

Cheltenham, Gloucester and
Tewkesbury Councils

SA6 Leckhampton

Infrastructure Delivery Position
Statements

Issue | 20 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.

Job number

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1 Summary of Infrastructure Risk

This statement has been produced to set out the current position in terms of infrastructure requirements for the proposed Site Allocation at Leckhampton.

The statement draws upon a number of resources including planning application supporting material and detailed discussions with the site promoters and service providers undertaken in September / October 2015. Through this process, the document identifies any risks to the delivery of infrastructure and creates a strategy to mitigate these risks. This will then inform the inspector at the examination of the Gloucester, Cheltenham and Tewkesbury Joint Core Strategy.

For the purposes of the examination, the National Planning Practice Guidance (NPPG) only requires specific infrastructure requirements to be identified for the first five years of the plan period. This is set out in paragraph 018, reference 12-018-20140306 (Nov 2015).

“The Local Plan should make clear, for at least the first five years, what infrastructure is required, who is going to fund and provide it, and how it relates to the anticipated rate and phasing of development... For the later stages of the plan period, less detail may be provided as the position regarding the provision of infrastructure is likely to be less certain.”

As such, this statement focuses on the infrastructure required to ensure delivery during the first five years of the plan period, although where information has been available, the longer term needs are presented, although may be subject to change due to market forces. Where information was not available, reflecting scheme development, infrastructure needs, triggers and costs have been estimated.

The review and consultation undertaken has revealed the following headline issues with regards to infrastructure:

- Costs of site enabling works, including the realignment of Kidnappers Lane and new junctions from Shurdington Lane, Kidnappers Lane, Farm Lane and Leckhampton Lane, will be incurred by the developer. Delivery is programmed for 2016/17.
- Improvements to Leckhampton Lane/ Farm Lane junction have been agreed, as have traffic management works to Church Road and programmed for 2016-2019. Strategic improvements to the wider road network are required, however these are yet to be fully defined.
- Contributions towards enhancement of public transport and diversion of bus routes have been agreed between the developer and Gloucestershire County Council. The new bus route is programmed to be in place by 2019.
- A site of 1.72ha for a 1 FE primary school is included in the masterplan. There are two options for the development of this site set out the S106 agreement. Either the developer will construct a one form entry Primary School and transfer the school to a service provider, or the site will be gifted to the council

and a contribution paid. Delivery is anticipated in 2018/19 after the completion of 200 dwellings.

