport

- 2.41 I-transport has carried out a Transport Assessment for the Chesterton Strategic Allocation, informed by an S-Paramics model of the Chesterton Area. From this modelling, the assessment identifies potential solutions to issues on the highways network resulting from the build-out of the Chesterton Strategic Allocation.
- 2.42 The Transport Assessment⁵ submitted with planning application (16/00054/OUT) and the AECOM Draft Working Project Schedule (2015) sets out the following strategic highways works:
- Improvements to A419 Stroud Road / A429 Tetbury Road junction including Chesterton Lane junction on the ring road and the Cirencester College / Deer Park School / Stroud Road junction – dualling of Tetbury road and introduction of partial signal control. Signalise Chesterton Lane junction. Improvements to pedestrian and cycle crossing (removal of subway).
 - Improvements to A419 / A429 ring road / Hammond Way / Hospital Junction including the Waitrose / Hammond Way mini roundabout – widening and provision of additional lanes on the approaches to the junction along with widening of the circulatory carriageway. Partial signal control. Introduction of Pedestrian and cycle crossing – removal of footbridge.
 - Improvements to A419 / A429 ring road / Midland Road / Watermoor Way junction (Fire Station roundabout) including Midland Road – the widening and provision of additional lanes on the approaches to the junction along with widening of the circulatory carriageway. Partial signal control. Introduction of Pedestrian and cycle crossing. Provision of dropped kerb crossings and tactile paving and capacity improvements at the Midland Road / Love Lane junction.
 - Improvements to A419 / A429 ring road / Cricklade Road / Middlemead junction (Kingsmeadow roundabout) – partial signal control and carriageway widening at the junction.
 - Improvements to Somerford Road / Chesterton Lane junction – widened footway on the west side of the southern section of Somerford Road leading to an informal dropped kerb pedestrian crossing provision.
- 2.43 Whilst in attendance at the infrastructure workshops held in March 2016, GCC Transport identified that these solutions were generally acceptable. The solutions will be fully assessed during the determination of the planning application 16/00054/OUT.
- 2.44 The Chesterton IDP Project Schedule Cost Plan states that a cost of approximately £20,288,709 would be incurred from on-site highways works. A further £1,722,682 would be incurred from implementing the junction improvements set out above.
- 2.45 In terms of sustainable travel, the Cost Plan sets out a cost to the developer of £2,850,000 for public transport and £1,444,512 for pedestrian and cycling projects.

⁵ I-Transport (2016) Transport Assessment Volume I – Text, Land South of Chesterton, Cirencester

Flood Management, Water Supply and Waste Water

- 2.46 The outline planning application for the Chesterton Strategic Allocation sets out a number of sustainable urban drainage methods to mitigate any potential flood risk on the site. A site-wide SUDs system is proposed on the masterplan, and includes a series of attenuation ponds and swales to the south and west of the site. The concepts proposed within the outline planning application are considered acceptable to the Flood Risk Team at GCC.
- 2.47 The cost of implementing the SUDs system is estimated in the AECOM Cost Plan as £12,456,124. Potable Water Supply cost is estimated at £2,976,979.
- 2.48 The solutions will be fully assessed by GCC's Flood Risk Team during the determination of the planning application 16/00054/OUT.

Emergency Services

- 2.49 It is anticipated that as part of the planning obligations associated with the Chesterton Strategic Allocation, the developer will provide a contribution of £70,000 to policing.

North of District

2.50 The infrastructure requirements of the ‘estimated future growth’ in the north of district sub-area consists of **257** new dwellings on smaller site allocations, and **90** dwellings on windfall sites. This does not include the infrastructure costs associated with committed and delivered development.

2.51 The following settlements are in the north of district sub-area:

- Blockley
- Chipping Campden
- Mickleton
- Moreton-in-Marsh
- Willersey

Summary

2.52 Growth in the north of the district has typically been lower than the rest of the Cotswolds based on previous trends. As such, the infrastructure requirements of this sub-area are lower than those of the mid-district and south of district areas. It is estimated that a significant proportion of development is focused around Chipping Campden with the delivery of 127 homes proposed on non-strategic allocations. As such, expansion is expected to occur at the educational and healthcare facilities in the town. Any other planning obligations are expected to be used to improve infrastructure in the general location of the associated development.

Community and culture

2.53 The table below sets out demand for community facilities in the north of the district based upon growth of 347 dwellings across the remainder of the plan period. The demand is based upon benchmarks set out in Appendix A4.

Table -6 – North of district demand for community facilities

Sector	Unit Demand	Estimated Future Demand	Benchmark Cost	Estimated Capital Cost of future growth
Community Centres	SQM	120.30	£1,500	£180,450
Libraries	SQM	23.42	£3,500	£81,881
Youth Support	Cost per Annum	4.20	N/A	£23,454

2.54 Chipping Campden and Moreton-in-Marsh remain the two libraries in the north of district. Community centres are based at Blockley (St. Georges Hall, Little Village Hall and Paxford Village Hall, Blockley Community Hub), Mickleton, Moreton-in-Marsh, Chipping Campden and Willersey (Willersey Village Hall and Willersey Methodist Rooms).

- 2.55 Due to the nature of development being on smaller sites, throughout the north of the district it is proposed that improvements to library facilities would be made through contributions to existing facilities. The County Council states that there are few options for physical expansion, so solutions such as increasing stock, improving ICT facilities and extending opening hours could all be used to increase capacity.

Education

- 2.56 Table 7 sets out the benchmark demand and costs associated with the growth set out in the local plan. The data within the table has been calculated using the latest pupil yield information from GCC Education. Further detail is provided in Appendix A4.

Table 7 – North of district demand for education

Sector	Unit Demand	Estimated Demand	Benchmark Cost	Estimated Capital Cost of future growth
Education Early Years	Places	38.79	£12,359	£479,376
Education Primary	Places	84.32	£12,359	£1,042,123
Education Secondary (inc. sixth form)	Places	46.38	£18,848	£874,105
Education Further	Places	15.46	£18,848	£291,368

- 2.57 Throughout the north district sub-area, it is assumed that the levels of growth would not be sufficient to require the construction of new schools at either primary, secondary or further levels. Contributions from development would be required in order to make improvements to existing schools.
- 2.58 There is one secondary school located within north of district sub-area, the Chipping Campden School. This also provides a sixth-form. The school is currently oversubscribed due to pressure from children from neighbouring authorities attending the school. Dependent upon levels of contributions from development within the catchment area, the capacity of the school could be increased.
- 2.59 In terms of funding any improvements to Chipping Campden, the education authority highlights the importance of the adoption of CIL due to the restrictions on pooling more than five Section 106 contributions towards one single infrastructure item or project.

Healthcare

- 2.60 Table 8 below sets out the estimated demand for GPs, dentists and acute healthcare facilities based upon growth in the north of the District. A further explanation of the benchmarks for demand and costs are explained in Appendix A4.

Table 8 – North of district demand for healthcare

Sector	Unit Demand	Estimated Demand	Benchmark Cost	Estimated Capital Cost of future growth
Healthcare GPs	No. GPs	0.41	150m2 per GP £2000 per m2	£124,342
Healthcare Dentists	No. Dentists	0.37	130m2 per dentist £1400 per m2	£67,891
Healthcare Acute	No. Bedspaces	1.33	50m2 per bed £1700 per m2	£112,877

- 2.61 The GCCG Primary Care Infrastructure Plan (2016-2021) states that within the north and mid-district sub-areas there are five practices with 26 GPs.
- 2.62 Discussions with the GCCG in March 2016 and the Primary Care Infrastructure Plan indicate that there are no ‘high priorities’ identified within the north of district, and doctor’s surgeries in the north of district are sufficient to cope with any increase in demand associated with housing growth in the short term.
- 2.63 Towards the end of the plan period (2031), building constraints for the doctors’ surgery at Chipping Campden are likely to become an issue. Gloucestershire CCG currently estimates that based on benchmarks the surgery is 32% below the recommended size but by 2031 this becomes 44%.
- 2.64 A new £11m primary care facility, the North Cotswolds Hospital, opened in 2012 near Moreton-in-Marsh.
- 2.65 There is insufficient development proposed within the north of district as to require the construction of a doctors’ surgery. Creation of a new practice is usually a commercial decision carried out by a private business, and therefore there is limited scope for benefit from planning obligations.

Open space, sport and recreation

- 2.66 Table 9 provides the estimate demand for swimming, sports halls, pitches, play space and other open space. This is based upon the Active Places Power calculator, ANGSt and FIT standards that are detailed further in Appendix A4.

