

AYLESBURY VALE INFRASTRUCTURE DELIVERY PLAN

1 Purpose

- 1.1 To inform Committee of this work and seek input into the development of an Infrastructure Development Plan to support the planned growth over the next 20 years and guide the introduction of a Community Infrastructure Levy for the District.

2 Recommendations/for decision

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| 2.1 | Members are recommended to note the Report & provide any comments on this on-going work in particular whether there are any areas where they would wish for further work to be done or to explore requirements with service providers. |
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3 Supporting information

Vale Of Aylesbury Plan

- 3.1 Members are reminded that the Vale of Aylesbury Plan (Strategy) proposes 13,500 new houses over the Plan period to 2031, 6,000 of which are still to be planned for. The Council needs to demonstrate that the policies and proposals contained within the Vale of Aylesbury Plan will be delivered in a sustainable way and that includes identifying any crucial infrastructure requirements.
- 3.2 It is important to distinguish between three different sides to securing infrastructure through the Vale of Aylesbury Plan.
- 3.3 Firstly there will be infrastructure that shapes the Plan. This will be locationally-fixed infrastructure that can only realistically be delivered through developments or where a substantial proportion of it is provided directly as part of developments. An example of this is the Eastern Link Road at Aylesbury, which is not going to realistically secure full funding from the public purse in the foreseeable future, but which is seen as a very high priority. In such cases the need to secure the delivery of infrastructure effectively dictates some allocations through the Vale of Aylesbury Plan.
- 3.4 The second aspect is strategic infrastructure which will not be delivered directly by development “on-site”, but where developments will be making a financial contribution towards that delivery elsewhere. At present this is generally secured through S106 developer contributions, but in future this will be dealt with through the Community Infrastructure Levy (CIL). Examples of this would include East-West Rail and infrastructure serving the District as a whole.
- 3.5 The third category is non-strategic infrastructure that is a requirement as part of development wherever that development is located and whatever its magnitude. This relates primarily to infrastructure directly linked to the additional needs of the additional development and will generally be “local” facilities. However this is generally infrastructure required by the development itself, and so cannot be looked upon as an infrastructure “gain” for the broader area.

- 3.6 On larger schemes this latter category is likely to be provided on-site directly by the developer (e.g. primary schools, community and sport facilities or equipped areas of play as part of the play provision requirements). On smaller schemes this may come through financial contributions to improving facilities in the locality (e.g. sport & leisure improvements) and so in delivery terms may land up being secured under a mixture of S106 agreements and CIL. Affordable Housing also falls under this category as it is proportionate to the overall level of development and generally provided on site rather than through financial contributions.

Infrastructure Delivery Plan

- 3.7 To this end, there is an emphasis in both the VAP and CIL processes on the need to identify infrastructure requirements necessary to support the anticipated development and growth across the district. This report sets out the initial thinking on infrastructure requirements set out in the form of an Infrastructure Development Plan (IDP) for the planned growth.
- 3.8 The IDP has been developed based on two major strands of information gathering. Firstly from a review of existing legal agreements detailing what infrastructure provision is already signed up to by outstanding developments – such as the Berryfields MDA at Aylesbury and the London Road Development at Buckingham. Secondly, from discussions with specific service providers including utility companies.
- 3.9 Members will appreciate that what goes in an IDP is primarily informed by the responses and requirements of the service provider and that this may differ from what is perceived by others as the key infrastructure requirements.
- 3.10 Infrastructure planning needs to identify as far as possible infrastructure needs and costs, timescales and responsibilities for delivery and funding sources. These are set out in the schedules of the IDP attached as Appendix 1 to this report. The IDP includes three time periods – short term, medium term and long term. Some of the elements are quite specific, especially in the short term whereas others are expressed in a formulaic way, especially in the medium to long term.
- 3.11 The IDP included as Appendix 1 is a draft and even the final version will remain as a ‘live’ document to be updated throughout the life of the plan period (2011-2031). This will be required so as to accurately reflect current and future infrastructure requirements and allow programming of projects in accordance with reviews of the CIL and annual funding allocation processes, plus any wider changes implemented by successive Governments. It is also clear that some service providers have found it easier to predict and justify future requirements than others.

Community Infrastructure Levy

- 3.12 In addition, the IDP will form a key element of the evidence base to inform the justification of the Council’s proposed Community Infrastructure Levy (CIL) Charging Schedule.
- 3.13 The Community Infrastructure Levy (CIL) is a new levy that local authorities can choose to charge on new developments in their area to fund necessary infrastructure. By providing additional infrastructure to support development of

an area, CIL is expected to have a positive economic effect on development across an area in the medium to long term.

- 3.14 The CIL legislation came into force in 2010 and will largely replace Section 106 developer contributions as the means to fund off-site infrastructure. In order to continue to require contributions to off-site infrastructure requirements, local authorities must have a CIL in place by April 2014. The Council is proposing to bring a CIL into effect before April 2014, which will replace our existing developer contributions regime for new and future development approved after adoption.

Delivery & Priorities

- 3.15 Members will note that it is not the role of the IDP to prioritise what infrastructure elements should be delivered, and in particular what funds should be allocated to the delivery of infrastructure. These decisions will be taken by the relevant individual service providers and, in the future for CIL through the governance arrangements which will need to be established to allocate CIL monies.
- 3.16 It should not be expected that all infrastructure identified in the IDP will be delivered, within the timeframes identified, or at all. Inclusion of infrastructure schemes within this IDP does not automatically result in schemes being included on the Council's list for schemes to be funded through CIL. It is anticipated that some of the schemes included within the IDP may be funded, or part funded, through CIL but may also receive funding from other sources – such as Growing Places Fund; Local Major Transport Funding and the service providers own capital programme or funding regime.