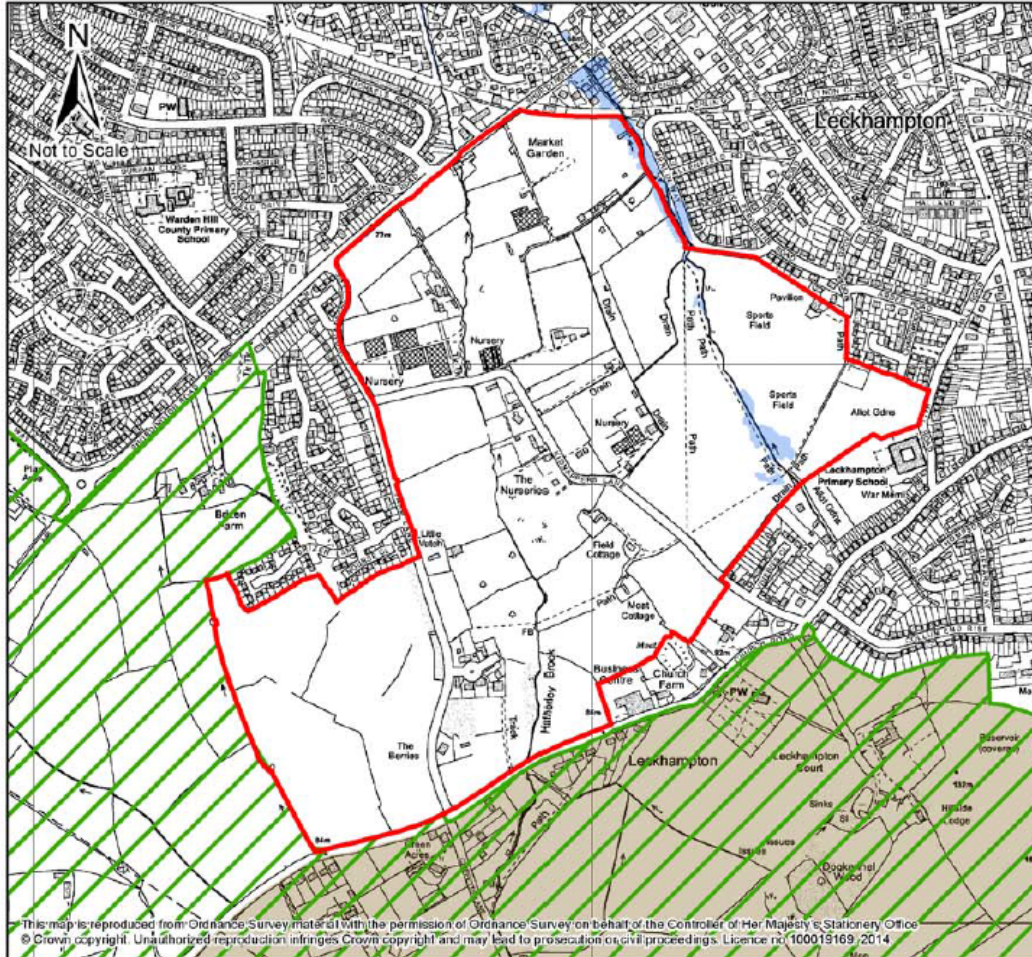
- Land for a new GP surgery is to be provided onsite, the S106 agreement stipulates that building must have commenced prior occupation of the 175th. In the current programme, this would be circa 2018.
- Contributions have been agreed for library facilities and community uses.
- Open space and recreational facilities will be provided onsite at the expense of the developer. This will be delivered throughout the development phases.

Immediate Site Enabling Works						Infrastructure Trigger												Notes
Project Title	Risk to SA Delivery	Project Status	Contribution Type	Estimated / Agreed Cost	Lead Organisation	2015-2020				2021-2025				2026-2031				
Realignment of Kidnappers Lane		Agreed in principle	Onsite	Cost to developer	Developer													
Shurdington Lane Access		Agreed in principle	Onsite	Cost to developer	Developer													
Local accesses from Kidnappers Lane		Agreed in principle	Onsite	Cost to developer	Developer													
Farm Lane Access		Agreed in principle	Onsite	Cost to developer	Developer													
Leckhampton Lane Access		Agreed in principle	Onsite	Cost to developer	Developer													
Closure of Kidnappers Lane		S106																The S106 sets out that contributions of £6,540.78 and £23,390.20 should be paid towards facilitating the Kidnappers Lane closure works. A sum of £10,000 has been secured through the S106 to implement the TRO for the closure works.
Residential Travel Plan		S106	Onsite	Cost to developer	Developer													A sum of £118,500 is to be paid to develop and implement a Residential Travel Plan. Agreed as part of S106. This is to be paid in three instalments, 3, 5 and 10 years after first occupation.
Strategic Network Improvement Works																		
Traffic Management works to Church Road		S106	Offsite	£32,386.78	Gloucestershire County Council													A sum of £32,386.78 is to be paid as part to mitigate development traffic and improve highway safety on Church Road. Agreed through S106
Signal upgrades on surrounding road network		Agreed in principle	Offsite	Unknown	Developer													
Improvements to Leckhampton Lane / Farm Lane / Crippets Lane junction		S106																£4,143.78 is to be paid to be used towards the Leckhampton Lane/Farm Lane visibility splay works.
Strategic road network improvements		Ongoing discussions	Offsite	Unknown	Gloucestershire County Council													
Public Transport																		
A46 Public Transport Enhancement		S106	Onsite	£ 32,918.98	Gloucestershire County Council													
Bus Service Diversion Contribution		S106	Onsite	£383,930	Service provider													
Sustainable Transport Contribution		S106	Offsite	£ 400,000	Gloucestershire County Council													To be paid in three instalments on commencement of development, completion of 261st and 461st homes.
Walking & Cycling																		
Enhancement of pedestrian and cycle facilities and links.		Agreed in principle	Onsite	Cost to developer	Developer													