Table 9 – North of district demand for open space, sport and recreation

Sector	Unit Demand	Estimated Demand	Benchmark Cost	Estimated Capital Cost of future growth
Swimming	No. Pools	0.03	Sport England SFC	£109,853
Sports Halls	No. Halls	0.05	Sport England SFC	£141,695
Playing Pitches	Hectare	0.90	£9.75 per m2	£87,288
Outdoor Sport	Hectare	0.30	£99.60 per m2	£297,226
Play Space	Hectare	0.19	£495,000 per Ha	£92,324

Sector	Unit Demand	Estimated Demand	Benchmark Cost	Estimated Capital Cost of future growth
Open Space Informal	Hectare	0.41	£17,000 per Ha	£6,976
Open Space Natural	Hectare	0.75	£240,000 per Ha	£179,052

- 2.67 Accessibility mapping reveals that children's play areas and facilities for young people are generally well distributed across the District.
- 2.68 In terms of sports pitches, there are 21 pitches across the district over capacity, 11 pitches are assessed as having balanced usage, and 73 have some spare usage capacity.
- 2.69 A new 3G football turf pitch should be secured in the Chipping Campden / Moreton area. This should be funded by developer contributions.
- 2.70 The disperse nature and low quantum of development from 2016 to 2031 indicates that planning obligations should be collected to improve and potentially expand existing facilities, rather than generating requirement for new facilities.

Transport

- 2.71 Gloucestershire County Council Highways have produced a draft Local Transport Plan (LTP), which went out for consultation in Q1 2016. The LTP acts as guidance for anybody requiring information on how the county council will manage the transport network in Gloucestershire up to 2031.
- 2.72 The LTP sets out a series of priorities in the plan and these are categorised dependent upon the likely timings of delivery; short-term (2015-2021), medium-term (2021-2026) and long-term (2026-2031). The identification of these priorities does not reflect a commitment for funding from the county council.
- 2.73 The following projects have been identified specifically in the North of District sub-area:
- Moreton-in-Marsh railway station and railway bridge access improvements (medium-term)
 - Improvement for Fosse Way, Moreton-in-Marsh
- 2.74 To assess the impact of development on the principal highway network specifically within the Cotswold District, Atkins has produced the Cotswold Local Plan Highway Capacity Assessment⁶ and accompanying Technical Note. A highways based spreadsheet modelling tool was constructed to forecast the growth in traffic flows through key junctions and links as a result of future housing and commercial development proposals in the Cotswold District.
- 2.75 Chapter 5 of the Assessment sets out the indicative mitigation schemes, and their approximate cost. The following junctions have been identified as having at least one arm which is projected to be operating over capacity in 2031 (with committed and preferred development included):

⁶ Cotswold Local Plan Highway Capacity Assessment: Draft Final Report (2015)

- Junction 1: A429 (Roman Road) / A44 (Oxford Street), Moreton-in-Marsh
- Junction 2: A429 (Roman Road) / A44 (Bourton Road); Moreton-in-Marsh

2.76 The indicative mitigation options include the following works; widening of roads at junctions, modifications of mini-roundabouts to signal-controlled junctions, realignment of road markings and improvements to pedestrian facilities. The Capacities Assessment estimates it would cost £1,219,670 to implement these works.

2.77 Projects identified in both workstreams have little or no committed funding, and as such, planning obligations are vital for delivery of this critical infrastructure.

Flood Management, water supply and waste water

2.78 A £450,000 scheme is being implemented by GCC's Flood Risk Management Team to alleviate flood risk to existing properties and free up land for development in Moreton-in-Marsh. The works include the creation of a bund in the northwest of the town and a new flood alleviation channel to the south. Neither scheme has received funding from planning obligations associated with new development.

2.79 Atkins has undertaken a study for GCC to test options for potential flood alleviation schemes in Cotswold District. In the north of district, the study identifies that one of the proposed non-strategic allocations from the Willersey (W-7A) is located adjacent to the Willersey Industrial Estate, which was identified as being at risk of flooding from a 1 in 30 year event.

2.80 A number of schemes have been proposed for the site, but these may not have any benefit beyond the Industrial Estate.

2.81 Throughout Cotswold District, any new development greater than 10 dwellings will be subject to an assessment of flood risk and sustainable drainage by GCC. This applies across all three sub-areas.

2.82 In terms of potable water supply and associated infrastructure requirements, the needs of the non-strategic allocations will be met by the service provider, Thames Water or by the developer. Finance for water and wastewater services is provided at the rate payer's expense, and agreed in budgets through the AMP process between Thames Water and the regulatory body Ofwat. As such, there is no cost expected to be borne by the Local Authority. This is also the case for mid-district and south of the district sub-areas.

Mid-District

- 2.83 This section sets out the infrastructure requirements of estimated future growth in the mid-district sub-area with the delivery 467 dwellings on non-strategic sites and windfall.
- 2.84 The following settlements are in the mid-district sub-area:
- Andoversford
 - Bourton-on-the-Water
 - Northleach
 - Stow-on-the-Wold
 - Upper Rissington

Summary

- 2.85 The large proportion of growth, 405 homes, is expected to be from windfall development. As such, it is difficult to pinpoint the locations where infrastructure improvements are required. Community, healthcare and education facilities are expected to cope with additional growth throughout the plan period. Investment in infrastructure to enhance connectivity with the proposed A417 improvements, also known as the 'Missing Link', will improve access to existing facilities.

Community and culture

- 2.86 The table below sets out demand for community facilities in the north of the district based upon growth of 467 dwellings across the remainder of the plan period. The demand is based upon benchmarks set out in Appendix A4.

Table 10 – Mid-district demand for community facilities

Sector	Unit Demand	Estimated Demand	Benchmark Cost	Estimated Capital Cost of future growth
Community Centres	SQM	161.90	£1,500	£242,855
Libraries	SQM	31.52	£3,500	£110,226
Youth Support	Cost per Annum	5.65	N/A	£31,591

- 2.87 There are six community centres in the mid-district; at Andoversford, Bourton-on-the-Water (Victoria Hall and George Moore Centre) Northleach (Westwood Centre and Cotswold Hall) and Stow-on-the-Wold.
- 2.88 The Bourton-on-the-Water library and youth centre have moved to a new community hub created at the former Moore Cottage Hospital. The facility opened in September 2014.
- 2.89 As with the north of district sub-area, the suggested strategy for meeting the needs associated with growth in the mid-district area is to make improvements to existing facilities. This can be physical expansion, extended opening hours or increasing the equipment available to users.

Education

- 2.90 Table 11 sets out the benchmark demand and costs associated with the growth set out in the local plan. The data within the table has been calculated using the latest pupil yield information from GCC Education. Further detail is provided in Appendix A4.

Table 11 – Mid-district demand for education

Sector	Unit Demand	Estimated Demand	Benchmark Cost	Estimated Capital Cost of future growth
Education Early Years	Places	52.20	£12,359	£645,155
Education Primary	Places	113.48	£12,359	£1,402,512
Education Secondary (inc. sixth form)	Places	62.41	£18,848	£1,176,389
Education Further	Places	20.80	£18,848	£392,130

- 2.91 Representatives from the Local Education Authority have confirmed that a new primary school has opened in Upper Rissington. Any extra capacity has been filled by the pupils from new development in the town.
- 2.92 It is noted by the education authority that at the secondary level, there is a trend towards children from towns such as Andoversford attending schools in Cheltenham. .
- 2.93 Throughout the mid-district area, it is assumed that the levels of growth would not be sufficient to require the construction of new schools at either primary, secondary or further levels. Contributions from development would be required to make improvements to existing schools. Again, this highlights the importance of working towards the adoption of CIL to allow the pooling of more than five developer contributions towards a project.

Healthcare

- 2.94 Table 12 below sets out the estimated demand for GPs, Dentists and acute healthcare facilities based upon growth in the north of the District. A further explanation of the benchmarks for demand and costs is given in Appendix A4.

Table 12 – Mid-district demand for healthcare

Sector	Unit Demand	Estimated Demand	Benchmark Cost	Estimated Capital Cost of future growth
Healthcare GPs	No. GPs	0.56	150m2 per GP £2000 per m2	£167,342
Healthcare Dentists	No. Dentists	0.50	130m2 per dentist £1400 per m2	£91,369
Healthcare Acute	No. Bedspaces	1.79	50m2 per bed £1700 per m2	£151,913

- 2.95 In the north and mid-district sub-areas there are five practices with 26 GPs.
- 2.96 The draft Primary Care Infrastructure Plan 2016 to 2021 (Gloucestershire Clinical Commissioning Group) states that in Stow-on-the-Wold there is a new doctor's surgery which was delivered as a third party business venture. This was the closure of the existing building and relocation to a new purpose-built health centre.
- 2.97 The draft Primary Care Infrastructure Plan has not identified any future priorities in the mid-district area.
- 2.98 Throughout the rest of the mid-district sub-area, most GPs are performing well but with sufficient capacity to deal with the demands associated with growth set out in the plan. Any increase in capacity would be the result of a commercial decision by a private business.

Open space, sport and recreation

- 2.99 Table 13 provides the estimate demand for swimming, sports halls, pitches, play space and other open space. This is based upon the Active Places Power calculator, ANGST and FIT standards that are detailed further in Appendix A4.

