

North Somerset Core Strategy Infrastructure Delivery Plan 2006 - 2026

June 2016 update of delivery schedules

North Somerset Council

Introduction

The North Somerset Core Strategy Infrastructure Delivery Plan (IDP) was adopted in June 2013.

The principles set out in the IDP remain extant. Additional guidance on aspects of infrastructure delivery has been provided through a range of Supplementary Planning Documents (SPDs), including SPDs on Affordable Housing and Development Contributions. These can be viewed at:

<http://www.n-somerset.gov.uk/my-services/planning-building-control/planningpolicy/supplementary-planning-advice/adopted-supplementary-plans/supplementary-plans-adopted/>

This document provides an update to the IDP Delivery Schedules, taking account of:

- Progress on infrastructure delivery to date.
- The proposed increase in housing numbers from 14,000 to 20,985 and the emerging distribution of that development.
- Any other known changes or additions to the programme.

PART 2: DELIVERY SCHEDULES

TRANSPORT

These projects relate in particular to CS10 of the Core Strategy and to all area-based policies and the Weston Villages SPD.

Notes: (i) a number of the schemes below may overlap - for example, it is normal for major highways schemes to incorporate bus, cycle & pedestrian facilities; (ii) in some cases there may be overlaps between cycle / pedestrian schemes detailed above and cycle / pedestrian schemes detailed under the service grouping "other community facilities, including green infrastructure". The same applies to public realm requirements relating to access.

Scheme	Cost estimate	Funding sources	Funding secured to date (£m)	Funding yet to be secured (£m)¹	Delivery agent / mechanism	Delivery period	Location	Priority level	2016 updates
A. STRATEGIC SCHEMES									
Currently being progressed (delivery planned 2013 - 2018)									
Weston Package Phase 1	15	Various – including DfT Major Schemes funding.	15	0	NSC.	2013 – 2016	WSM	1	Completed
South Bristol Link	46.1	Various – including DfT Major Schemes funding.	46.1	0	NSC.	2013 – 16	Southeast of Long Ashton	1	Under construction: expected completion December 2016
Ashton Vale BRT	49	Various – including DfT Major Schemes funding.	49	0	NSC.	2013 – 16	Ashton Vale	1	Under construction: expected completion May 2017
M5 Junction 21 outbound improvements	3.1	New Homes Bonus (NHB) / DfT Pinchpoint.	3.1	0	NSC.	2013 – 16	WSM	1	Complete
Cross Airfield Link	14	S106 contributions.	12.8	1.2	Developer delivery.	2013 – 21	WSM	1	First phase complete; full completion expected 2017
Metrowest Phase 1, incl. Portishead Rail	50	DfT / City-Deal / CIL	0	50	Network Rail.	2013 – 21	Bristol - Portishead	1	Construction start expected late 2019
Infrastructure for showcase bus improvements (all areas)	3.5	LTP / LSTF / CIL / grants	2.7	0.8	NSC.	2013 – 21	All	2	Works through Weston Package and Metrobus schemes completed or under construction.
Strategic cycle routes, incl. WSM – Clevedon & WSM – Brean	1	LTP / CIL / grants	0	1	NSC	2016 - 2026	All	3	Preparatory works ongoing.
Future schemes									
M5 Junction 21 bypass (single carriageway alignment)	13	DfT / CIL	0	13	NSC	2021 - 2026	WSM	2	Land safeguarded at Parklands Village.
Airfield Bridge Link (ABL) phase 2: highway / bus	29	DfT / CIL	0	29	NSC	2021 - 2026	WSM	2	Land safeguarded at Weston Airfield.
Banwell bypass.	30	DfT / CIL	0	30	NSC	2021 - 2026	Banwell	2 – 3	
West of England cycling major scheme	23	LTP / CIL / grants	0	23	NSC	2016 – 26.	All	3	
Long Ashton Park & Ride extension: additional 400 spaces	2	Bristol City Council / LTP / CIL	0	2	Bristol City Council	2016 – 26.	Long Ashton.	3	
Herluin Way / Locking Rd link	18	DfT / CIL	0	18	NSC	2021 - 2026	WSM	3	
Barrow Gurney bypass	13	DfT	0	13	NSC	2021 - 26	Barrow Gurney	3 (not needed if SBL proceeds).	No longer expected to be required due to South Bristol Link delivery.

