

APPENDIX 3 INFRASTRUCTURE DELIVERY PLAN

Rugby Borough Publication Local Plan Infrastructure Delivery Plan

1. Introduction

The Rugby Borough Local Plan will guide development up to 2031, and will eventually replace the current Development Plan which is formed by the Rugby Borough Core Strategy adopted in 2011 and Saved Local Plan Policies 2006. The new Local Plan contains a Vision and a Development Strategy that sets out how the Council would like Rugby Borough to develop up to 2031. The Local Plan sets out plans and policies which provide for the needs of the area, addressing climate change and achieving high quality design, good accessibility and community involvement.

The Infrastructure Delivery Plan – hereinafter referred to as the IDP - will seek to establish what additional infrastructure and service needs are required to support and accommodate the level of development and growth proposed in the Local Plan. Rugby Borough Council is planning to provide land for the delivery of a minimum of 12,400 new homes between 2011 and 2031, together with approximately 110 Ha of employment land over the same period of time. The Local Plan identifies strategic allocations of Coton Park East, South West Rugby and a new settlement at Lodge Farm, which allocated together with the Core Strategy allocations of Gateway Rugby (now called Eden Park) and Rugby Radio Station (now called Houlton) will accommodate the majority of the planned new growth.

2. Approach and Collaboration

This IDP has been developed as a result of extensive dialogue and consultation with infrastructure and service providers. The IDP will help ensure that the additional infrastructure and services that are needed are identified and delivered in a timely, co-ordinated and sustainable way. It will be a mechanism for improving delivery of facilities and services for the benefit of local communities and will provide a robust framework that will support bids for funding and assist decision making.

Throughout the process of plan preparation the council has been working closely with infrastructure providers to build up a picture of the infrastructure requirements to support the proposed growth in the Borough, such as:

- Warwickshire County Council
- Coventry and Rugby Clinical Commissioning Groups
- NHS Property
- NHS England
- University Hospital Coventry and Warwickshire
- Warwickshire Police
- Warwickshire Fire and Rescue
- National Grid
- Highways England
- Environment Agency
- Severn Trent (ongoing, through the production of the Water Cycle Study)

What is infrastructure?

This IDP uses the term 'infrastructure' in its broadest sense to mean any service or facility that supports Rugby and its population. It includes, but is not restricted to the following:

- Transport: highways, rail, bus, cycling, and pedestrian,
- Education: nursery and pre-school, primary, secondary, further, higher, and adult education.
- Energy: gas and electricity generation and provision.
- Water: supply, wastewater and surface water drainage, flood defences and flood risk management.
- Information and communications technology: telecommunications, broadband and cable television.
- Health: hospitals, health centres/GP surgeries, dental practices, pharmacies and hospices.
- Green Infrastructure and open space: amenity green space; children's play areas, outdoor sports playing pitches; parks and gardens; natural and semi natural green space; and allotments
- Emergency services: police, fire service and ambulance.
- Community services: libraries and community centres,
- Affordable housing.
- Waste management: refuse collection and disposal, recycling.

While the term infrastructure is very broadly defined, this does not mean that this IDP seeks to cover in detail all of the above items. That would make the process unmanageable. This IDP seeks to give a broad overview of the way certain infrastructure is planned and the agencies involved in its delivery. It also looks in more detail at costs and likely funding mechanisms for some items of infrastructure, in particular those that are critical to delivering the new Rugby Local Plan.

The key infrastructure projects are those required to accommodate the quantum and distribution of development that is being proposed in the Local Plan. The schedule highlights uncertainties surrounding funding and delivery, and will therefore impact upon the amount, distribution and phasing of development in the Local Plan. The schedule will also inform the development of the Regulation 123 List which will comprise part of the Community Infrastructure Levy - hereinafter referred to as the CIL.

The National Planning Policy Framework (the Framework) sets out a 'presumption in favour of sustainable development' and the government is committed to ensuring that the planning system supports sustainable economic growth. This means that the planning system should encourage, not act as an impediment to, sustainable growth.

Planning Positively for Infrastructure

It is crucial that the Local Plan and the IDP are written positively so as to enable the level of growth and infrastructure required in the borough to meet the objectives, principles and policies of the Framework. One of the core planning principles set out in paragraph 17 of the Framework is that planning should drive and support sustainable economic development, and this includes the delivery of infrastructure. Paragraph 21 requires that planning policies should recognise and seek to address potential barriers to investment, including any lack of infrastructure.