Table 13 – Mid-district open space, sport and recreation needs

Sector	Unit Demand	Estimated Demand	Benchmark Cost	Estimated Capital Cost of future growth
Swimming	No. Pools	0.05	Sport England SFC	£168,655
Sports Halls	No. Halls	0.07	Sport England SFC	£217,541
Playing Pitches	Hectare	1.20	£9.75 per m2	£117,474
Outdoor Sport	Hectare	0.40	£99.60 per m2	£400,014
Play Space	Hectare	0.25	£495,000 per Ha	£124,251
Open Space Informal	Hectare	0.55	£17,000 per Ha	£9,388
Open Space Natural	Hectare	1.00	£240,000 per Ha	£240,972

- 2.100 As future growth is likely to occur on small site allocations and small windfall sites, planning obligations should be collected to improve and potentially expand existing facilities.

Transport

- 2.101 The GCC Local Transport Plan has identified the following schemes in the mid-district sub-area:
- Improvement for Unicorn junction (A436 / B4068), Stow-on-the-Wold
 - A417 Missing Link (medium-term)
- 2.102 The identification of this priority does not reflect a commitment for funding from the county council.

- 2.103 The Atkins Highways Capacity Assessment⁷ estimates the cost of indicative improvements in the sub-area including Junction 4: A429 (Fosse Way) / A436 (Oddington Road) / B4068 in Stow-on-the-Wold is approximately £1,219,670.
- 2.104 The indicative mitigation options include widening of roads at junctions, modifications of mini-roundabouts to signal-controlled junctions, realignment of road markings and improvements to pedestrian facilities.
- 2.105 These transport infrastructure improvements are reliant upon planning obligations for delivery.

Flood management, water supply and waste water

- 2.106 Andoversford Parish was assessed as part of the Atkins study commissioned by GCC Flood Risk Management, but no schemes were identified in this location.

⁷ Cotswold Local Plan Highway Capacity Assessment Draft Final Report (Atkins 2015) and accompanying Technical Note

South of District

2.107 This section sets out the infrastructure cost of the estimated future growth of **534** dwellings on non-strategic allocations and windfall sites in the south of Cotswold District. The table does not detail the infrastructure costs associated with committed and delivered development.

2.108 The following settlements are located within the south of district sub-area:

- Cirencester (excluding the Chesterton strategic site)
- Down Ampney
- Fairford
- Kemble
- Lechlade-on-Thames
- South Cerney
- Tetbury

Summary

2.109 The largest proportion of growth within Cotswold District is within the south of district sub-area. There are also around 2500 committed or delivered dwellings since 2011, so there are existing pressures on infrastructure. The new community facilities and doctor's surgeries at the Chesterton will help to meet some of the demand from growth in the Cirencester area, whilst improvements to Deer Park Secondary School and other schools will be required to meet increased demand.

2.110 A significant package of transport improvements is proposed in the Gloucestershire Local Transport Plan and as a result of the modelling undertaken in the Atkins Highways Capacity Assessment together with transport assessment work informing the Chesterton planning application. These include junction improvements across the sub-area, enhanced cycling links to Tetbury, Cirencester and Kemble and improvements to Kemble Railway Station.

Community and culture

2.111 The table below sets out demand for community facilities in the north of the district based upon growth across the remainder of the plan period. The demand is based upon benchmarks set out in Appendix A4.

Table 14 – South of district demand for community facilities

Sector	Unit Demand	Estimated Demand	Benchmark Cost	Estimated Capital Cost of future growth
Community Centres	SQM	185.13	£1,500	£277,697
Libraries	SQM	36.05	£3,500	£126,209
Youth Support	Cost per Annum	6.46	N/A	£36,129

- 2.112 In the south of district sub-area there are six community centres in Cirencester, one in Down Ampney, two in Fairford, one in Kemble, one in Siddington, four in South Cerney and three in Tetbury. Cirencester, Fairford and Tetbury all have libraries, with an additional community facility and satellite library proposed as part of the Chesterton allocation.
- 2.113 Tetbury youth centre and Lechlade library were previously operated by Gloucestershire County Council and have been offered for transfer to management by community groups as part of the “Big Community Offer.”
- 2.114 It is considered that there is sufficient capacity within existing centres and libraries and the ones proposed at the Chesterton strategic site to meet the needs associated with development.

Education

- 2.115 Table 15 sets out the benchmark demand and costs associated with the growth set out in the local plan. The data within the table has been calculated using the latest pupil yield information from GCC Education. Further detail is provided in Appendix A4.

Table 15 – South of district demand for education

Sector	Unit Demand	Estimated Demand	Benchmark Cost	Estimated Capital Cost of future growth
Education Early Years	Places	59.69	£12,359	£737,715
Education Primary	Places	129.76	£12,359	£1,603,729
Education Secondary (inc. sixth form)	Places	71.37	£18,848	£1,345,165
Education Further	Places	23.79	£18,848	£448,388

- 2.116 The new school at Chesterton is likely only to meet the educational needs associated with the additional 2,350 homes in the new area. The strategy moving forward for both primary and secondary education should be to expand existing schools. Funding from planning obligations is required to deliver these improvements.
- 2.117 Further Education provision in the district remains focused at Cirencester College, which is expected to have sufficient capacity to deal with the growth in the south of the district.

Healthcare

- 2.118 Table 16 below sets out the estimated demand for GPs, Dentists and acute healthcare facilities based upon growth in the north of the District. A further explanation of the benchmarks for demand and costs are explained in Appendix A4.

Table 16 – South of district demand for healthcare

Sector	Unit Demand	Estimated Demand	Benchmark Cost	Estimated Capital Cost of future growth
Healthcare GPs	No. GPs	0.64	150m2 per GP £2000 per m2	£191,350
Healthcare Dentists	No. Dentists	0.57	130m2 per dentist £1400 per m2	£104,477
Healthcare Acute	No. Bedspaces	2.04	50m2 per bed £1700 per m2	£173,708

- 2.119 There are eight doctor's surgeries and 49 GPs covering Cirencester, Fairford, Lechlade, Rendcomb, Tetbury, South Cerney and Kemble in the south of the district.
- 2.120 Beyond the issues associated with providing healthcare at Chesterton and Cirencester (as set out earlier in the discussion), the majority of surgeries in the south of the district have sufficient capacity to respond to population growth.
- 2.121 The exception is the Romney House surgery in Tetbury, which is outgrowing its current premises and a new site is needed. It is estimated a surgery of approximately 875 sq.m. is required. Whilst this would be funded as a commercial venture by a private business, the prospective practice is unable to find a suitable location. Should there be a significant development in Tetbury, land could be provided as part of any planning obligations.

Open space, sport and recreation

- 2.122 Table 17 provides the estimate demand for swimming, sports halls, pitches, play space and other open space. This is based upon the Active Places Power calculator, ANGSt and FIT standards that are detailed further in Appendix A4.

Table 17 – South of district open space, sport and recreation demand

Sector	Unit Demand	Estimated Demand	Benchmark Cost	Estimated Capital Cost of future growth
Swimming	No. Pools	0.05	Sport England SFC	£187,902
Sports Halls	No. Halls	0.08	Sport England SFC	£242,368
Playing Pitches	Hectare	1.38	£9.75 per m2	£134,328
Outdoor Sport	Hectare	0.46	£99.60 per m2	£457,403
Play Space	Hectare	0.29	£495,000 per Ha	£142,077
Open Space Informal	Hectare	0.63	£17,000 per Ha	£10,735
Open Space Natural	Hectare	1.15	£240,000 per Ha	£275,544

- 2.123 The Cotswold Sport and Recreation Facilities Assessment⁸ states that the sports hall facilities at Fairford and Cirencester are operating at or close to capacity.
- 2.124 There is the need for a training venue or compact athletics facility in Cirencester. In order to meet the demands associated with new development, the Sport and Recreation Facilities Assessment states that an additional pool should be secured through developer contributions at Cotswold Leisure Centre (Cirencester). One additional youth football pitch in the Fairford / Lechlade area should be provided.
- 2.125 Planning obligations associated with future growth on site allocations and windfall sites in the south of district should be collected to deliver the projects above and any shortfall could potentially be met by funding from bodies such as Sport England or the National Lottery.

Transport

- 2.126 The Local Transport Plan and Highways Capacity Assessment include the following infrastructure projects relating specifically to the south of the district:
- A417 Missing Link (medium-term)
 - Whelford Road junction improvements
 - Kemble railway station enhancements (short-term)
 - Cycling infrastructure including improvements for Tetbury Road and London Road corridors, Cirencester and the re-use of old railway line between Tetbury and Kemble (short and long-term)
 - Junction improvement for A429 Cherry Tree junction, Cirencester (medium-term)
 - Junction improvement for A417 / Whelford Road junction, Fairford (medium-term)
 - Junction improvement for A429 / A433 junction, Kemble (medium-term)
 - Five Ways junction and Tetbury Town Centre (medium-term)
- 2.127 The Cotswold Highway Capacity Assessment identifies the following junctions for improvements in the south of district:
- Junction 8: A433 (London Road) / A433 (Long Street)/ Hampton Street/ New Church Street; Tetbury
 - Junction 9: A433 (Long Street) / A433 (Bath Road) / B4014 (Fox Hill) / Chipping Street; Tetbury
 - Junction 14: A417 (High Street) / A361 (Thames Street), Lechlade-on-Thames
- The cost of the indicative improvements is approximately £1,404,307⁹.