¹ Funding is not considered to be secured unless a formal commitment to provide the funding has been made by relevant parties, e.g. NSC, national government, developers through a signed S106 agreement.

Scheme	Cost estimate	Funding sources	Funding secured to date (£m)	Funding yet to be secured (£m) ¹	Delivery agent / mechanism	Delivery period	Location	Priority level	2016 updates
Bristol Airport Link Road	104	DfT / CIL	0	104	NSC	Beyond 2026	All	3	
Second Avon crossing	194	DfT / CIL	0	194	NSC / HA	Beyond 2026	All	3	
Sub-totals	607.7		128.7	479					
B. MAJOR GROWTH AREAS									
North-South Link at Parklands Village	11	Developer cost / S106	11	0	Developer.	2013 – 2021	WSM	1	Advanced stage of preparation. Funding secured subject to land agreement & planning. Construction due 2016 – 17.
Improvements to West Wick, Airport, Hutton Moor & Winterstoke roundabouts, incl. signalization	4	S106 / CIL / LTP	1	3	NSC	2016 - 2026	WSM	1 – 2 dependent on individual project.	West Wick roundabout phase 1 improvements due for construction 2016 – 17 alongside North South Link project.
Weston Package Phase 2: includes Airfield Bridge Link (ABL) phase 1 (pedestrian / cycle); highways improvements; showcase bus routes; Weston Park & Ride; railway station / access improvements; strategic cycle routes; and public realm improvements	14	S106 / CIL / LTP	0.1	13.9	NSC / developers.	2016 - 2026	WSM	2 – 3 dependent on individual project.	Strategic cycle improvements included in Weston Villages S106 agreements.
Nailsea & Backwell station improvements (car park & access ramp)	2	NSC / Access for All	2	0	NSC / Access for All	2013 – 16.	Nailsea & Backwell	2	Car park expansion complete.
WSM public realm access-related improvements	1	LTP / S106 / grants	0	1	NSC	2013 - 2026	WSM	2 – 3 dependent on individual project.	Range of improvements completed incl. to High Street. Further works planned as part of regeneration programme
Yatton and Congresbury area transport improvements. Phase 1: high street improvements and cycle/pedestrian connections	1	LTP / development contributions	0.3	0.7	NSC	2016 - 2026	Yatton & Congresbury area	2	New item identified in relation to increased growth in this area.
Sub-totals	33		14.4	18.7					
Total:	640.7		143.1	497.7					

C. GENERAL REQUIREMENTS:

These requirements would apply to all areas and sites, including those in the Major Growth Areas. The expectation will be that most requirements will form part of normal development costs or otherwise be funded through development contributions. The requirements for such contributions will be assessed and prioritised through the development management process according to the size & location of proposals.

- Site-specific on- and off-site highways requirements, e.g. access roads, junction enhancements.
- Bus services for new developments. May include improvements to existing services.
- Pedestrian & cycle schemes incl. bridges, crossings, cycle parking & education. May include new provision and / or improvements to existing routes.

Note that there may be overlaps between cycle / pedestrian schemes detailed above and cycle / pedestrian schemes detailed under the service grouping “other community facilities, including green infrastructure”. The same applies to public realm requirements.

SERVICES, FLOOD MITIGATION & ECONOMY

These projects relate in particular to policies CS1, CS 3 and CS7 of the Core Strategy, to all area-based policies and to the Weston Villages SPD.

Scheme	Cost estimate	Funding sources	Funding secured to date (£m)	Funding yet to be secured (£m) ²	Delivery agent / mechanism	Delivery period	Location	Priority level	2016 updates
A. STRATEGIC SCHEMES									
Broadband provision: capability & demand stimulation	90	BDUK / NHB / Private sector	90	0	BDUK	2013 – 2016/17	All	1	15 months into BDUK Phase 1 programme. Currently tendering for Phase 2 (Phase 1 seeking 90% coverage; Phase 2 seeking an additional 5% reach).
Strategic utilities provision (excepting broadband): as set out in Joint Waste Core Strategy / Bristol Water Resources Management Plan / Wessex Water Business Plan / Western Power Distribution Business Plan / Wales & West Utilities Infrastructure Plan.	Costed within specified plans.	Private sector (utilities companies).	N/a	N/a	Private sector (utilities companies)	Up to 2026	All	1	Residual waste treatment plant provided at Aisecombe Way in WSM.
Sub-totals	90		90	0					
B. MAJOR GROWTH AREAS									
Weston Villages Strategic Flood Solution.	9.7 + construction of Superpond North by Persimmon Homes	RIF forward-funding, to be repaid through development contributions (S106).	9.7 + Superpond North construction	0	NSC / developer delivery.	2013 - 2016	WSM	1	NSC-led works complete. Second phase of Persimmon Superpond North to be completed as part of next phase of development.
Utilities (broadband): employment sites at J21 Enterprise Area to be provided with superfast broadband capability.	Site specific.	Development cost.	N/a	N/a	Developer delivery.	2013 - 2016	WSM	1	In progress.
Kenn catchment improvements	TBC	Various incl. development contributions	0	TBC	NSC or partner organisations	2016 - 2026	Kenn/Yatton	1 - 2	Measures required to address cumulative impacts; scheme options under consideration.
Sub-totals	9.7		9.7	0					
Total:	99.7		99.7	0					