Conclusion

- 3.17 This report is intended to provide an initial overview of the continuing work on infrastructure planning and allow the Committee the opportunity to review the Infrastructure Delivery Plan in the current form. The importance of providing infrastructure to accompany growth is fully appreciated and Members are asked to consider whether there are any particular areas of the IDP which they would wish to investigate in greater depth. If Members do wish to look at any particular aspects further they may wish to consider the most appropriate ways to take this forward (e.g. a smaller task and finish group who could meet with particular service providers).

4 Resource implications

- 4.1 Preparing the IDP can be met within the existing Forward Plans work programme budget. The delivery of the infrastructure has far more significant resource implications, especially given the current state of development economics and the public sector finances.

5 Response to Key Aims and Objectives

- 5.1 To enable the delivery of the Vale of Aylesbury Plan in line with the Corporate Plan.

Vale of Aylesbury Plan: Infrastructure Delivery Plan

DRAFT

September 2012

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DRAFT

Purpose of the Infrastructure Delivery Plan (IDP)

The Infrastructure Delivery Plan (IDP) forms part of the evidence base of the Vale of Aylesbury Plan). The VAP establishes the strategic planning framework for Aylesbury Vale district which will help deliver planned growth for the district to 2031.

There is an increased emphasis on the need to identify infrastructure requirements necessary to support the current and planned development and growth across the district. The IDP sets out the current infrastructure requirements. The IDP will also form part of the evidence base to inform the justification for the planned Aylesbury Vale Council's Community Infrastructure Levy (CIL) Charging Schedule.

The IDP addresses the issue of infrastructure provision by identifying infrastructure requirements and issues regarding deliverability (a where, when and how approach).

What is infrastructure

The first task of the drafting of the IDP is to identify a definition of infrastructure. The South East Plan (SEP) in Policies CC7 and Policy CC8 (for green infrastructure) sets out following:

Infrastructure Sectors	Infrastructure Element
Transport	Airports, ports, road network, cycling and walking infrastructure, rail network
Housing	Affordable Housing
Education	Further and higher education Secondary and primary education Nursery schools
Health	Acute care and general hospitals, mental hospitals

	Health centres / primary care trusts
Social Infrastructure	Supported accommodations Social and community facilities Sports facilities and leisure centres
Green Infrastructure	<p>Is a strategically planned network of high quality multi-functional green space and interconnecting links in, urban and rural areas with environmental features designed in delivering a wide range of environmental social and economic quality of life benefits for local communities (definition derived from NPPF & AVDC GI Strategy).</p> <p>The following areas can form part of networks of green infrastructure: Urban and country parks, formal gardens, Natural & semi-natural urban greenspaces Green corridors (including river & canal banks, cycleways & rights of way) Outdoor sports facilities Amenity greenspaces Provision for children & teenagers (including play areas, skateboard parks, outdoor basketball hoops and other more informal areas) Allotments, community gardens and city (urban) farms Cemeteries & churchyards Accessible countryside in urban fringe areas River & canal corridors</p>

	Green roofs and walls
Public Services	Waste management and disposal Libraries Cemeteries Emergency services (police, fire, ambulance)* Places of worship Prisons, drug treatment centres
Utilities	Services Gas Supply Electricity Supply Heat Supply Waste water treatment Telecommunications infrastructure
Flood defences	Improve water resource and flood management which Includes sustainable drainage systems

While it is the Government's intention to abolish the SEP the above is comprehensive and is used as the basis for the schedule detailed in the Appendix.

Structure of the Report

The IDP includes individual chapters relating to different sectors of infrastructure. Each chapter identifies the elements of infrastructure required to support growth in the district, when required and commentary regarding deliverability. This is brought together in a detailed Infrastructure Schedule at the end of the document.

The role of the IDP is not to prioritise what infrastructure elements should be delivered, and in particular what funds should be allocated to the delivery of infrastructure. These decisions will be taken by individual service providers and, in relation to CIL through the governance arrangements established to allocate CIL monies.

On this basis, it should not be expected that all infrastructure identified in the IDP will be, within the timeframes identified, or at all. Inclusion of infrastructure schemes within this IDP does not automatically result in schemes being included on the (future)

Council's list for schemes to be funded through CIL. It is anticipated that some of the schemes included within the may be funded, or part funded, through CIL but may also receive funding from other sources.

The IDP is intended to be a live document and planning tool, so regular reviews will be required to keep it up to date. The Council, together with its partners will need to look at both updating and for ways to fund and provide the necessary infrastructure. Moreover, the Vale of Aylesbury Plan looks forward to 2031 – over this period there will be significant change to the wants, needs and requirements of infrastructure serving the District population. This document will change over time and increasingly infrastructure will be delivered through growth.

Aylesbury Vale District Infrastructure Overview

In the current and foreseeable future economic climate there will not be substantial amounts of public funding to deliver “big-ticket” strategic infrastructure. Additionally, development economics means that schemes cannot bear the same sort of burden of developer contributions as they have in the past (or public perception suggest they can) and still remain viable. In reality we need to be taking an approach which looks towards all opportunities to deliver infrastructure, provided these are balanced against the impact of the development concerned. It is important to distinguish between three different sides to securing infrastructure through the Vale of Aylesbury Plan.