Specifically, Local Plans should include strategic policies for the provision of transport infrastructure, telecommunications, waste management, water supply, wastewater and flood risk. The council should work with other authorities and infrastructure and service providers to assess the quality and

capacity of this infrastructure and take account of the need for strategic infrastructure within their areas.

Paragraph 156 of the Framework also requires strategic policies for the provision of health, security, community and cultural infrastructure and other local facilities. To deliver these facilities, paragraph 70 says that planning policies and decisions should plan positively for the provision of shared community facilities and other local services to enhance the sustainability of communities and residential environments.

3. Dialogue with Infrastructure Providers and policy requirements

As the Local Plan progresses towards Examination in Public and subsequent adoption, more detailed information will be available from infrastructure and service providers to support the strategic allocations within the plan. This infrastructure planned within the plan period up to the year 2031, is identified in the Infrastructure Delivery Schedule set out within this document.

The following section provides a summary of the discussions held with infrastructure providers to date. The IDP also highlights infrastructure that will be required as a result of policy requirement contained within the Local Plan Publication Draft.

Transport

Highways England is responsible for operating, maintaining and improving the strategic road network in England on behalf of the Secretary of State for Transport. The council needs to demonstrate that the proposals in the Local Plan will not have a significant detrimental impact on the strategic road network.

Warwickshire County Council (WCC) is the Highway and Transport Authority for Rugby Borough and is responsible for the local highway network. As such work to identify the transport infrastructure required to support growth allocated through the local plan has been led by Warwickshire County Council through the production of the Warwickshire County Council Rugby Borough Local Plan Strategic Transport Assessment Modelling Analysis and Overview, September 2016.

The transport infrastructure required to support growth to 2031 includes strategic infrastructure onsite at South West Rugby, through delivery of an all traffic route connecting the A426, A45/M45 and A4071/Coventry Road. This will be supported by improvements to Dunchurch crossroads. Mitigation required to support growth to the north of Rugby town, largely as a consequence of Coton Park East includes mitigation to various junctions along the A426.

As each scheme is advanced in partnership with WCC Highways, the HE and site promoters, the detail of the necessary mitigation, including costs and funding, will be progressed. This will also include the smaller scale highway mitigation.

The IDP also contains comprehensive pedestrian and cycling network provision onsite for the strategic allocations, connecting to the key services, including schools and also to connect to the existing networks. As with highways infrastructure, the creation of new or enhanced pedestrian and cycle links will generally be funded as part of the development package where they relate to specific

sites, or with a contribution from CIL if they deal with the cumulative impact of a number of developments.

The council will liaise with WCC to determine what infrastructure upgrades could be facilitated through developer funding and other measures so that the proposed strategic and non-strategic sites have appropriate access to sustainable transport.

Finally, local pedestrian and cycle links, will generally either be negotiated as part of a S106 (if the need can be linked to a particular development), or they may be identified through the Neighbourhood Plan process.

Education

Education provision within Rugby town is extremely pressured and evidence produced by Warwickshire County Council demonstrates there is no additional capacity within the town. Consequently the strategic allocations to Rugby town include onsite education provision to be phased against the growth of development. The largest of the allocations, South West Rugby will have onsite provision of an 8-9 for entry secondary school, which will be co-located with a primary school that will be a 2 form entry. In addition there will be a further two primary schools that will also be two form entry. A fourth primary school will be two form entry, with the potential to rise to a three form entry.

The new settlement at Lodge Farm will have an onsite primary school that will be two form entry rising to three form entry, if identified as necessary, and a financial contribution towards secondary school provision. Finally, the extension to the north of Rugby town, at Coton Park East will also have an onsite primary school of two form entry and a financial contribution towards secondary provision.

In addition to onsite education provision, the smaller allocations, including at Coton House and those to the Main Rural Settlements will also generate a need for additional education provision. For the Main Rural Settlements the short term/immediate impact of a development on primary provision in these settlements is likely to be the need for the Education Authority to transport pupils to the next nearest school with places in the required year group. In the longer term there may need to be some changes in transport arrangements/routes for those on the periphery of priority areas. Temporary or permanent accommodation may need to be an option in some areas such as Brinklow, Wolvey and Long Lawford. Long Lawford needs additional accommodation to meet current demand and therefore without the currently proposed expansion of the school, further development will add to this requirement to provide additional pupil places in Long Lawford or elsewhere.