2 Strategic Allocation Key Data

2.1 Location & Extent of Allocation

Joint Core Strategy Strategic Allocations - A6



- Key**
- Allocated Site Boundary
 - Green Belt (revised)
 - The Cotswolds Area of Outstanding Natural Beauty
 - Floodzone 3 (Environment Agency April 2014)

Source: Joint Core Strategy (JCS Authorities, 2015)

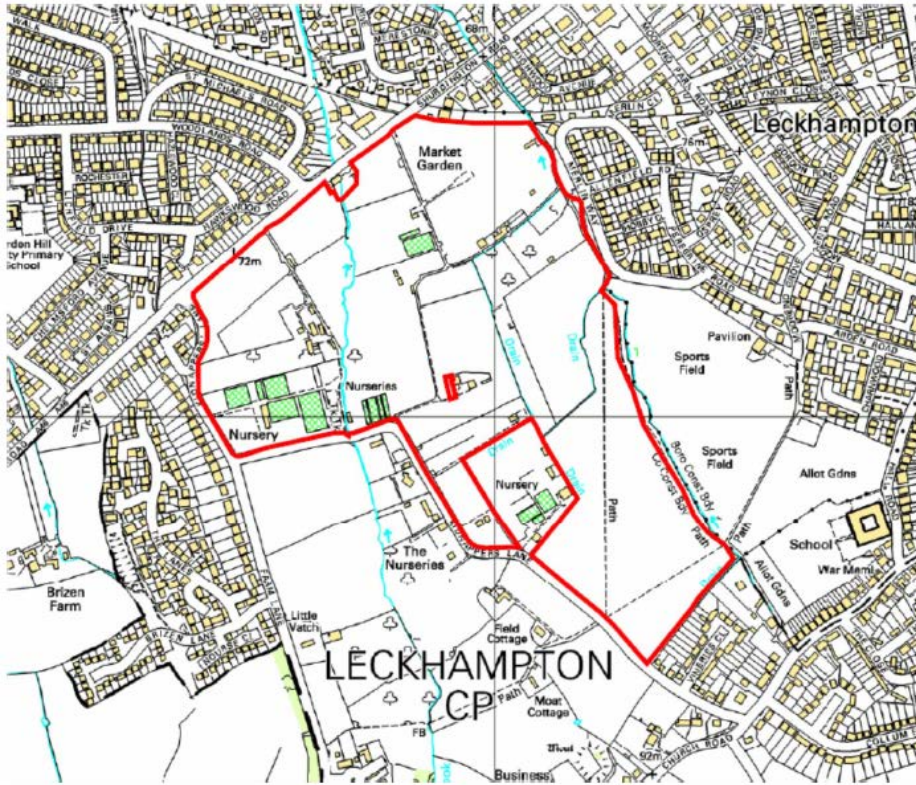
2.2 Key Data

Leckhampton SA6	
Gross Site Area	85.04 hectares
Extent of Residential Area	42.67 hectares
Extent of Employment Area	N/A
Housing Allocation	1124
Estimated Total Population (by 2031)	2113
Developer	Bovis & Miller Homes, Redrow and David Wilson Homes
Lead Technical Support	RPS, Origin3 and Turley
Joint Developer Working Arrangements (if relevant)	
Status	<p>Application submitted for up to 650 dwellings, mixed use local centre and up to 4500 sqm of additional floorspace in 2013 to Cheltenham Borough Council (13/01605/OUT). Cheltenham Borough Council refused this application and an appeal is taking place in September 2015 (APP/B1605/W/14/3001717).</p> <p>Application submitted for 377 dwellings in October 2014 to Tewkesbury Borough Council (Ref: 14/00838/FUL). This is pending consideration.</p> <p>A further landowner anticipates making an initial planning application, in respect of land which they control, by the end of 2015.</p>

2.3 Proposed Scale & Mix of Development

Table SA1, as set out on page 127 of the Joint Core Strategy, (based upon assumptions used in IDP) sets out that the site capacity at South Cheltenham/Leckhampton is 1124 homes.