Firstly there will be locationally-fixed infrastructure that can only realistically be delivered through developments or where a substantial proportion of it is provided directly as part of developments. An example of this is the Eastern Link Road at Aylesbury, which is not going to realistically secure full funding from the public purse in the foreseeable future, but which is seen as a very high priority. In such cases the need to secure the delivery of infrastructure effectively dictates some allocations through the Vale of Aylesbury Plan

The second aspect is strategic infrastructure which will not be delivered directly by development “on-site”, but where developments will be making a financial contribution towards that delivery elsewhere. At present this is generally secured through S106 developer contributions, but in future this will be dealt with through the Community Infrastructure Levy (CIL). Examples of this would include East-West Rail and infrastructure serving the District as a whole.

The third category is non-strategic infrastructure that “rolls out with the carpet” as part of development wherever that development is located and whatever its magnitude. This relates primarily to infrastructure directly linked to the additional needs of the additional development and will generally be “local” facilities. However this is generally infrastructure required by the development itself, and so cannot be looked upon as an infrastructure “gain” for the broader area. On larger schemes this is likely to be provided on-site

directly by the developer (e.g. primary schools, community and sport facilities or equipped areas of play as part of the play provision requirements). On smaller schemes this may come through financial contributions to improving facilities in the locality (e.g. sport & leisure improvements) and so in delivery terms may land up being secured under a mixture of S106 agreements and CIL. Affordable Housing also falls under this category as it is proportionate to the overall level of development and generally provided on site rather than through financial contributions.

Throughout the VAP preparation process there has been a strong pressure for it to be infrastructure (and jobs) led. In reality this relates mainly to the overall level of growth chosen (and therefore the overall infrastructure “pot” that will generate), and how the location and magnitude of development can directly secure the provision of strategic transport infrastructure. This transport infrastructure element is at the fore of decisions at Aylesbury and was a key factor in the Strategic Development Control Committee’s decision to support the Aylesbury East major development scheme. The other way in which infrastructure directly drives the magnitude or distribution of growth in VAP is at Winslow where an increased level of growth was linked to the provision of East-West Rail with a station at Winslow

Infrastructure to Support Vale of Aylesbury Plan 2012 - 2031

SERVICE	Project	Who delivers	When	Cost	Commentary
HEALTH SERVICES					
Acute					
Short Term (2012 – 2016)	Stoke Mandeville Hospital Development Control Plan (2007) Multi storey car park A & E Extension	Buckinghamshire Hospitals NHS Trust	To 2015 2013 – 2014 2012 - 2013	no contribution sought	Document looking at how services can be consolidated within existing and new buildings.
Medium Term (2017 – 2021)		Buckinghamshire Hospitals NHS Trust			Greenspace Design for Health and Well-being The guidance set out in this Practice Guide represents a step forward in our thinking about the benefits of the outdoors for health and well-being.
Long Term (2022 -)					
Primary					
Short Term (2012 – 2016)	New Berryfields MDA Surgery to serve Berryfields & Weedon Hill MDAs Aylesbury - Extension to	PCT PCT/GPs	2012 – 13	no contribution sought PCT	PCT bidding for site within Berryfields Local Centre

SERVICE	Project	Who delivers	When	Cost	Commentary
	<p>Poplars Grove Surgery</p> <p>Aylesbury – Extension to Mandeville Surgery</p> <p>Buckingham - London Road – site for new healthcare centre</p>	<p>PCT/GPs</p> <p>Developers under S.106</p>	<p>2012 – 13</p> <p>2014 - 2016</p>	PCT	Site/Building to be provided for rent
Medium Term (2017 – 2021)	Health facility for Aylesbury East	Developers S106/PCT (or replacement body)			
Long Term (2022 -)	<p>Proposals which result in more than 8,000 new residents (a patient list of four GPs) may require a new facility to be provided.</p> <p>On smaller residential development sites, and where the new development increases demand on existing community facilities, the need for new provision is likely to be replaced by extending the existing facilities.</p> <p>PCT are looking at a change in this existing practice in terms of seeking financial</p>				To be reviewed with relevant health authorities.

SERVICE	Project	Who delivers	When	Cost	Commentary
	contributions based on population/patient estimates - using a model devised in Oxfordshire. The level of contributions that will be expected will depend upon the scale and type of the development proposed, and the amount, if any, of spare capacity in the local GP practice or practices.				
Mental Health					
Short Term (2012 – 2016)	Redevelopment of Manor House/Tindal Hospital Aylesbury	Oxfordshire Mental Health Trust	Work started mid 2012 – completion mid/end 2013		Replacement facility combining Manor House & Tindal Hospital on reduced site area no outside financial contribution sought – funded from realising development value on remainder of land holdings.
Medium Term (2017 – 2021)					
Long Term (2022 -)					
EDUCATION					
Higher					

SERVICE	Project	Who delivers	When	Cost	Commentary
Short Term (2012 – 2016)	Aylesbury - University Technical College on Aylesbury College Campus (600 place) Silverstone -University Technical College (now proposed in South Northants Council area) Buckingham University	Government funded Government funded/Silverstone/LEP	2013		At present no contributions sought SMLEP Grant applied for
Medium Term (2017 – 2021)	Buckingham University				
Long Term (2022 -)					
Further					
Short Term (2012 – 2016)					At present no contributions sought (related to Higher education above?)
Medium Term (2017 – 2021)					
Long Term (2022 -)					
Long Term General Education Note					
Long Term (2022 -)	Currently, Education Infrastructure Requirements determined by BCC's adopted guidance "Children & Young People's Service				Awaiting information

