Malvern Hills District, Worcester City and Wychavon District

South Worcestershire Infrastructure Delivery Plan

Update, December 2024

Contents

1. Introduction

Purpose of the IDP

1.1. The Infrastructure Delivery Plan (IDP) establishes the additional infrastructure and service needs required to support the level of development proposed in the South Worcestershire Development Plan Review (SWDPR) over the period to 2041 (and in the case of the two new settlements, beyond this period).

1.2. The SWDPR was submitted to the Secretary of State for Housing, Communities and Local Government in September 2023. The IDP that was prepared to support the Regulation 19 stage of the SWDPR was submitted alongside the plan as supporting evidence.

1.3. Following a request from the Inspectors who are examining the SWDPR, this update to the IDP has been prepared, largely to take account of the review and refresh to evidence underpinning the SWDPR. The key areas where updates have been required are:

- Flood Risk
- Education
- Healthcare Infrastructure
- Green Infrastructure and Open Space
- Transport

Other less significant updates have been made, following a review of the Regulation 19 consultation responses, and having re-contacted infrastructure providers for an update on projects and costs.

1.4. Based on discussions with infrastructure and service providers the IDP:

- provides a baseline position establishing current infrastructure provision, identifying any shortfalls and potential constraints to development; and
- sets out specific infrastructure and service requirements in respect of the South Worcestershire Councils' (SWC) proposed growth strategy contained in the Regulation 19 Local Plan (Publication Plan).

1.5. Due to the scale of development and associated infrastructure the four strategic growth areas have been dealt with separately; Throckmorton, Rushwick and Mitton each have a separate chapter within this document, whilst Worcestershire Parkway has its own standalone IDP, for which an addendum has been produced.. The separate chapters for Throckmorton, Rushwick and Mitton standalone IDP for Worcestershire Parkway provide a comprehensive overview of the infrastructure required for each of these sites along with phasing of infrastructure where this is known to be required at a particular point in delivery of the new settlements/growth areas.

1.6. The IDP will help ensure that the identified additional infrastructure and service needs are delivered in a timely, co-ordinated and sustainable way.

1.7. The IDP is based on the best available evidence of the infrastructure required within the Plan Area (South Worcestershire). Additional needs may be identified in the future, including by the more detailed technical assessments undertaken by developers when preparing planning applications. The IDP is a living document, and future iterations will be based on the latest available information at the time of writing.

1.8. It is expected that the requirements of the IDP will be taken into account when land is purchased or optioned for development, to ensure that development is viable including provision of the necessary infrastructure and services, and other Local Plan policy requirements such as habitat mitigation and affordable housing provision.

1.9. The document is set out in the following format:

- Chapter 1: Introduction and overview of the IDP its purpose and context.
- Chapter 2: Scale and Distribution of growth in South Worcestershire.
- Chapter 3: Finance and funding, setting out the funding and finance mechanisms available.
- Chapters 4-14: Details the current and required infrastructure in South Worcestershire for the Plan period with a separate chapter for each infrastructure type.
- Chapters 15-17: Details the infrastructure requirements for the three strategic growth areas, Throckmorton new settlement, Rushwick expanded settlement and Mitton; the requirements for the fourth strategic growth area, Worcestershire Parkway new settlement, are published in a separate standalone IDP.
- Chapter 18: Schedules of infrastructure for South Worcestershire.
- Chapter 19: Summary of costs and funding gap.

Infrastructure Definition

1.10. Section 216 of the Town and Country Planning Act 2008 defines ‘infrastructure’ as including (but not limited to) the following:

- Roads and other transport facilities;
- Flood defences;
- Schools and other educational facilities;
- Medical facilities;
- Sporting and recreational facilities;
- Open spaces

- Affordable housing.

1.11. The CIL Regulations 2010 (as amended) widened the definition of infrastructure to include ‘the provision, improvement, replacement, operation or maintenance of infrastructure, or anything else that is concerned with addressing demands that development places on an area’ [1] . Infrastructure meeting this definition will be delivered by a range of agencies and funding sources.

1.12. This IDP is concerned with the following types and sub-categories of infrastructure set out below.

[1] https://www.legislation.gov.uk/ukdsi/2014/9780111108543/contents

Table 1.1: Infrastructure types considered by the IDP	
Physical Infrastructure	
Transport	Strategic road network
	Local road network
	Public transport – Rail
	Public transport - Bus
	Active travel (walking and cycling)
Utilities	Electricity
	Gas
	Wastewater / water supply
Flood Risk	Flood risk
Waste Infrastructure	Household recycling centre
Telecommunications	Broadband
	Mobile network
Social Infrastructure	
Education	Nursery
	Primary
	Secondary
	SEND
Healthcare	Primary care (GP)
	Secondary care (Hospital)
	Social care
Emergency Services	Police service
	Fire service
	Ambulance service
Community Facilities	Community halls
	Libraries
	Archaeology and archives
Sport and Recreation facilities	Built facilities /courts and swimming
	Sports pitches
	Outdoor sports facilities
Green Infrastructure and Open Space	Natural green space
	Amenity
	Equipped place space
	Civic space
	Allotments

Affordable Housing

1.13. The provision of affordable housing is a key part of meeting the needs of the Plan Area, but it is not covered as part of this IDP.

1.14. The SWC's policy in respect of the levels of affordable housing required from new development is set out in Policy SWDPR18 of the emerging Local Plan 2021-2041. These levels have been the subject of testing through a Whole Plan and Strategic Site viability assessment which has been carried out to ensure that the cost implications of the policy requirements of the plan, and associated infrastructure needs, have been taken into account to ensure that the policy objectives of the Local Plan can realistically be achieved.

National Context

Please note, as the SWDPR as submitted will be examined against the 2021 National Planning Policy Framework (NPPF), under transitional arrangements, all references in this section relate to the 2021 version of the NPPF.

1.15. In order for the Local Plan to be found sound at Examination, it must be shown to be effective and deliverable over the Plan period. To demonstrate deliverability, Local Planning Authorities are expected to ensure that there is a reasonable prospect that planned infrastructure is capable of being provided when needed.

1.16. The National Planning Practice Guidance (NPPG) establishes that a plan is an opportunity for the strategic policy-making authority to set out a positive vision for the area, but the plan should also be realistic about what can be achieved and when. This means paying careful attention to providing an adequate supply of land, identifying what infrastructure is required and how it can be funded and brought forward.

1.17. At an early stage in the plan-making process strategic planning policy-making authorities will need to work alongside infrastructure providers, service delivery organisations, other strategic bodies such as Local Enterprise Partnerships, developers, landowners and site promoters. A collaborative approach is expected to be taken to identifying infrastructure deficits and requirements, and opportunities for addressing them. In doing so they will need to:

- assess the quality and capacity of infrastructure, and its ability to meet forecast demands. Where deficiencies are identified, policies should set out how those deficiencies will be addressed; and
- take account of the need for strategic infrastructure, including nationally significant infrastructure, within their areas.

1.18. The National Planning Policy Framework (2021) (NPPF) requires Local Plans to set out the contribution expected from development, such as that needed for education, health, transport, flood and water management, green and digital infrastructure (paragraph 34). Strategic policies are expected to look ahead over a minimum 15 year period from adoption to anticipate and respond to long-term requirements for infrastructure improvements. Where larger developments including new settlements and extensions to existing settlements are concerned, policies should be set within a vision that looks at least 30 years ahead to take account of the longer timescale for delivery (paragraph 22).

1.19. The NPPG also establishes that where Local Plans are looking to plan for longer term growth through new settlements, or significant extensions to existing villages and towns, it is recognised that there may not be certainty and/or the funding secured for necessary strategic infrastructure at the time the plan is produced. In these circumstances strategic planning policy-making authorities will be expected to demonstrate that there is a reasonable prospect that the proposals can be developed within the timescales envisaged. It is important that policy making authorities engage with infrastructure providers and work collaboratively with them to ensure the infrastructure requirements are not beyond what could reasonably be considered to be achievable within the planned timescales.

1.20. The NPPF also places considerable emphasis upon viability at the plan making stage and that the contributions expected from development should not undermine the deliverability of the plan. A proportionate Whole Plan Viability Assessment has been undertaken and is a key element of the evidence relating to the delivery of the Local Plan along with site specific viability assessments for each of the four strategic growth areas.

1.21. The IDP sets out the contributions expected from development, including the infrastructure needed to support the growth planned in south Worcestershire over the plan period.

Local Enterprise Partnership

1.22. Worcestershire County Council received the Local Enterprise Partnership (LEP) function in April 2024. The County Council decided that until further government policy was published, it would continue to discharge these functions through the Worcestershire LEP. The Partnership is responsible for setting out the economic strategy for the County, gathering a wide range of stakeholder view across local government, further and higher education and the local business community to determine local economic priorities. The activity to execute the strategy is delivered by the partners through committing their own resource or external funding, including public and private sector investment.

1.23. The Worcestershire LEP (WLEP) covers the whole county of Worcestershire including the three authority areas within south Worcestershire

Worcestershire Context: Worcestershire County Council position.

1.24. Worcestershire County Council's (WCC) role is important in the production of the IDP as they are a key partner in both the drafting of the IDP and have a strategic role in terms of infrastructure strategy, planning and delivery.

1.25. WCC have undertaken further transport modelling work, including the creation of the Worcestershire Strategic Transport Model (WSTM), which allows modelling of all parts of the plan area to be undertaken on a single model, whereas previously several different models were in use, each covering different geographic areas. The update to the transport section of this IDP has been informed by this latest modelling using the WSTM.

1.26. Resulting outputs from the WSTM have also been provided to National Highways, who have worked collaboratively with WCC and the South Worcestershire Councils (SWC) to identify any areas of concern on the Strategic Road Network including the M5 Motorway and any mitigation schemes that may be required with associated costs.

1.27. The Schools /Education Provision Planning in the Children's Services team have undertaken further assessment of capacity of educational facilities within the South Worcestershire area and have supplied updated education requirements for the IDP.

1.28. WCC continue to work with the SWC and have re-affirmed their commitment to the live status of this document and will aid with reviews throughout the lifetime of the SWDPR.

1.29. WCC also considers county-wide infrastructure matters in Worcestershire and have provided evidence for telecoms[2] and waste[3] strategies for the Plan Area.

SWDPR Context

1.30. Cross reference should be made to the SWDPR Publication Version (November 2022).

1.31. The SWC's strategy for infrastructure planning in the Regulation 19 Local Plan is to deliver sustainable growth that makes best use of infrastructure together with delivering new infrastructure needed to support and sustain the new growth proposed. Policy SWDPR9 sets out how the council will secure developer contributions for the infrastructure necessary to mitigate the impacts arising from development or phase of development.

1.32. Policy SWDPR6 sets out the key transport improvements that will be required during the plan period, including strategic and local road network improvement schemes.

1.33. The individual site allocation policies for the strategic growth areas set out the requirements for comprehensive masterplanning and the infrastructure requirements to be addressed by the developments.

[2] https://www.worcestershire.gov.uk/digitalconnectivity
[3] https://www.worcestershire.gov.uk/wastestrategy

2. Scale and Distribution of Growth

2.1. SWDPR 2 (The Spatial Development Strategy and Settlement Hierarchy) sets out the overall approach to the distribution of development in south Worcestershire over the plan period (to 2041) and has been informed by a range of technical evidence.

2.2. Worcester is the largest settlement in the sub-region, which is why a substantial element of housing and employment is directed towards the city and surrounding areas, in particular at the proposed new settlement of Worcestershire Parkway. Beyond these locations, growth is directed at the towns, a new settlement at Throckmorton Airfield, an expanded settlement at Rushwick and Mitton (partially for Tewkesbury's needs), and then Category 1, 2 and 3 villages (informed by the Village Facilities and Rural Transport Study 2019), the latter in order to satisfy the social objectives of sustainable development. An update to the Village Facilities and Rural Transport Study has been completed in 2024, to help inform this IDP update.

2.3. The new strategic growth areas are focussed on sustainable transport infrastructure and follow a rail-based approach. The new and the expanded settlements are either located close to an existing rail station or will support the delivery of improvements to rail infrastructure and or the delivery of a new rail station identified in Worcestershire County Council's Local Transport Plan (LTP) 4. Transport infrastructure requirements associated with this strategic approach to the delivery of new development are not limited to rail and full consideration has been given to integrating various transport modes to improve connectivity and accessibility, increasing access to active travel, and the impact of development on the existing highway network capacity.

2.4. The proposed strategy including two new settlements requires a level of infrastructure not previously brought forward in south Worcestershire. A separate IDP has been produced for Worcestershire Parkway (updated in 2024), the largest new settlement which establishes the infrastructure required and delivery options available for bringing forward the development. Throckmorton new settlement, the new urban extension at Mitton and the village expansion at Rushwick have their own chapters detailing the site-specific infrastructure.

2.5. The table below summarises the residential and employment allocations across south Worcestershire including the identified strategic growth areas, the city and towns, the category 1, 2, and 3 villages and employment sites located in the open countryside. The numbers included in this table include new allocations proposed as part of the SWDPR and sites carried forward from the adopted SWDP 2016 which at the time of drafting had not commenced or had only commenced in respect of certain land parcels, and are still considered to be deliverable and to accord with the updated development strategy. Table 2.1 has been updated in 2024 to give the most up to date position regarding proposed allocations.

Table 2.1: Residential and employment allocations (including reallocations) as at December 2024.			
Location	**District**	**Number of dwellings**	**Employment (Ha)**
Growth Areas			
Worcestershire Parkway (new settlement) (+5000 post plan period)	WDC	5000	50.00
Throckmorton (new settlement) (+3000 post plan period)	WDC	2000	20.00
Rushwick (extension)	MHDC	1000	5.00
Worcester South Urban extension (SWDP45/1)	WCC/MHDC/WDC	2641	20.00
Worcester West Urban extension (SWDP45/2)	WCC/MHDC	2443	5.00
Mitton (extension 500 for Tewkesbury's needs)	WDC	500	0.00
Worcester Technology Park (SWDP45/6)	WCC/WDC		20.32
City / Towns			
Worcester City	WC	1677	9.96
Droitwich	WDC	760	11.54
Evesham	WDC	561	51.82
Pershore	WDC	463	0.97
Malvern	MHDC	1427	17.97
Tenbury Wells	MHDC	157	
Upton-upon-Severn	MHDC	70	
Cat 1			
Badsey	WDC	120	
Broadway	WDC	114	1.09
Drakes Broughton	WDC	50	2.31
Fernhill Heath	WDC	40	
Hartlebury	WDC	59	
Inkberrow	WDC	80	
Offenham	WDC	98	
Ombersley	WDC	45	
Upton Snodsbury	WDC	55	1.71
Wychbold	WDC	33	

Clifton-upon-Teme	MHDC	55	
Great Witley	MHDC	44	
Kempsey	MHDC	0	2.00
Lower Broadheath	MHDC	54	
Martley	MHDC	83	
Welland	MHDC	17	
Suckley	MHDC	18	
Callow End	MHDC	14	
Cat 2			
Bretforton		48	
Cleeve Prior	WDC	57	
Cropthorne	WDC	38	
Crowle (and Crowle Green)	WDC	40	
Elmley Castle	WDC	27	
Defford	WDC	27	
Himbleton	WDC	12	
Lower Moor	WDC	42	
Pinvin	WDC	34	
South Littleton	WDC	11	
Tibberton	WDC	26	9.54
Ashton under Hill	WDC	6	
Eckington	WDC	38	
Ovebury	WDC	8	
Bayton	MHDC	10	
Powick (including Colletts Green)	MHDC	25	
Tunnel Hill (partly to meet the needs of Upton-upon-Severn)	MHDC	50	
Holt Heath	MHDC	22	
Abberley Common	MHDC	34	
Clows Top	MHDC	17	
Astley Cross	MHDC	57	
Cat 3			
Flyford Flavell	WDC	11	
North and Middle Littleton	WDC	23	

Sedgeberrow	WDC	28	
Leigh Sinton	MHDC	52	
Category 4a			
Earl's Croome	MHDC	0	8.52
Open Countryside			
Hanley Castle Parish	MHDC		23.90
Rushwick Parish	MHDC		3.46
Elmley Lovett Parish	WDC		0.65
Hartlebury Parish	WDC		2.07
Honeybourne Parish	WDC		31.27
Norton and Lenchwick Parish	WDC		3.61
Wyre Piddle Parish	WDC		0.73
South Worcestershire			
Totals		**20,421**	**303.44**

2.6. The importance of infrastructure being provided to support the proposed growth is recognised within the SWDPR. The strategic approach to delivering infrastructure is set out within Policy SWDPR09 – Infrastructure and SWDPR06 Transport. Details of infrastructure items to be provided in association with development is set out within the individual site allocation policies. This IDP has been produced as an update to previously published versions of the SWDPR IDP and has been updated specifically to take account of new evidence produced as part of the Local Plan examination process. The IDP remains a ‘live document’ and will be updated as appropriate throughout the lifetime of the Plan.

3. Finance and Funding

Funding Infrastructure Requirements

3.1. Infrastructure requirements will be funded by a variety of different mechanisms which will vary over the plan period. This chapter explains the traditional and emerging sources of funding for infrastructure and outlines opportunities which may be used to address funding gaps. The funding sources can be broken down into three categories:

- Private sector funding
- Public sector funding
- Wider funding – including public and private grant funding and/or loans/ other financing mechanisms

3.2. The latter includes a range of potential alternative options to secure funding for infrastructure. These options will need to be kept under regular review to take account of changing circumstances including any change in Government led funding initiatives and/or any new legislation that is introduced.

3.3. Since the new Labour Government has taken power, there is a renewed emphasis on ensuring the delivery of infrastructure to support new development either before or in parallel with the delivery of homes and economic development. Limited details have been made available so early in this Parliament and at the time of writing but it is considered to be entirely reasonable to assume that funding in the form of grants or loans will be made available to help deliver the Government's own growth agenda, How infrastructure funding streams from Government may change is yet to be seen, this will be kept under review and the IDP updated as appropriate through future iterations.

Private Sector Funding

Section 106 agreements

3.4. Section 106 (S106) of the Town and Country Planning Act 1990 allows Local Planning Authorities to grant planning permission for development proposal that would not otherwise be acceptable in planning terms. Obligations within a s106 legal agreement are negotiated between local planning authorities and developers. These commonly include an obligation for developers to provide affordable housing (of various types and tenure and phased with any open market housing delivery) and to secure financial contributions towards infrastructure where financial contributions cannot by law be secured through planning conditions, and for all other types of supporting infrastructure required to mitigate the impacts of development. Community Infrastructure Levy (CIL) Regulation 122 specifies that s106 obligations must be:

- necessary to make the development acceptable in planning terms
- directly related to the development; and

- fairly and reasonably related in scale and kind to the development.

Section 38 and Section 278 Agreements

3.5. Section 38 and Section 278 legal agreements are entered into by a developer and the Local Highway Authority (LHA) relating to the Highways Act 1980

3.6. A Section 278 Agreement is an agreement that allows developers to make alterations or improvements to a public highway.

3.7. A Section 38 Agreement is an agreement that allows developers to have new highway infrastructure adopted and maintained at future public expense.

Community Infrastructure Levy

3.8. The Community Infrastructure Levy (CIL) Regulations allow local planning authorities to set a charge against certain types of new development which can be used to raise funding to deliver the necessary supporting infrastructure in the Plan Area. Unlike S106 contributions, CIL contributions are not negotiable and once collected can be directed towards general infrastructure identified in the Infrastructure Funding Statement (IFS).