An outline application for a large part of the site has been submitted by RPS on behalf of Bovis Miller (13/01605/OUT). The land in control of Bovis and Miller Homes is shown below and is taken from the Statement of Common Ground between the developer and JCS Authorities. The application proposed residential development of up to 650 dwellings; mixed use local centre of up to 1.94ha, 4,500sqm of additional floorspace for other uses and a primary school of up to 1.72ha.



Source: SoCG between applicant and JCS Authorities (13/01605/OUT RPS, 2013)

The masterplan (shown below) submitted as part of the full planning application for the site (Application Reference 14/00838/FUL) proposes a residential development of 377 dwellings.



Source: Revised Indicative Masterplan submitted with App. No. 14/00838/FUL (Revision E) (Origin3, 2014)

2.4 Proposed Build Out Trajectory & Population Growth

The table below shows the phases of development as set out in the JCS Authorities' Written Statement regarding Matter 8: Site Allocations (Page 35).

	Gross Site Capacity	2015-2020 (dwellings)	2020-2025 (dwellings)	2025-2030 (dwellings)
Dwellings	1124	365	460	275

Source: JCS Authorities (2015)

The Statement of Common Ground between the JCS Authorities and Miller & Bovis Homes states that:

“All parties are in agreement with the delivery rates set out in the Housing Background Paper. That delivery rate being 50 dwellings in the first year and 100 dwellings per annum per developer thereafter for the Miller/Bovis site. Should the appeal be allowed in Jan/Feb 2016, reserved matters would be submitted to Cheltenham Borough Council in summer 2016 with work on site anticipated to take place in 2018.”

3 Infrastructure Requirements

This section of the statement sets out the current position in terms of infrastructure requirements on the site, drawing from a number of resources and the outcomes of detailed discussions with the site promoters and service providers undertaken in September / October 2015.

Alongside these discussions, the following reference documents and planning application supporting material form the basis of this position statement:

- **JCS Infrastructure Delivery Plan (IDP)** (Arup, 2014)
- **Matter 8: Strategic Allocations - Joint Core Strategy (JCS) Authorities Written Statement** (Gloucester City, Cheltenham and Tewkesbury Borough Councils, 2015)
- **Matter 8: Strategic Allocations - Statement of Common Ground (SoCG) with RPS on behalf of Bovis & Miller Homes concerning land at Strategic Allocation A6 South Cheltenham - Leckhampton** (RPS, 2015)
- **Matter 8: Strategic Allocations - Statement of Common Ground (SoCG) with Origin3 on behalf of Redrow Homes concerning land at Strategic Allocation A6 South Cheltenham - Leckhampton** (Origin3, 2015)
- **Matter 8: Strategic Allocations - Statement of Common Ground (SoCG) with Turley on behalf of David Wilson Homes concerning land at Strategic Allocation A6 South Cheltenham - Leckhampton** (Turley, 2015)
- **Matter 8: Strategic Allocations - Statement of Common Ground (SoCG) with Peter Evans Partnership on behalf of Bovis Homes, Miller Homes, Redrow Homes and David Wilson Homes on Transport Matters** (2015)
- **Matter 8: Strategic Allocations – Statement submitted by RPS on behalf of Bovis Homes and Miller Homes** (2015)
- **Material Supporting Planning Application 13/01605/OUT – Environmental Statement, Design and Access Statement** (RPS, 2013)
- **Material Supporting Planning Application 14/00838/FUL – Environmental Statement, Design and Access Statement** (Origin3, 2014)

Utilising this information the statements clearly identify where positions are agreed and where inconsistency may exist between site promoters and requirements of service providers (e.g. GCC Highways).