SERVICE	Project	Who delivers	When	Cost	Commentary
	<p>Guidance on Planning Obligations for Education Provision" (adopted June 2010). The aim of this guidance is to secure a coherent and consistent approach to ensuring that developers provide or make appropriate contributions to meet the costs of additional education infrastructure requirements generated by new housing developments. Need assessment encompasses Primary & Secondary Provision (4-18 year olds); Pre-School Provision (3-4 year olds); Children Centres including Early Years Provision (0-3 year olds); & Special School Provision. Where developer contributions are required, they are calculated by multiplying the number of children likely to be generated by the net dwellings from the development by the costs of providing</p>				

SERVICE	Project	Who delivers	When	Cost	Commentary
	additional places. Tables in the guidance are provided for these calculations to be made. Education infrastructure (including sports facilities) required may include land and buildings for a new school or more typically an extension to an existing school to increase the capacity of the school to meet the needs of additional pupils. BCC will require a new school where existing schools do not have the scope to expand or are unsuitable to accommodate planned development (e.g. pupils would need to cross a major road).				
Secondary					
Short Term (2012 – 2016)	Aylesbury – New Aylesbury Vale Academy Berryfields MDA	Developers under S.106	To open September 2013		Awaiting information
Medium Term (2017 – 2021)	Aylesbury – Aylesbury East- Serviced land for new Secondary School	Developers S.106			Awaiting information
Long Term (2022 -)	Based on previous advice & practice a development				Awaiting information

SERVICE	Project	Who delivers	When	Cost	Commentary
	threshold of 5,000 dwellings requires a new secondary school.				
Primary					
Short Term (2012 – 2016)	Aylesbury Weedon Hill (Buckingham Park) new school Aylesbury –Berryfields MDA – 420 places primary school Aylesbury East Primary School Buckingham - London Road 210 place Primary School	Developers under S.106 Developers under S.106 Developers under S.106 Developers under S.106	To open September 2012 2013 2013 - 2016 September 2014	£7m	
Medium Term (2017 – 2021)	Aylesbury – Berryfields MDA- second 420 places Primary School Aylesbury – Aylesbury East 1x primary school	Developers S.106 Developers S.106	2017 - 2021 2017 - 2021	£7m	
Long Term (2022 -)	Based on previous advice & practice a development threshold of up to 1,400				

SERVICE	Project	Who delivers	When	Cost	Commentary
	dwelling requires a new primary school.				
Nursery & Early years					
Short Term (2012 – 2016)	Aylesbury – Berryfields MDA-52 place nursery in primary school	Developers under S.106	2013		
	Aylesbury East - Nursery/Crèche facility	Developers under S.106	2013 - 2016	£300K	
	Buckingham - London Road 26 place nursery with Primary School	Developers under S.106	Open September 2014		
Medium Term (2017 – 2021)	Aylesbury – Berryfields MDA-52 place nursery in primary school	Developers S.106	2017 – 2021		
	Aylesbury – Aylesbury East 2x nursery/crèche facilities	Developers S.106	2017 - 2021	£600K	
Long Term (2022 -)	see general comments above but note that a development of over 2000 dwellings will generate the need for a Children’s Centre (example given in guidance of a building of some 200 m2 and external area of 235 m2)				
Extended Hours					

SERVICE	Project	Who delivers	When	Cost	Commentary
Short Term (2012 – 2016)	Specific community room in each new build school	Developers under S.106/BCC	2013 - 2016		
Medium Term (2017 – 2021)	Specific community room in each new build school	Developers under S.106/BCC	2017 - 2021		
Long Term (2022 -)					
Special Schooling					
Short Term (2012 – 2016)					Awaiting information
Medium Term (2017 – 2021)	for developments over 200 dwellings an assessment will be made of the need to secure additional accommodation for pupils with special educational needs				
Long Term (2022 -)	As above				
16-19 Provision					
Short Term (2012 – 2016)					Awaiting information
Medium Term (2017 – 2021)					Awaiting information
Long Term (2022 -)					
Adult Learning					Awaiting information
Short Term (2012 – 2016)	Adult learning floorspace, probably provided within other community facilities				
Medium Term (2017 – 2021)	Adult learning floorspace, probably provided within				

SERVICE	Project	Who delivers	When	Cost	Commentary
	other community facilities				
Long Term (2022 -)					
EMERGENCY SERVICES					
Police					
*Short Term (2012 – 2016)	Based on previous advice, the provision of on site facilities (shared with other service facilities if appropriate) in major developments are required. Thames Valley Police are also keen to expand “traditional contributions policy” to include revenue-type expenditure on areas such as additional PCSO’s and other operational costs.				*TVP has commented on the basis of what 6000 additional homes will mean to them in terms of infrastructure across the whole time period. For example, at Aylesbury an additional 3200 homes will mean that the cost of new equipment such as marked cars, funding for additional PCSO’s, and alterations to Aylesbury Police Station is estimated to be £708.406.
*Medium Term (2017 – 2021)					Within the Aylesbury sub market and southern vale the additional 960

SERVICE	Project	Who delivers	When	Cost	Commentary
					homes will require items such as a mobile police station and mobile IT facilities plus new vehicles and other equipment such as ANPR cameras. This is estimated to be £305,310 during the plan period.
*Long Term (2022 -)					*For Haddenham and Wendover (130 homes) the estimated cost for staff and equipment is £45,460. For Buckingham, Winslow and the northern Vale where the proposals accommodate 1705 new homes the infrastructure requirements are 2 patrol cars, additional PCSO, ANPR cameras, mobile IT facilities, bicycles and other equipment. The estimated cost of