For Coton House this will be an offsite contribution towards the primary school at Coton Park East. There will also be a need for an additional secondary school to support this combined growth. Alongside this a financial contribution will be required to support the required pupil transportation for those sites which will not deliver an onsite secondary provision.

Primary and Acute & Community Health Care Infrastructure

This section is informed by evidence provided by the Coventry and Warwickshire CCG, NHS England and University Hospital Coventry and Warwickshire, through ongoing and positive dialogue.

Primary

CCG response highlighted that using an average occupancy of 2.4 people per home and an average list size of 1,750 registered patients per whole time equivalent GP, each of the main rural settlements identified for growth (based on Local Plan Preferred Option proposal of 100 dwellings each) will need an additional 0.14 whole time equivalent GP, equivalent to one session a week. It was identified that the GP practices in Brinklow, Stretton-on-Dunsmore and Wolston can accommodate the very small increase in demand at those locations and the remaining additional patients can also be served by the existing GP infrastructure. Therefore no need for the development of new GP premises to provide services to the residents of the new homes planned in the main rural settlements has been identified.

For South West Rugby the CCG highlight there noted that there are two GP practice premises located close to the allocation that do not have the capacity to provide services to the number of residents of the planned houses and do not have space to expand. New premises will therefore be required to meet this additional demand from the South West Rugby allocation, either for a new practice or to accommodate one or both of the existing practices. In the plan period, the infrastructure that will be required to provide Primary Care Medical Services to the additional population from South West Rugby is a healthcare facility of 381sq m and the estimated cost of providing this is £1,452,735. Assuming the development of the entire site, this facility will need to expand to 836 sq m, the total cost of which is estimated at £3,008,495. An appropriate site will therefore need to be made available within the South West Rugby development area to accommodate a facility of this size and financial contributions will be sought from developers to meet the construction costs.

For Coton Park East and Coton House development a new healthcare facility is planned to be developed at Brownsover which means that there is no need for further GP premises development to provide services for the new residents. Contributions should be sought from the site towards the new provision at Brownsover.

In relation to Lodge Farm discussions are currently taking place as to the requirements for the site therefore the Publication Draft identifies land for the provision of a GP surgery, if required.

Acute Health Care

This section and the acute health care infrastructure identified in the Infrastructure Delivery Schedule are based on the infrastructure request produced to Rugby Borough Council by University Hospital Coventry and Warwickshire (UHCW), in September, 2016, as part of a positive ongoing dialogue.

UHCW is the major provider of acute services to the population of Coventry City and Rugby Borough at the Hospital of St Cross and University Hospital Coventry. This provider offers tertiary services (including cancer, transplant and major trauma) to patients across Warwickshire and beyond. UHCW provides a wide range of planned and emergency services to patients across its two hospital sites in Coventry and Rugby. These hospitals are now operating at full capacity and additional healthcare infrastructure will be needed to cope with impact created by the future housing development.

UHCW has considered the anticipated housing growth for Rugby Borough and looked at the overall impact of the proposed increase in households to develop a strategy that will serve the future healthcare needs of the growing population. The identified infrastructure will be required to meet the needs of the future populations of the new developments allocated through the Local Plan. The acute infrastructure request contained in the Infrastructure Delivery Schedule reflects the additional

demands on healthcare that cannot be accommodated within existing infrastructure arising from the growth in housing in the Borough.

Police

The infrastructure detail below and contained within the Infrastructure Delivery Schedule is based on the Police response to the Preferred Options consultation, December 2015. This is part of an ongoing positive dialogue. Whilst national and local funding will continue to cover police salary and maintenance costs, there is insufficient funding to provide the infrastructure required to support the development growth within the Local Plan. Warwickshire Police consider that the associated infrastructure costs arise directly as a result of the development growth proposed and that funding for the police under Section 106 is therefore both necessary and justified.

For development on the scale proposed in the emerging Local Plan, the Crime and Incident Model predicts an additional 700 crimes, 439 anti-social behaviour incidents and 1,140 public safety/welfare incidents per year that will require a police response.

The police premises within the Borough already operate at capacity. Therefore additional premises will be required to accommodate the additional officers and staff needed to police the South West Rugby allocation. In addition to this offsite financial contributions have also been requested for other site allocations through the Local Plan. The Council will continue to work closely with Warwickshire Police to identify the financial contributions requested and the sites which will make the contributions.