⁸ Ploszajski Lynch Consulting Ltd (2015) Sport and Recreation Facilities Assessment - Consultation Draft

⁹ As set out in the Cotswold Local Plan Highway Capacity Assessment Draft Final Report (Atkins 2015) and accompanying Technical Note

- 2.128 Whilst these projects are identified in the Local Transport Plan, they do not have a commitment for funding. As such it is vital that planning obligations are collected to pay for this critical infrastructure.

Flood Management, water supply and waste water

- 2.129 The second of the flood risk management projects being undertaken by the County Council's Flood Risk team is a study of the potential for implementation of rural SUDs and soft measures to manage flood risk in Cirencester and the surrounding area. Like the Moreton-in-Marsh scheme, this has not received funding from planning obligations associated with new development.
- 2.130 The Cotswold Water Cycle Study¹⁰ states that "The capacity at Cirencester wastewater treatment works (WwTW) has already been upgraded to accommodate this and other growth in the Cirencester catchment." (Page 93).

¹⁰ JBA Consulting (2015) Cotswold Water Cycle Study

3 Funding and Delivery

- 3.1 Planning obligations associated with S106 agreements will have limited benefits in terms of delivering infrastructure not directly associated with development sites. This is further exacerbated by changes to regulations as of April 2015 which only allows for pooling of five S106 contributions towards one project.
- 3.2 Moving forward to preparing and adopting a CIL charging schedule is important for the district council, particularly given dispersed nature of development and the large proportion of windfalls.
- 3.3 The nature of development, whereby housing is being delivered in the majority on smaller sites will mean it is harder to get S106 agreements to contribute towards the delivery of more strategic infrastructure as the links between a specific development and that infrastructure are more tenuous.
- 3.4 As part of the process towards the adoption of CIL, the council will need to identify priorities for spending funds secured through CIL, and the IDP forms the initial basis of this prioritisation. Cotswold District Council should develop a prioritisation process for the spending of any CIL and S106 monies, taking account of:
- Spatial growth projections and the anticipated phasing of strategic sites.
 - The importance of physical infrastructure for enabling development.
 - Opportunities to deliver specific infrastructure through, for example, new funding opportunities.
 - The prioritisation of infrastructure as set out in paragraphs 1.17 to 1.23.
- 3.5 It should be noted that under Regulation 59A of the Community Infrastructure Levy (Amendment) Regulations 2013, Parish and Town Councils will receive 15% of CIL charging authority receipts, and those communities that achieve adoption of a neighbourhood development plan by referendum will benefit from a 25% top slice of CIL from development occurring within the designated neighbourhood area.
- 3.6 In Cotswold District, the following communities have been designated as Neighbourhood Planning Areas:
- Stow-on-the-Wold – area designated 6th September 2012
- 3.7 Note: In January 2015, Stow Town Council submitted an application to designate a revised area to include all of Stow and Swell parishes. Following the consultation, a decision needs to be made by Cotswold District Council.
- Tetbury & Tetbury Upton - area designated 1st August 2013
 - Lechlade-on-Thames - area designated 7th October 2013. The NDP is proposed to be adopted by the end of 2016.
 - Fairford - area designated 20th November 2013
 - Northleach with Eastington - area designated 14th February 2014
 - Chipping Campden - area designated 14th February 2014

- Ebrington - area designated 14th February 2014
- Somerford Keynes - area designated 9th July 2014

- 3.8 No neighbourhood plans have yet been through referendum, although it is likely that two to three may have been through the process by the time the Cotswold District Local Plan is adopted.
- 3.9 To deliver measurable benefits to communities, parish and town councils and neighbourhood planning groups should have an understanding of the interrelationship between strategic and local infrastructure. For example, they should understand how strategic infrastructure such as new pedestrian and cycling links between towns can bring wider benefits, whilst other projects, such as new equipment in parks or improvements to a community hall have limited multiplier benefits even if the outcomes are more tangible.
- 3.10 Should a funding gap occur, there are a number of sources of extra income in order to deliver essential infrastructure. Projects can be delivered through private sector development, and supplementary funding can be secured from central government or through European funding, National Lottery and other sources.
- 3.11 Through their commitments as statutory undertaker Wales & West Utilities and Thames Water are required to provide new connections on application. As such, there are no abnormal costs expected to be borne by site promoters or the Local Authority in strategic or non-strategic site allocations.

4 Recommendations and Next Steps

- 4.1 The successful delivery of housing at the proposed Chesterton Strategic Allocation is required for Cotswold District to meet its objectively assessed need. It is equally important to deliver sufficient infrastructure to meet the needs of those living in Chesterton and the surrounding area. As such, it is vital that the site promoters and developers work effectively with Cotswold District Council to ensure that the needs of residents are met.
- 4.2 The levels of non-strategic growth in Cotswold District are not sufficient to require new 'big ticket' items of infrastructure like schools, hospitals and sports halls. Instead, money from planning obligations should be used to increase capacity at existing facilities. Discussion with infrastructure providers has highlighted that this does not have to be through physical expansion of facilities, but could be through increases in operating hours or increases of stock at libraries or equipment at sports venues.
- 4.3 The nature of development being a large number of small sites will mean that a likely approach will be to pool contributions towards existing facilities within the principal settlements as set out in the Local Plan. These settlements will act as service centres, and can help to meet the infrastructure needs of other smaller settlements where development may be occurring.
- 4.4 Cotswold District Council is in a slightly disadvantaged position whereby a large proportion of its objectively assessed need (OAN) is made up of committed / delivered development. As such, any shortfall in planning contributions from this development cannot be rectified and will increase pressure on existing facilities. Towns such as Fairford and Tetbury have hundreds of committed / delivered dwellings and less than 30 dwellings left to be allocated between the two.
- 4.5 The delivery of the infrastructure required to support new development across the district and achieve the vision for Cotswold District Council will rely on a wide range of public, private and third sector organisations working together effectively and efficiently. The District Council has an important leadership role to play in this process as the Local Plan progresses towards adoption and the supporting IDP is refined.
- 4.6 As such, infrastructure planning and delivery must be viewed as an iterative process with the IDP and Site Calculator reviewed and updated on a regular basis, even beyond the adoption of the local plan, in order to reflect the on-going project development, funding situation and the views of key consultees.
- 4.7 Moving towards the adoption of CIL, the Cotswold District Council will need to identify projects or infrastructure types to include on its Regulation 123 List¹¹. The decision on what to include on this list should be informed by the infrastructure workshops with developers and infrastructure providers and this IDP, which collates information from various evidence base documents.
- 4.8 In order to determine what should be included on the Regulation 123 List, the council should take note of the likely funding routes to deliver certain

¹¹ Regulation 123 of the Community Infrastructure Levy Regulations provides for charging authorities to set out a list of those projects or types of infrastructure that it intends to fund, or may fund, through the levy. (Paragraph 096 of PPG Community Infrastructure Levy)

infrastructure, and highlight any reliance on planning obligations for delivery. CIL should be used for more strategic infrastructure that is not solely impacted upon by one development. These projects can then be prioritised using the Critical, Essential and Desirable categories set out in this IDP.

Appendix A

Evidence to support 2016 IDP

**A1 Methodology for Allocation of Growth to
District Sub-areas**

Cotswold District Council

**Cotswold Infrastructure Delivery
Plan Refresh**

Methodology for Allocation of
Growth to District Sub Areas

Final | Date 4.1.16

This report takes into account the particular instructions and requirements of our client.

It is not intended for and should not be relied upon by any third party and no responsibility is undertaken to any third party.

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1 Introduction

Arup is undertaking an update of the 2014 Cotswold Infrastructure Delivery Plan for the District. The refresh will be used to:

- Inform agreement to the emerging Strategic Allocation IDP that has been prepared by Aecom for the Chesterton Urban Extension and will form part of the package of submission material for an Outline Planning Application in Q1 2016.
- Estimate the type and scale of infrastructure required to support non-strategic housing and windfall across the District as a whole.
- Inform and test costing assumptions within the Cotswold Whole Plan Viability Study.
- Inform the preparation of the Cotswold CIL Charging Schedule and Regulation 123 List.
- Form part of the evidence base for the Local Plan EiP.

1.1 Purpose of Note

This note sets out the suggested method and approach to be taken to the sub division of the District into sub areas for infrastructure planning purposes. The method broadly reflects the approach that has been taken in Tewkesbury to estimate the infrastructure impacts for non-strategic housing and windfall and inform the setting of the Districts CIL charging rates.