SERVICE	Project	Who delivers	When	Cost	Commentary
					this is £375,608. This gives a total estimated cost to 2031 of £1, 434,784
Fire					
Short Term (2012 – 2016)	<p>Based on previous considerations new building requirements flow from how close proposed development will be to the Stocklake fire station and other satellite fire stations to determine the need for additional facilities.</p> <p>In order to maintain efficient response services, it is of vital importance to maintain water supplies and to ensure the provision of fire hydrants to service new developments.</p> <p>Fire suppression sprinkler systems are recommended especially in the homes of vulnerable persons and to protect 'at risk' buildings such as schools and nursing homes.</p>				Awaiting information

SERVICE	Project	Who delivers	When	Cost	Commentary
Medium Term (2017 – 2021)	As above				
Long Term (2022 -)					
Ambulance					
Short Term (2012 – 2016)	Based on previous advice 1 ambulance standby amenity point (ASAP) serviced space within commercial/retail area (car park)				Awaiting information
Medium Term (2017 – 2021)					
Long Term (2022 -)					
COMMUNITY FACILITIES					
Green Infrastructure / Strategic Open Space (2 - 500 ha)	<p>ANGST requires community access to strategic open space. It defines four tiers of green space based on distance thresholds as outlined below.</p> <ul style="list-style-type: none"> • 2ha+ accessible green space 300m of households • 20ha+ accessible green space 2km of households • 100ha+ accessible green 				

SERVICE	Project	Who delivers	When	Cost	Commentary
	<p>space 5km of households</p> <p>500ha+ accessible green space 10km of households</p>				
<p>Short Term (2012 – 2016)</p> <p>Provision of local public open space 2ha+; 20ha+ Accessible Green Space</p> <p>New developments over 50 dwellings to provide sustainable public open space provision by the creation of at least 2ha (if required by council audit data) or provide additional open space to improve GI connectivity or/ and off site contribution.</p> <p>New developments over 100 dwellings to provide sustainable public open space by the creation of at 20ha (if required by council audit data) or provide additional open space to improve GI connectivity or/and off site contribution.</p> <p>At least 1ha of Local Nature</p>	<p>Aylesbury – Berryfields MDA: Riverside Park North (11.8ha) Riverside Park South (5.6ha) Roman Road Park (5.0ha)</p> <p>Aylesbury – Weedon Hill MDA: Riverside Linear Park; Community Park</p> <p>Aylesbury - Aylesbury East: Broughton Brook Park (1.8ha) Canal Park (PH1) (13.2ha)</p>	<p>Developers under S.106</p> <p>Developers under S.106</p> <p>Developers under S.106</p>	<p>2013 – 2016</p> <p>2013 - 2015</p>	<p>£400K</p> <p>£1.15m</p>	

SERVICE	Project	Who delivers	When	Cost	Commentary
Reserve should be provided per 1,000 population					
Medium Term (2017 – 2021) Provision of 100ha+ Accessible Green Space	Aylesbury – Aylesbury East: Regional Wetlands Reserve (100ha) including Visitor Community Building	Developers under S.106	2017 - 2021	£4m	
Long Term (2022 -) Provision of 500ha+ Accessible Green Space or contribution to this tier	Aylesbury East		2022 -	£105,280	Expectation for this to be through a contribution towards existing off site provision – Chilterns/Wendover Woods.
Improved access to Strategic Green Infrastructure					
Short Term (2012 – 2016)	Grand Union Canal Triangle Aylesbury – Quarrendon SAM/Quarrendon Leas Vale Park Trees Please	Developers under S.106	2012 - 2016	Transfer Autumn 2012	

SERVICE	Project	Who delivers	When	Cost	Commentary
Medium Term (2017 – 2021)	Grand Union Canal Triangle Aylesbury Linear Park	Aylesbury – Berryfields MDA: Quarrendon Open Space (7.9ha) Hardwick Brook Park (North & South 8.8ha) Ridgeline Park (East & West 12.6ha) Marston Brook Park (3.5ha)	2017 – 2021 2017-2021	£1.85m	Improvements in consultation with approved Aylesbury Vale Green Infrastructure Strategy 2011 – 2026. Contributions sought to improve existing corridors and GI such as Aylesbury Arm Canal or Wendover Arm Canal, Wendover Woods, Aylesbury Linear Park
		Aylesbury – Aylesbury East: Railway Park (6.5ha) Canal Park (PH2) (5.1ha)	2017-2021		
	Local Nature Reserves	Aylesbury – Aylesbury East (x2): Canal side North (20ha) Canal side South (15ha)	2017-2021		
	Wendover Woods				
Long Term (2022 -)	Bernwood Forest Whaddon Chase	Various Various	2022- 2022-		Contributions sought to improve and connect existing corridors, habitats by creating

SERVICE	Project	Who delivers	When	Cost	Commentary
					a 500ha+ publically accessible green space for the district.
Playing pitches					
Short Term (2012 – 2016)	Aylesbury – Berryfields MDA: Joint use with Secondary School Buckingham - London Road – formal sports ground with 2 sports pitches	Developers under S.106/BCC Developers under S.106	2013 2014		Determined via the Playing Pitch Strategy
Medium Term (2017 – 2021)	Aylesbury East – allied to secondary school First phase of pitches (dual public/private usage)	Developers under S.106	2017 - 2021		Determined via the Playing Pitch Strategy
Long Term (2022 -)					Determined via the Playing Pitch Strategy which takes into account local need and provision and the demand which the new development would place - either on site or through a contribution to off