Fire and Rescue

The below is based upon the Warwickshire County Council Fire and Rescue response to the Preferred Options consultation, December, 2016 and subsequent September, 2016 update.

Warwickshire County Council is the fire and rescue authority for the area. They have requested a new fire and rescue station to be located on the South West Rugby allocated site. This request is based on their statutory requirement to be able to maintain their response times. In addition they have also requested a presence on the Coton Park East development site to the north of Rugby, for the same reason. By maintaining a presence in these locations, Warwickshire County Council Fire and Rescue will be able to meet their statutory response times. With a new facility on the South West allocation, Lodge Farm would also be reached. The Council will continue to work closely with Warwickshire County Council Fire and Rescue to confirm the details of the contribution requests.

Flooding

The Environment Agency response to the Local Plan identified sites where assessments will be required due to the presence of ordinary watercourses. Where these are present they should be taken account of during the planning application process.

Waste Water and Drainage

Rugby Borough Council in partnership with North Warwickshire Borough Council, Nuneaton and Bedworth Borough Council and Warwick District commissioned consultants to undertake a Water Cycle Study to inform the impact on water usage and water quality from the local plan growth. Both the Environment Agency and Severn Trent were liaised from the beginning of the commission. This document is currently in draft format, but once complete will inform this section of the Infrastructure Delivery Plan and if necessary infrastructure is identified the Infrastructure Delivery Schedule will be updated.

Western Power

Discussions are ongoing and Western Power have stated that there is always capacity, albeit at a certain price. It has been indicated that there are currently certain limitations within the Rugby area and where additional demand connections are requested these will trigger network reinforcement. The scale of development proposed at the main rural settlements is connectable without any major reinforcements.

Western Power also indicated that they have a medium and long term strategy for reinforcement within the wider area which will unlock additional capacity taking account of planned growth.

Telecommunications

Where no strategic telecommunications infrastructure is available, developers should provide suitable ducting to the premises for later connection.

Libraries

Warwickshire County Council Library Services have requested offsite developer contribution are made towards library provision. Discussions will be ongoing to determine the level of developer contributions made for library provision.

Infrastructure Delivery Schedule

Item	Lead Delivery	Other Partners	Local Plan Phase	Cost*	Funding
South West Rugby Sustainable Urban Extension					
Transport					
South West Rugby Spine Road - all traffic route connecting the A426, A45/M45 and A4071/Coventry Road:					
Link A: B4642 - A426 link	SW Rugby Developers	WCC	Phase 2-3	TBC	Developer
Link B: M45/A45-Link A	SW Rugby Developers	WCC/ Highways England	Phase 3	TBC	Developer
Link C: A4071(Potsford Dam)/B4642-Link B	SW Rugby Developers	WCC	Phase 4	TBC	Developer
Improvements to Dunchurch Crossroads	SW Rugby Developers	WCC	Phase 2	TBC	Developer
Potential mitigation for A45/M45 corridor	SW Rugby Developers	WCC/Highways England	TBC	TBC	Developer
Provision of high quality cycling network	SW Rugby Developers	WCC Highways/Sustrans	Ongoing	TBC	Developer
High quality public transport	SW Rugby Developers	WCC/Private Sector	TBC	TBC	Developer
Other off site work	TBC	TBC	TBC	TBC	Developer
Education					
2 FE primary school	SW Rugby Developers	WCC, Academy, Foundation and other schools	Phase 2	TBC	Developer
2 FE primary school	SW Rugby Developers	WCC, Academy, Foundation and other schools	Phase 2	TBC	Developer
2 FE primary school	SW Rugby Developers	WCC, Academy, Foundation and other schools	Phase 3	TBC	Developer
2 FE primary school with potential to rise to 3 FE	SW Rugby Developers	WCC, Academy, Foundation and other schools	Phase 4	TBC	Developer
8-9 FE secondary school, co located with one of the primary schools	SW Rugby Developers	WCC, Academy, Foundation and other schools	Phase 2	TBC	Developer
Community					
Financial contribution to library services	WCC	N/A	Phases 2-4	£109,440.00	Developer
Emergency services					
Safer Neighbourhood Team - provision for 9 posts and accommodation	SW Rugby Developers	Warwickshire Police	Phase 4	TBC	Developer
Land for onsite fire and rescue presence	SW Rugby Developers	WCC Fire and Rescue Service	Phase 2	£1.3million	Developer
Health facilities					
Land to accommodate and financial contributions to provide 3GP surgery rising to 7GP upon completion of site.	C&R CCG	Developers	Commence in phase 2, completion post plan period	£1,452,735 (3 GP) - £3,008,495 (full GP provision)	Developer