1.2 Establishing Non-Strategic & Windfall Housing Baseline.

The table below sets out the overall housing requirements for the plan period 2011-2031 as set out by Cotswold District Council (2014)¹:

Elements of Planned Growth	Dwellings (No)
Objectively Assessed Need	7,600
Commitments / Delivered	4,845
Chesterton Strategic Allocation	2,350
Non-Strategic Allocations	531
Windfall	900

The OAN for the District is forecast to be 7,600 in the plan period (2011-2031). Of this, 4,845 dwellings have been already been delivered or committed with agreed S106 Agreements where required. The only strategic allocation proposed is at Chesterton, on the southern edge of Cirencester (2,350 dwellings). The

¹ 2014 Evidence Paper: To inform Non-strategic Housing and Employment Site Allocations

remainder of the proposed growth, as yet uncommitted, will be delivered through a combination of 531 dwellings at 29 proposed allocations across the District and windfall sites which are estimated to deliver a further 900 dwellings. The location of this windfall development is unknown. This paper proposes an apportionment of the windfall growth across the District.

2 Proposed Approach to Infrastructure Assessment for Non-Strategic & Windfall Growth

2.1 Overall Approach

Given the available information on the level of non-strategic housing available at the time the approach taken in the 2014 Infrastructure Delivery Plan was to assess infrastructure impacts on a settlement by settlement basis. The 2014 IDP recognised that the dispersed nature of a development within the District from *'smaller allocations of around 50 to 200 dwellings could have significant implications for the District's relatively small settlements.'*

The scale of non-strategic development across the remainder of the District¹ is now estimated to be lower than originally anticipated. Given this, and the dispersed nature of settlements across the District it is considered that an approach that groups settlements into distinct sub areas, interrelated in terms of services and employment, and are geographically in close proximity to one another.

2.2 Proposed Settlement Grouping

Our starting point for grouping the settlements is 'Principal Settlement' hierarchy which is set out in the District Development Strategy in Chapter 3 of the Cotswold District Local Plan 2001-2011. The table below sets out the 10 settlements identified in the Local Plan as 'Principal Settlements' and the proposed levels of non-strategic allocation proposed in each settlement from the 2014 Housing Evidence Paper.

Principal Settlement	Proposed Non-Strategic Allocation
Cirencester	31 dwellings
Bourton-on-the-Water	10 dwellings
Chipping Campden	127 dwellings
<i>Fairford</i>	<i>0 dwellings</i>
<i>Lechlade</i>	<i>0 dwellings</i>
Moreton-in-Marsh	21 dwellings
Northleach	53 dwellings
<i>South Cerney</i>	<i>0 dwellings</i>
Stow-on-the-Wold	30 dwellings
Tetbury	27 dwellings

Source: CDC 2014 Non-strategic Housing Evidence Paper

Of the ten 'Principal Settlements' only seven have non-strategic allocated development proposed. No allocations are proposed in the 'Principal Settlements' of Fairford, Lechlade or South Cerney.

In addition to the seven 'Principal Settlements', the following communities are proposed for Non-Strategic Allocations:

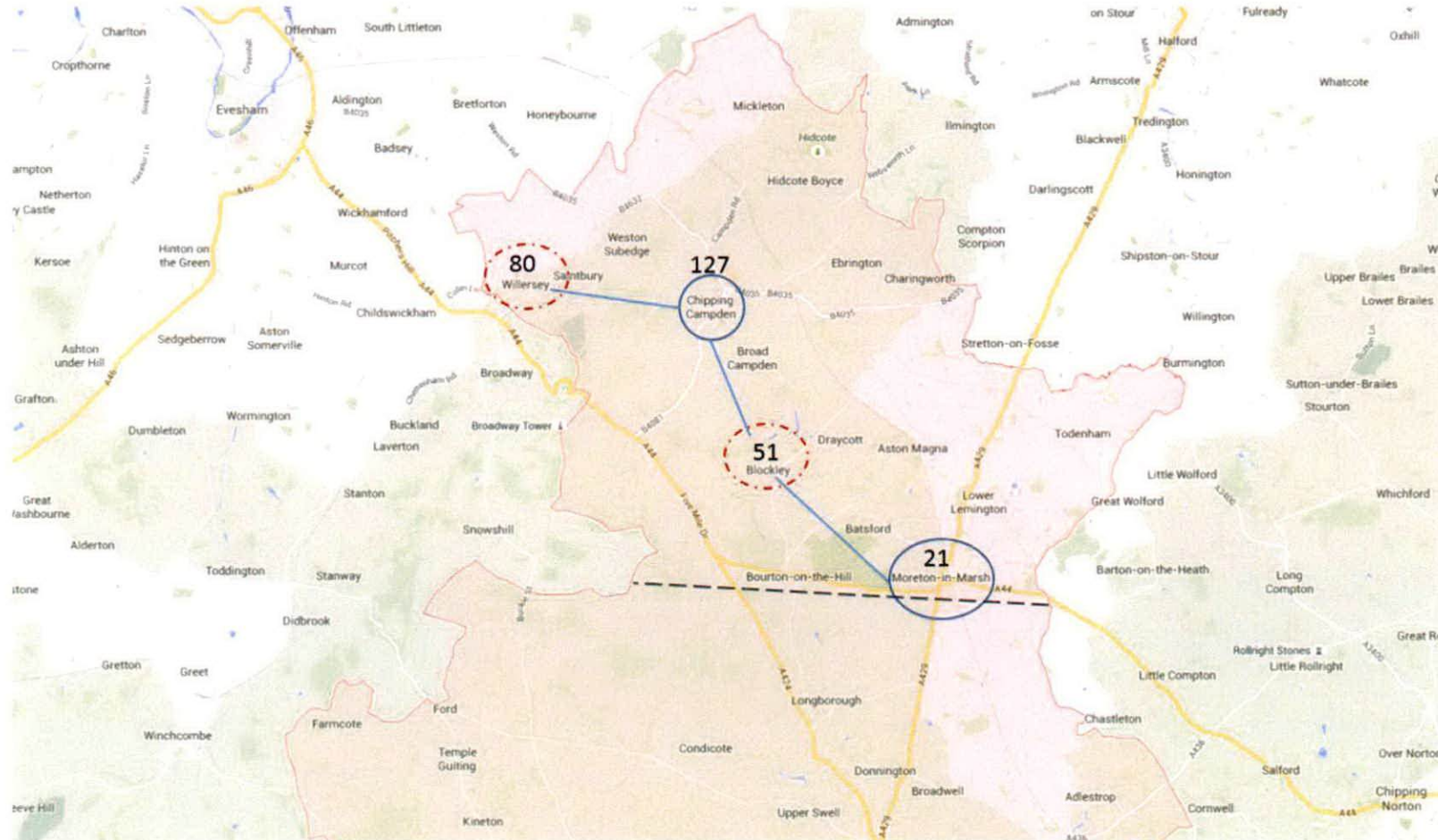
Settlement	Proposed Non-Strategic Allocation
Andoversford	40 dwellings
Blockley	51 dwellings
Down Ampney	31 dwellings
Kemble	12 dwellings
Lechlade-on-Thames	18 dwellings
Willersey	80 dwellings

Source: CDC 2014 Non-strategic Housing Evidence Paper

In order to group the settlements into appropriate clusters, a hub and spoke approach has been adopted, with one of the 'Principal Settlements' identified as the hub settlement for services within the cluster area, and one or more 'spoke' settlements acting as an satellite settlement serviced by the identified hub settlement.