Planning conditions

3.9. Planning conditions provide an important mechanism for securing the delivery of infrastructure that does not require developers to make financial contributions to the local planning authority. Planning conditions can be used to prohibit the occupation of new development or prevent new development from commencing until necessary early infrastructure has been provided. Conditions requiring works on land that is not controlled by the applicant, or that requires the consent or authorisation of another person or body often fail the tests of reasonableness and enforceability. However, it may be possible to achieve a similar result using a condition worded in a negative form (a Grampian condition) – ie. prohibiting development authorised by the planning permission or other aspects linked to the planning permission (eg occupation of premises) until a specified action has been taken (such as the provision of supporting infrastructure).

3.10. Whilst it is expected most, if not all, site specific infrastructure will be able to be funded by the above mechanisms other sources of funding may be available including through the Public Sector.

Public sector funding

3.11. The influence of local authorities on infrastructure funding varies considerably depending on the role played by Government and the private sector in each segment of the infrastructure market. This will reflect current and evolving policy and practice over which types of funding mechanisms are deemed most appropriate for different types of infrastructure. For instance, much social infrastructure, including education, social care, and community facilities such as libraries (depending on the nature of the facility), is the responsibility of the (in two tier areas County Council in two tier areas such as Worcestershire, with funding provided by both Government grants and local taxation. These services are public goods which meet social objectives that cannot feasibly be paid for by market mechanisms, other than where a proportion of funding is required from a developer through S106 legal agreements as a result of the grant of planning permission.

3.12. On the other hand, some forms of infrastructure are delivered by a mixture of non-governmental public bodies and private companies within strongly regulated markets (e.g. rail and acute healthcare,) and most utilities including power and water/sewerage are delivered in semi-competitive markets by nationally regulated private companies.

3.13. Table 3.1 provides a summary of the various roles and responsibilities of infrastructure providers with a focus on the mainstream public grants for capital funding for local infrastructure from the public sector.

Table 3.1: Overview of Funding Responsibilities and Major Public Funding Streams for Capital Investment in Infrastructure			
Infrastructure Type	**Management body**	**Responsibilities**	**Public funding**
Transport			
Strategic road network	National Highways	National Highways operates, maintains and improves England's motorways and major roads. They report to the Department for Transport and have responsibility for managing the M5 motorway and the A46 in south Worcestershire.	• Investment decisions are prioritised by National Highways through a cyclical Road Investment Strategy (RIS) which sets out a long-term programme for UK motorways and major roads. Funding comes from Government/National Highways.
Local road network & transport projects	Worcestershire County Council (WCC).	WCC is responsible for the delivery of the Local Transport Plan. Local authorities' responsibilities include traffic management improvements, tackling congestion etc. WCC bid for funding, primarily from central government or sub-regional bodies, this requires development of strong, evidence-based business cases to make the case for investment. In some cases, funding will be made available through a government-owned transport body – such as National Highways or Network Rail.	• Local authority budget. • DfT competitive funds: e.g. Pinch Point Fund for highway improvements. • Major Road Network (MRN) and Large Local Majors (LLM) Fund (2018): The MRN is a programme of investment available for road enhancement schemes on the most important local authority roads from 2020/21. The LLM programme was set up in 2016 to cater for the small number of exceptionally large local highway authority transport schemes that could not be funded through the normal routes, such as the Local Growth Fund or other devolved allocations. In SW, Phase 4 of the Southern Link Road, Worcester (A4440) was funded through the Local Majors Fund. • Integrated Transport Block Funding: Typically used to fund smaller transport improvement projects (<£5million). This fund is currently allocated from Central Government to local highways authorities according to a needs-based formula based on six elements: deprivation, road safety, public transport, air quality, congestion, and accessibility. • Capital funding for local roads can be sought through Council borrowing (although the pandemic has diminished local authorities' ability to borrow). • Other instruments that are available to local authorities to finance transport investment include the Public Works Loan Board, business rate retention and municipal bonds.
Rail	Network Rail	The rail network is the responsibility of Network Rail (an arms-length public body). Network Rail owns the infrastructure, including the railway	• Government funding to Network Rail is £9.4 billion for a five-year period (2019 to 2024).

Table 3.1: Overview of Funding Responsibilities and Major Public Funding Streams for Capital Investment in Infrastructure			
Infrastructure Type	**Management body**	**Responsibilities**	**Public funding**
		tracks, signals, overhead wires, tunnels, bridges, level crossings and most stations, but not the passenger or commercial freight rolling stock. N.B The stations in S Worcestershire are not owned by Network Rail.	• Projects for capital investment in the local rail network need to meet the Governance for Railway Investment Projects (GRIP) process to be planned / funded within a 5-year Control Period. • A sound business case needs to be presented for projects to be included in a Control Period. The current delivery plan period covers 2020 to 2024. • There are some projects such as Worcestershire Parkway that are provided by third parties and subject to a variety of funding mechanisms. Rail projects can be funded by via developer contributions, potential value capture, car parking revenues, network rail funding and bids to Central Government.
Education			
Early years & childcare, primary education, second education, sixth form education	WCC – Worcestershire Children First	Local authorities have a duty to ensure that there are sufficient school places in their area.	• Places required due to housing growth should be funded by developer contributions in the first instance, if this cannot be achieved basic need funding can be bid for where there is robust evidence that developer contributions cannot be sought. • Basic need funding: Central Government funding for local authorities to help fulfil their duty to ensure that there are enough school places for children in their local area. Allocations announced in 2021 will allow local authorities to create the new school places they need by September 2023. The allocation identified for Worcestershire for 2022/2023 is £7,570,004. • Developer Loans for Schools: The DfE has developed this new pilot initiative which acts as a bridging loan for those developers which may be unable to forward-fund delivery of schools to respond to increases in demand. Subject to agreement of a business case, the fund will help to ensure the timely delivery of infrastructure without detrimentally impacting cashflow for housing developers in the short-term and aims to help accelerate housing delivery. • Devolved Formula Capital: This funding is allocated to specific schools. In any given financial year, eligible schools can access funding through either school condition allocations for maintaining school buildings or the condition improvement fund, a bidding round with funds paid directly to single academy trusts, small multi-academy trusts , small voluntary aided bodies and sixth-form colleges.
Higher Education (HE), Further Education	Colleges, universities, education providers	Investment in FE and HE is decided by Central Government and education providers.	• The Skills Capital Fund from the Skills Funding Agency for further education capital investment. • The Higher Education Funding Council for England for higher education Capital investment.

Table 3.1: Overview of Funding Responsibilities and Major Public Funding Streams for Capital Investment in Infrastructure

Infrastructure Type	**Management body**	**Responsibilities**	**Public funding**
(FE), Adult learning			
Health and Social Care			
Primary care services	Integrated care boards (ICB), NHS Property Services, Community Health Partnerships	NHS England has the commissioning responsibility for primary care services.	• Funding for the operation of GP surgeries is primarily secured through NHS England's General Medical Services Contract. This is delivered through the 'global sum' which covers the costs of running a general practice including essential GP services. • NHS England Estates and Technology Transformation Fund – (competitive) this can be used to build new health care centres which have a greater range of health services for patients in one place, as well as extending existing facilities and new consulting and treatment rooms to provide a wider range of services for patients so more patients can be seen.
Hospitals & mental health	ICB, NHS Hospital Trusts, NHS England, NHS Property Services, Community Health Partnerships	Services in these sectors are commissioned by the Clinical Commissioning Group, NHS England and specialist national groups.	• The delivery of new acute and community hospital infrastructure is largely reliant on opportunities to bid for funds from Government through a range of Department of Health programmes. NHS trusts and foundation trusts receive the bulk of their income via contracts with ICBs and NHS England. • Any monies secured through the disposal of surplus land or the consolidation of services/ sites by the Worcestershire Acute Hospitals Trust (WAHT) and the Herefordshire and Worcestershire NHS Health and Care Trust (HWHCT) goes into delivering frontline services.
Sport and Recreation			
Sports and recreation	District/City Councils Town and Parish Councils Community Sports Clubs	Responsible for development and maintenance of parks and open spaces in the district/ city. Responsible for the ownership and management of the majority of parks and open spaces within Malvern Hills and Wychavon. Local and community sports clubs are less likely to own sports and recreation assets but may be responsible for the maintenance	• Reliant upon securing obligations through the planning process. • Sport England: Sport England and National Governing Bodies (NGBs) have capital funds which can make a major contribution to key local capital projects and the identification of projects through the playing pitch strategy process should help increase prospects for the funding of some key projects. • Education and Further Education Capital Funding/Programmes can be applied for where shared facilities are proposed. • Active Travel England: Funding to create new infrastructure for active travel, including walking and cycling routes, in response to the Covid-19 pandemic. This funding option will likely only be applicable where linear routes are proposed.

Table 3.1: Overview of Funding Responsibilities and Major Public Funding Streams for Capital Investment in Infrastructure

Infrastructure Type	Management body	Responsibilities	Public funding
		and management of sports facilities.	
Green Infrastructure			
Green Infrastructure	District/City Councils Town and Parish Councils	Responsible for development and maintenance of parks and open spaces in the district/ city. Responsible for the ownership and management of the majority of parks and open spaces within Malvern Hills and Wychavon.	• Developers are expected to provide green infrastructure to meet the needs of future residents. • Defra initiatives: The Defra 25-year Environment Plan sets out various funding initiatives for restoring, protecting, and enhancing the natural environment, including £10m for peatland grant schemes, £15m for natural flood management (for which Worcestershire has secured some monies) and £10m for encouraging children to undertake outdoor activities. • The National Lottery: Funding available for projects which connect people and communities to local, regional, and national heritage. Specifically, priority will be given to projects which support nature's recovery deliver nature-based solutions to address climate change reconnect people to landscapes and nature. Decisions on grants up £250,000 are made locally, and decisions on grants between £250,000 and £5 million are made by national committees.
Community Facilities			
Community Halls	District/City Councils, town and parish councils Worcester Community Trust and community groups	Responsibility for development and maintenance of a number of community facilities in South Worcestershire	• The delivery of new and improved community facilities largely relies upon securing obligations through the planning process. • Other funding sources are from local councils, local and national charitable trusts, the Lottery and local fundraising efforts.
Libraries	WCC	Managing and operating libraries in South Worcestershire	• Funded by WCC at a cost of £9m in 2018/19. • £300k of Libraries' overall base budget is funded by Public Health ringfenced grant and a service level agreement is in place between Public Health and the Library Service. • £650k of premises-related income is generated each year through rental income from services co-located in library buildings and from library meeting room hire. Likely funding sources for new provision include developer contributions, WCC and possible lottery funding.

Table 3.1: Overview of Funding Responsibilities and Major Public Funding Streams for Capital Investment in Infrastructure

Infrastructure Type	Management body	Responsibilities	Public funding
Archaeology and Archives	WCC	Responsibility for maintaining public records and taking in and curating a wide range of archives and making them accessible. The County Council provide appropriate storing rooms, archivists and conservation.	• The Archive and Archaeology Service (excluding the commercial field section) has an annual operating budget of c.£470,000 funded directly by WCC, the remainder comes from grants and earned income. • Museums Worcestershire has an annual operating budget of around £1.2million, approximately 67% is income from WCC and Worcester City Council. The remainder comes from external grants and earned income. • Access to WCC cultural resources relies on additional funding from bodies such as Heritage Lottery Fund (HLF) /National Lottery Heritage Fund (NLHF), Historic England, Arts Council England, Art Fund, Esme Fairbairn Foundation, John Ellerman Foundation, Elmley Foundation and Severn Waste.
Emergency services			
Police	West Mercia Police	WMP is responsible for policing Herefordshire, Shropshire, Telford & Wrekin and Worcestershire.	• Approximately two thirds of the police budget comes from Central Government grant. The Police Transformation Fund has been replaced by a new National Capability Programme and is subject to bidding process. • Approximately one third is provided through the Council Tax precept.
Fire and Rescue Service	Worcestershire Fire and Rescue Service	WFRS are responsible for fire prevention, fire safety, firefighting and rescues, including from road traffic collisions and other emergencies, e.g. flooding	• Main source of income is from Department for Levelling Up, Housing and Communities through a grant. • A proportion is provided through the Council Tax precept.
Ambulance	West Midlands Ambulanc e Service	WMAS provides ambulance services for the West Midlands.	• The main source of income is through NHS Service Level Agreements made with the Clinical Commissioning Groups (CCG). The Department of Health also provides a capital allocation for training and specialist response. • A proportion is provided through the Council Tax precept.
Utilities			
Energy	Wales & West Utilities, Cadent, Western Power Distribution.	Distribution and maintenance of electricity and gas supply.	• Private operators, although Central Government programmes may be available to encourage investment in renewable energy at local level.
Broadband	BT Open Reach and other Commercial	Provide and maintain broadband infrastructure.	• A large share of the investment in broadband infrastructure has been implemented by commercial operators. • Central Government funding, EU match-funding

Table 3.1: Overview of Funding Responsibilities and Major Public Funding Streams for Capital Investment in Infrastructure

Infrastructure Type	Management body	Responsibilities	Public funding
	Operators (i.e. Virgin Media)		• The public sector also provided funding to achieve 95% coverage of the population by 2017/18.
Water & wastewater	Severn Trent Water	Provision and maintenance of wastewater treatment works, and water supply network.	• N/a Private operators and collection of developer fees.
Waste			
Waste	District, City and County Authorities	Waste and refuse collection is the responsibility of the District/City Councils and disposal is that of WCC.	• Funding through local government funding and Council Tax. • Grants through DEFRA • Waste and Resources Action Programme (WRAP) grants.
Flood Protection and Drainage			
Flood Risk	Lead Local Flood Authorities (LLFA)/ WCC and Environment Agency	WCC responsible for surface water flooding	• Central government funding and partnership funding from local organisations. • Settlement Funding Assessment for Flood Management (Levelling Up, Housing and Communities): Lead Local Flood Authorities (LLFAs) can receive funding for flood management. This is in addition to the element of the Settlement Funding Assessment which is provided to LLFAs specifically to meet their roles and responsibilities required under the Flood and Water Management Act 2010. £33.5m revenue funding (2020-22).
Flood Risk Management	Environment Agency	Environment Agency is responsible for managing flood risk from main rivers.	• Central government funding and partnership funding from local organisations. • Government Funding for Flood and Coastal Erosion Risk Management in England (DEFRA): funding to the EA for flood risk management as grant-in-aid. The EA spends this money directly on schemes but also passes funding to Local Authorities and Internal Drainage Boards in the form of capital grants to fund flood risk improvement schemes. The Budget allocation to the EA for 2020-2022 is £347.7m in resource funding and £729.3m in capital funding.

Public Funding Outlook

3.14. Public funding for infrastructure in England is an evolving one which will need to be monitored constantly to ensure that local authorities remain aware of the opportunities available to finance their infrastructure requirements.

3.15. What is clear however, is the Government's strong support for significant housing and employment growth and an acknowledgement that strategic scale growth is unlikely to be delivered without some kind of public sector grant funding/ loans. Funding opportunities are expected to be announced for new towns for example after the New Towns Task Force has published its recommendations and this is likely to be in July 2025.

Wider Funding Options

3.16. Given the limitations of CIL and S106 to fully fund infrastructure across the Plan Area, consideration must be given to wider and more innovative funding mechanisms that are being developed by the public and private sectors.

3.17. In a context of significant projected population growth combined with constrained financial resources, the SWC will need to continue to explore ways to secure additional funding, beyond mainstream public sector grants and developer contributions, to deliver essential infrastructure relating to SWDPR growth.

3.18. This section provides an overview of current options for such alternative funding drawing on the experience of local authorities across the UK but bearing in mind that funding sources evolve over time with emerging priorities and changes in regime either at local, regional or national level.

3.19. Whilst the early sections outlined the main sources of public sector grants available to contribute towards infrastructure, the funding gap will require the use of other instruments including a range of financial and market-based mechanisms.

Public and Private funding mechanisms

Business Rates Retention

3.20. The Business Rates Retention (BRR) scheme provides the opportunity for councils to retain a proportion of business rates revenue as well as growth on the revenue that is generated. The scheme could be used to meet the cost of infrastructure as and when the revenue is received, or it could be used to raise finance to meet up-front infrastructure costs.

3.21. Under the BRR scheme local authorities can pool together on a voluntary basis to generate additional growth and smooth the impact of volatility in rates income across a wider economic area. Business rates would generate funds which could be used to pay for a range of needs. Their use to help meet the funding of infrastructure would need to be carefully considered against other council funding objectives.

3.22. The SWC are members of the Worcestershire Business Rates Pool (WBRP) to help protect the Council from business rate reductions and maximise the benefit by retaining more of the business rates growth within Worcestershire. Members of the WBRP consider that the Pool is an important enabler to drive forward economic growth and create a positive framework for targeted investment across Worcestershire.

Council Tax

3.23. The additional homes across the SWC area over the life of the Local Plan will generate a significant amount of additional council tax income.

3.24. Clearly with additional homes comes additional capital financing and revenue costs; for instance, the increased demands in service areas such as refuse collection and disposal, schools, public health, highway maintenance and so on. In addition, councils will have already factored in some tax base buoyancy which essentially means an increased cash flow into their financial planning. Any excess income associated with increased council tax bases after the effects of increased costs or neutralisation by the Government through the new system of local government finance could be available to support new borrowing for infrastructure.

The Levelling Up Fund

3.25. As from April 2021 the LEPs no longer have the role of administering the Growing Place Fund and in its place local authorities have been submitting bids for Levelling Up funding.

3.26. The Levelling Up Fund will focus on capital investment in local infrastructure thereby building on and consolidating prior programmes such as the Local Growth Fund and Towns Fund. The fund has initially been for smaller transport projects that make a genuine difference to local areas; town centre and high street regeneration; and support for maintaining and expanding the UK’s world-leading portfolio of cultural and heritage assets. The SWC are expecting the new Government to make announcements in 2025 about replacement funding opportunities.

New Homes Bonus

3.27. The New Homes Bonus is a grant paid by central government to local councils to reflect and incentivise housing growth in their areas. It is based on central government match funding the Council Tax raised for new homes and properties brought back into use, with an additional amount for affordable homes. It is not ring-fenced, and councils can decide how to spend the monies in consultation with a percentage of the local community. Councils have been advised that changes will be proposed to the New Homes Bonus and how it is paid from 2025-26. Details were not known at the time of writing.

Housing Infrastructure Fund

3.28. The Housing Infrastructure Fund (HIF) has supported previous Government's ambition to deliver 300,000 homes per annum, by providing up-front infrastructure to drive housing delivery. The Fund has provided grant funding to local authorities on a competitive basis for physical infrastructure (such as roads, community facilities, utilities, and land assembly) which is needed to "unlock" new housing and which requires public funding to be delivered, (i.e. where there is a market failure). Its purpose has been to:

- Deliver new physical infrastructure to support new and existing communities;
- Make more land available for housing in high demand areas, resulting in new additional homes that otherwise would not have been built;
- Support ambitious local authorities who want to step up their plans for growth and make a meaningful difference to overall housing supply; and
- Enable local authorities to recycle the funding for other infrastructure projects, achieving more and delivering new homes in the future.

3.29. The Fund has been divided into two streams:

- Marginal Viability Funding (MVF) for single/ lower tier local authorities (District Councils and Unitaries) - for a project's final or missing piece of infrastructure funding, to unlock housing in the shorter term.
- Forward Funding (FF) for the upper tier of local authorities (Combined Authorities/Greater London Authority, County Councils and Unitaries) - for large, strategic and high-impact infrastructure projects that will unlock homes and build communities long into the future.

3.30. The new Government can be expected to introduce its own equivalent of HIF, to deliver its own ambitions to see 1.5 million new homes built out across England over the next 5 years. Achieving this ambition is reliant upon significant new housing development being brought forward through Local Plans such as SWDPR.

New Homes Accelerator Programme

3.31. The Homes England Accelerated programme is a collaboration between the Government, Homes England, local authorities, developers and other stakeholders. The aim of the programme is to clear blockages to development taking place and accelerate the delivery of housing developments where delays have been experienced. The focus is on large-scale housing developments.