3.1 Identification of Priority Infrastructure

In order to identify the infrastructure components that are of most importance in the delivery of the strategic allocation we have sought to identify which sectors (and specific projects within those sectors) that are most important to the allocations delivery and in particular the early phases of development. The infrastructure sectors and specific projects within them are defined as either critical, essential or desirable infrastructure. These terms were used within the JCS Infrastructure Delivery Plan (August 2014) and are defined as follows:

- **Critical Infrastructure:** Sectors and projects that the IDP has identified which must happen to enable the delivery of growth within the JCS.
- **Essential Infrastructure:** Sectors and projects that are required if growth is to be achieved in a timely and sustainable manner.
- **Desirable Infrastructure** – Sectors and projects that are required for sustainable growth but are unlikely to prevent development in the short to medium term.

Each infrastructure sector, sub sector and individual projects has been evaluated against these categories. Each preform flags, with the use of a simple traffic light system, which sectors, sub sectors and specific projects (where known) are felt to be the most critical to the delivery of the strategic allocation. Any gaps or disconnects between the IDP (or subsequently by service providers) and what is proposed within the emerging masterplan or planning application for a SA that are deemed critical to delivery will be flagged and those most critical issues for resolution identified.

The traffic light system is used to summarise the current view on extent of uncertainty and risk associated with each infrastructure type:

- **red** – indicates a significant disconnect and/or difference of opinion between what service providers expect and what site promoters are proposing.
- **amber** - indicates a lack of information from service providers or site promoters, and/or ongoing discussions between parties to reach agreement. Where this is deemed a potential risk to delivery, this is highlight within this position statement.
- **green** - indicates a fully funded package of deliverable solutions is agreed between service providers and promoters for the first 5 years of completions if the infrastructure is deemed critical or a strategy is emerging if the infrastructure is essential or desirable.

3.2 Critical Infrastructure: Transport

Transport	Risk to SA Delivery
Highways – Immediate Site Enabling Works (First 5 years)	
<p>Projects</p> <ul style="list-style-type: none"> • Realignment of Kidnappers Lane • Shurdington Lane Access • Local accesses from Kidnappers Lane • Farm Lane Access • Leckhampton Lane Access <p>The material submitted with planning application 13/01605/OUT states that the main access to the Bovis Miller site will be off the A46 Shurdington Lane via a realigned section of Kidnappers Lane. A second access off Shurdington Road is proposed to the north east of the Site. There will be further local accesses off Kidnappers Lane within the general extent of the Site. These principle access junctions would come forward in the first phase of development.</p> <p>Closure of Kidnappers Lane - The S106 Agreement with Gloucestershire County Council (GCC) for planning application 13/01605/OUT sets out that contributions of £6,540.78 and £23,390.20 should be paid towards facilitating the Kidnappers Lane closure works. A sum of £10,000 has been secured through the S106 to implement the TRO for the Kidnappers Lane Closure works.</p> <p>The access onto the Redrow site will be from Farm Lane and Leckhampton Lane</p> <p>Highway improvements to existing roads are required to serve the site provided through S106 agreement and condition; a package for the Miller/Bovis site is agreed with Gloucestershire County Council, the Highways Authority.</p> <p>The Statement of Common Ground between Bovis Miller and the JCS Authorities sets out the following works; traffic management works to Church Road, traffic calming works to Church Road and Leckhampton Lane, upgrading four sets of signal between site and Cheltenham town centre and works to verge at Farm Lane/Crippets Lane junction to improve visibility.</p>	
Highways - Strategic Network Improvements Works	
<p>Further transport modelling is being undertaken to assess localised and strategic impacts of development allocations within the JCS to inform an appropriate package of mitigation measures. Work is being progressed in partnership between the district councils, county council and Highways England.</p> <p>Traffic management works to Church Road - A sum of £32,386.78 is to be paid as part to mitigate development traffic and improve highway safety on Church Road. This has been agreed as part of the S106 agreement with GCC for planning application 13/01605/OUT.</p> <p>Residential Travel Plan - A sum of £118,500 is to be paid to develop and implement a Residential Travel Plan.</p> <p>Improvements to Leckhampton Lane / Farm Lane / Crippets Lane junction - £4,143.78 is to be paid to be used towards the Leckhampton Lane/Farm Lane visibility splay works.</p>	
Public Transport	
<p>Bus Service Diversion Contribution - As part of planning application 13/01605/OUT, the existing high frequency bus route (No. 10 service – 10 minute day time frequency) on A46 Shurdington Road is proposed to be diverted through the Site via the local centre. £383,930 has been secured via S106 agreement for the diversion. This would come forward in the first phase of development.</p>	