Item	Lead Delivery	Other Partners	Local Plan Phase	Cost*	Funding
Rugby Town - North (Coton House and Coton Park East)					
Transport					
Localised mitigation to A426/Central Park Drive/Gateway northern access	Developers	WCC	Phase 2-3	TBC	Developer
Localised mitigation to A426/Newton Manor Lane/Gateway Southern access	Developers	WCC	Phase 2-3	TBC	Developer
Localised mitigation to A426/Brownsover Lane/Boughton Road	Developers	WCC	Phase 2-3	TBC	Developer
Mitigation to M6 J1	Developers	WCC	Phase 2-3	TBC	Developer
Education					
2FE primary school (to be located on Coton Park East)	Developers	WCC, Academy, Foundation and other schools	Phase 2	TBC	Developer
Pupil transportation and contributions towards new secondary school provision	WCC	WCC, Academy, Foundation and other schools	TBC	TBC	Developer
Coton House					
Financial contribution to support library services	WCC Library Service	None	Phase 2-3	£2,188.80	Developer
Off - site GP provision contributions	C&R CCG	Developers	Phase 2-3	TBC	Developer
Coton Park East					
Financial contribution to support library services	WCC Library Service	None	Phase 2-4	£17,510.40	Developer
Off - site GP provision contributions	C&R CCG	Developers	Phase 2-4	TBC	Developer
Emergency services					
Offsite contribution for police	Warwickshire Police	N/A	Phase 2-3	TBC	Developer
Land for onsite fire and rescue presence	Developers/WCC Fire and Rescue Service	N/A	TBC	TBC	Developer
Rural Area - MRS allocation					
Primary and Secondary pupil transportation cost	WCC	Private sector	Phase 2-3	TBC	Developer
Potential for longer term Temporary or permanent accommodation may need to be an option in some areas such as Brinklow, Wolvey and Long Lawford	WCC	Academy, Foundation and other schools	Phases 2-3	TBC	Developer
Financial contribution to secondary school provision	WCC	TBC	ongoing	TBC	Developer
Financial contribution to support library services	WCC Library Service	TBC	Phase 2-3	£15,321.60.	Developer

Item	Lead Delivery	Other Partners	Local Plan Phase	Cost*	Funding
Lodge Farm					
Transport					
Improvements to the A45, including new roundabouts to provide access to the site.	Developer	WCC	TBC	TBC	Developer
Off site contribution to the South West Rugby Spine Road	Developer	WCC	TBC	TBC	Developer
Education					
Pupil transportation and contributions towards new secondary school provision	WCC	Academy, Foundation and other schools	TBC	TBC	Developer
New 2FE primary school provision rising to 3FE if necessary	WCC	Academy, Foundation and other schools	Phase 2	TBC	Developer
Health facilities					
Land for GP surgery within local centre	Developer	C&R CCG/RBC	TBC	TBC	Developer
Community					
Financial contribution to support library services	WCC Library Service	N/A	TBC	£15,321.60	Developer
Emergency services					
Offsite contribution for police	Warwickshire Police	N/A	TBC	TBC	Developer
Local Plan Infrastructure					
All Allocations					
UHCW – The Hospital of St Cross, Rugby. 2 additional cubicles at the Walk in Centre	UHCW	TBC	Ongoing	£54,600	Developer
UHCW – The Hospital of St Cross, Rugby. One theatre	UHCW	TBC	Ongoing	£167,500	Developer
UHCW – The Hospital of St Cross - 55 additional car parking spaces for each location	UHCW	TBC	Ongoing	£200,000	Developer
UHCW – The Hospital of St Cross & University Hospital Coventry - 1 CT scanner, 1 MRI scanner, 1 endoscopy room	UHCW	TBC	Ongoing	£533,052	Developer
Expansion A & E footprint to increase number of bays	UHCW	TBC	Ongoing	£1024800	Developer
Utilities					
Western Power connections where necessary	Developers	Western Power	Ongoing	TBC	Developer
Improving telecommunications - connections to the strategic network to be made by developers of all new premises	Developers	Broadband provider	Ongoing	TBC	Developer

* indicative costings