Borrowing

Public Works Loan Board

3.32. The public sector can borrow from the Public Works Loan Board (PWLB) at rates determined by HM Treasury to fund its spending and represents a key source of finance which could be used to fund infrastructure. This is the main direct funding source for local authorities and interest rates are currently low in comparison to other funding sources.

3.33. Local authorities can borrow to invest in capital works and assets so long as the cost of borrowing is affordable and in line with the principles set out in a professional Prudential Code. This means that local authorities must use various prudential indicators to judge whether their capital investment plans are affordable, prudent and sustainable.

3.34. Prudential borrowing represents a key source of affordable finance which could be used to meet the upfront costs of key infrastructure. It has the benefit of being a relatively reliable source of finance, not being subject to commercial market appraisals in the way that a bank financed project would be.

3.35. However, whilst this could help meet the upfront costs of infrastructure, it will increase the overall costs due to the need to service debt on the loan and it does place the local authority in a position of risk in terms of repaying the whole value of infrastructure from resources, if revenue or value through the schemes to come forward cannot be captured.

UK Infrastructure Fund

3.36. In October 2024 it was announced by the Chancellor that the UK Infrastructure Bank is to become the National Wealth Fund (NWF), which will have a wider remit than that of the UK Infrastructure Bank. The NWF will have additional financial capacity and an enhanced risk budget to enable it to support both infrastructure and the Government's Industrial Strategy.

3.37. Designed to support private infrastructure projects, including those promoted by local authorities, the NWF will continue offer a range of tools including debit, hybrid products, equity and guarantees. It will also offer loans to local authorities and will have an advisory role in supporting the delivery of projects.

Green finance options and bonds

3.38. Green finance is any structured, financial activity developed to ensure a better environmental outcome. Green finance can take many different forms, including green bonds, green loans (Green Banks – 27 currently operating in Europe/UK), a green revolving credit facility, green hire purchase, green lease and asset loans, green grants and mechanisms to create market certainty.

Drawing Value from the Local Authority's Own Assets and Resources

Local Asset Backed Vehicles (LABV)

3.39. LABV allow local authorities to use their assets (usually land) to lever long-term investment from the private sector for regeneration projects. They are designed to bring together a range of public and private sector partners in order to pool finance, planning powers, land and expertise; to ensure an acceptable balance of risk and return for all partners; and to plan and deliver projects more strategically.

3.40. There is no uniform method for designing LABV arrangements. In fact, given the varying capacity, assets and ambitions of local authorities across the country, each LABV must be specifically tailored to the individual needs of a local authority or city-region. Nevertheless, there are certain phases that all LABVs are likely to go through in their formation. Generally, when attempting to establish a LABV, local authorities and other public sector bodies will first collaborate to identify a portfolio of assets and a pipeline of regeneration projects which require funding. Finding the right mix of assets is important, and they should be bundled together specifically with the aim of attracting particular private sector partners. In order to simplify the public-private relationship and make it easier to attract private investment, this collaboration is then formalised into one company with a single governance structure – the LABV. Any number of specialist partners can be introduced further down the line, whether they are developers, infrastructure delivery companies, contractors or other bodies.

- LABVs can be an effective tool to unlock brownfield or underdeveloped sites, securing political buy-in. This can be a challenge for multiple reasons including:
- reluctance to relinquish control of local authority assets; scepticism of the private sector; need for cross-party, and cross-boundary working;
- getting the governance right given the LABV would bring together a diverse range of partners, each with different objectives;
- the capacity of local authorities to set up and manage their own LABV arrangements, and to manage risk;
- the need to maintain stakeholder support; and
- the cost of setting up and operating the LABV. Procurement, preparing and agreeing legal documentation,

A Public-Private Partnership (PPP)

3.41. A Public-Private Partnership (PPP) is a partnership between the public sector and the private sector for the purpose of delivering a project or a service traditionally provided by the public sector. The advantage of a PPP is that the management skills and financial acumen of private businesses could create better value for money for taxpayers when proper cooperative arrangements between the public and private sectors are used.

3.42. PPP can increase the quality, the efficiency and the competitiveness of public services. It can supplement limited public sector capacities and raise additional finance in an environment of budgetary restrictions. The best use of private sector operational efficiencies can increase quality to the public and the ability to speed up infrastructure development.

4. Transport

4.1. This section of the IDP looks at the existing transport provision in South Worcestershire and the anticipated infrastructure that will be required to support the level of development proposed in the SWDPR over the period to 2041.

4.2. Worcestershire County Council (WCC) has worked collaboratively with the SWC to identify the transport infrastructure and services necessary to support the growth identified within the emerging SWDPR.

4.3. WCC have liaised closely with other partner agencies on the four Strategic Allocations at Worcestershire Parkway, Throckmorton, Rushwick, and Mitton on the vision and design of these proposed settlements to ensure the infrastructure requirements are identified and costed. The infrastructure identified provides for a hierarchy of movement which prioritises Active Travel and ensures realistic transport choice is available to all. Details relating to the strategic sites are set out within the relevant subsections of this IDP and in the case of Worcestershire Parkway in a separate document.

Responsibility for delivery

4.4. Within South Worcestershire delivery of transport infrastructure is currently divided between the following organisations.

Table 4.1 Responsibilities for Delivery

Service	**Provider**
Strategic Road Network	National Highways (formerly Highways England) are responsible for the Strategic Road Network, including the M5, M50 and the A46 Trunk Road.
Major Road Network / Primary Highways	WCC as the Local Highways Authority maintain the A38, A44, A4440, A422, A449, A456, A443, A4103 and A4104.
Rail	The railway network in South Worcestershire is managed by Network Rail with several franchisee's operating. Stations include: Malvern Link and Great Malvern in Malvern Hills; Pershore, Evesham, Droitwich Spa and the recently opened Worcestershire Parkway in Wychavon; and Worcester Foregate Street and Shrub Hill in Worcester.
Buses	Buses are operated by a range of providers, including Arriva Midlands, First, National Express West Midlands, WCC and Stagecoach. A large number of private providers service parts of the SWC area and adjacent authorities.
Passenger Transport	School transport: There are specific provisions within the 1996 Education Act relating to the provision of Home to School transport. The effect of these is that there are circumstances where WCC, as Local Authority responsible for education has a duty to provide Home to School Transport. Social Care Transport: WCC has a duty under the Social Work Act (2017) to assess a person's community care needs and decide in light of that assessment, whether to arrange any services and, if so, which services. Under the National Health Service and Community Care Act, 1990, Local Authorities were given the responsibility for community care for older people and services were to be provided on the basis of what the older person

	needed. The Council operates a number of scheduled passenger transport services providing access to Adult and Older People's Day Services. Transport is also provided on a 'call out' basis for social care service users as and when required. Community Transport: Operated by community groups on a not-for-profit basis.

Assessment of Current Infrastructure Provision

4.5. Worcestershire's highway network has a capacity limit. Regardless of how vehicles are powered (petrol, diesel, electric or LPG), driven or driverless, these vehicles will still take up the same amount of space on the highway network. Therefore, as traffic volumes increase, congestion will worsen unless capacity is enhanced, people are encouraged to travel in different more sustainable ways and the need to travel is reduced wherever possible.

4.6. The above is embedded in the Worcestershire Local Transport Plan Four (LTP4) 2018 – 2030, which sets out WCC priorities for transport. It includes investment in transport infrastructure, technology and services to support travel by all relevant modes of transport including walking, cycling (active travel), rail, highways (car, van, freight, and motorcycles) bus and community transport. LTP4 recognises the Worcestershire's transport network has a finite capacity and that planned development growth not only brings challenges for this but also for air quality and road safety. As increasing capacity is typically extremely expensive, WCC aim to target investment in three broad areas –

- Transport Technology – including developing ultra-low emission vehicle technology, especially for buses and Heavy Goods Vehicles, to tackle poor air quality and reduce noise levels;
- Travel Choice – prioritising investments in alternative modes, including high quality, continuous corridors for active travel modes, and encouraging alternative travel choices for shorter trips; and
- Capacity Enhancement – particularly to support development growth, tackle congestion and improve road safety and air quality.

4.7. The LTP4 also highlights increasing access to high-speed broadband as a viable method to reduce the need to travel and facilitate home (or remote) working, where services can be accessed digitally. Elsewhere within this IDP WCC have identified the need to ensure all new build properties have full fibre to the premises (FTTP) fitted creating a network capable of gigabit per second speeds. This inter-connectivity between different infrastructure themes is essential in delivering the growth identified within the SWDPR.

4.8. Each of the Strategic allocations have been chosen due to their proximity to existing or proposed railway stations. The early delivery of direct, attractive active travel routes linking these sites to railway stations and other key local trip attractors such as

Education, Employment, Health and Leisure will be a key requirement. Early delivery ensures travelling habits reliant upon private car use are not formed and encourages less dependency on the car overall.

Existing Highway Network

4.9. South Worcestershire (SW) comprises the largely rural districts of Malvern Hills and Wychavon along with the city of Worcester as the largest urban area. Outside of Worcester there are the three main towns of Droitwich Spa, Evesham and Malvern and smaller towns of Pershore, Tenbury Wells and Upton-upon-Severn. There are also more than 200 villages and settlements within the SW area.

4.10. The M5 motorway traverses north to south and lies immediately to the east of Worcester providing a vital link to the West Midland conurbation and the southwest. Access to South Wales is via the M50.

4.11. The city of Worcester has a network of bypasses, the A4440 to the south and east and the A449 to the north. Considerable investment has taken place on the A4440 southern Link Road to complete dualling from the Whittington Roundabout through to Powick Roundabout. This significant infrastructure project once complete will assist in addressing congestion across the wider South Worcestershire area. In addition, works to relieve peak time congestion at key junctions in the city of Worcester such as Sidbury and St Johns (Bull Ring) have also been undertaken but the city still suffers congestion during both the AM and PM peak periods.

4.12. Evesham also suffers from congestion with significant delays which impact on journey time reliability. Evesham is connected to its surroundings through the A46 on the Strategic Road Network and the A44, which is a key regional distributor road. These connect Evesham to Worcester city, Tewkesbury, Coventry and Oxford as well as to the motorway network (M5, M40). Congestion within Evesham is most acute during the peak periods but also continues throughout the day. The River Avon runs through the town and congestion at the river crossings is significant with improvements difficult to deliver due to physical constraints.

4.13. The remaining areas within the South Worcestershire area also has some local congestion issues and each area has been assessed as part of this plan making process. Through this WCC has sought to understand and establish improvements required on the highways network, public bus services, rail and active travel.

Bus Services

4.14. South Worcestershire has seen a steady decline in bus patronage since 2009 and this has resulted in a significant reduction in the number of services provided. Conscious of this WCC have developed a clear strategy through the Worcestershire Passenger Transport Strategy 2019-2030[4]. The aims of the strategy are:

[4] https://www.worcestershire.gov.uk/passengertransportstrategy

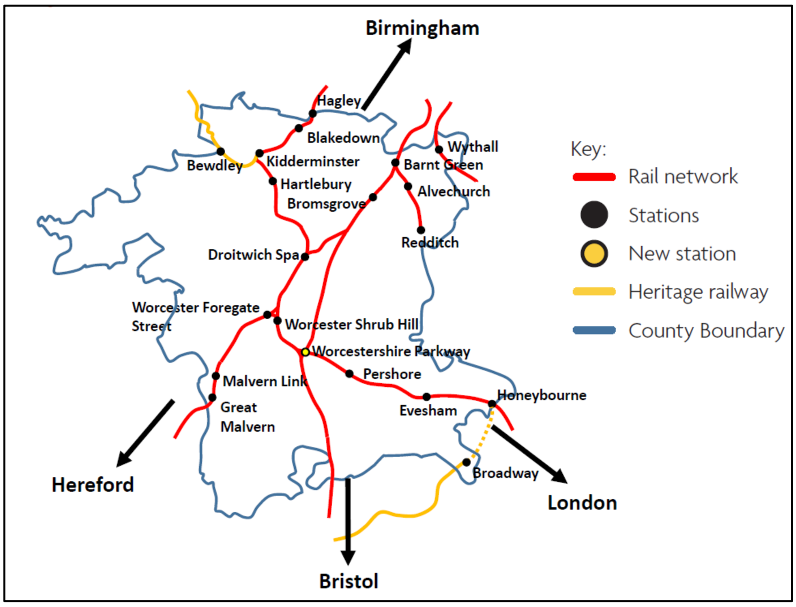
- Network Commercialisation: WCC is committed to developing and enhancing the ability for operators to provide their services commercially (without financial support from the County Council)
- Access to Services: The County Council's aim is to provide good network coverage, operating times, frequency of the service and network integration however, we also need to achieve best value.
- Attractive and Affordable Services: It is essential that transport services' costs are competitive. Technology will play a key role in achieving this aim.
- Quality of Service: WCC recognises that quality of service is essential in delivering successful passenger transport services.
- Publicity and Information: The Worcestershire Passenger Transport Strategy will ensure information about services is readily available and is easily understood, while balancing this with the cost effectiveness of production.

Rail

4.15. The National Rail Network is an intrinsic public transport component of each of the three local authority areas which are addressed within the South Worcestershire Development Plan (SWDP); in turn the rail routes serving the SWDP area play a wider part in Worcestershire as a whole, within key South-West Midlands rail corridors and in the 'North Cotswold Line' towards Oxford and London.

4.16. The County's rail network and 18 stations are shown at Figure 4.1.

Figure 4.1: Worcestershire Rail Network 2022



4.17. The 5 key routes/service groups and stations serving the SWDP area are:

- **Birmingham New Street-Bromsgrove-Droitwich Spa-Worcester-Hereford** (Wychavon; City of Worcester; Malvern Hills) – c. 1 train per hour
- **Birmingham Moor St/Snow Hill-Kidderminster-Droitwich Spa-Worcester-Great Malvern** (Wychavon; City of Worcester; Malvern Hills) – c. 1 train per hour
- **Hereford-Great Malvern-Worcester-Worcestershire Parkway-Evesham-Oxford-London Paddington ('North Cotswold Line')** (Wychavon; City of Worcester; Malvern Hills) – c. 1 train per hour
- **Great Malvern-Worcester-Cheltenham Spa-Gloucester-Bristol Temple Meads** (Malvern Hills; City of Worcester) – c. 1 train every 2 hours
- **Cardiff-Gloucester-Cheltenham Spa-Worcestershire Parkway-Birmingham New Street-Derby-Nottingham** (Wychavon) – c. 1 train per hour

4.18. Stations within the 3 SWDP authorities are:

- Wychavon – Droitwich Spa, Worcestershire Parkway, Pershore, Evesham, Honeybourne (and Broadway on the heritage Gloucestershire Warwickshire Railway);
- City of Worcester – Worcester Foregate Street, Worcester Shrub Hill;
- Malvern Hills – Great Malvern, Malvern Link (and prospective Rushwick New Station).

4.19 The Worcestershire Strategic Transport Model (WSTM) has been developed which covers the entire area of Worcestershire and has been used to assess the impact of the total level of development proposed in the SWDPR on the local road network. The WSTM is a PTV VISUM model using a base year of 2022.

The strategic road network has been assessed by National Highways using three models. Within the South Worcestershire area, the strategic road network consists of:

- M5 junctions 6, 7 and the impact on junction 9, despite this being within Gloucestershire County Council's area.
- A46 at Evesham

4.21 Junction 9 of the M5 has been assessed using a Paramics Discovery micro-simulation model. This model has been used to assess the impact of proposed development arising from the site at Mitton.

4.22. The A46 at Evesham has been assessed using a PTV VISSIM model.

4.23. Junctions 6 and 7 of the M5 have been assessed using a separate PTV VISSIM model.

Assessment Approach

4.24. The above tools have been used to determine the level of trips in 2041 in the AM and PM peak hours associated with the growth based on the allocations provided and assess their impact of the highway network. This allows the cumulative impact of the development growth to be assessed and the appropriate highways infrastructure identified.

4.25. It should be noted that further detailed assessment of individual proposals will be required at the planning application stage through the Development Management process.

4.26. The modelling suggests that the Local Plan can be delivered without unacceptable, severe impacts on the highway network.

Impacts

Strategic Road Network

4.27. The M5 and A46 run through the South Worcestershire area. These Strategic routes are the responsibility of National Highways. Although the modelling work undertaken through the WSTM covers the M5 junctions 6, 7 and 9; and A46, National Highways have undertaken further detailed modelling of the impacts of proposed development arising from the SWDPR.

4.28. The modelling which covered junctions 6 and 7 of the M5 highlighted impacts arising from the proposed development in the SWDPR, this is summarised as:

- AM and PM peak rises in demand totals from the Do-Nothing scenario to the Do-Something scenarios in both light and heavy vehicles

- Increases in travels times seen between the Do-Nothing and Do-Something scenarios, the level of increase varies at different locations across the network covered by this model.

4.29. Junction 9 of the M5 and the A46 has also been assessed by National Highways, The Do-Nothing scenario did not highlight any sever congestion problems that could lead to a network lock-up (where vehicles are unable to physically move). However, when including the proposed development at Mitton, significant congestion problems have been identified. The following summary identifies the scale of the issues:

- Increased travel demand totals seen in both AM and PM peak flows between the Do-Nothing and Do-Something scenarios for both light and heavy vehicles
- Increases in travel times seen between the Do-Nothing and the Do-Something scenarios, the level of increases varies across this part of the network

Local Road Network

4.30. Congested junctions are found in most urban centres within South Worcestershire. The modelling has shown that congestion was already being seen in the Do-Nothing scenarios tested, and in many cases no reasonable mitigation can be identified given local constraints. Development proposed in the SWDPR will have an impact on the local road network across the SWC area. Impacts are largely seen within Worcester City, both entering the City, and moving through the City itself. Other impacts are seen at Wittington; Powick; Droitwich; Badsey; Evesham; Pershore and Rushwick.

Mitigation

Strategic Road Network

4.31. Mitigation measures are proposed in the following locations:

- M5 J6- A4440 approach- traffic signals, with signal timings adjusted to maximum effect. Further mitigation measures should consider further signal timing adjustments in this location.
- M5 J6- A449 approach- Widening of the approach to include an additional lane, approach operating with four lanes; circulatory also increasing to four lanes to accommodate proposed level of growth.
- M5 J7- B4084 Pershore Road Approach- traffic signals have been added to the approach and to the adjacent circulatory, which are reactive to traffic conditions, rather than having set timings.

Further mitigation measures have been identified through the modelling of impact on the M5- junction 9, these are:

- Signalisation of Sun Street/ High Street junction
- Signalisation of Oldbury Road/ B4080 junction

- Increase junction capacity to allow 2 lanes west bound at the A438/A38 junction. Increase green signal time for west bound approach
- Additional green traffic signal time to south bound approach at Shannon Way/ Northway Lane junction.
- Based on the modelling evidence, the introduction of the Mitton Development will have a significant impact on the local network, which may also impact the SRN and cause safety concerns with queueing extending onto the M5. In order to minimise the impact of the Mitton development on the network, mitigation measures will be required at several locations within Tewkesbury, or alternatively a restriction on the number of houses within the Mitton Development.

Local Road Network

4.32. Various mitigations are proposed to address the impacts of development on the Local Road Network across the South Worcestershire area.

4.33. The mitigations are summarised as including the following:

- Widening of junctions
- Widening of carriageways
- Additional signals
- Signal prioritisation
- Signal optimisation
- Additional slip lanes

4.34. The Transport Schedule in Chapter 18 Table D identifies the multimodal infrastructure required to support the plan. Early delivery of key infrastructure will be required to ensure residents have access to a range of mode choices from the very early stages of the development.

Bus Services

4.35. WCC have developed the Worcestershire Passenger Transport Strategy 2019-2030[5] that aims to provide access to good quality services that are affordable for communities to use.