SERVICE	Project	Who delivers	When	Cost	Commentary
					site provision and depend upon existing provision, capacity and the location of the development. The provision of grass pitches and play areas is in addition to the requirements for other open space provision. The provision in one location is subject to, the spatial area provided includes that required for open spaces plus play and sports pitches.
Children's Play - LEAPs					
Short Term (2012 – 2016)	Aylesbury - Berryfields MDA (x2)	Developers under S.106	2013 – 2016	£120K	
	Aylesbury - Gatehouse Quarter	Developers under S.106	2013 - 2015	£100K	
	Aylesbury – Aylesbury East x2	Developers under S.106	2014		

SERVICE	Project	Who delivers	When	Cost	Commentary
	Buckingham – Moreton Road (x1 & MUGA)	Developers under S.106	2012 - 2013		
	Buckingham - London Road (x2)	Developers under S.106	2013 – 14		
	Winslow – Verney Road	Developers under S.106	2013 - 14		
Medium Term (2017 – 2021)	Aylesbury - Berryfields MDA (x6)	Developers under S.106	2017 – 2021		
	Aylesbury – Aylesbury East(x7)	Developers under S.106	2017 - 2021	£350K	
Long Term (2022 -)					Expect to have complete spatial coverage so that all householders have access to these as follows: LEAPS – 240m radius spatial coverage
Children's Play - NEAPs & MUGAs					
Short Term (2012 – 2016)	Aylesbury - Weedon Hill MDA (x2 super NEAPS including skate park &	Developers under s.106	2013 – 2015	£200K	

SERVICE	Project	Who delivers	When	Cost	Commentary
	MUGA) Aylesbury – Berryfields MDA (x4) Aylesbury (Bierton Parish) - Aylesbury East x1 Buckingham – London Road x1	Developers under s.106 Developers under s.106 Developers under s.106	2013 – 2016 2013 – 2016 2014		
Medium Term (2017 – 2021)	Aylesbury - Berryfields MDA (x1& Skate Park) Aylesbury – Aylesbury East(x2 including 1 MUGA)	Developers under S.106 Developers under S.106	2017 - 2021	£220K	
Long Term (2022 -)					Expect to have complete spatial coverage so that all householders have access to these as follows: NEAPS – 600m radius spatial coverage
Rights of Way					
Short Term (2012 – 2016)	Development of internal network in development areas and connections to	Developers under S.106/CIL			

SERVICE	Project	Who delivers	When	Cost	Commentary
	existing network.				
Medium Term (2017 – 2021)	Development of internal network in development areas and connections to existing network.	Developers CIL Contributions			
Long Term (2022 -)					
Community Centres					
Short Term (2012 – 2016)	Aylesbury - Community Centre Weedon Hill (Buckingham Park)	Developers under S.106	complete and awaiting opening/transfer to Parish Council – Summer 2012	£1.2m	Outcome will determine future provision and facilities.
	Aylesbury - Temporary Community Centre Berryfields MDA	Developers under S.106	On site Autumn 2012		
	Aylesbury – Berryfields MDA: Permanent facility within Secondary School	AVDC	2013		
	Aylesbury – Review of our built facilities	Developers under S.106	2012/13	£300K	
	Aylesbury – Aylesbury East x1	Developers under S.106	2014		
	Buckingham - London Road Community Centre/Pavilion (with				

SERVICE	Project	Who delivers	When	Cost	Commentary
	formal sports area)				
Medium Term (2017 – 2021)	Aylesbury – Aylesbury East (x2)	Developers under S.106		£800K	
Long Term (2022 -)					A requirement of 1 centre per 7000 population and may be on site or through an off site contribution.
Sports Centres and Swimming Pools					
Short Term (2012 – 2016)	Aylesbury – Extension to Aqua Vale Swimming Pool	AVDC/AVCT/Developers under S.106	Completion Sept 2012	£6m	Outcome will determine future provision and facilities.
	Leisure Management Contract Review	AVDC/winning Tenderer	2012 – 2013		
	Buckingham Swan Pool & Leisure Centre– Synthetic Turf Pitch investment	AVDC	2012	£200K	
Medium Term (2017 – 2021)	Expect a financial contribution for off site provision towards sports halls and swimming pools	Developers CIL Contributions			Subject to Management contract above.
Long Term (2022 -)					
Arts/Heritage/Entertainment					
Short Term (2012 – 2016)	expect a financial contribution for off site provision towards arts				

SERVICE	Project	Who delivers	When	Cost	Commentary
	and entertainment facilities. We would expect the developer to provide public art on site.				
Medium Term (2017 – 2021)					Requirements subject to conclusions of AVDC Leisure & Cultural Facilities Study (late 2012)
Long Term (2022 -)					
Allotments	The requirement is for 9 plots per 1000 population.				
Short Term (2012 – 2016)					
Medium Term (2017 – 2021)	Aylesbury East				
Long Term (2022 -)					
Libraries					Awaiting information
Short Term (2012 – 2016)					
Medium Term (2017 – 2021)					
Museums and Archives					Awaiting information
Short Term (2012 – 2016)					

SERVICE	Project	Who delivers	When	Cost	Commentary
Medium Term (2017 – 2021)					
Long Term (2022 -)					
Archaeology					Awaiting information
Short Term (2012 – 2016)					
Medium Term (2017 – 2021)					
Long Term (2022 -)					
Crematorium					
Short Term (2012 – 2016)	New Crematorium	Private/Local Crematorium Board		no contribution sought	
Medium Term (2017 – 2021)					
Long Term (2022 -)					
Burial Grounds					
Short Term (2012 – 2016)	Contributions based on local need assessment				
Medium Term (2017 – 2021)					
Long Term (2022 -)					
SOCIAL CARE					
Adult Social Care					Awaiting information
Short Term (2012 – 2016)	Currently no contributions sought on major developments. Previously				