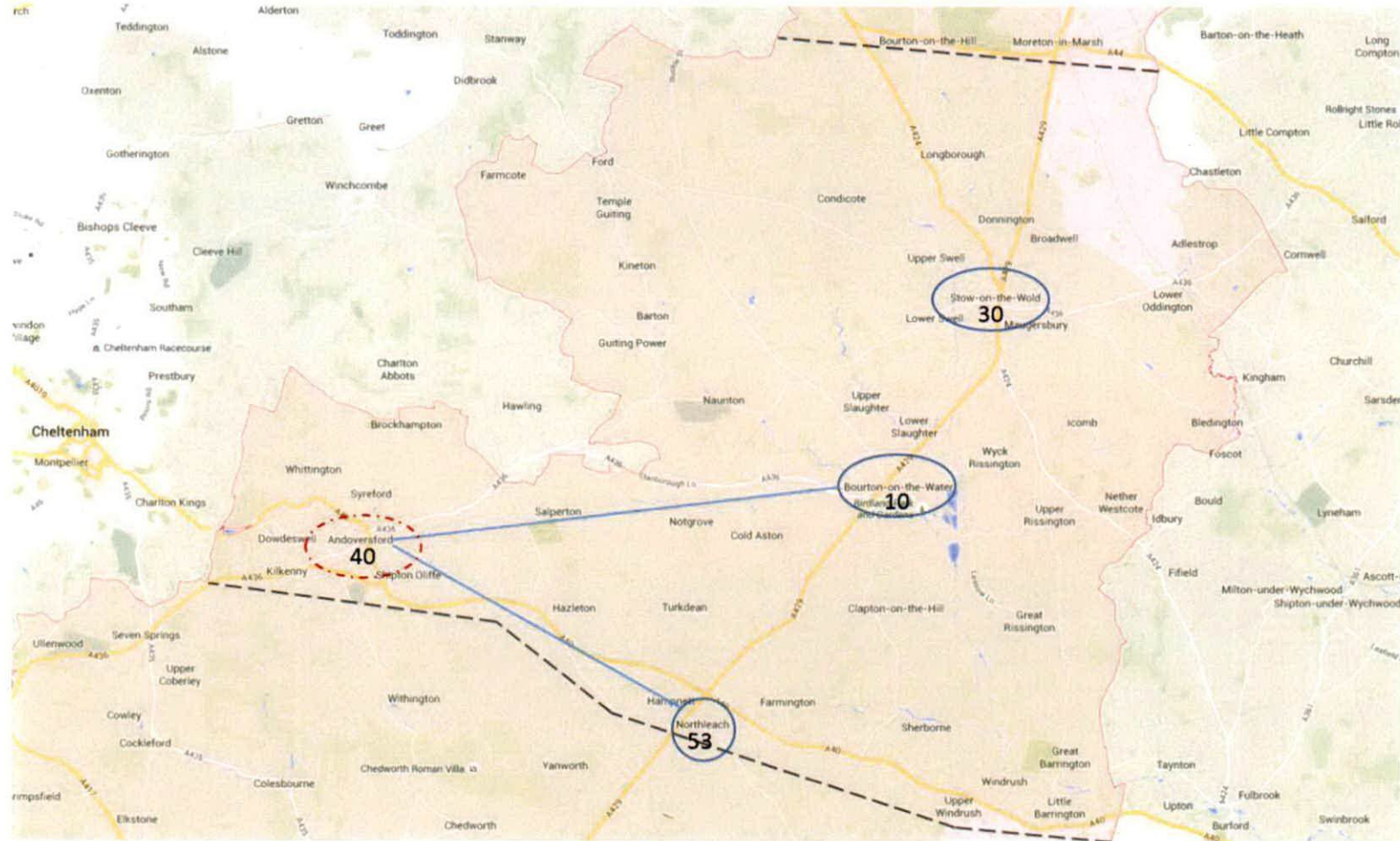
As some spokes settlements will rely upon services and/or employment from more than one hub settlement, it is suggested that sub-areas of the District should be agreed. As such, artificial boundaries have been defined to create three distinct areas - North, South and Mid-Cotswold. The boundaries form along the A44 linking Bourton-on-the-Hill and Moreton-in-Marsh (North/Mid) and along the A40 from Little Barrington to Shipton Oliffe, continuing along the A436 to Kilkenny (Mid/South). The maps on the following pages set out the proposed clusters for the North, South and Mid-District areas upon which the IDP refresh will be based.

Figure A: Proposed North Cotswold Cluster.



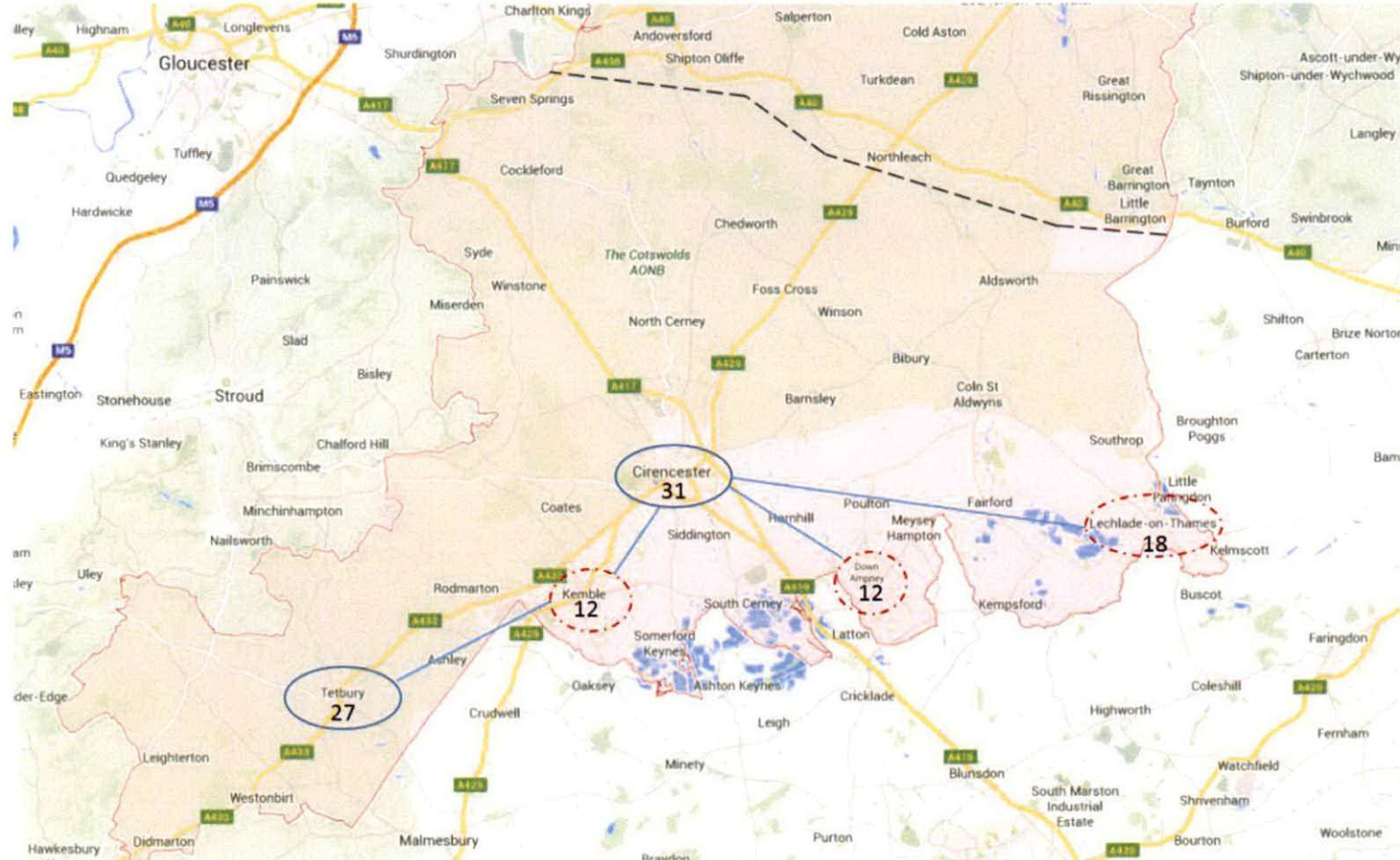
81

Figure B: Proposed Mid Cotswold Cluster.



82

Figure C: Proposed South Cotswold Cluster.



83

2.2.1 Sub Area Cluster Non-Strategic Allocation Summary

The proposed sub area clusters are made up of the following non-strategic allocations.

Sub Area Cluster	Proposed Non-Strategic Allocations
North Cotswold Cluster	279 dwellings (Total)
Chipping Campden	127 dwellings
Moreton-in-Marsh	21 dwellings
Blockley	51 dwellings
Willesley	80 dwellings
Mid Cotswold Cluster	133 dwellings (Total)
Bourton-on-the-Water	10 dwellings
Stow-on-the-Wold	30 dwellings
Northleach	53 dwellings
Andoversford	40 dwellings
South Cotswold Cluster	119 dwellings (Total)
Cirencester	31 dwellings
Tetbury	27 dwellings
Down Ampney	31 dwellings
Kemble	12 dwellings
Lechlade-on-Thames	18 dwellings
District Total Non-Strategic Allocation.	531 dwellings

Source: CDC 2014 Non-strategic Housing Evidence Paper

2.3 Windfall Apportionment.

The level of windfall development that is estimated across the District as a whole is 900 dwellings in the plan period. By its very nature the location of the windfall is unknown, however, it is likely that the majority of this element of the proposed growth would occur in and around existing urban areas and more sustainable locations.

Given that Cirencester is the It is suggested that 40% of windfall development is located in the North of District, 20% in Mid-Cotswold and 40% in South Cotswold. The apportionment across the three proposed cluster areas would be as follows:

- North Cotswold Cluster – 360 windfall dwellings.
- Mid Cotswold Cluster – 180 windfall dwellings.
- South Cotswold Cluster – 360 windfall dwellings.

These figures are to be added to the Non-Strategic Allocations set out in 2.2.1 above.

2.4 Overall Summary

The table below summarises the levels of non-strategic allocation and windfall growth that would form the basis of the updated infrastructure assessment for all remaining development in the plan period outside of the Chesterton Strategic Allocation.