4.36. WCC continue engagement with bus operators ensuring appropriate (frequent) services are provided to the limit of commercial possibility. Whilst utilising developer contributions to fund the start-up and improvement of current services until they become commercially viable.

[5] https://www.worcestershire.gov.uk/passengertransportstrategy

4.37. This should start to improve the frequency of services serving new development and the wider community. Traditional timetabled bus services can also be supplemented with the addition of complementary demand responsive transport (DRT). DRT is a public transport service where vehicles travel on demand rather than using fixed routes and timetables and can provide essential transport to residents without access to transport. This alternative to fixed scheduled buses, provides a better value and better service for essential travel.

Rail Services

4.38. The County's rail network and connectivity is shown at Figures 4.2 to 4.4. Figure 4.2 illustrates the limited and low frequency GB-wide and regional connectivity in 2019 before Worcestershire Parkway opened, Figure 4.3 shows the position in 2022, and Figure 4.4 summarises the range of prospective enhancements to be delivered by the 2030s.

Figure 4.2 – Worcestershire Rail Connectivity 2019

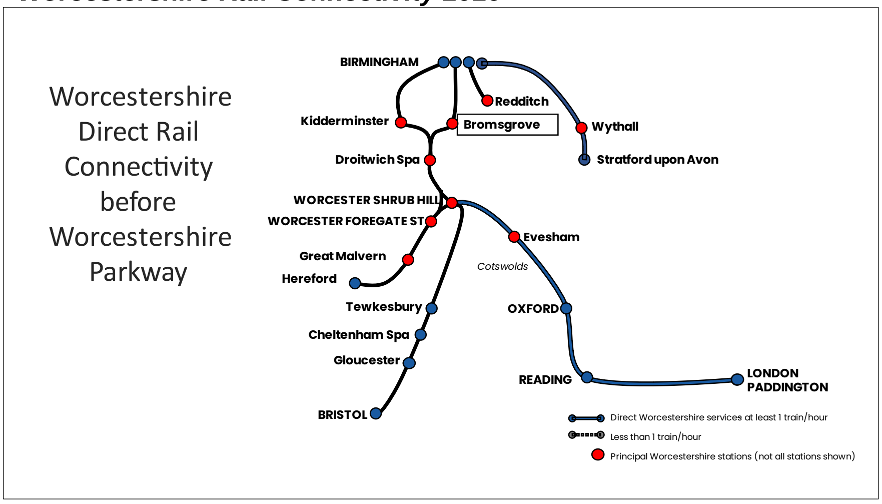


Figure 4.3 – Worcestershire Rail Connectivity 2022

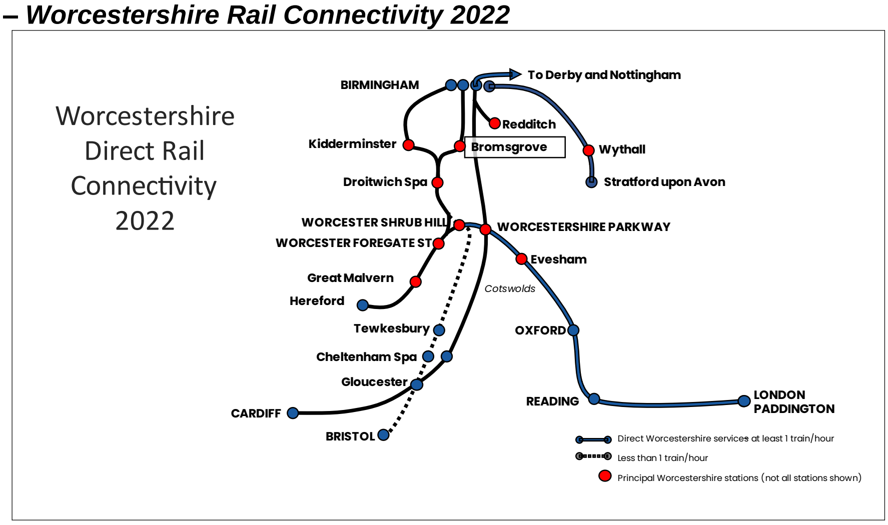
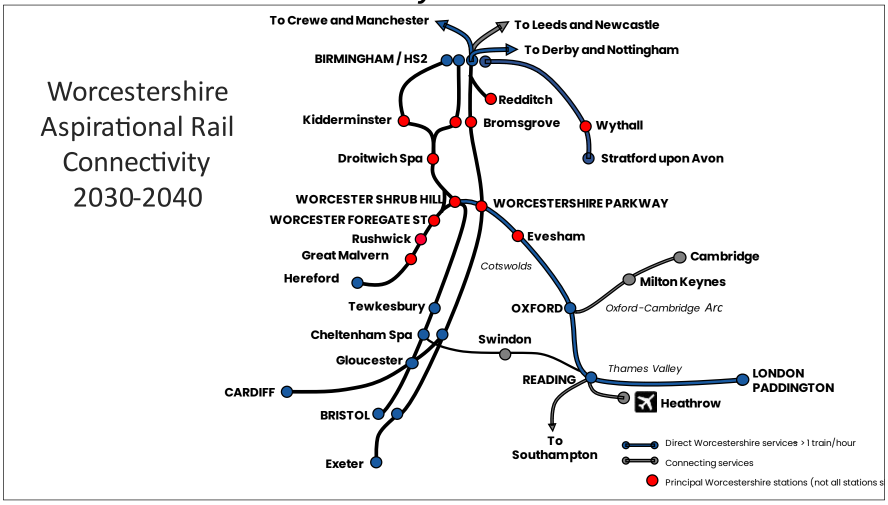


Figure 4.4 - Worcestershire Rail Connectivity 2030-2040



4.39. These key future aspirational outputs for the County's and the SWDP area's rail connectivity shown at Figure 4.4 are:

- **Worcestershire-South West/South Wales/North West/North East**

  Direct GB-wide Cross Country connectivity at Worcestershire Parkway, building on today's Cardiff-Birmingham-Nottingham services to include Exeter-Birmingham-Manchester and proposed additional 'Midlands Connect' Birmingham-Bristol/Cardiff express services

- **Worcester-Tewkesbury-Cheltenham Spa-Gloucester-Bristol**

  Regional services increased from the current 1 train per 2 hours to 1 or 2 trains per hour providing frequent connectivity between the City of Worcester and its key neighbouring towns and cities on the south-west corridor.

- **Worcestershire-Oxford Cambridge Arc-Thames Valley-Heathrow-London Paddington**

  Faster and more frequent 2 trains per hour 'North Cotswold Line' services with hourly extensions to Great Malvern, Droitwich Spa and Kidderminster[6], supporting London connectivity, new opportunities provided by East West Rail at Oxford, the Worcestershire/Cotswolds visitor economy, and the intersecting A46 Trans Midlands Trade Corridor passing through Wychavon.

- **Hereford-Worcester-Droitwich Spa-Bromsgrove-Birmingham**

  Faster and more frequent 2 trains per hour services connecting Great Malvern, Worcester and Droitwich to Birmingham and High Speed 2; supported by an additional proposed station at Rushwick west of Worcester.

- **Interchange at Worcestershire Parkway**

[6] North Cotswold Line Task Force (WCC is lead authority) - https://commonslibrary.parliament.uk/research-briefings/cdp-2020-0004/

Comprehensive new and frequent interchange between the Cross Country and North Cotswold main lines and their GB-wide and regional connectivity (unavailable at any other Worcestershire rail station).

Access

4.40. Transformed connectivity needs to be matched by both capacity and design of access for all; the County's stations have historically offered very limited car parking capacity, creating a perverse incentive for many residents to drive to out-of-county stations such as Warwick Parkway and Birmingham International. Worcestershire Parkway's 500 spaces alone increased capacity by more than 35%. Enhanced capacity is a key objective to be delivered at SWDP stations such as Pershore and Droitwich Spa, Parkway itself, and prospective new Rushwick station, together with modern accessible facilities at minimum meeting Equality Act 2010 standards at stations such as Worcester Shrub Hill and Droitwich Spa.

Supporting key SWDP strategic development

4.41. These forms of new and enhanced rail connectivity take direct account of the volume and spatial distribution of key SWDP development areas including Worcester Shrub Hill Masterplan, Worcestershire Parkway and Throckmorton new settlements and the Rushwick expanded settlement.

4.42. These outputs are promoted by a number of key stakeholders, principally:

- WCC as the County transport authority, as set out in its economically evidenced 2022 Worcestershire Rail Investment Strategy[7].
- West Midlands Rail Executive which plans rail strategy for the region and co-manages the West Midlands Trains franchise/contract with the Department for Transport (DfT), and of which WCC is a member authority. WMRE's 2022 Rail Investment Strategy[8].
- Midlands Connect as the Sub-National Transport Body for the west and east Midlands, promoting the 'Midlands Rail Hub' including enhanced Birmingham-Worcester-Hereford and Birmingham-Worcestershire Parkway-Bristol/Cardiff services, and of which WCC is a member authority.
- Network Rail as the owner of the National Rail network, strategic planner of its development, and together with the DfT to be integrated under the new 'Great British Railways' body proposed in the Williams-Shapps Plan for Rail White Paper (May 2021)[9].

[7] https://www.worcestershire.gov.uk/sites/default/files/2024-01/66002%20Worcestershire%20Rail%20Investment%20Strategy%20V06.pdf
[8] wmre-investment https://wmre.org.uk/media/aryjxnga/wmre-investment-strategy-and-summary-final.pdf-strategy-and-summary-final.pdf
[9] https://www.gov.uk/government/publications/great-british-railways-williams-shapps-plan-for-rail

4.43. Intrinsic to the rationale and purpose of the National Rail Network in Worcestershire and the SWDP area is supporting sustainable delivery of the housing, population and employment growth in the SWDP, its growing and new communities, its precious environments, and doing so in the wider context of the government's Levelling Up and de-carbonisation agendas. The railway and its services and infrastructure are means to supporting these ends, not ends in themselves.

Assessment Approach (high level brief explanation of modelling)

4.44. The Worcestershire Rail Investment Strategy 2017 (WRIS-2017) assessed the annual uplift in Gross Value Added (GVA) per annum and new jobs in the County generated by the agglomeration benefits (better business-to-business and labour market/employment accessibility) of enhanced rail connectivity, and then prioritized these (utilizing the same approach and model applied by West Midlands Rail Executive [WMRE] and thus consistent with its data and outputs). Enhanced County and SWDP-area connectivity towards Oxford and London, Cross County GB-wide service calls at Worcestershire Parkway and frequent regional Worcester-Tewkesbury-Cheltenham Spa-Gloucester-Bristol services offered the highest GVA and new jobs value.

4.45. The Worcestershire Rail Investment Strategy-2 (WRIS-2) runs from 2022 to 2050. A number of key priorities were retained from the WRIS-2017; and the following priorities have been introduced in the WRIS-2, which are of significance to SWC area:

- Station car parks development assessment at stations including Pershore
- Droitwich Station Masterplan options and car park expansion
- Rushwick/West of Worcester new station development
- Worcestershire Parkway access/car park expansion

Rail

4.46. The principal rail infrastructure upgrades required to support SWDP development, population and place-making objectives: -

- Worcester Area Modernisation and Re-signalling – The 36 mile route from Stoke Works, south of Bromsgrove, to Droitwich Spa, Worcester Shrub Hill, Worcester Foregate Street, Great Malvern and Shelwick Junction, north of Hereford has restricted layouts and single line sections reduced in the 1960s/70s, together with 19th century design manual signalling. This significantly limits the frequency and speed of Worcestershire services, service origins and destinations, and service performance and reliability. Network Rail is preparing the case for modernisation and re-signalling with a possible implementation in rail industry Control Period 7 (2024-2029). This will be essential to facilitating many of the service enhancements WCC, Midlands Connect and West Midlands

Rail Executive are proposing that will sustainably support the scale and spatial distribution of SWDP housing and employment, together with new access to the National Rail Network at prospective new stations such as Rushwick.

- North Cotswold Line re-doubling – Similarly limited by layouts reduced and lines singled in the 1970s and 19th century signalling, the route towards Oxford and London has reached the ceiling of capacity for 'train paths' or faster services in 2022. With WCC as lead authority, the 5-authority North Cotswold Line Task Force's (NCLTF) Strategic Outline Business Case (SOBC) proposes redoubling the route between Wolvercote Junction and Hanborough in Oxfordshire and Evesham and Pershore in Worcestershire to facilitate an increase from 1 to 2 trains per hour, faster journey times, more regular London-connectivity for Great Malvern, and wholly new direct London connectivity for Droitwich Spa (and Kidderminster). This is estimated to cost c. £213m. The NCLTF is progressing the scheme to Outline Business Case (OBC) stage and examining a wide range of innovative Third-Party financing options.
- Worcester Shrub Hill Station Masterplan – plans for a regenerated Shrub Hill Quarter with new homes and jobs (led by Worcester City Council and WCC) incorporate enhanced rail connectivity from Shrub Hill Station to Oxford and London, Bristol and Birmingham, together with Worcestershire stations such as Evesham, Pershore, Great Malvern, Droitwich Spa, Kidderminster and Bromsgrove. This relates both to the Worcester Area and North Cotswold Line schemes noted, but additionally requires updating passenger facilities, creating Equality Act 2010-compliant access and new gateway public realm at the substantial Grade-II listed station. This is subject of a c. £20m Levelling-Up Fund bid to be submitted in 2022 by the County Council. The Shrub Hill Quarter Supplementary Planning Document was adopted in July 2024.
- Other stations and access – WCC is undertaking feasibility assessment of other SWDP-area infrastructure including:
    - Station car park capacity expansion schemes at Worcestershire Parkway, Droitwich Spa, Pershore (with Wychavon, Network Rail and GWR) and Malvern Link.
    - New station at Rushwick to support housing growth and SWDP-area station car park capacity.
    - Droitwich Spa Station Masterplan including Equality Act 2010 access compliance
    - Pershore Station Masterplan – second platform as part of NCLTF re-doubling

4.47. Future work may also be indicated to seek Network Rail intervention on Worcester Foregate Street platform passenger access which currently have wide and high stepping distances to and from trains.

Sector-specific Funding

4.48. For transport in most cases costs are required to be funded by development therefore S106 would be the funding source. When this isn't possible all the appropriate funding bid options have been set out in the funding chapter.

5. Utilities Infrastructure

5.1. This section of the IDP looks at the existing provision of utilities including gas, power and water in South Worcestershire and the anticipated infrastructure that will be required to support the level of development proposed in the SWDPR over the period to 2041.

Responsibility for delivery

5.2. Within South Worcestershire delivery of utilities infrastructure is currently divided between the following organisations.

Table 5.1 Responsibilities for Delivery

Service	Provider
Electricity	The main electricity provider for the Worcestershire area is National Grid Electricity Distribution (NGED), formerly known as Western Power Distribution (Western PD). As a regional Distribution Network Operator (DNO), they are responsible for distributing electricity from the national transmission cables to houses and businesses in the region. They are required to produce a Long-Term Development Statement (LTDS) to detail the nature of any current or future work.
Gas	The high-pressure gas transmission system in the UK is owned by National Grid. A high-pressure gas transmission line is located to the south of Worcestershire, close to both Evesham and Upton. The Worcestershire area is on the boundary between two DNOs, Wales & West Utilities and Cadent.
Water	South Worcestershire is located within the supply area of Severn Trent Water (STW). Worcestershire sits within the Strategic Grid Resource Zone (RZ). STW is also the wastewater provider for the Worcestershire area. Wastewater is collected in private drains which feed into public gravity fed lateral drain sewers and local pumping stations. Wastewater can be drained either as separate foul and surface water runoff, or traditionally as a combined system.
Renewable Energy	Renewable Energy projects are delivered by the private sector, however there are a variety of public and private sector funding mechanisms that can support delivery of new renewable energy infrastructure assets.

Assessment of Current Infrastructure Provision

Electricity

5.3. National Grid owns and operates the electricity transmission network in England, supplying electricity to local Distribution Network Operators (DNOs). DNOs own, operate and maintain the distribution networks, distributing electricity from the transmission network to customers premises, on behalf of the electricity supply companies. DNOs charge suppliers for the use of their distribution network.

5.4. South Worcestershire is served by National Grid Electrical Distribution. As regional DNO, who are required to produce Long Term Development Statements (LTDSs), presenting details of the current and future status of their network.

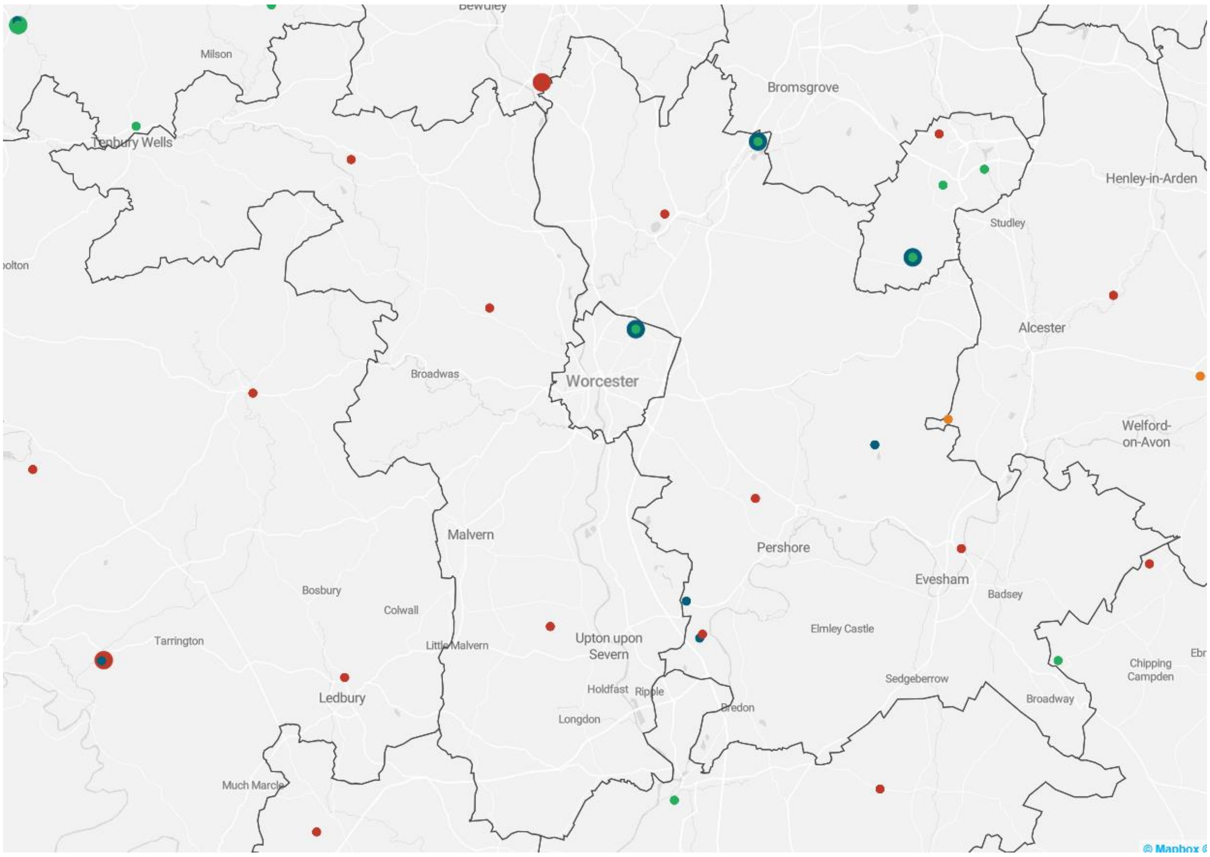
5.5. Electricity is received from National Grid at Grid Supply Points, which step the voltage down to 132kV. Their network supplies Bulk Supply Points which reduce to voltage to 66kV (typical in south Worcestershire) or 33kV. This 66kV network then disperses the electricity supply to local Primary substations. Primary substations (66kV to 11kV) generally feed out to secondary substations (11kV to Low Voltage) which connect to local homes and commercial premises. The existing 11kV network extends across much of the built-up areas of south Worcestershire.