SERVICE	Project	Who delivers	When	Cost	Commentary
	BCC included a requirements for facilities such as Units for older people, mental health, learning disability, physical and sensory disability, people at risk of homelessness and day services				
Medium Term (2017 – 2021)					
Long Term (2022 -)					
Youth and Community Services					Awaiting information
Short Term (2012 – 2016)	As above				
Medium Term (2017 – 2021)					
Long Term (2022 -)					
Children and Young People					Awaiting information
Short Term (2012 – 2016)	As above				
Medium Term (2017 – 2021)	Aylesbury – Aylesbury East – 1x children’s centre	Developers under S.106		£500K	
Long Term (2022 -)					
WASTE					
Refuse collection and Recycling					

SERVICE	Project	Who delivers	When	Cost	Commentary
Short Term (2012 – 2016)	Aylesbury Waste & Recycling Depot redevelopment - to accommodate the transfer requirements of Council's new waste & recycling collection services – commencing 4 Sept 2012. North AVDC – Waste Transfer Facility – holding recycling material for collection	AVDC AVDC/Private Contractor	commenced 2012 – completion 2013 2013	£3.65m	To review after 10 years or when changes to waste collection legislation require a review.
Medium Term (2017 – 2021)	To review after 10 years or when changes to waste collection legislation require a review.				
Long Term (2022 -)					
Waste Disposal					
Short Term (2012 – 2016)	Calvert - Energy from Waste Plant Bio Mass Plant	Private Contractor/BCC Private Contractor/BCC	2015		Waste management facilities including Household Waste Recycling Centres (HWRC), Residual Waste Transfer Stations (WTS) and residual waste treatment facilities.
Medium Term (2017 – 2021)					

SERVICE	Project	Who delivers	When	Cost	Commentary
Long Term (2022 -)					
AFFORDABLE HOUSING					
Affordable Housing					
Short Term (2012 – 2016)	Target 35% as per adopted Council Policy – subject to viability assessment. (Note negotiated on a separate basis to other infrastructure).				
Medium Term (2017 – 2021)					
Long Term (2022 -)					
TRANSPORT					
Roads					
Short Term (2012 – 2016)	Aylesbury - Western Link Road (A41 – A413); Aylesbury - Eastern Link Road Part (A418 - Stocklake Link Road) Stocklake Link Road (Eastern Link Road to Oakfield Road) including new junction to Oakfield Road (A4157) (commencement) Aylesbury - Signalisation	Developers under S.106s Developers under S.106. Developers under S.106	2013/2014	£23m £100K	

SERVICE	Project	Who delivers	When	Cost	Commentary
	<p>of the Broughton Lane Canal Bridge (Aylesbury East),</p> <p>Aylesbury - Improvements to A41 Tring Road/A4157 Oakfield Road junction programmed in with Arla Development</p> <p>Develop Aylesbury, Buckingham & Winslow transport strategies infrastructure schedules</p> <p>Aylesbury Inner Relief Road Improvements including above strategies</p> <p>Town wide contribution for junction improvement in line with Aylesbury strategy linked as above</p> <p>Subject to further input from BCC</p>	<p>Developers under S.106s</p> <p>BCC</p> <p>BCC/CIL</p> <p>BCC/CIL</p>	<p>2013/14</p> <p>2013/14</p> <p>Available 2013</p> <p>2014 onwards</p> <p>Spring 2013</p> <p>Over 5 year period</p>		<p>Outcome will determine future requirements and specific schemes. Buckingham specific proposals likely to be included as part of Neighbourhood Plan work.</p>

SERVICE	Project	Who delivers	When	Cost	Commentary
Medium Term (2017 – 2021)	<p>Aylesbury - Eastern Link Road Part (A418 - Stocklake Link Road) Stocklake Link Road (Eastern Link Road to Oakfield Road) including new junction to Oakfield Road (A4157) (completion)</p> <p>Aylesbury – Remainder of Eastern Link Road (Canal Crossing & Link to Woodlands Roundabout on A41).</p> <p>Aylesbury - Stocklake Improvement</p> <p>Town wide contribution for junction improvement in line with Aylesbury strategy</p> <p>Silverstone – new access to A43 (in South Northants Council area).</p>	<p>Developers under S.106</p> <p>BCC/CIL</p> <p>Developers/BCC/CIL/other</p> <p>BCC/CIL</p> <p>BCC/CIL</p> <p>Silverstone</p>	<p>2018</p> <p>2015 – 2021</p> <p>2017 – 2021</p> <p>Awaiting BCC</p>	<p>£12 - £25m subject to BCC infrastructure list</p> <p>Up to £10.</p>	<p>Estimate based on section north of canal</p> <p>Estimate based on previous design work</p>

SERVICE	Project	Who delivers	When	Cost	Commentary
Long Term (2022 -)	<p>(continue) Town wide contribution for improvement in line with Aylesbury strategy</p> <p>Buckingham - A421 improvements Buckingham – MK</p> <p>A418 Improvements Aylesbury - Linslade Bypass.</p>			<p>potential total cost of £60M</p> <p>potential total cost of £80m</p>	
Public Transport					
Short Term (2012 – 2016)	<p>Various - Support for local bus services – for 3 - 5 year periods.</p> <p>Provision of high quality bus routes serving developments. Provision of Real Time Passenger Information and bus shelters (as provided on Aylesbury Hub); Bus gates into surrounding development; Sustainable towns contribution.</p>	<p>Developers under S.106s</p> <p>Developers under S.106/BCC/CIL</p>	<p>2012 – 2015</p> <p>2012 - 2015</p>		
Medium Term (2017 – 2021)	Provision of high quality E/W bus route through				