C. GENERAL REQUIREMENTS:

These requirements would apply to all areas and sites, including those in the Major Growth Areas. The expectation will be that most requirements will form part of normal development costs or otherwise be funded through development contributions. The requirements for such contributions will be assessed and prioritised through the development management process according to the size & location of proposals.

- Site-specific on- and off-site flood mitigation (including addressing cumulative impacts). To be assessed through Flood Risk Assessments and associated studies.
- Utilities (water / waste / energy incl. 15% renewable requirement etc) (private sector delivery / development cost).
- Economic development fund: contributions to marketing & inward investment support, local training & skills provision, business support etc; and compliance with employment-led policy requirements.

² Funding is not considered to be secured unless a formal commitment to provide the funding has been made by relevant parties, e.g. NSC, national government, developers through a signed S106 agreement.

EDUCATION

These projects relate in particular to policy CS25 of the Core Strategy, to all area-based policies and to the Weston Villages SPD.

Scheme	Cost estimate	Funding sources	Funding secured to date (£m)	Funding yet to be secured (£m) ³	Delivery agent / mechanism	Delivery period	Location	Priority level	2016 updates
A. STRATEGIC SCHEMES									
North Somerset Enterprise Technical College (NSETC)	27	DfE / Weston College / development contributions	27	0	Education Funding Agency (EFA)	2013 - 16	Located WSM, but students may attend from all areas.	1	Under construction: opening Sept 2016
Sub-totals	27		27	0					
B. MAJOR GROWTH AREAS									
Additional secondary education provision, Weston area: expansion of existing schools and / or new provision: 1500 – 2200 places in addition to NSETC, subject to modelling.	26.3	DfE / S106 / CIL	11	15.3	NSC / developers / academies / EFA	2016 – 26	WSM	1	Consultations anticipated summer 2016 on expansion of existing schools in North Somerset. Site safeguarded in Parklands; delivery tbc
Primary schools at Weston Villages: subject to modelling, 5 x 420 place primary schools with ability to expand (or equivalent provision).	30	DfE / S106	18	12	Developers	2016 - 26	WSM	1	Haywood Village Primary School under construction opening Sept 2016. Locking Parklands primary school planning application submitted for opening Sept 2017. Mead primary school secured through S106.
Weston Town Centre & central Weston: 2 x 210 – 420 primary schools.	12 - 15	DfE/Development contributions	0	12 - 15	NSC/Free School programme	2018 - 2026	WSM	1	New item.
Portishead: 210 primary school places through expansion of existing school.	0.5	DfE / NSC	0.5	0	NSC	2013 - 16	Portishead	1	Completed. St Peters has expanded to 630 places.
Yatton: 210 – 420 primary school places.	6	DfE/Development contributions	0	6	NSC/Free School programme	2016 - 2026	Yatton	1	New item. Land safeguarded at Arnold's Way.
Sub-totals	74.8 – 77.8		29.5	45.3 – 48.3					
Total:	99.8 – 101.8		56.5	45.3 – 48.3					

C. GENERAL REQUIREMENTS:

These requirements would apply to all areas and sites, including those in the Major Growth Areas. The expectation will be that most requirements will form part of normal development costs or otherwise be funded through development contributions. The requirements for such contributions will be assessed and prioritised through the development management process according to the size & location of proposals.