5.6. Individual properties connecting to the network are generally supplied by the existing low voltage network, however larger developments will require a larger demand and so connect to a local primary substation to supply their own secondary substations. Primary substations can pose the biggest obstacle to developments, as the triggering of works to upgrade or provide new primary substations can result in high costs to the developer. In extreme cases, where developments are particularly large or energy intensive, an individual primary substation may be required, supplied by the 66kV network.

5.7. NGED have several primary substations within the plan area and a number in adjoining districts that serve the population and businesses in south Worcestershire.

5.8. Figure 5.1 overleaf shows NGED's electricity distribution network capacity within south Worcestershire and adjoining districts as at July 2024. The larger circles denote where a Bulk Supply Point (BSP) is, and the smaller circles show the location of a primary substation. The colour of these points reflects the capacity of each of these stations to accept power generation and to provide for increased demand. In the case of a BSP green indicates that more than15%of the total site capacity is still available, amber indicates that 5%-15% of total site capacity is still available and red indicates that less than 5% of the total site capacity is still available. In the case of Primary sub-stations the thresholds are slightly different with green indicating that more than 20% of the total site capacity is still available, amber that 10% - 20% of total site capacity is still available and red that less than 10% of the total site capacity is still available. Table 5.2 overleaf provides further detail on this.

Figure 5.1: NGED's electricity distribution network capacity within south Worcestershire and adjoining districts as at July 2024.[10]



5.9. NGED, operate a first come, first serve basis for electricity. This means that a development site may absorb the remaining existing capacity at an electricity substation, requiring the next development to contribute towards an upgrade.

5.10. The capacity of the network is limited by the size (rating) and configuration of existing assets. As more connections are made to the network or customers use more electricity (for example to charge electric vehicles) spare capacity is used up and intervention is required to prevent assets overloading and failing. This intervention can be by the reinforcement of the network or load management to reduce the maximum demand on the network.

[10]Source: NGED - Network Capacity Map Application National Grid - Network Capacity Map Application

Table 5.2 Capacity for substations and bulk supply points serving South Worcestershire at July 2024.[11] (N.B. excludes Worcester and Timberdine)

Substation Name	Asset Type	Firm Capacity of Substation (MVA)	Reverse Power Capability (MVA)	Measured Peak Demand (MVA)	Demand Headroom (MVA)	Generation Headroom (MVA)	Fault Level Headroom (kA)	Aggregated Demand Headroom RAG	Aggregated Generation Headroom RAG
Bevington 66/11kv	Primary	21	10.5	11.54	9.46	unknown	6.49	Green	unknown
Broadway 66/11kv	Primary	14.5	7.25	11.0	3.50	unknown	1.46	Green	unknown
Brotheridge Green 66/11kv	Primary	8	4	8.0	unknown	3.43	9.01	Red	unknown
Droitwich 66/11kv	Primary	50	25	37.55	12.45	24.10	10.23	Green	Green
Evesham 66/11kv	Primary	39	28.19	31.01	7.99	-21.87	4.76	Green	Red
Feckenham 66/11kv	Primary	15	7.5	0.88	14.12	unknown	20.46	Green	unknown
Kenswick 66/11kv	Primary	6.5	3.25	6.40	0.10	-33.70	10.57	Red	Red
Pershore 66/11kv	Primary	11.2	5.6	11.20	unknown	-2.61	18.11	Red	unknown
Stockton 33/11kv	Primary	5.50	2.75	5.50	unknown	3.27	7.08	Red	Green
Stourport 132/66/33/11kv	BSP	41	50.30	36.28	4.72	-65.38	17.70	Amber	unknown
Stourport 132/66/33/11kv	Primary	43	21.5	43.0	4.72	-65.38	6.92	Red	Red
Strensham 66/11kv	Primary	10.6	78.73	10.60	unknown	48.30	1.51	Red	Green
Tenbury 33/11kv	Primary	20	10	8.82	11.18	39.63	2.15	Green	Green
Tewkesbury 66/11kv	Primary	10	5	3.76	6.24	unknown	unknown	Green	unknown
Upton Warren 132/66/11kv	Primary	48	24	32.49	15.51	26.57	18.32	Green	Green
Warndon 132/11kv	Primary	78	39	45.41	32.59	46.12	0.98	Green	Green

[11] Source: NGED - Network Capacity Map Application https://www.nationalgrid.co.uk/our-network/network-capacity-map-application

Gas

5.11. National Grid National High Pressure (NHP) transmits gas mains gas throughout the UK at a pressure of up to 85bar. DNOs receive high-pressure gas from National Grid's transmission pipelines; the pipeline is located immediately south of the southern boundary of the Plan area with a small section passing through the south-eastern part of Wychavon. Gas enters the local distribution network at high pressure and through a series of pressure reducers, governors and gasometers and increased mains sizes, the pressure is adjusted for distribution to premises. Medium pressure pipelines provide connections to the urban parts of south Worcestershire; the majority of the rural areas are not connected to gas.

5.12. South Worcestershire is on the boundary between two DNOs: Wales & West Utilities and Cadent. Wales and West cover Pershore, Evesham and the new settlement of Throckmorton, whilst Cadent have a larger coverage with Worcester City, Droitwich, Malvern and the new settlement of Worcester Parkway.

5.13. Both Wales & West Utilities and Cadent are required to produce Long Term Development Statements (LTDS) in order to forecast their demand and supply for the next ten years. In their LTDS, both DNOs have plans to maintain their supply capacity, although they forecast a slight decrease in future gas demand due to improved efficiencies across the domestic and industrial sectors along with a gradual shift to alternative technologies such as air source heat pumps. Future levels of gas use remain uncertain, although the industry anticipate that technologies such as gas-sourced heat pumps, combined heat and power and new hybrid appliances could see levels of demand broadly maintained.

5.14. Both DNOs are focussed on diversifying their supply to include biomethane and hydrogen, in response to the call for reduced carbon emissions. Changes to the pressure and type of fuel may impact on the peak behaviour in their network, however these effects are still largely unknown. Cadent are undertaking trials in the UK to test the effect of hydrogen upon their existing network infrastructure.

Water supply

5.15. South Worcestershire is located within the supply area of Severn Trent Water (STW). South Worcestershire sits within their Strategic Grid Resource Zone (RZ) which is the largest resource area within the Severn Trent catchment.

5.16. The Strategic Grid RZ supply includes multiple reservoirs, as well as river abstractions on the Severn, Trent and Avon. There are Water Treatment Works (WTWs) at Strensham and Mythe. Water is distributed throughout the IDP area through large trunk mains and smaller distribution mains.

5.17. Severn Trent's 2020 Water Resources Management Plan sets out how they intend to provide supplies of water over the next 25 years and beyond. It consists of several elements, including a 25-year demand forecast that takes into account climate change and population growth. A 25-year supply forecast that sets out how much water is available for use now and how this may change in the future. Again, this considers the impact of climate change and potential reductions in the volume of water that they will be allowed to take from rivers and groundwater. The plan also contains an assessment of the options to manage demand including leakage reduction, alternative abstraction methods and water efficiency measures. A new water resources plan was consulted upon in 2023, but at the time of writing, Severn Trent's website does not indicate it has been approved and published.

Wastewater

5.18. STW is also the wastewater provider for the south Worcestershire area. Wastewater is collected in private drains which feed into public gravity fed lateral drain sewers and local pumping stations finally being treated at Sewage Treatment Works (STW). Although traditionally treated as a combined system foul and surface water system, modern developments are required to dispose of surface water sustainably and only foul water should enter Severn Trent's wastewater network.

5.19. Within STW's Resource Management Plan they identify work in 5 year blocks. The current 5-year plan (AMP7, 2020-2025) has several schemes identified within the south Worcestershire area:

- Investment is in place for STW funded quality and where required capacity schemes at the following Wastewater Treatment Works: Broadway, Blackminster, Bidford-on-Avon, Church Lench, Hallow, Inkberrow, Lower Moor, Malvern, Martley, Ductons Coppice, Ombersley, Powick, Welland, Worcester Bromwich Road.
- Sewerage Growth Schemes are scheduled in the following locations: West Worcester, South Worcester, Drakes Broughton, Broadway, Malvern, Astley Cross. These are a direct response to planned growth in these areas and are STW funded through developer infrastructure charges.

Planned Provision and Scheme Identification based on Housing and Employment Needs

5.20. The distribution of growth set out within the SWDPR will have an impact on the existing utility infrastructure in and in some cases to infrastructure beyond the Plan area in adjoining authorities.

Demand for Electricity

5.21. NGED use several sources of information to predict future electricity demand, including local infrastructure development plans and up to date load data to identify which substations will require reinforcement. They focus attention on sites that are most in need and running close to or overcapacity in accordance with Ofgem's guidelines taking into account predicated growth in an area.

5.22. Western PD (now NGED) have previously reviewed the proposed development sites and estimated electrical power demands depending on the scale and type of growth proposed. As the proposed level of development has not increased, this exercise has not been undertaken to inform this update of the IDP. Consideration has been given to the impact of larger development sites, and to sites where they are supplied by substations where there are known constraints. Therefore, not all smaller sites or settlements have a detailed response at this stage as it is anticipated that their demand can be met through organic growth already accounted for in Western PD’s growth calculator until 2023 (RIIO-ED1) and where appropriate will be reconsidered as part of their growth plans for the five year period beyond 2023 (RIIO-ED2).

5.23. In considering the impact of proposed development Western PD have taken account of the cumulative impact the proposed development would have on the existing network. When considered individually development in some locations would not require a substantial upgrade to, or reinforcement of the power network, however the cumulative impact from growth in a number of settlements/sites combined will require reinforcement work to be undertaken which is above and beyond the existing planned improvements in the area.

5.24. Table 5.3 overleaf shows the assumptions made by Western PD in reaching the conclusions about the type and level of work required at each substation and the areas where improvements will be required. The assumptions are based on a demand of 7kVA ADMD per dwelling for residential development and 400kVA per hectare for employment allocations.

Table 5.3 Western PD forecast demand requirements for larger settlements and forecast growth. August 2021.											
Location	**Number of units/ dwellings**	**Estimated Domestic Demand (MVA)**	**Emplo yment (Ha)**	**Estimated Employme nt Demand (MVA)**	**Total Estimated Peak Demand**	**Nearest Geographical WPD BSP/Primary Substation**	**Firm Capacity of Substation (MVA)**	**2019/20 Maximum Demand MVA (LTDS)**	**Potential Reinforce ment Required?**	**Indicative Reinforcement Proposal & Estimated Cost**
Strategic Growth Areas										
SWDPR 51 Worcestershire Parkway (new settlement)	5,000	35	50.00	20.00	38.50	New BSP/Primary sub required.	39	N/A	N/A	New BSP/Primary sub required; budget / detail provided in Parkway IDP.
SWDPR 52 Throckmorton (new settlement)	2,000	14	20.00	8.00	15.40	Pershore	24[12]	15.1	Yes	Voltage reinforcement at 66kV, plus installation of two new 40MVA transformers, ~ £4m. Reinforcement would likely have cost apportionment applied.
SWDPR53 Rushwick (extension)	1,000	7	5.00	2.00	6.30	Worcester Grid	78	30.8	Unlikely.	Unlikely to require reinforcement as sufficient capacity at Worcester Grid. Should this capacity be exceeded a new 132/11kV site will be required, ~ £8m,

[12] Pershore Firm Capacity limited by 66kV group capacity to 11.2MVA

Table 5.3 Western PD forecast demand requirements for larger settlements and forecast growth. August 2021.										
Location	**Number of units/ dwellings**	**Estimated Domestic Demand (MVA)**	**Emplo yment (Ha)**	**Estimated Employme nt Demand (MVA)**	**Total Estimated Peak Demand**	**Nearest Geographical WPD BSP/Primary Substation**	**Firm Capacity of Substation (MVA)**	**2019/20 Maximum Demand MVA (LTDS)**	**Potential Reinforce ment Required?**	**Indicative Reinforcement Proposal & Estimated Cost**
										depending on the final solution.
SWDPR54 Mitton (extension)	1,000	7		N/A	7.00	Tewkesbury	78	20.5	No	
SWDPR60A Worcester West Urban extension (SWDP45/2)	2,150	15	5.00	2.00	11.94	Worcester Grid	78	30.8	Unlikely	Unlikely to require reinforcement as sufficient capacity at Worcester Grid. Should this capacity be exceeded a new 132/11kV site will be required, ~ £8m, depending on the final solution.
SWDPR60B Worcester South Urban extension (SWDP45/1)	2,600	18	20.00	8.00	18.34	Timberdine	39	20.5	Yes	Installation of a third 132/11kV transformer, plus 11kV switchboard extension, ~£2m. Reinforcement would likely have cost apportionment applied.
SWDPR60D Worcester Technology		N/A	19.33	7.73	7.73	Warndon	78	45.4	No	

Table 5.3 Western PD forecast demand requirements for larger settlements and forecast growth. August 2021.

Location	Number of units/ dwellings	Estimated Domestic Demand (MVA)	Employment (Ha)	Estimated Employment Demand (MVA)	Total Estimated Peak Demand	Nearest Geographical WPD BSP/Primary Substation	Firm Capacity of Substation (MVA)	2019/20 Maximum Demand MVA (LTDS)	Potential Reinforcement Required?	Indicative Reinforcement Proposal & Estimated Cost
Park (SWDP45/6)										
City /Towns										
Worcester City (incl. Bevere in North Claines and Warndon Parish)	2,097	15	29.61	11.84	18.57	Worcester Grid	78	30.8	Unlikely.	Unlikely to require reinforcement as sufficient capacity at Worcester Grid. Should this capacity be exceeded a new 132/11kV site will be required, ~ £8m, depending on the final solution.
Droitwich Spa (incl. Hadzor and Salwarpe parishes)	992	7	25.66	10.26	12.05	Droitwich	78	38	No	
Evesham	642	4	47.80	19.12	16.53	Evesham	39	31	Yes	Installation of a third 66/11kV transformer, plus 11kV switchboard extension, ~£1.5m. Reinforcement would likely have cost apportionment applied.

Table 5.3 Western PD forecast demand requirements for larger settlements and forecast growth. August 2021.										
Location	**Number of units/ dwellings**	**Estimated Domestic Demand (MVA)**	**Employment (Ha)**	**Estimated Employment Demand (MVA)**	**Total Estimated Peak Demand**	**Nearest Geographical WPD BSP/Primary Substation**	**Firm Capacity of Substation (MVA)**	**2019/20 Maximum Demand MVA (LTDS)**	**Potential Reinforcement Required?**	**Indicative Reinforcement Proposal & Estimated Cost**
Malvern (incl. Guarlford Parish)	1,773	12	15.01	6.00	12.89	Malvern	39	27.2	Yes	Installation of a third 132/1kV transformer, plus 11kV switchboard extension, ~£2m. Reinforcement would likely have cost apportionment applied.
Pershore (see Wick and Wyre Piddle for employment)	590	4	0.97	0.39	3.16	Pershore	24[13]	15.1	Yes, if cumulative demand is considered. No, if considered independently.	Voltage reinforcement at 66kV, plus installation of two new 40MVA transformers, ~ £4m. Reinforcement would likely have cost apportionment applied.
Category 1 Settlements										
Kempsey	0	N/A	2.02	0.81	0.81	Worcester Grid/Malvern	78/39	30.8/ 27.2	Unlikely	Unlikely to require reinforcement as sufficient capacity at Worcester Grid. Should this capacity be exceeded a new 132/11kV site will be required, ~ £8m,

[13] Pershore Firm Capacity limited by 66kV group capacity to 11.2MVA

Table 5.3 Western PD forecast demand requirements for larger settlements and forecast growth. August 2021.

Location	Number of units/ dwellings	Estimated Domestic Demand (MVA)	Employment (Ha)	Estimated Employment Demand (MVA)	Total Estimated Peak Demand	Nearest Geographical WPD BSP/Primary Substation	Firm Capacity of Substation (MVA)	2019/20 Maximum Demand MVA (LTDS)	Potential Reinforcement Required?	Indicative Reinforcement Proposal & Estimated Cost
										depending on the final solution.
Broadway	114	1	1.28	0.51	0.92	Broadway	24[14]	11	No	
Drakes Broughton and Wadborough	50	N/A	2.32	0.93	0.93	Strensham	24[15]	12.5	No	
Upton Snodsbury	49	N/A	1.72	0.69	0.69	Pershore	24[16]	15.1	Yes, if cumulative demand is considered. No, if considered independently.	Voltage reinforcement at 66kV, plus installation of two new 40MVA transformers, ~ £4m. Reinforcement would likely have cost apportionment applied.
Category 2 Settlements										
Tibberton	26	N/A	9.55	3.82	3.82	Warndon	78	45.4	No	
Category 4a Settlements										

[14] Broadway Firm Capacity limited by 66kV group capacity to 14.5MVA
[15] Strensham Firm Capacity limited by 66kV group capacity to 10.6MVA
[16] Pershore Firm Capacity limited by 66kV group capacity to 11.2MVA

Table 5.3 Western PD forecast demand requirements for larger settlements and forecast growth. August 2021.										
Location	**Number of units/ dwellings**	**Estimated Domestic Demand (MVA)**	**Employment (Ha)**	**Estimated Employment Demand (MVA)**	**Total Estimated Peak Demand**	**Nearest Geographical WPD BSP/Primary Substation**	**Firm Capacity of Substation (MVA)**	**2019/20 Maximum Demand MVA (LTDS)**	**Potential Reinforcement Required?**	**Indicative Reinforcement Proposal & Estimated Cost**
Earl's Croome		N/A	8.52	3.41	3.41	Brotheridge Green	15[17]	9.9	Yes, if cumulative demand is considered. No, if considered independently.	Voltage reinforcement at 66kV, plus installation of two new 40MVA transformers, ~ £4m. Reinforcement would likely have cost apportionment applied.
Open Countryside										
Hanley Castle Parish		N/A	26.60	10.64	10.64	Brotheridge Green	15[18]	9.9	Yes	Voltage reinforcement at 66kV, plus installation of two new 40MVA transformers, ~ £4m. Reinforcement would likely have cost apportionment applied.
Rushwick Parish		N/A	3.46	1.38	1.38	Worcester Grid	78	30.8	Yes, if cumulative demand is considered. No, if considered	Would look to utilise the spare capacity at Worcester Grid, thereafter establishment of a new 132/11kV site

[17] Brotheridge Green Firm Capacity limited by 66kV group capacity to 8MVA
[18] Brotheridge Green Firm Capacity limited by 66kV group capacity to 8MVA

Table 5.3 Western PD forecast demand requirements for larger settlements and forecast growth. August 2021.