<p>A467 Public Transport Enhancement - the S106 agreement sets out that £32,918.98 is to be used towards improving public transport infrastructure / bus service enhancement on the A467 bus corridor in the immediate vicinity of the development.</p> <p>Sustainable Transport Contribution - A sum of £400,000 has been secured through Section 106 agreement for 13/01605/OUT to be spent on the South West Cheltenham Sustainable Transport Strategy.</p> <p>The material supporting planning application 14/00838/FUL states that the nearest bus services to the site use the A46 is within comfortable walking distance of the site.</p>	
Walking & Cycling	
<p>A network of pedestrian footways and cycleways will also be delivered as part of the Bovis Miller scheme.</p> <p>The proposed Redrow development will provide high quality footway, re-routing of the existing public Right of Way across the site and footpath provision throughout the site. Pedestrians and cyclists will be designed-in as an integral part of the proposed development.</p>	

3.3 Critical Infrastructure: Flood, Water & Waste Water

Flood, Water & Waste Water	Risk to Delivery
Strategic Flood Defence (Offsite)	
No strategic flood defences are required are required to enable the development.	
Flood Defence (Onsite)	
<p>Planning Application 13/01605/OUT proposes storm-water attenuation facilities on the northern side of the site in the form of balancing ponds to mitigate against flooding from surface water run off as a result of the proposed development.</p> <p>Sustainable attenuation of flows across the site will be achieved by adapting the current marshy area in the northwest corner of the site, adapting it through creating a deeper incline.</p> <p>There have been no statutory objectors to flood and drainage. There is on site mitigation in all circumstances.</p>	
Potable Water Supply	
The Utility Statement submitted as part of application 13/01605/OUT states Severn Trent Water has confirmed that the development can be supplied via a water connection from the existing 450mm water main located in Sandford Road. Severn Trent Water has also confirmed that no upstream network reinforcements are required to provide additional capacity to service the sites proposed class of use.	
Waste Water	
Offsite solution in place.	

3.4 Critical Infrastructure: Education

Education	Risk to Delivery
Early Years & Childcare	
<p>The 1 form entry primary school to be provided on the Bovis Miller site will also provide accommodation for pre-school needs. The S106 agreement for application 13/01605/OUT states that the primary school should include building an early year's play room and play space for a maximum of 46 two-year-olds.</p> <p>Gloucestershire County Council (GCC) Education state that Redrow, Farm Lane site, will make a contribution of £274,177 to preschool facilities off-site.</p> <p>The David Wilson site will generate an offsite contribution towards early year's facilities.</p>	
Primary Education	
<p>Projects</p> <ul style="list-style-type: none"> • New 1 Form Entry Primary school with early years provision <p>A site of 1.72ha is to be provided on the Bovis Miller site 13/01605/OUT. The site has capacity for the school to extend to 1.5 form of entry.</p> <p>There are two options for the development of this site set out the S106 agreement. The first option is for the developer will construct a one form entry Primary School and transfer the school to the Diocese or Gloucestershire County Council as the Education Authority.</p> <p>This would be provided after the completion of 200 dwellings.</p> <p>The alternative is that the site is gifted to Gloucestershire County Council and a primary school contribution is paid by the developer. This is identified within the S106 agreement for planning application 13/01605/OUT as a maximum of £3.64m.</p> <p>The Redrow site 14/00838/FUL will make offsite contributions to primary education. Gloucestershire County Council (GCC) Education state that a contribution of £979,205 is sufficient.</p> <p>The David Wilson site will generate a relevant offsite contribution, to be agreed with GCC Education.</p>	
Secondary Education	
<p>It has been agreed contributions for secondary education will be made to offsite secondary schools from both the Redrow and Bovis Miller sites.</p> <p>A secondary school contribution of £1.73m has been identified within the S106 for planning application 13/01605/OUT calculated on the basis of 650 qualified dwellings. The contribution will be used to make improvements towards: Bournside Secondary School, Balcarras Secondary School and Chosen Hill Secondary school.</p> <p>GCC Education state that the Redrow site will generate a contribution of £896,058.</p> <p>The David Wilson site will generate a relevant offsite contribution, to be agreed with GCC Education.</p>	