- Other primary & secondary school provision: may include on-site provision at larger development sites; but generally more likely to be focused on improving / extending existing schools, subject to their agreement.
- Pre-school provision: may include on-site provision at larger development sites. Can include private nurseries / crèches, community pre-school providers, childminders, school nursery classes etc. Requirement is to ensure availability of suitable facilities - these will be shared-use wherever possible.
- Special Educational Needs (SEN): financial contributions towards additional provision.
- Financial contributions towards youth provision based on assessment of need resulting from development.
- Contributions towards Children's Centre family-based services based on assessment of need arising from the development.

³ Funding is not considered to be secured unless a formal commitment to provide the funding has been made by relevant parties, e.g. NSC, national government, developers through a signed S106 agreement.

OTHER COMMUNITY FACILITIES, including green infrastructure:

These projects relate in particular to policies CS25, CS26 and CS27 of the Core Strategy, to all area-based policies and to the Weston Villages SPD.

Note: in some cases there may be overlaps between cycle / pedestrian schemes detailed below and cycle / pedestrian schemes detailed under the service grouping "transport". The same applies to public realm requirements where these relate to improving access.

Scheme	Cost estimate	Funding sources	Funding secured to date (£m)	Funding yet to be secured (£m) ⁴	Delivery agent / mechanism	Delivery period	Location	Priority level	2016 updates
A. STRATEGIC SCHEMES									
Hutton Moor leisure centre expansion, to fitness gym and pitch improvements and leisure pool	11.7	Private sector / City-Deal EDF	0	11.7	NSC/private sector.	2016 - 2020	WSM	2	New item
Improvements to other strategic (existing) community facilities to respond to increased usage resulting from development, e.g. leisure & community centres, sports pitches & courts.	20	Grant funding / CIL.	1	19	NSC / partner organisations.	2013 - 26	All	3	Campus improvements delivered 2016 with BMX facility to commence shortly. Proposals for Nailsea under consideration.
Extension to Ebdon Road cemetery, WSM (5 acres)	0.8	Private sector	0.8	0	Private sector.	2013 – 2016.	WSM	2	Construction starting 2016.
Improvements to strategic green infrastructure, e.g. Weston Woods; Salthouse Fields & Marine Lake; Grove Park.	5	Grant funding / CIL.	1.5	3.5	NSC	2013 – 26	All	3	Initial programme completed including Clevedon Marine Lake. Minor improvements to Grove Park ongoing.
Strategic PROW and cycle-route improvements, incl. coast path, WSM - Portishead; Strawberry Line; Charlton Drive; Clevedon – Nailsea Cross Moor.	7	Grant funding / CIL.	0.2	6.8	NSC	2013 – 26	All	3	Programme ongoing.
Public realm & public art: improvements to existing town centres & other public realm (e.g. Weston Civic Pride enhancements).	Various	Grant funding / development contributions.	N/a	N/a	NSC / partner organizations.	2013 – 26.	All.	3	Programme ongoing.
Sub-totals	44.5		3.5	41					
B. MAJOR GROWTH AREAS									
Community capacity building fund (incl. support for future community management of facilities) (large sites).	0.6	S106 / CIL.	0.2	0.4	NSC / voluntary sector	2013 – 26.	All	1	Weston Airfield programme under delivery.
Local centres at Weston Villages, incl. 1500sqm retail at Parklands Village & 1000sqm retail at Winterstoke Village.	Dependent on final specification	Developer delivery / private sector	N/a	N/a	Developer delivery / private sector.	2016 - 26	WSM	2	Weston Airfield local centre under construction. Parklands Village high street to be delivered as part of North South Link programme.
Shared-use built community facilities at Weston Villages: 2700m2 total, approx. 1500 - 2000m2 of which expected to be co-located at schools. All facilities will be shared-use, e.g. pre-school, place of worship, service access points, sports, library access, meeting spaces. Commuted sums for agreed maintenance period.	3	S106.	2	1	Developer delivery.	2013 – 26.	WSM	Initial facilities in each site: 1 - 2. Later facilities: 2 – 3.	1) Weston Airfield; shared-use community facilities at Haywood Village primary school opening Sept 2016. 2) Locking Parklands: chapel restoration starting shortly for completion late 2016. Additional facilities at primary school will follow in Sept 2017.

⁴ Funding is not considered to be secured unless a formal commitment to provide the funding has been made by relevant parties, e.g. NSC, national government, developers through a signed S106 agreement.