Location	Number of units/ dwellings	Estimated Domestic Demand (MVA)	Employment (Ha)	Estimated Employment Demand (MVA)	Total Estimated Peak Demand	Nearest Geographical WPD BSP/Primary Substation	Firm Capacity of Substation (MVA)	2019/20 Maximum Demand MVA (LTDS)	Potential Reinforcement Required?	Indicative Reinforcement Proposal & Estimated Cost
									independently.	will be required, ~ £8m, depending on the final solution.
Elmley Lovett Parish		N/A	0.65	0.26	0.26	Upton Warren	48	32.5	No	
Hartlebury Parish		N/A	2.07	0.83	0.83	Stourport	43	34.7	No	
Honeybourne Parish		N/A	31.27	12.51	12.51	Long Marston	15.6[19]	9.1	Yes	Voltage reinforcement at 66kV, along with 66kV circuit reinforcement (~10km) Installation of two new 40MVA transformers also required, ~ £6m. Reinforcement would likely have cost apportionment applied.
Norton and Lenchwick Parish		N/A	3.61	1.44	1.44	Evesham	39	31	Yes, if cumulative demand is considered. No, if considered	Installation of a third 66/11kV transformer, plus 11kV switchboard extension, ~£1.5m. Reinforcement would

[19] Long Marston Firm Capacity limited by 66kV group capacity to 9.4MVA

Table 5.3 Western PD forecast demand requirements for larger settlements and forecast growth. August 2021.										
Location	**Number of units/ dwellings**	**Estimated Domestic Demand (MVA)**	**Employment (Ha)**	**Estimated Employment Demand (MVA)**	**Total Estimated Peak Demand**	**Nearest Geographical WPD BSP/Primary Substation**	**Firm Capacity of Substation (MVA)**	**2019/20 Maximum Demand MVA (LTDS)**	**Potential Reinforcement Required?**	**Indicative Reinforcement Proposal & Estimated Cost**
									independently.	likely have cost apportionment applied.

5.25. In summary Western PD has identified the following implications for the electricity infrastructure where reinforcement work will be required.

Pershore Primary Sub Station: Total cumulative new demand for Pershore is approximately 19.25MVA. The load on Pershore will likely exceed 35MVA. Reinforcement will be required at both Pershore Primary Sub Station to change transformers, and to the wider network. Wider network proposals do require further investigation.

Worcester Grid: Total cumulative new demand for Worcester Grid is approximately 39MVA. Total load is unlikely to exceed the 78MVA rating of the site. Should this capacity be exceeded a new 132/11kV site will be required in a strategic location to be confirmed.

Warndon Primary Sub Station: Total cumulative new demand on Warndon is approximately 11.5MVA. Total load will be within substation firm capacity.

Timberdine Primary Sub Station: Total cumulative new demand for Timberdine is approximately 18.34MVA. Total load will exceed 39MVA rating of the site. Establishment of a third 132/11kV will be likely, to increase firm capacity.

Tewkesbury Primary Sub Station: Total cumulative new demand on Tewkesbury is approximately 7MVA. Total load will be within substation firm capacity.

Stourport Primary Sub Station: Total cumulative new demand on Stourport is approximately 1MVA. Total load will be within substation firm capacity.

Malvern Primary Sub Station: Total cumulative new demand for Malvern is approximately 12.89MVA. Total load will exceed 39MVA rating of the site. Establishment of a third 132/11kV will be likely, to increase firm capacity.

Droitwich Primary Sub Station: Total cumulative new demand on Droitwich is approximately 12.05MVA. Total load will be within substation firm capacity.

Evesham Primary Sub Station: Total cumulative new demand for Evesham is approximately 17.97MVA. Total load will exceed 39MVA rating of the site. Establishment of a third 66/11kV will be likely, to increase firm capacity.

Broadway Primary Sub Station: Total cumulative new demand on Broadway is approximately1MVA. Total load will be within substation firm capacity.

Brotheridge Green Primary Sub Station: Total cumulative new demand for Brotheridge Green is approximately 14.05MVA. Total load will exceed 15MVA rating of the site. Reinforcement will be required at both Brotheridge Green PSS to change transformers, and to the wider network. Wider network proposals do require further investigation.

Strensham Primary Sub Station: Total cumulative new demand on Strensham is approximately 1MVA. Works are currently underway to increase the firm capacity of Strensham, it is unlikely this additional demand will cause an issue.

Upton Warren Primary Sub Station: Total cumulative new demand on Upton Warren is approximately 0.26MVA. Total load will be within substation firm capacity.

Long Marston Primary Sub Station: Total cumulative new demand for Long Marston is approxiamtley12.51MVA. The existing rating of the site is 9.4MVA, works are underway to increase this to ~15MVA, however the total load of new connections will exceed future 15MVA rating of the site. Installation of 40MVA transformers, with affirm capacity of 40MVA, could be a likely solution. Wider network reinforcement may also be required.

Gas Demand

5.26. Typically for gas supply, constraints are associated with general distribution issues such as network expansion and local upgrades, rather than the overall capacity of the system. Both Cadent and Wales & West in their LTDSs forecast a plateau and then overall reduction in demand in the future due to the increasing efficiency in appliances and homes despite growing populations.

5.27. In order to meet the challenges of decarbonisation, gas networks are developing their vision for the low-carbon future. Wales & West Utilities in the short-term aim to introduce biomethane connections to increase the volume of 'green gas' in their network. Therefore, at a strategic district wide level it is likely that the DNOs can supply the proposed developments, however there may be some localised network upgrades required. Specifically:

- Cadent Gas have reiterated that there is currently capacity on the MP / IP network for most of the developments which are fed by Cadent. The only areas which cause concern, and which could potentially require reinforcement would be around the Malvern and Worcester areas. The reinforcement options will be explored once a formal connection request is sent, particularly as the information on future loads can change available capacity.

Wales and West have provided information on the implications on the network of each of the proposed development sites within their operational area, including the distances between the sites and the nearest gas main. The majority of the sites within their operational area are in proximity to gas mains and could be connected without incurring reinforcement costs, but there are sites which are at a significant distance (over 1000 metres) and therefore connection may not be economically viable and/or costs for reinforcement may be prohibitive. Table 5.4 sets out the sites that would require reinforcement where some of the cost would need to be met by the developer.

Table 5.4 Sites where reinforcement may be required within Wales and West network

Site ref / Location	Site size Ha	No. units	Closest Main with Capacity	Main Size	Reinforcement required	Feasibility of connection
WYPE07 (CFS0103) - Land East of Keytec East Business Park, Pershore	0.731	Employment site (Office/ warehousing/ manufacturing)	5m from boundary to the southeast of site.	063mm PE Low Pressure main.	Addition of this load may trigger requirement for reinforcement of the gas network.	Feasible – Likely to be some charge to developer for reinforcement to gas network if pursued.
WYPH03, WYPH04, WYPH05 (CFS0350ASC,0808, 0807,0641) - Land South of the Holloway, Pershore	11.252	112	5m from the boundary to north of site.	4'' DI Pressure main.		
WYHMA15 (SWDP60/15) - Land off Roman Meadow, Pershore Road, Eckington	0.94	38	5m from the boundary to the south of site.	4'' ST Low Pressure main.		
WYPHM18 (CFS1050sc) - Thornleigh Farm, Stonebow Road, Drakes Broughton	1.955	25	5m from the boundary to the south of site	063mm PE Low Pressure main.		
WYPHM17 (CFS0199) - Fresh Fields, Stonebow Road, Drakes Broughton	1.864	25	5m from the boundary to the east of site.	063mm PE Low Pressure main.		Feasible – Likely to be some charge to developer for reinforcement to gas network if pursued.
WYHMA12 (SWDP50/7) - Land off Abbey Road, Evesham	19.78	200	5m from the boundary to the east of site.	4'' DI Pressure main.		
WDCPH19 (CFS0605) - Land West of Upton Snodsbury Road, Pinvin	1.859	5	2m from the boundary to the east of site.	4'' ST Low Pressure main.	Addition of this load may trigger a	Potentially Feasible – reinforcement cost may

Table 5.4 Sites where reinforcement may be required within Wales and West network						
Site ref / Location	**Site size Ha**	**No. units**	**Closest Main with Capacity**	**Main Size**	**Reinforcement required**	**Feasibility of connection**
					requirement for reinforcement of the gas network.	mean alternatives more viable given scale of site. Likely to be some charge to developer.
WYPE05 (CFS0891) - Land south of Vale Park, Evesham	4.742	Employment site (Office/ warehousing	310m from the boundary to the north of site.	355mm PE low Pressure main.		Potentially feasible. Dependent on employment use may require connection, likely to be some cost to developer.
WYPE13 (CFS0925) - Two Shires Park, Weston Road, Honeybourne	31.268	Employment (manufacturing)	200m from the boundary to the south of site.	063mm PE Medium Pressure main (MP270).		
WYPE08 (CFS0559) - Land north of Drakes Broughton Business Park, Drakes Broughton	2.317	Employment warehousing - double glazing	350m from the boundary to the south-east of site.	063mm PE Low Pressure main.		
WYPE02 (CFS0680) - Land off Sawmills Walk/ Briar Close Business Park, Evesham	0.877	Employment site (office/ warehousing)	140m from the boundary to the south-east of the site.	125mm PE low Pressure main.		

5.28. Other sites where a connection is not viable due to the distance from the network are smaller sites located in rural areas in the settlements of Ashton Under Hill, Cropthorne, Defford, Emely Castle, Overbury and Sedgeberrow. In the first instance the SWDP in line with Building Regulations would support the use of more sustainable forms of energy and have policies in place to address this.

5.29. Alternative heating schemes (such as electricity, Energy from Waste or CHP) could be pursued to reduce the resilience on the gas grid network. This would have sustainable benefits in addition to potential cost saving for occupiers.

5.30. Through the aims of the Worcestershire Energy Strategy, to increase the low carbon energy offering of Worcestershire, there is the potential for future residents to benefit from access to affordable, clean energy. These could either be on an individual development scale, as district heating across a neighbourhood, or through the decarbonisation of the electricity and gas networks.

Water Demand

5.31. SWC Water Cycle Study – Phase 2, (JBA consulting, 2021) assesses the potential issues relating to future development within South Worcestershire and the impacts on water supply, wastewater collection and treatment and water quality. The Water Cycle Study was undertaken with the co-operation of STW, the Environment Agency, Natural England and the neighbouring Local Planning Authorities.

5.32. In reviewing the revised SWDPR figures STW have confirmed that they have estimated a lower level of growth for the plan period 2020 to 2025 than is now forecast. However, as they included additional headroom in their data for uncertainty in growth data, they do not consider that the additional housing growth in this period will cause an issue in the water resource zone. In addition to this, they are in process of reviewing the Water Resource Management Plan 19 (WRMP) and have started working on WRMP24 which will build in the revised housing needs for 2024 onwards.

5.33. To reduce demand and consumption the Water Cycle Study also concludes that there is sufficient evidence to support the adoption of the tighter water efficiency target of 110l/p/d allowed for in building regulations.

5.34. The STW supply network is a highly pressurised system and detailed modelling will be required to determine whether additional demand will require capacity upgrades. As development occurs within south Worcestershire, STW modelling teams will undertake detailed modelling and address capacity issues at the time. Infrastructural improvements and local reinforcements usually take place within 18 months to 2 years; therefore, water capacity is not expected to be a constraint to development.

5.35. Where upgrades are required, it is essential that STW are engaged early so upgrade work can be planned and completed prior to occupation of new developments. This is usually best conducted once there is greater certainty on the delivery of development sites.

Wastewater

5.36. STW have a duty under Section 94 of the Water Industry Act 1991 to provide sewerage services and treat wastewater arising from new domestic development. Except where strategic upgrades are required to serve very large or multiple developments, infrastructure upgrades are usually only implemented following an application for a connection, adoption, or requisition from a developer.

5.37. A site-by-site assessment of impact of the potential allocations on the foul sewer network has been carried out by STW and it is clear that wastewater infrastructure and/or treatment upgrades will be required to meet the needs of the proposed growth. Further detailed modelling will be required to establish exactly what improvements are required when there is more certainty of development. Where development proposals are likely to require additional capacity upgrades to accommodate new development flows it is highly recommended that potential developers contact STW as early as possible to confirm flow rates and intended connection points. This will ensure provision of additional capacity can be planned into Severn Trent's investment programme to ensure development is not delayed.

5.38. The water cycle study includes an assessment of the wastewater treatment works capacity based on a comparison of available headroom versus potential growth for each treatment works serving growth in the Plan area. Based on the assumption of every single site coming forward during the Plan period the study identified that there are 38 wastewater treatment works (WwTWs) that may serve allocations, reallocations, and strategic sites during the SWDPR period. Of these, 19 may require a change to their permit and / or an upgrade to capacity in order to accommodate growth; water quality is also an important consideration. These WwTWs have been given an "Amber" RAG rating.

5.39. At many of these WwTWs, upgrades are currently planned which may alleviate some capacity issues (see paragraph 5.20 and Chapter 18 Table E). Early engagement between the Council and STW is required to ensure that opportunities to accommodate this growth within existing upgrade schemes can be realised, and where upgrades / improvements at WwTWs are required in order to accommodate growth, that they are in place ahead of occupation of development sites.

Table 5.5 Summary of Wastewater Treatment Works Flow Assessment source: SWC Water Cycle Study, JBA, 2021

WwTW	Estimated Headroom (Housing units) (From STW assessment)	Potential growth over Local Plan period*		RAG (JBA assessment)	Comments (from Severn Trent Water unless otherwise stated)
		Housing (dwellings)	Employment (m^2)		
ABBERLEY THE COMMON (STW)	68	105	0	Amber	JBA - Likely to be close to or exceeding flow consent
ASHTON UNDER HILL (STW)	-39	31	0	Amber	Infiltration to be investigated, with the aim of reducing infiltration to enable accommodation of proposed development in the catchment
BIDFORDONAVON (STW)	232	1,195	0	Amber	Capacity issues at Bidford are being investigated, including improvement of network pumping stations. The site will be subject to a WFD Phosphate permit by 2027, the investment for which will also ensure longer term development needs will be accommodated
BLACKMINSTER (STW)	-1,344	435	0	Amber	Improvement planned 2020-2025 to meet new Phosphorous permit, with capacity improvements in line with existing development plans
BREDON-FLEET LANE (STW)	86	29	0	Green	
BROADWAY (STW)	-711	323	22,977	Amber	Improvement planned 2020-2025 to meet new Phosphorous permit, with capacity improvements in line with existing development plans
CLIFTONUPONTEME (STW)	211	89	0	Green	
CROPTHORNE HEATH (STW)	-60	79	0	Amber	JBA - Likely to be close to or exceeding flow consent
CROWLE WORCESTER (STW)	26	43	0	Amber	JBA - Likely to be close to or exceeding flow consent
DEFFORD VILLAGE (STW)	167	48	0	Green	
DROITWICHLADYWOOD (STW)	-930	1,829	101,314	Amber	Investment likely 2020-2025 to address hydraulic capacity issues
ECKINGTON (STW)	112	56	0	Green	

Table 5.5 Summary of Wastewater Treatment Works Flow Assessment source: SWC Water Cycle Study, JBA, 2021

WwTW	Estimated Headroom (Housing units) (From STW assessment)	Potential growth over Local Plan period*		RAG (JBA assessment)	Comments (from Severn Trent Water unless otherwise stated)
		Housing (dwellings)	Employment (m^2)		
EVESHAM (STW)	818	1,586	204,484	Amber	There is some spare capacity at this STW, however improvements would be required to allow capacity for 2000-6000 new dwellings.
FLYFORD FLAVELL STW (STW)	-29	15	0	Amber	JBA - Likely to be close to or exceeding flow consent
GREAT WITLEY (STW)	117	68	0	Green	
HALLOW (STW)	148	163	0	Amber	AMP7 quality scheme to meet new Phosphorous permit
HOLLY GREEN WORKS (STW)	172	192	33,244	Amber	JBA - Likely to be close to or exceeding flow consent
HOLT HEATH (STW)	94	27	0	Green	
HONEYBOURNE (STW)	609	686	121,945	Amber	JBA - Likely to be close to or exceeding flow consent
INKBERROW (STW)	193	88	0	Green	AMP7 quality scheme to meet new Phosphorous permit
KEMPSEY WORKS (STW)	813	58	32,951.1	Green	
KIDDERMINSTER OLDINGTN (STW)	9,404	5,702	36,342.13	Green	
LOWER MOOR (STW)	-112	59	0	Amber	Investment planned 2020-2025 will increase capacity at the works to accommodate planned growth
MALVERN (STW)	12,049	3,030	336,051.3	Green	AMP7 quality scheme to meet new Phosphorous permit
MARTLEYDUCTONS COPP (STW)	91	83	0	Amber	AMP7 quality scheme to meet new Phosphorous permit
OMBERSLEY (STW)	201	117	0	Green	AMP7 quality scheme to meet new Phosphorous permit
PERSHORE (STW)	3,974	3,370	231,132.1	Green	

Table 5.5 Summary of Wastewater Treatment Works Flow Assessment source: SWC Water Cycle Study, JBA, 2021

WwTW	Estimated Headroom (Housing units) (From STW assessment)	Potential growth over Local Plan period*		RAG (JBA assessment)	Comments (from Severn Trent Water unless otherwise stated)
		Housing (dwellings)	Employment (m^2)		
POWICK (STW)	1,945	3,093	78,000	Green	AMP7 quality scheme to meet new Phosphorous permit
SEDGEBERROW (STW)	91	59	0	Green	
SUCKLEY (STW)	49	19	0	Green	
TENBURY (STW)	544	507	0	Amber	JBA - Likely to be close to or exceeding flow consent
TEWKESBURY (STW)	3,148	1,462	0	Green	JBA - Potential for 10,000 unit Garden Town within Tewskesbury Borough Council's area has not been considered in this assessment. This would change the assessment to Amber should it go ahead.
UPTON SNODSBURY (STW)	63	73	6,700.2	Amber	JBA - Likely to be close to or exceeding flow consent
UPTONONSEVERN WKS (STW)	N/A	101	0	Green	
WELLAND (STW)	102	96	0	Amber	AMP7 quality scheme to meet new Phosphorous permit
WORCESTER BROMWICH ROAD (STW)	15648	13,810	471,395	Amber	Investment planned to meet new 2026 Phosphate permit to include for capacity increases to accommodate planned growth
WYCHBOLD (STW)	161	70	0	Green	

Funding

Electricity

5.40. New connections are funded in the following ways depending on the type of infrastructure required. Extension assets are assets installed to connect a party or parties to the existing distribution network, but which exclude reinforcement assets. The costs of providing extension assets are charged in full to the developer; these costs are normally factored into development costs as a standard build cost by developers.

5.41. Reinforcement is defined as assets installed that adds capacity (network or fault level) to the existing shared use distribution system. For new connections which require reinforcement, the cost of the reinforcement is apportioned between the developer and provider.

Gas

5.42. Usually, all costs associated with connecting new developments to an existing gas network are funded by the developer; competitive quotes can be sought from a range of Independent Gas Transporters (IGTs) to undertake this work. However, where network reinforcement is required some of the costs may be apportioned between the provider and the developer.

Water

5.43. STW invest in improving and maintaining their own infrastructure to meet required environmental standards. They also have a statutory duty to serve new developments under the Water Industry Act 1991 for wastewater. Growth schemes are funded by STW and developer infrastructure charges. Unless significant upgrades are required (as in the case of the strategic sites) these are generally considered to be standard build costs for developers.

6. Flood Risk

Responsibility for delivery

6.1. The 2022 IDP established that responsibilities for delivering flood risk infrastructure is complex, with various bodies having statutory and non-statutory responsibilities dependent on the type of flood risk or watercourse.