3.5 Critical Infrastructure: Healthcare

Primary Healthcare
<p>Projects</p> <ul style="list-style-type: none"> • New GP surgery • New dental practice
<p>The local centre proposed in the Bovis Miller Masterplan would include a GP surgery of 1,200sqm.</p> <p>Under the S106 agreement for planning application 13/01605/OUT, it is proposed that the land will be marketed to service providers prior to occupation of the 175th dwelling. The aim is to have an occupier of any surgery building by completion of the 300th home. If, after 5 years of marketing, the site has not been disposed to an appropriate service provider, it may be used for other purposes.</p> <p>A dental practice has also been identified onsite. The buildings would be handed over to the service provider.</p> <p>The Redrow site has no requirement for healthcare provision onsite. A contribution would be made towards facilities offsite. It is expected that David Wilson Homes would make a similar contribution.</p>

3.6 Desirable Infrastructure : Community & Culture

Community & Culture	Risk to Delivery
Libraries	
<p>The Bovis Miller site will make an offsite contribution of £127,400 towards libraries. This is agreed within the S106 agreement for application 13/01605/OUT.</p> <p>The Redrow site will make an offsite contribution of £73,696 towards libraries.</p> <p>Due to the David Miller site being less advanced, discussions are yet to be held. It is expected that similar contributions will be made.</p>	
Community Centres	
<p>Land has been set aside on the Bovis Miller site for community centre and delivering the local centre.</p> <p>Redrow will make a contribution of £274,177 towards community facilities offsite.</p> <p>Due to the David Miller site being less advanced, discussions are yet to be held. It is expected that similar contributions will be made.</p>	

3.7 Desirable Infrastructure: Sports & Outdoor Recreation (Pitches & Play Space), Informal & Natural Open Space

Open Space, Sport and Recreation	Risk to Delivery
Open Space	
<p>Projects</p> <ul style="list-style-type: none"> Strategic open space including meadow, community orchard and allotments <p>A minimum of 14.9ha of onsite open space, together with any attenuation ponds and other open space is proposed has been agreed. This includes a large meadow area; the S106 agreement between Cheltenham Borough Council (CBC) states that the meadow area will not be less than 6.2ha. The site is to include a community orchard and allotments.</p>	
Sport & Recreation facilities	
<p>Projects</p> <ul style="list-style-type: none"> Two Local Equipped Areas of Play Neighbourhood Equipped Area of Play Multi-Use Games Area <p>It has been agreed between Bovis Miller and Cheltenham Borough Council that three Local Equipped Areas of Play (LEAP) and a Neighbourhood Equipped Area of Play (NEAP) will be provided onsite.</p> <p>Playing pitches will also be provided onsite, with a Multi-Use Games Area (MUGA) available for community use. The S106 agreement with CBC states that these facilities shall be in accordance with the Fields in Trust Standards.</p> <p>Redrow propose a LEAP onsite, an offsite pitch calculation of £651,890 and a contribution of £362,664 towards offsite sports provision.</p>	

3.8 Essential Infrastructure: Energy

Energy	Risk to Delivery
Electricity Generation	
No onsite electricity generation is proposed.	
Electricity Transmission & Distribution	
<p>The Utility Statement submitted as part of application 13/01605/OUT states that Western Power Distribution has confirmed that the development can be supplied from their existing 11,000 volt distribution networks. One circuit is situated at the northern boundary of the scheme in Shurdington Road and the second circuit is located at the junction of Leckhampton Road and Croft Street. Western Power Distribution has also confirmed that upstream network reinforcements are required to provide additional capacity to service the proposed sites class of use.</p>	