Sub Area Cluster	Proposed Non-Strategic Allocations
North Cotswold Cluster	639 dwellings (Total)
Non-Strategic Allocations	279 dwellings
Windfall	360 dwellings
Mid Cotswold Cluster	313 dwellings (Total)
Non-Strategic Allocations	133 dwellings
Windfall	180 dwellings
South Cotswold Cluster	479 dwellings (Total)
Non-Strategic Allocations	119 dwellings
Windfall	360 dwellings
District Total Non-Strategic Allocations + Windfall.	1431 dwellings

Source: Arup

A2 Windfall Development between 2007 and 2015

The windfall development for each of the three sub-areas within Cotswold District are set out below. From this, a proportion is calculated in order to apportion windfall growth throughout the remainder of the plan period.

NORTH	
Aston-sub-Edge	0
Batsford	4
Blockley	1
Bourton-on-the-Hill	0
Chipping Campden	0
Ebrington	13
Mickleton	0
Moreton in Marsh	0
Saintbury	7
Todenham	2
Weston-sub-Edge	5
Willersey	0
Total over 8 Years	32
Average for 8 years	4

7.60%

% number based on the 900 68.4

MIDDLE	
Adlestrop	0
Andoversford	2
Barrington	1
Bledington	0
Bourton-on-the-Water	0
Broadwell	12
Clapton	-1
Coberley	0
Cold Aston	7
Compton Abdale	2
Condicote	5
Cutsdene	0

Donnington	0
Dowdeswell	0
Evenlode	0
Farmington	0
Great Rissington	-2
Guiting Power	2
Hampnett	0
Hazelton	9
Icomb	2
Little Rissington	5
Longborough	0
Lower Slaughter	0
Maugersbury	-1
Naunton	14
Northleach with Easington	96
Notgrove	-1
Oddington	1
Northleach with Easington	3
Notgrove	1
Oddington	1
Shipton Oliffe	2
Stow on the Wold TC	-2
Swell	1
Temple Guiting	1
Turkdene	27
Upper Rissington	0
Upper Slaughter	1
Westcote	2
Whittington	0
Windrush	-1
Withington	2
Wyck Rissington	0
Yanworth	1
Total over 8 years	192
Average for 8 Years	24

45.8%

% number based on the 900

412.2

SOUTH	
Aldsworth	0
Ampney Crucis	2
Ampney St Mary	0
Ampney St Peter	0
Ashley	0
Avening	12
Bagendon	-1
Barnsley	0
Baunton	6
Beverston	2
Bibury	5
Boxwell with Leighterton	0
Brimpsfield	0
Chedworth	0
Cherington	0
Cirencester	0
Coates	-2
Colesbourne	2
Coln St Aldwyn's	0
Coln St Dennis	9
Cowley	2
Daglingworth	5
Didmarton	0
Down Ampney	0
Driffield	-1
The Duntisbournes	10
Eastleach	93
Edgeworth	-1
Elkstone	1
Fairford TC	3
Hatherop	1
Kemble	1
Kempsford	2
Kingscote	-2
Lechlade TC	1

Long Newton	1
Meysey Hampton	26
North Cerney	0
Ozleworth	1
Poole Keynes	0
Poulton	0
Preston	-1
Quennington	1
Rendcombe	0
Rodmarton	1
Sapperton	1
Shipton Moyne	2
Siddington	1
Somerford Keynes	3
South Cerney	3
Southrop	5
Syde	-2
Tetbury TC	2
Tetbury Upton	-1
Westonbirt with Lasborough	0
Winstone	0
Total over 8 years	193
Average for 8 years	24.125

46.1%

% number based on the 900 414.9

Based on the figures within each table, it is estimated that 90 windfall dwellings will be delivered in the North Cotswold sub-area, and 405 windfall dwellings will be delivered in the Mid-District sub-area. 405 windfall dwellings will also be delivered in the South Cotswold sub-area. This represents a 10%, 45% and 45% split reflective of the tables above.

Appendix B

Housing Growth

B1 Housing Growth

The table below sets out the proposed growth for the plan period, including those dwellings that were committed or built as of April 2016.

Settlements	Built / committed housing and potential allocation	Number of Dwellings	Population
Chesterton Strategic Allocation	Built / committed	0	
	Potential allocation	2,350	
	Sub total	2,350	5,053
Strategic growth total		2,350	5,053
North of District			
Windfall	N/A	90	194
Blockley	Built / committed	36	
	Potential allocation	29	
	Sub total	65	140
Chipping Campden	Built / committed	106	
	Potential allocation	127	
	Sub total	233	501
Mickleton	Built / committed	243	
	Potential allocation	0	
	Sub total	243	522
Moreton-in-Marsh	Built / committed	830	
	Potential allocation	21	
	Sub total	851	1830
Willersey	Built / committed	95	
	Potential allocation	80	
	Sub total	175	376
North District Total		1,657	3563
Mid-District			
Windfall	N/A	405	871
Andoversford	Built / committed	71	

Settlements	Built / committed housing and potential allocation	Number of Dwellings	Population
	Potential allocation	40	
	Sub total	111	239
Bourton-on-the-Water	Built / committed	349	
	Potential allocation	0	
	Sub total	349	750
Northleach	Built / committed	82	
	Potential allocation	22	
	Sub total	104	224
Stow-on-the-Wold	Built / committed	206	
	Potential allocation	10	
	Sub total	216	464
Upper Rissington	Built / committed	391	
	Potential allocation	0	
	Sub total	391	841
Mid-District Total		1,576	3388
South of District			
Windfall	N/A	405	871
Cirencester	Built / committed	966	
	Potential allocation	31	
	Sub total	997	2144
Down Ampney	Built / committed	45	
	Potential allocation	31	
	Sub total	76	163
Fairford	Built / committed	444	
	Potential allocation	0	
	Sub total	444	955
Kemble	Built / committed	62	
	Potential allocation	12	
	Sub total	74	159

Settlements	Built / committed housing and potential allocation	Number of Dwellings	Population
Lechlade-on-Thames	Built / committed	99	
	Potential allocation	18	
	Sub total	117	252
South Cerney	Built / committed	169	
	Potential allocation	0	
	Sub total	169	363
Tetbury	Built / committed	771	
	Potential allocation	27	
	Sub total	798	1716
South-District Total		3,080	6622
Other Locations	Built / committed	430	925
			0
Non-strategic growth total		6,743	14497

Appendix C

Infrastructure Standards and Costs

C1 Infrastructure Standards & Costs

C1.1 Libraries

Provision of 30m² of Library space per 1000 people. An estimated capital cost of £3,500/m² is then used to calculate capital cost.

C1.2 Community facilities

A community centre per 4,000 population, which equates to a community centre per 1,860 dwellings (based on an average household size of 2.15). Many of the villages in Cotswold District do not have a current population of 4,000 dwellings and therefore the standard is a guideline only. Accessibility in rural areas is clearly of importance and all the settlements where development is allocated in the Cotswold Development Strategy have an existing community centre.

The Village and Community Halls Design Guidance Note (Sport England, 2001) sets out a number of standard floor plans for different sizes of hall. A two hall design with a plan area of 645m² is considered a reasonable template as it would allow for a range of activities to be undertaken during higher demand periods at evenings and weekends.

3. An estimated capital cost of £1,500/m² (rounded) is applied based on Building Cost Information Services (BCIS) Online information (Q2 2013, costs rebased for Gloucestershire location) and SPONS 2012 example community centre achieving BREEAM Very Good (cost rebased to 2013 and Gloucestershire location). This results in an estimated cost of £967,500 for the Sport England template community centre.

C1.3 Education

Provision of early year's places is based upon a ratio of 13.8 places per 100 dwellings on sites of 100+ dwellings at a cost of £12,359.

There are 30 primary school places per 100 dwellings at a cost of £12,359 per pupil.

Demand for secondary places is based upon 16.5 places per 100 dwellings at a cost of £18,848 per pupil.

Demand for further education places is based upon 5.5 places per 100 dwellings. This is also at a cost of £18,848 per pupil.

All costs are based upon pupil yields as calculated by Gloucestershire County Council Education.

C1.4 Healthcare

The IDP assessment of need is based upon preliminary feedback provided by the Gloucestershire CCG representatives responsible for North and South Cotswold,

supported by a high level assessment of need of the additional GPs and associated surgery space that would be required to support growth. The assessment assumes that a current average GP list size is maintained at the District's surgeries.

The demand for doctors is based on the average GP patient list size as specified by the Gloucestershire Clinical Commissioning Group of 1,800,369 (taken from the Department for Health GP Patient Survey Overall PCT Report July 2011 - March 2011).

The capital cost of delivering surgeries is based on a standard of 140m² per GP, at a capital cost of £2,000/m² (the floorspace capital cost of £2,000/m² is based on £1,500/m² plus VAT plus 12% fees). This figure has been revised for the refresh IDP in order to account for opinion from GPs that the capital cost of surgery provision can be substantially greater than that indicated previously, particularly where additional design standards apply, such as in Conservation Areas within the Cotswold District, and also to align the IDP with that of neighbouring authorities.