6.2. The table below sets out the responsibilities in South Worcestershire.

Table 6.1 Responsibilities for Delivery and Risk Management Authorities	
Service Provider	**Responsibility**
Department for Environment, Food and Rural Affairs (DEFRA)	Responsible for outlining a national policy approach, as well as providing some funding. The Risk Management Authorities are responsible for delivering these policies.
Environment Agency	The Environment Agency's role includes determining a long-term approach to Flood and Coastal Erosion Risk Management, allocating central Government funding to specific projects and working with others to prepare Flood Risk Management Plans. Their responsibility covers the main rivers within the south Worcestershire area as well as WC and reservoirs.
Worcestershire County Council (WCC)	The county council are the Lead Local Flood Authority (LLFA) established under the Flood and Water Management Act 2010. They are a statutory consultee for surface water matters and are consulted in this regard on major planning applications. As LLFA, the County Council: • Develop, maintain and implement a Local Flood Risk Management Strategy which includes risks from surface water run-off, groundwater and ordinary watercourses. • Investigate all significant flooding incidents. • Maintain a register and record of flood defence assets. • Encourage use of sustainable drainage on new development. • Build partnerships and ensure effective working between authorities that have responsibility over flood risk.
Worcester City Council, Malvern Hills District Council and Wychavon District Council (the South Worcestershire Councils (SWC)) also form the South Worcestershire Land Drainage Partnership (SWLDP)	The SWC are individual Risk Management Authorities responsible for planning local flood risk management in their area. Together the SWC form the South Worcestershire Land Drainage Partnership, which develops flood risk management works on minor watercourses, and works in partnership with LLFAs, the EA, landowners and those applying for planning permission to ensure flood risks are managed effectively.
Severn Trent Water (STW)	Water and Sewerage companies also have a major role in managing flood risk and coastal erosion risks. They manage the risk of flooding to water supply and sewerage facilities from the failure of their infrastructure.
Lower Severn Internal Drainage Board (IDB)	The Lower Severn IDB edges into the south of the Plan area. The role of Internal Drainage Boards (IDBs) is to manage water levels for the protection of people, property and the environment.
National Highways	Responsible for managing highways water on strategic road network.
Worcestershire County Council (Highways)	Responsible for managing highways water on the local road network.

Assessment of Current Infrastructure Provision

6.3. Pluvial and fluvial flood risk is well understood in south Worcestershire and there are a number of plans and strategies relating to Flood Risk Management already in place; these are informed by the requirements of national policy and guidance including the NPPF and the National Flood and Coastal Erosion Risk Management Strategy (2020). The following documents provide a framework for planned and future flood risk measures in south Worcestershire.

- Flood and Coastal Risk Management Capital Investment Programme (FCERM) (2021-2027) (outstanding schemes in south Worcestershire are identified in Table 6.2. Work on projects expected to start after 31 March 2021 is still to be agreed[20]).
- Worcestershire Local Flood Risk Management Strategy (2016).
- Worcestershire Local Flood Risk Management Strategy (2016) Action Plan (outstanding schemes are identified in Table 6.2).
- Worcestershire Surface Water Management Plan (June 2018) (priorities for the next few years are set out in Table 6.2).
- Droitwich Town Flood Risk Management Plan.
- South Worcestershire Development Plan – Water Management and Flooding SPD (July 2018).
- Sustainable Drainage Design and Evaluation Guide (Worcestershire County Council, 2018)

6.4. To inform the SWDPR an updated Water Cycle Study for South Worcestershire (2019 and a further update in 2021) has been prepared by JBA Consulting (JBA). These studies assess the potential issues relating to future development within South Worcestershire and the impacts on water supply, wastewater collection and wastewater treatment. The Water Cycle Study assesses the constraints and requirements that will arise from potential growth on the water infrastructure.

6.5. The South Worcestershire Strategic Flood Risk Assessment (JBA, September 2019) and subsequent Level 2 site assessments (JBA, 2021) have also been prepared in support of the SWDPR. The SFRA establishes that the most significant sources of flood risk in South Worcestershire are fluvial and surface water providing a commentary on the existing defences within each area. The findings of the more detailed Level 2 assessment are covered in the next section as they relate more specifically to the proposed growth and the cumulative impacts.

[20] https://www.gov.uk/government/publications/flood-and-coastal-risk-management-in-england-long-terminvestment/long-term-investment-scenarios-ltis-2019

Planned Provision and Scheme Identification based on Housing and Employment Needs

6.6. Although several flood alleviation schemes have been completed over recent years, there are still planned works required to mitigate flood risk in south Worcestershire. The Flood and Coastal Risk Management Capital Investment Programme (2021-2027) sets out an agreed list of schemes supported by regional flood and coastal committees and local priorities have been identified by the Local lead Flood Authority. The projects are set out in table 6.2, the table includes:

- Flood alleviation schemes that are planned, currently underway and those that are to be investigated in Wychavon;
- the County Council's six-year programme of Natural Flood Management (NFM) measures;
- property resilience measures that are either underway or being investigated;
- highway flood adaption schemes that are being investigated; and
- numerous drainage projects scheduled.

The projects set out in table 6.2 are provided for completeness in understanding the extent of flood mitigation work in the county as they do not seek additional funding from, nor are the required due the impact of the proposed development in the SWDPR.

Table 6.2 Flood Risk Planned Project Schedule				
Scheme	**Detail**	**Lead Delivery Body**	**2024 Estimated Cost**	**Funding Secured**
Tenbury Wells	Flood alleviation scheme; being developed	EA led/ WCC supported	£14,441,596.00	£5,700,000
Severn Stoke	Flood alleviation scheme; No changes	EA led/ WCC supported	£1,671,540.00	£1,800,000
Powick village	Flood alleviation scheme improvement; being investigated	EA led/ WCC supported	TBC	TBC
Himbleton village	Flood alleviation scheme; being investigated	EA	£3,314.00	TBC
Droitwich Town surface water	Flood alleviation scheme; being investigated	WCC	£80,000.00	TBC
North Littleton	Flood alleviation scheme; being investigated	SWLDP	TBC	TBC
Middle Littleton	Flood alleviation scheme; being investigated	SWLDP	TBC	TBC
South Littleton	Flood alleviation scheme; being investigated	SWLDP	TBC	TBC
Pebworth	Flood alleviation scheme; being investigated	SWLDP	TBC	TBC
Broad Marston	Flood alleviation scheme; being investigated	SWLDP	£160,586.00	TBC
Honeybourne	Flood alleviation scheme; being investigated	SWLDP	TBC	TBC
Cleeve Prior	Flood alleviation scheme; being investigated	SWLDP	TBC	TBC
Badsey	Flood alleviation scheme; being investigated	SWLDP	£241,117.00	TBC

Natural flood management (NFM)	A six-year programme of NFM measures implemented throughout the county.	WCC	£ 1,392,000.00	£60,000.00
Himbleton	Being investigated	EA	£169,696.00	TBC
Oct / Nov 2019 flood event - Wychavon	Funded via Government grants. Being implemented	SWLDP	TBC	TBC
Feb / Mar 2020 flood event – Wychavon	Funded via Government grants. Being implemented	SWLDP	TBC	TBC
Feb / Mar 2020 event – Malvern Hills	Funded via Government grants. Being implemented	SWLDP	TBC	TBC
Feb / Mar 2020 event – Worcester City	Funded via Government grants. Being implemented	Worcester City Council	TBC	TBC
South Worc general	Not funded. Being investigated.	SWLDP	TBC	TBC
B4211 Hanley Road, Upton	Investigation underway	WCC	TBC	TBC
B4084 Pershore Bridge	To be investigated	WCC	TBC	TBC
Worcester bus station ramp	To be investigated	WCC	TBC	TBC
B4196 Lenchford	To be investigated	WCC	TBC	TBC
A38 Severn Stoke / Clifton	To be investigated	WCC	TBC	TBC
A456 Newnham Bridge	To be investigated	WCC	TBC	TBC
A4133 Holt Bridge approach	To be investigated	WCC	TBC	TBC

Jubilee Bridge, Fladbury	To be investigated	WCC	TBC	TBC
A442 Kidderminster - Droitwich Road	To be investigated	WCC	TBC	TBC
A443 Abberley	To be investigated	WCC	TBC	TBC
B4204 Eastham	To be investigated	WCC	TBC	TBC
A4104 Defford dip	To be investigated	WCC	TBC	TBC
A451 Dunley	To be investigated	WCC	TBC	TBC
Bridge Stone, Alfrick	New gullies and connections	WCC	£9,000.00	£7,500.00
Sandy Lane, Alfrick	New culvert crossing and headwalls	WCC	£9,000.00	£7,500.00
Grafton (Beckford: Grafton), Ashton Under Hill	New system & new MH south of the old cider mill	WCC	£15,600.00	£13,000.00
Berwick Lane, Birlingham	New system down lane - old system badly rooted	WCC	£9,000.00	£7,500.00
A4103, Bransford	New culvert (phase 2)	WCC	£72,000.00	£60,000.00
Chapel Lane, Bransford	Headwall / ditching / repairs	WCC	£6,000.00	£5,000.00
Station Road, Bransford	Drop crossing adjustment / field reinstatement	WCC	£3,600.00	£3,000.00
Eckington Road, Bredon	Rebuild headwall / gabion baskets	WCC	£24,000.00	£20,000.00
Broadway Bypass, Broadway	Ditching	WCC	£9,000.00	£7,500.00
C2103 Deblins Green, Callow End	New trash screen, chamber and outlet pipe	WCC	£6,000.00	£5,000.00

A44 Worcester Road, Chadbury	Investigations works required	WCC/ Land Drainage	£9,000.00	£7,500.00
Vicarage Lane, Childswickham	Pipe repairs	WCC	£9,000.00	£7,500.00
Egg Lane, Claines	Replace 40m defective pipe	WCC	£18,000.00	£15,000.00
Cladswell Lane, Lower Cladswell Lane, Cookhil	New culvert across carriageway	WCC/ Land Drainage	£14,400.00	£12,000.00
Lightwood Lane, Cotheridge	Headwall repairs etc	WCC	£6,000.00	£5,000.00
Cowleigh Park, Cradley	Culvert debris removal	WCC	£2,400.00	£2,000.00
Cowleigh Park, Cradley	New trash screen	WCC	£3,600.00	£3,000.00
Stonebow Road, Drakes Broughton	Collapsed brick culvert	WCC	£9,000.00	£7,500.00
Cheltenham Road, Evesham	Drainage pipes full of concrete.	WCC	£9,000.00	£7,500.00
Worcester Road, Evesham	Pipe repairs and replacement	WCC	£9,000.00	£7,500.00
Mill Bank, Fladbury	Pipes from the road to river are broken	WCC	£9,000.00	£7,500.00
Bishampton Road, Flyford Flavell	Alterations and repairs to drainage system	WCC	£9,000.00	£7,500.00
Back Lane to Pershore Road, Great Comberton	New section of pipe	WCC	£9,000.00	£7,500.00
Grimley Village Road (Grimley): Camp Lane (U64011), Grimley	Investigations works required	WCC	£3,600.00	£3,000.00
C2256 Sinton Green, Hallow	Alterations and repairs to drainage system	WCC	£15,600.00	£13,000.00

Village Street, Harvington	Collapsed culvert, new gully and pipe to be installed	WCC	£9,000.00	£7,500.00
Harrow Lane, Himbleton	New system to Outfall	WCC	£36,000.00	£30,000.00
Alcester Road to Mile Post Lane, Holberrow Green	Investigations works required	WCC	£7,800.00	£6,500.00
Stratford Road, Honeybourne	Already scheduled to be done.	WCC/ Land Drainage	£6,000.00	£5,000.00
Hill Road, Kemerton	Pipe ditch and kerbing	WCC/ Land Drainage	£9,000.00	£7,500.00
Overbury Road, Kemerton	Ditching/ trash screen	WCC/ Land Drainage	£9,000.00	£7,500.00
Roman Road, Kempsey	Ditching/ grips	WCC/ Land Drainage	£3,600.00	£3,000.00
Roman Road, Kempsey	Ditching/ grips	WCC/ Land Drainage	£6,000.00	£5,000.00
Peachley Lane, Lower Broadheath	New outfall from pond	WCC/ Land Drainage	£18,000.00	£15,000.00
Salters Lane, Lower Lane	New soakaways and adjustments to existing system	WCC	£9,000.00	£7,500.00
Hollywell Road, Malvern	New culvert and gully connection with roadside drainage channel	WCC	£9,000.00	£7,500.00
Howsell Road, Malvern	Replace 45m defective 150mm diameter pipe	WCC	£9,000.00	£7,500.00
Lower Wilton Road, Malvern	New ACCO connected to system down footpath	WCC	£14,400.00	£12,000.00
Old Wyche Road, Malvern	Investigation trail holes	WCC	£3,600.00	£3,000.00

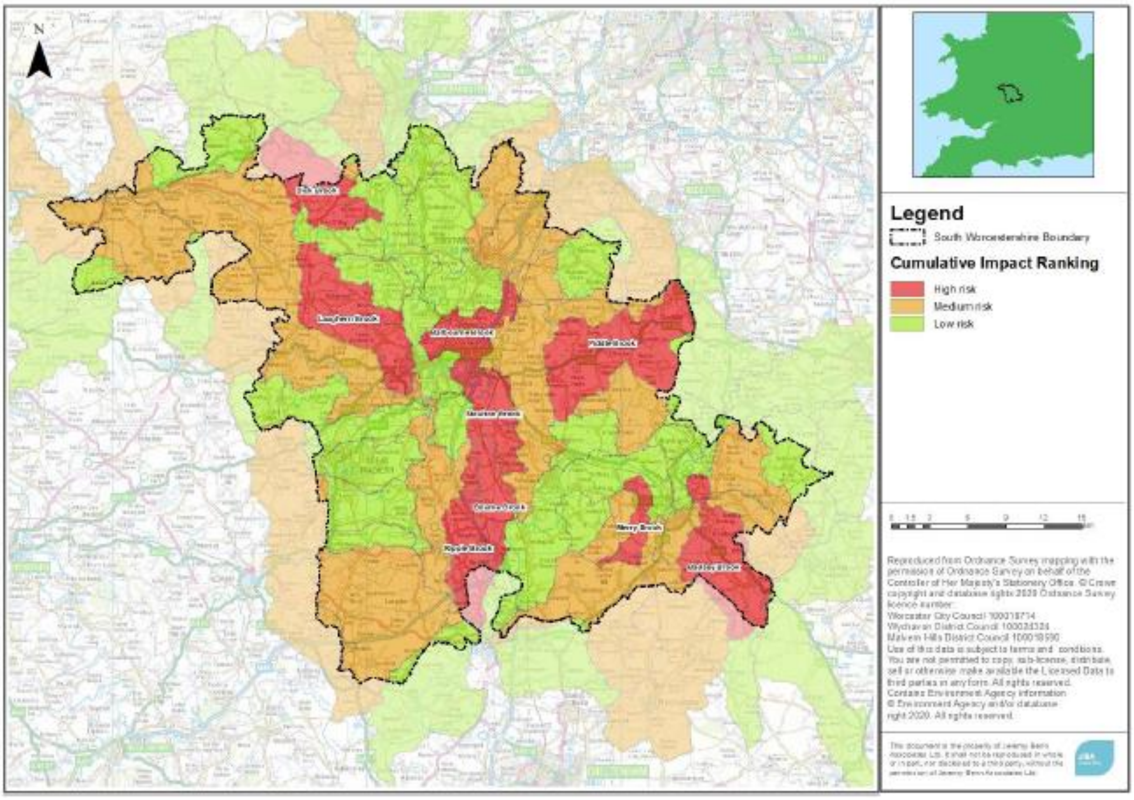
Pickersleigh Road / Meadow Road, Malvern	Ditch / pipe to outfall	WCC/ Malvern Conservators	£9,000.00	£7,500.00
Wells Road, Malvern	New gullies and connection	WCC	£6,000.00	£5,000.00
Blakes Hill, North Littleton	New MH to allow root cutting	WCC	£3,600.00	£3,000.00
Harvington Lane, Norton	Investigation works required	WCC	£9,000.00	£7,500.00
The Cross, Offenham	Investigation works required	WCC	£9,000.00	£7,500.00
The Old Barns, Strensham	Dig down next to exterior wall	WCC	£3,600.00	£3,000.00
U47209 Upper Moor	Ditching	WCC	£18,000.00	£15,000.00
Bury End Lane, Upton upon Severn	New gullies and ditch	WCC/ Land Drainage	£18,000.00	£15,000.00
Marlbank Road, Welland	New gullies in low spot	WCC	£7,800.00	£6,500.00
Hill Lane, Westmancote	Divert system in to 450mm dia pipe by Farm Lane	WCC	£9,000.00	£7,500.00
Greenlands Lane, White Ladies Aston	Lids seized and the chambers need to be lifted as very low in the verge	WCC	£9,000.00	£7,500.00
Church Lane, Whittington	New MH	WCC/ Land Drainage	£3,600.00	£3,000.00
Church Lane, Whittington	Scheme TBC	WCC/ Land Drainage	£180,000.00	£150,000.00
Manor Road, Wickhamford	Replacement defective pipework	WCC	£9,000.00	£7,500.00
Pitchers Hill SR, Wickhamford	Investigation works	WCC	£6,000.00	£5,000.00
Beech Avenue, Worcester	New gullies and connection	WCC/STW	£6,000.00	£5,000.00
Malvern Road, Worcester	Replacement gully / new MH / Investigation	WCC	£9,000.00	£7,500.00

Main Road, Wyre Piddle	Wetspot	WCC	£3,600.00	£3,000.00

6.7. In terms of the impact of future development on flood risk the NPPF (2021) states that strategic policies and their supporting Strategic Flood Risk Assessments (SFRAs), are required to 'consider cumulative impacts in, or affecting, local areas susceptible to flooding' (para. 160). When allocating land for development, consideration should be given to the potential cumulative impact of the loss of floodplain storage volume. Whilst the loss of storage for individual developments may only have minimal impact on flood risk, the cumulative effect of multiple developments may be more severe. Development beyond administrative boundaries is also an important consideration in understanding the cumulative effect.

6.8. The 2019 SFRA Level 1 Assessment prepared by JBA consultants set out the levels of risks associated with each catchment and where the cumulative impact of development may have the most significant effect based on historic flood risk (up to 2018) and predicted flood risk. This work has been updated and refined in the SFRA Level 2 Assessment of Site Allocations (JBA,2021). The Level 2 assessment uses updated historic flooding data from Worcestershire County Council's Surface Water Management Plan (SWMP) 'floodspot' data (April 2020) and predicted flood risk has been assessed using the 100-year and 1,000-year surface water flooding extents to determine the percentage of properties at risk of flooding as a result of increased runoff upstream. The updated SFRA work considers the cumulative impact of the proposed development on river catchments in south Worcestershire.

Figure 6.1 Final risk rating of catchments and schemes in South Worcestershire, extract from South Worcestershire Level 2 SFRA, JBA 2021



6.9. Where catchments cross into neighbouring authorities it is recommended that SWC liaise with neighbouring authorities at a site-specific development stage to ascertain whether any mitigation works are needed on sites. These seven neighbouring authorities are shown in Table 6.3:

Table 6.3 Neighbouring District and County Authorities for cross-boundary issues

Catchment	Neighbouring District Authority	Neighbouring County Authority
Badsey Brook	Tewkesbury District	Gloucestershire County
Bretforton Brook	Cotswold District	Gloucestershire County
Carey's Brook		Herefordshire County
Carrant Brook	Tewkesbury District	Gloucestershire County
Dick Brook	Wyre Forest District	Worcestershire County
Ripple Brook	Tewkesbury District	Gloucestershire County
River Salwarpe	Bromsgrove District	Worcestershire County

6.10. The cumulative impact assessment has highlighted the importance of managing both the rate and volume of surface water runoff from new developments to mitigate the impact of flood risk along watercourses. Where reasonably practical, all new development should control both the rate and volume of runoff to greenfield characteristics. Where the developer can demonstrate it is not reasonably practical, runoff must be discharged at a rate that does not adversely affect flood risk. There are two general alternative approaches to meeting this requirement:

- Long Term Storage - the development should discharge surface water for the 1 in 1-year rainfall event and the 1 in 100-year rainfall event at peak greenfield runoff rates for the same event and discharge the difference in runoff volume pre- and post-development for the 100-year six-hour event in long-term storage at a maximum rate of 2 l/s/ha.
- Restricted Discharge – the development shall discharge surface water at 2 l/s/ha or Qbar, whichever is greater, for all storms up to the critical 100-year event.