Scheme	Cost estimate	Funding sources	Funding secured to date (£m)	Funding yet to be secured (£m) ⁴	Delivery agent / mechanism	Delivery period	Location	Priority level	2016 updates
									Both sites have temporary facilities in place.
Health: GP practice at Weston Villages.	2.8	Health service / development contributions.	1	1.8	Developer / Health Trust.	2016 – 21.	WSM	2	Land and S106 contributions secured through Parklands planning applications. NHS England developing detailed business plan.
Additional police facilities and CCTV / ANPR at Weston Villages.	1.6	Avon & Somerset police / development contributions.	1.6	0	Avon & Somerset Police / developer delivery.	2016 – 21.	WSM	2	Police response centre due to be constructed at Weston Gateway site 2016 – 17. CCTV/ANTM required through S106 agreements.
3 - 7 bay fire station (possible re-location of existing facility)	TBC	Avon & Somerset Fire Service. Possible developer contribution to co-located community services.	0	TBC	Avon & Somerset Fire Service.	2016 – 21.	WSM	2	Not being actively pursued at the current time.
Place of worship at Weston Villages - to be co-located with other community facilities.									
Sub-totals	8		4.8	3.2					
Total:	52.5		45.8	44.2					

C. GENERAL REQUIREMENTS:

These requirements would apply to all areas and sites, including those in the Major Growth Areas. The expectation will be that most requirements will form part of normal development costs or otherwise be funded through development contributions. The requirements for such contributions will be assessed and prioritised through the development management process according to the size & location of proposals.

- Green infrastructure: all sites of 10+ dwellings to provide on/near-site green infrastructure + 15 yrs commuted sum for maintenance; OR if not appropriate, upgrading of nearby existing provision.
- Children's play areas & Multi-Use Games Areas (MUGAs): all sites of 10+ dwellings to provide on / near play areas + 15 yrs maintenance OR, if not appropriate, upgrading of nearby existing provision.
- Sports pitches: larger sites may require on-site provision, to include changing rooms, parking & commuted sum payment for 15 years maintenance; OR if not appropriate, upgrading of nearby existing provision.
- Libraries: contributions according to site & location towards existing facilities, incl. enhancements, additional opening hours & stock to respond to increased demand.
- Built community, leisure & sports facilities (village halls, sports centres, etc): contributions according to site and location. Larger sites may require on-site new facilities, but generally contributions will be sought towards the improvement / expansion of off-site existing facilities to deal with the pressure of increased use.
- On-site Public Rights of Way (PROW) and cycle routes or upgrading of linked / nearby existing provision, as appropriate.
- Police requirements: large-developments (200+ dwellings) to provide CCTV / ANPR at appropriate locations.

HOUSING & SOCIAL SERVICES

These projects relate in particular to policies CS15 – CS18 of the Core Strategy and to the North Somerset Affordable Housing SPD.

Scheme	Cost estimate	Funding sources	Funding secured to date (£m)	Funding yet to be secured (£m)⁵	Delivery agent / mechanism	Delivery period	Location	Priority level	2016 updates
A. STRATEGIC SCHEMES									
Gypsy & Traveller site provision: 60 additional pitches.	Dependent on specific schemes that come forward	HCA / S106	2.1 (providing 29 pitches)	Dependent on specific schemes	RP / NSC	2013 - 2021	All	2	Residential scheme completed at Old Junction Way.
Sub-totals									
B. MAJOR GROWTH AREAS									
Extra care: 219 units throughout WSM, incl. minimum 1 x 50 unit schemes in each of Weston Villages	Dependent on specific projects that come forward	HCA / S106	0	Dependent on specific schemes	RP	2013 - 2026	WSM	2	
Sub-totals									
Total:									
			2.1						

C. GENERAL REQUIREMENTS:

These requirements would apply to all areas and sites, including those in the Major Growth Areas. The expectation will be that most requirements will form part of normal development costs or otherwise be funded through development contributions. The requirements for such contributions will be assessed and prioritised through the development management process according to the size & location of proposals.

- Affordable housing: 30% on all sites over 10 units or 0.3 hectares; financial contributions from sites of more than 10 dwellings.
- Extra care: 219 units across NSC outside WSM.

⁵ Funding is not considered to be secured unless a formal commitment to provide the funding has been made by relevant parties, e.g. NSC, national government, developers through a signed S106 agreement.