C1.5 Open space, sport & recreation

The additional demand for sports halls and swimming pools arising from the proposed growth within the Development Strategy has been assessed using the Active Places Power Sports Facility Calculator (accessed February 2016). This takes account of demographic information for the Cotswold District and provides an estimated cost for a Gloucestershire location.

Demand for other sport and recreation facilities is calculated using the benchmarks of 1.2ha playing pitch provision per 1,000 population and 0.4ha other outdoor sport provision per 1,000 population, with estimated capital cost based on the Sport England Planning Contributions Kitbag cost for natural turf senior football pitches and average costs for outdoor bowling green, tennis courts and athletics track.

Two sets of standards have been utilised to facilitate a high level assessment of open space provision. There is some potential for overlap between these two standards as in some instances open space is designed to provide both recreation and nature conservation functions.

The national FIT Benchmark Standards includes provision for play with an emphasis on provision for children and young people, but does also include an allowance for 'Informal Playing Space' that could cater for a wider range of user groups.

The Natural England Accessible Natural Greenspace Standards (ANGSt) seek to address the variability of access to natural greenspaces by promoting the provision of sites within easy reach of people's homes. Natural England confirm that, in this context, natural does not necessarily mean the site has to be rare or notable enough to be designated. The table below sets out the FIT and ANGSt standards and indicates where there is potential for areas of informal open space to contribute towards the objectives of both benchmarks.

A high level assessment of demand for informal playing space has been undertaken using the FIT Benchmark Standard of 0.55Ha per 1,000 population

with an estimated cost per Ha of £17,000 applied based on 2010 data (rebased to 2014).

The assessment of need for natural open space is based on this standard of 1Ha per 1,000 population and an estimated capital cost of £240,000/Ha has been applied, derived from a semi-natural open space cost build up from a 2008 case study and SPONS data.

FIT Benchmark and ANGSt greenspace standards

FIT Benchmark Standards		Natural England ANGSt		Comment
Type	Standard	Type ¹²	Standard	
Designated Children's Playing Space	0.25Ha per 1,000 population	-	-	FIT set out guidelines for ¹³ : LAPs – located within 100m; LEAPs – located within 400m; and NEAPs – located within 1km.
Informal Playing Space	0.55Ha per 1,000 population	Local natural greenspace	Site of min. 2Ha within 300m	
-	-	Neighbourhood natural greenspace	Site of min. 20Ha within 2km	
-	-	Parish Cluster natural greenspace	Site of 100Ha within 5km	
-	-	District natural greenspace	Site of 500Ha within 10km	
-	-	Local Nature Reserves	1Ha per 1,000 population	

¹² Natural England do not provide a title for each standard and therefore the Local, Neighbourhood, Parish and District level site types have been provided to give a sense of scale distribution.

¹³ Local Areas for Play (LAP), Local Equipped Areas for Play (LEAP) and Neighbourhood Equipped Areas for Play (NEAP).

Appendix D

Settlement by Settlement projects

D1 Settlement by settlement projects

The list contains projects identified from a literature review of evidence base material, such as the Gloucestershire Draft Local Transport Plan 2015-2031, the Cotswold Sports and Recreation Facilities Assessment and the workshops held with representatives from Cotswold District Council, Gloucestershire Clinical Commissioning Group and Gloucestershire County Council. These projects are considered critical or essential (as set out in paragraphs 1.17-1.23) for achieving the sustainable growth set out in the draft Cotswold District Local Plan.

All projects included in this list are expected to be fully, or at least partly, funded by developer contributions through Section 106 agreement or CIL once adopted. Upon adoption of CIL some of these projects or infrastructure types should be considered for inclusion on the Council's Regulation 123 List.

Some of the projects identified through the review of provider strategies are considered important improvements to settlements but they are not necessarily critical or essential to support the planned growth. These projects are typically funded directly by the infrastructure provider and not reliant on developer contributions. For example two rail connectivity enhancements are promoted through the County's LTP3 (2016-2031). These would provide improvements to Moreton-in-Marsh railway station and railway bridge access, as well as the proposed redoubling of the line and car park expansion at Kemble. These projects have been excluded from the list as it assumed that they will be solely funded through DfT or Network Rail programmes rather than from developer contributions.

Infrastructure Projects by settlement
North of District
<p>Blockley</p> <ul style="list-style-type: none"> No specific projects identified.
<p>Chipping Campden</p> <ul style="list-style-type: none"> Expansion to Chipping Campden secondary school. Solution to be defined later in the plan period (Essential) Replacement doctor's surgery, preferably a purpose-built facility. To be defined later in the plan period. (Essential)
<p>Mickleton</p> <ul style="list-style-type: none"> No specific projects identified.

Infrastructure Projects by settlement
<p>Moreton-in-Marsh</p> <ul style="list-style-type: none"> • Improvement for Fosse Way, Moreton-in-Marsh (Critical) • Widening of roads at junctions, modifications of mini-roundabouts to signal-controlled junctions, realignment of road markings and improvements to pedestrian facilities at A429 (Roman Road) / A44 (Oxford Street), Moreton-in-Marsh and A429 (Roman Road) / A44 (Bourton Road); Moreton-in-Marsh (Critical) • Flood alleviation bund in the northwest of the town and a new flood alleviation channel to the south. (Critical)
<p>Willersey</p> <ul style="list-style-type: none"> • No specific projects identified.
Mid-district
<p>Andoversford</p> <ul style="list-style-type: none"> • No specific projects identified.
<p>Bourton-on-the-Water</p> <ul style="list-style-type: none"> • No specific projects identified.
<p>Northleach</p> <ul style="list-style-type: none"> • No specific projects identified.
<p>Stow-on-the-Wold</p> <ul style="list-style-type: none"> • Improvement for Unicorn junction (A436 / B4068). (Critical)
<p>Upper Rissington</p> <ul style="list-style-type: none"> • No specific projects identified.
South of District
<p>Cirencester</p> <ul style="list-style-type: none"> • Improvements to A429 Cherry Tree junction. (Critical) • SUDs and soft measure interventions to manage flood risk in Cirencester. Currently at options testing and feasibility. Future projects to arise towards end of plan period. (Critical) • New purpose-built doctor's surgery needed to meet the needs of growth. This may result in the amalgamation or closure of existing outdated facilities. (Essential) • Cycling infrastructure including improvements for Tetbury Road and London Road corridors. (Essential)
<p>Down Ampney</p> <ul style="list-style-type: none"> • No specific projects identified.
<p>Fairford</p> <ul style="list-style-type: none"> • A417 / Whelford Road junction improvements. (Critical)

Infrastructure Projects by settlement
<p>Kemble</p> <ul style="list-style-type: none"> • Junction improvement for A429 / A433. (Critical)
<p>Lechlade-on-Thames</p> <ul style="list-style-type: none"> • No specific projects identified.
<p>South Cerney</p> <ul style="list-style-type: none"> • No specific projects identified.
<p>Tetbury</p> <ul style="list-style-type: none"> • Improvements to A433 (London Road) / A433 (Long Street)/ Hampton Street/ New Church Street junctions. (Critical) • Improvements to A433 (Long Street) / A433 (Bath Road) / B4014 (Fox Hill) / Chipping Street junctions. (Critical) • Romney House surgery expansion or relocation, estimated a surgery of approximately 875 sq.m. is required. (Essential) • Re-use of old railway line for cycling between Tetbury and Kemble. (Essential)
Strategic Allocation
<p>Chesterton</p> <ul style="list-style-type: none"> • Improvements to A419 Stroud Road / A429 Tetbury Road junction including Chesterton Lane junction on the ring road and the Cirencester College / Deer Park School / Stroud Road junction – dualling of Tetbury road and introduction of partial signal control. Signalise Chesterton Lane junction. Improvements to pedestrian and cycle crossing (removal of subway). (Critical) • Improvements to A419 / A429 ring road / Hammond Way / Hospital Junction including the Waitrose / Hammond Way mini roundabout – widening and provision of additional lanes on the approaches to the junction along with widening of the circulatory carriageway. Partial signal control. Introduction of Pedestrian and cycle crossing – removal of footbridge. (Critical) • Improvements to A419 / A429 ring road / Midland Road / Watermoor Way junction (Fire Station roundabout) including Midland Road – the widening and provision of additional lanes on the approaches to the junction along with widening of the circulatory carriageway. Partial signal control. Introduction of Pedestrian and cycle crossing. Provision of dropped kerb crossings and tactile paving and capacity improvements at the Midland Road / Love Lane junction. (Critical) • Improvements to A419 / A429 ring road / Cricklade Road / Middlemead junction (Kingsmeadow roundabout) – partial signal control and carriageway widening at the junction. (Critical) • 3-Form Entry Primary School capable of providing 630 places and two 70-place nurseries. (Essential) • A new primary healthcare facility is proposed (AECOM Chesterton IDP 2016) on the strategic allocation at Chesterton. This would be approximately 600 sq.m. in size and have the potential to host three GP and two dentists with complimentary facilities. The facility

Infrastructure Projects by settlement

could also include all local primary care services including a pharmacy and an optician.
(Essential)