SERVICE	Project	Who delivers	When	Cost	Commentary
	Aylesbury linking ARLA and Berryfields Parkway railway station. Provision of Real Time Passenger Information and bus shelters (as provided on Aylesbury Hub); Bus gates into surrounding development; Sustainable towns contribution; Support for local bus service - over 5 years.				
Long Term (2022 -)	New bus station Aylesbury;			£25m	
Cycle/Walking					
Short Term (2012 – 2016)	New signal Controlled pedestrian crossing A41 Tring Road Aylesbury - Canal towpath improvements – programmed in with Aylesbury East/Arla Developments. Buckingham - London Road – new signal controlled crossings (x2)	ALUTS funds/BCC Developers under S.106s Developers under S.106s	2012/2013 2013 - 2016		

SERVICE	Project	Who delivers	When	Cost	Commentary
	across London Road & A421 Buckingham Bypass. Develop internal development network and provide/develop linkages to existing networks;	Developers under S.106s/TfB/AVDC			
Medium Term (2017 – 2021)	Develop internal development network and provide/develop linkages to existing networks;	Developers under CIL/TfB/AVDC			
Long Term (2022 -)					
Urban Traffic Management Aylesbury					
Short Term (2012 – 2016)	2 new UTMC Cameras, Tring Road/Cambridge Street (see also Aylesbury Strategy above)	ALUTS funds/BCC	2012/2013	£50K	
Medium Term (2017 – 2021)					
Long Term (2022 -)					
Rail					
Short Term (2012 – 2016)	East West Rail –Bicester - Winslow - MK & Aylesbury - Princes Risborough. Includes	Government funding as part of HLOS – new rail schemes over next five years. Local Contributions	Commence works 2014/15 and completion 2017/18 – see	£270m + 120m add on for electrification	Amount of Local Contribution not specified

SERVICE	Project	Who delivers	When	Cost	Commentary
	New station at Winslow – (Commencement)	from Local authorities/CIL	medium programme	of Oxford to Bedford Section.	
Medium Term (2017 – 2021)	East West Rail - Aylesbury - Winslow - MK & Aylesbury - Princes Risborough. New station at Winslow. Services open & running	EWR Consortium/DfT/Network Rail	2017		
Long Term (2022 -)	Aylesbury – Marylebone Chiltern Line Rail Improvements				
AYLESBURY TOWN CENTRE					
Supporting Developments					
Short Term (2012 – 2016)	Supermarket & Hotel Building & Associated Car Park Exchange Street (Academy) education Waterside Retail development/Restaurant Hubs	AVDC AVDC AVDC/Development partner	Completion mid 2013 Extend into medium/long term		
Medium Term (2017 – 2021)	Retail development/Restaurant Hubs	AVDC/Development partner	Extend into long term		
Long Term (2022 -)					
Environmental enhancements					

SERVICE	Project	Who delivers	When	Cost	Commentary
Short Term (2012 – 2016)	Public Realm enhancements around Theatre/Canal Basin area	AVDC/CIL			
Medium Term (2017 – 2021)	Contributions to pedestrian priority schemes in town centre				Awaiting information
Long Term (2022 -)					
TELECOMS					
High Speed Broadband					
Short Term (2012 – 2016)	Government policy to deliver super fast broadband to all communities by 2015. Continue to work with providers on roll out of Broadband with new developments & upgrade across District (Partnership activity with BTVLEP, BT and Openreach continuing).		2012 - 2015		
Medium Term (2017 – 2021)	– continue to work with providers on roll out of Broadband with new developments & upgrade across District.				
Long Term (2022 -)					
3G/4G mobile phone coverage					
Short Term (2012 – 2016)	As broadband				

SERVICE	Project	Who delivers	When	Cost	Commentary
Medium Term (2017 – 2021)	As broadband				
Long Term (2022 -)					
UTILITIES					
Sewage Treatment					
Short Term (2012 – 2016)	Aylesbury improvements programmed and funded Buckingham - contributions required for improvements	Developers			
Medium Term (2017 – 2021)					
Long Term (2022 -)					
Main Drainage					
Short Term (2012 – 2016)	Roll out with development				
Medium Term (2017 – 2021)					
Long Term (2022 -)					
Mains Water					
Short Term (2012 – 2016)	Roll out with development				
Medium Term (2017 – 2021)					
Long Term (2022 -)					
Electricity					

SERVICE	Project	Who delivers	When	Cost	Commentary
Short Term (2012 – 2016)	Bishopstone – Primary Electrical Sub Station Aylesbury - New sub station in Telford Way to support Berryfields & TW Sewage works expansion programme (application submitted July 2012) Aylesbury - New connection Aylesbury Town Centre to Bicester Road	Utility provider Utility Provider Utility provider	Mid 2012		Based on current negotiations on major development sites - roll out with development – no contribution sought.
Medium Term (2017 – 2021)					
Long Term (2022 -)					
Gas					
Short Term (2012 – 2016)	General Improvement/upgrade programme across town & connections to new developments – Weedon Hill/Berryfields/Aylesbury East Roll out with development	Utility provider	On-going programme		
Medium Term (2017 – 2021)					
Long Term (2022 -)					

SERVICE	Project	Who delivers	When	Cost	Commentary
Flood defences	Improve water resource and flood management including sustainable drainage systems.				
Short Term (2012 – 2016)	Aylesbury East - Flood Management System	Developers/S106	2013 - 2016		
Medium Term (2017 – 2021)	Aylesbury East - Flood Management System	Developers/S106	2017 - 2021		
Long Term (2022 -)					