6.11. The size of development sites and their location within a catchment will impact the effect that it will have on catchment response to storm events. In line with national planning policy and the national requirements for SuDS, storage will always be required for the 100-year plus applicable climate change allowance event.

6.12. Development within the following catchments as set out in Table 6.4 are likely to require additional flood mitigation and alleviation depending on the outcome of more detailed site-specific flood risk assessments. Further detail can be found in the SWC Level 2 SFRA (JBA, 2021).

Table 6.4 Recommendations for flood mitigation and alleviation measures from SFRA Level 2 (JBA, 2021), N.B Final requirement subject to the outcome of more detailed site-specific flood risk assessments

Site Ref	Location	Catchment	Flood mitigation and alleviation measures required
WYPHM24 CFS0817	Land immediately adjoining southern side of Boat Lane, Offenham	Badsey Brook	Development sites within the catchment should take the opportunity to store additional water on site to alleviate flooding in the wider area, in addition to long term storage requirements, and to complement the existing Badsey Brook Flood Alleviation Scheme which includes a storage area at Broadway.
WYPHM25 CFS0632	Land south of Three Cocks Lane, Offenham		
WYPHM26 CFS0690	Land off Laurels Road, Offenham		
WYPHM15 CFS1208	Land at Kennel Lane / High Street, Broadway		
WYPHM16 SWDP59/19	Land adjacent to Station Road, Broadway		
WYPHM02 CFS0370	Land off Tagwell Road, Droitwich	Barbourne Brook	The watercourse has been heavily modified in Worcester to pass through residential estates, industrial units and public parkland. There is evidence of historic flooding events and communities at risk of surface water flooding. The Barbourne Brook Flood Alleviation Scheme was implemented in 2014 where Natural Flood Management (NFM) techniques have helped reduce fluvial flood risk to several industrial and residential properties close to the Brook. Additional measures may be required for development in this catchment.
WYPE15 CFS0400sc	Eatons Farm, Church Lane, Tibberton		
WCEM01 CFS0587	Land at Blackpole Road, Worcester		
WCHO02 CFS0954	Land to the rear of 14-20 Barbourne Road, Worcester		
WCEM02 CFS1164	Land at the junction of Berkeley Way and Parsonage Way, Worcester		
WCHO06	CFS1179 Land off Brickfields Road, Blackpole, Worcester		

Table 6.4 Recommendations for flood mitigation and alleviation measures from SFRA Level 2 (JBA, 2021), N.B Final requirement subject to the outcome of more detailed site-specific flood risk assessments

Site Ref	Location	Catchment	Flood mitigation and alleviation measures required
CFS1179			
WYPHM01 CFS0107	CFS0107Hill Top Farm, Newland Lane, Droitwich Spa		
WYPE05 CFS0891	Land south of Vale Park, Evesham	Battleton Brook	There are a significant number of historic flooding events downstream in this catchment therefore the opportunity should be taken to store excess water on development sites to alleviate flooding downstream, in addition to long-term storage requirements.
WYPE15 CFS0400sc	Eatons Farm, Church Lane, Tibberton	Bow Brook	Development sites across this catchment particularly sites CFS0630sc, CFS1180, CFS0019, CFS0775, CFS0559, CFS0199, CFS1050sc and CFS0401sc and any sites upstream of historic flood areas, should incorporate SuDS and mitigation measures taking account of the historic flood maps. The opportunity should be taken to store excess water on development sites in this catchment to alleviate flooding downstream. Sites within the upper catchment and tributaries to the Bow Brook, including the Stoulton Brook, Dean Brook and Seeley Brook should consider additional storage or attenuation techniques that retain greater volumes than the minimum requirements for the catchment. Consultation with relevant conservation organisations (Rivers Trust, Wildlife Trust) may be useful here to explore collaboration on larger, catchment-wide schemes which could include flood water retention and SuDS.
WYPHM17 CFS0199	Fresh Fields, Stonebow Road, Drakes Broughton		
WYPH14 CFS0560	Land Adjacent to Defford Motors, Main Street, Defford		
WYPH16 CFS0658	Land off Upton Road, Defford		
WDCPH21 CFS0630sc	Speed-the-Plough, Plough Road, Tibberton		
WYPE14 CFS0775	Snodsbury Farmhouse, Bow Wood Lane, Upton Snodsbury		
WYPHM18 CFS1050sc	Thornleigh Farm, Stonebow Road, Drakes Broughton		
WYPH15	Land off Main Street, Defford Motors		

Table 6.4 Recommendations for flood mitigation and alleviation measures from SFRA Level 2 (JBA, 2021), N.B Final requirement subject to the outcome of more detailed site-specific flood risk assessments			
Site Ref	**Location**	**Catchment**	**Flood mitigation and alleviation measures required**
CFS0948			
WYPH12 CFS0019	Land off Church Road, Crowle		
WYPE08 CFS0559	Land north of Drakes Broughton Business Park, Worcester Road, Drakes Broughton	Bow Brook Stoulton Brook*	
WYPH06 CFS0484sc	Land North of New Street, Bretforton	Bretforton Brook	Storage should be incorporated to attenuate surface water. The use of a slow-release method to reduce pressure on the catchment is recommended. This would complement NFM schemes within the Badsey Brook and the Property Level Resilience scheme within the Bretforton, (due to be delivered by 2021).
WYPE13 CFS0925	Two Shires Park, Weston Road, Honeybourne		
WYPH07 CFS1181	Land to the West of Ivy Lane, Bretforton		
MHPH17 CFS0009	Land off A4103, Leigh Sinton	Careys Brook River Teme*	This catchment drains the eastern side of the Malvern Hills into the River Severn. Sites CFS0481 and CFS0009 should incorporate attenuation measures to ensure there is no additional risk to surrounding properties and highways. A review of these flow paths and the potential measures to capture water as it flows through the sites should also be considered.
MHPH14 CFS0511	Land south of Old Malvern Road, Collett's Green	Careys Brook	
MHPE07 CFS0481	Land at Cales Farm, Malvern	Careys Brook Madresfield Brook*	
SWDPR54 CFS1044 & CFS1044bsc	Land at Mitton, East of Bredon Road, Tewkesbury	Carrant Brook River Avon*	See Mitton strategic site section for detail.
WYPH25	Springfield Nurseries, Main Street, Sedgeberrow	Carrant Brook	

Table 6.4 Recommendations for flood mitigation and alleviation measures from SFRA Level 2 (JBA, 2021), N.B Final requirement subject to the outcome of more detailed site-specific flood risk assessments			
Site Ref	**Location**	**Catchment**	**Flood mitigation and alleviation measures required**
CGS0010			
MHPH08 CFS0911sc	Land off Stourport Road and the B4197, Great Witley , (Site 1)	Dick Brook	The catchment is a Rapid-Response catchment. Development here should include the storage of surface water to help reduce the speed in which water enters and passes through the catchment. Opportunities for NFM techniques could be sought throughout the Dick Brook catchment to aid this reduction further.
WYPH10 CFS0568a	Land at the Daves, Middle Lane, Cropthorne	Elmley Castle	The opportunity should be taken to store excess water on development sites in this catchment to alleviate flooding in the wider area, in addition to long-term storage requirements.
WYPH13 CFS1124sc	Land at Millend Racing Stables, Netherton Lane, Elmley Castle		
WYPH12 CFS1173	Land at Middle Lane / Field Barn Lane, Cropthorne		
WYPHM22 CFS0108	Land to the rear of Withyfields, Withybed Lane, Inkberrow	Piddle Brook	All five allocated sites within the Piddle Brook catchment are affected by overland flow paths and there are nearby records of past flooding. The opportunity should be taken to store excess water on development sites in this catchment to alleviate flooding in the wider area, in addition to long-term storage requirements.
WYPHM28 CFS0266	Land to the Rear of Cutts Pool, Upton Snodsbury		
WYPHM29 CFS0401sc	Double Gates Farm, Pershore Road, Upton Snodsbury		
WYPH22 CFS0584	Meadowcroft, Bishampton Road, Flyford Flavell		
WYPH23 CFS0817	Land east of Withybed Lane, Inkberrow		

Table 6.4 Recommendations for flood mitigation and alleviation measures from SFRA Level 2 (JBA, 2021), N.B Final requirement subject to the outcome of more detailed site-specific flood risk assessments			
Site Ref	**Location**	**Catchment**	**Flood mitigation and alleviation measures required**
MHPE08 CFS0696	Land to the north of Digaway, Ryall	Ripple Brook	Both sites require storage that will contain at least the minimum attenuation volumes required and allow for 'slow release' into the catchment and groundwater. Flows are unlikely to impact the overall flood risk of the Ripple Brook catchment, and subsequently the River Severn; however, local flood risk could be impacted.
MHPE07 CFS0487	Land at Bluebell Farm, Earls Croome		
WYPHM30 CFS0486	CFS0486 Land at Chequers Lane, Wychbold	River Salwarpe	The upper and lower catchment are heavily urbanised with the central and surrounding area primarily rural. The rural areas and tributaries through it have the potential for more flood attenuation schemes to be implemented compared to the urban centre of Droitwich in the lower catchment. For example, there are opportunities for NFM techniques in and around farmland in the upper catchment. There is a PFR scheme active in this catchment which is expected to be delivered by 2021 and could be complemented by drainage works included with developments across the catchment. Storage methods should be included within all development in these urban areas, particularly those along the River Salwarpe itself through Droitwich. A strategic approach should be taken for the implementation of suitable drainage provision at these sites in Droitwich as surface water will still pose a risk on site. Site CFS0486 in Wychbold is likely to drain into sewers; however, it could potentially contribute to overland flow paths. There are opportunities for storage techniques to be implemented that would intercept this flow before it reaches the river, between the M5/A38 junction (J5) and the river. The flow paths
WYPE01 CFS0498	Former Pipes Supports site, Salwarpe Road, Droitwich Spa		
	~~CFS0720 Land at School Road, Wychbold~~		
WYPHM03 CFS0733	CFS0733 Land at Mayflower Road, Droitwich		
WYPHM04 CFS0855A & CFS0855B	Land north / south of Union Lane, Droitwich Spa		
WYPHM02 CFS0370	Land off Tagwell Road, Droitwich		
WYPHM01	Hill Top Farm, Newland Lane, Droitwich Spa		

Table 6.4 Recommendations for flood mitigation and alleviation measures from SFRA Level 2 (JBA, 2021), N.B Final requirement subject to the outcome of more detailed site-specific flood risk assessments

Site Ref	Location	Catchment	Flood mitigation and alleviation measures required
CFS0107			follow field boundaries where there is the opportunity to install detention and conveyance methods such as attenuation ponds or ditches and swales.
SWDPR57 CFS0483a + CFS0483b**	Land at Hanbury Road, Hadzor, Droitwich Spa	River Salwarpe Dean Brook*	The scale of this site provides the opportunity for significant storage areas across the site, (see SFRA for further detail). If the site is to be developed in phases, it will be necessary to ensure that drainage control features are designed so that they will perform appropriately at all stages of development.

Sector-specific Funding

6.13. There is an increasing awareness that funding available for flood risk management is not going to be sufficient to address all existing risk and increasing future risk brought about by climate change. Indeed, based on the revised UK Climate Projections in November 2018, the Long-Term Investment Scenarios (LTIS) 2019 covers a range of long-term investment scenarios and sets out the total required national level of investment if investment takes place in all areas where benefits are greater than costs. By taking into account the targets of the 25 Year Environment Plan which seeks to limits average temperature rise to well below 2C, new evidence indicates that the optimum level of investment is higher than previously estimated, and the long-term annual average is over £1 billion.

6.14. **Flood Defence Grant in Aid and Partnership Funding:** Alongside managing the level of development within areas at flood risk, there is an expectation that emerging flood risk management schemes will require partnership funding in order to be deliverable. This could include securing local match funding such as contributions from local authorities, local beneficiaries and other funding streams related to the specific development.

6.15. **Local Levy Funding:** The level of contribution is calculated by a formula based on the number of ‘Band D’ council tax properties within the LLFA boundary. The total levy pot is then distributed to a number of flood alleviation through the RFCC.

Developer Contributions SPD (October 2018) Flood Risks and Surface Water Management Contributions: Where a development requires the provision of defences to mitigate residual flood risk, the developer will be expected to provide these directly or pay for the timely completion of the necessary works.

6.16. **Community Infrastructure Levy (2017):** Spending priorities will be identified in each of the authorities Infrastructure Funding Statement statements published annually.

7. Telecoms – Broadband and Mobile Infrastructure

7.1 This section of the IDP considers broadband and mobile infrastructure in South Worcestershire and the anticipated infrastructure that will be required to support the level of development proposed in the SWDPR over the period to 2041.

Responsibility for delivery

7.2 The following organisations have responsibility for delivering telecommunications in South Worcestershire.

Table 7.1 Responsibilities for Delivery	
Service Provider	**Responsibility**
Worcestershire County Council (WCC)	In partnership with BT/Openreach and the Government's Broadband Delivery UK, are working on improving the fibre broadband network in the county'.
BT/Openreach and other telecoms providers	BT have a universal service obligation (USO) to provide telephone connections and compete with other private companies to offer telephone and broadband internet services. BT/Openreach is the main broadband infrastructure provider in the county.
Mobile	Mobile services are provided by the private sector. The main types of mobile services are voice, 2G, 3G, 4G and the emerging 5G. Coverage is provided by each company. There are four main mobile network operators (MNOs) market which are EE, Three, O2 and Vodafone.

Assessment of Current Infrastructure Provision

Broadband

7.3 Broadband development across Worcestershire has been driven by the Worcestershire Local Broadband Plan (WLBP) first released in May 2012 with an addendum in 2016, then reinforced through inclusion in Worcestershire's County Council's Strategic Plan 'Shaping Worcestershire's Future 2017-2022' 21 and in the 2022-2027 'Our Plan for Worcestershire'22.

7.4 These strategies aim to enable economic growth across the county, which is supported by improving broadband speeds and digital connectivity for residents and

[21] https://www.worcestershire.gov.uk/info/20088/about_your_council/109/our_plan_for_worcestershire
[22] Our Plan for Worcestershire | Worcestershire County Council

businesses. By maximising the opportunities for private sector investment in broadband and mobile technology, WCC aims to reduce the amount of public sector funding required to deliver future proofed broadband speeds. This ongoing strategy is fully supported by the business community.

7.5 Changes in technology and user behaviour, especially during the Covid-19 pandemic, has seen the demand for faster speeds, increased capacity and reliability continue to rise, with a significant step change in 2020.

7.6 There is a drive by Central Government for Gigabit capable infrastructure, with a target set for 85% of UK premises to have Gigabit capable speeds by the end of 2025, with 100% achieved as soon after as practically possible thereafter. As part of its ongoing programme, Building Digital UK has started to launch phased contracts to those parts of the UK that will need government support towards the cost of gigabit-capable broadband23. Worcestershire is part of Lot24 in Phase 1b deployment, which aims to connect a total of 640,000 premises across the six Phase 1b locations.

7.7 Upgrading from the current network across Worcestershire is driven both by the increase in user demand for higher speed connectivity but also with the 2025 deadline set by Government for the removal of the old copper cable networks. Traditional copper-based broadband services are only able to be sent along a maximum length of 5km from the exchange. The next step is provision of fibre to the cabinet (FTTC) which has been the industry recognised standard over the last 5 years, however whilst fibre replaces the copper between the exchange and the cabinet, the cable used from the cabinet to the premises is still copper or aluminium, which significantly reduces the service that can be achieved.

7.8 Therefore, SWC and WCC are now following Government guidelines and moving to a preference to deliver fibre to the premises (FTTP) solution. This type of broadband is often delivered by suppliers at a relatively similar cost to FTTC and allows for future technological advances and is considered a lay and leave solution for the next 30 years by the broadband industry. This IDP has been updated to reflect a preference for FTTP.

7.9 WCC has been working with BT to increase access to Superfast Broadband in Worcestershire. As of November 2024, the superfast (24Mbps+) coverage for the county is approximately 98.8%. Gigabit connectivity is currently available to 83.45% premises as of November 2024 and 72.26% of premises having access to 'Fibre to the premises' (FTTP) 24.

[23] Project Gigabit - GOV.UK

[24] Details of Superfast Broadband can be found at: Broadband Coverage and Speed Test Statistics for Worcestershire

Mobile Provision

7.10 Mobile service coverage depends upon each providers infrastructure. Coverage can change drastically between different providers and can also depend on whether someone is indoor or outdoor while using their mobile phone. Mobile 2G, 3G and 4G services can be improved. This includes improving the coverage and optimising the network across the county.

7.11 Worcestershire Local Enterprise Partnership appointed a provider to undertake a series of tests in the summer of 2019 to understand mobile phone signal coverage and identify issues in the county, these will be compared to results of a similar benchmarking exercise in 2017. The results of these tests are being used to engage and work with mobile network operators on their coverage levels in the county.

Planned Provision and Scheme Identification based on Housing and Employment Needs

Broadband

7.12 From a broadband perspective any new developments conforming to policy SWDPR32 will ensure appropriate gigabit capable broadband infrastructure is installed.

7.13 The Building etc. (Amendment) (England) (No. 2) Regulations 2022 came into force on 26 December 2022. These regulations introduce gigabit broadband infrastructure and connectivity requirements for the construction of new homes in England. The requirements are designed to ensure that during construction, new homes are installed with the fastest broadband connections available within a cost cap. Even where a gigabit-capable connection is not possible within this cost cap, the new homes will be future-proofed with physical infrastructure to support gigabit-capable connections when they become available.

7.14 Many infrastructure providers already provide gigabit capable infrastructure to developers at no additional cost. Many developers have also partnered with infrastructure providers, recognising the importance of gigabit provision, and aim to provide gigabit connectivity to all of their developments.

Fibre to the Premises Costs

7.15 Policy SWDPR32 requires all future development to construct all dwellings with FTTP. For all developments over 20 dwellings this will be provided for free by Openreach. For all developments under 20 dwellings this will be provided for free where the cost does not exceed copper installation otherwise an indicative charge of £747 per dwelling will be requested by the FTTP provider. This figure was provided by Openreach.

Mobile Provision

7.16 The need to ensure suitable mobile phone coverage is also covered in policy SWDPR32. Developers will be expected to facilitate coverage of up to 5G. Worcestershire has been actively taking part in testing and trialling 5G technologies as part of West Mercia Rural 5G (WM5G) consortium. New development is expected to accommodate for the provision of mobile network infrastructure where necessary.

Sector Specific Funding

7.17 The cost of installing FTTP will be expected to be funded by the developers where it is not supplied for free as described above. The timescales for delivery are in line with the housing delivery.

7.18 Improvements to the area’s telephony provision will primarily be undertaken by the respective Telecoms providers. These companies operate as commercial entities, and any improvements they deliver will be funded by the longer-term revenue opportunities that the increased service provision, and thus customer base, unlocks. Mobile providers will also bear the cost of any 5G networks implemented.

8. Education

8.1. This chapter considers the ability of existing schools and education providers to support the wider proposed allocations, not in the Strategic Growth Areas (SGA), as proposed as part of the South Worcestershire Development Plan Review Consultation 2019 (SWDPR). Worcestershire County Council (WCC) has set out its response below regarding the impact of the proposal on education infrastructure, where additional infrastructure is required to accommodate the proposed level of housing, and strategy to deliver this infrastructure to ensure sustainable education provision at all stages of the development.

8.2. New general market housing inevitably leads to an increase in the 0-19-year-old population, with a consequential demand for additional education provision and places for all phases from early years provision for children aged 2-4 to post-16 and provision for children with special educational needs and disabilities.

8.3. The assessment and strategy have been undertaken in line with Government policy, DfE guidance on Securing Developer Contributions for Education[25] and the Worcestershire Education Planning Obligations Policy[26] (2019 version with contribution rates as at October 2024).

Responsibility for delivery

8.4. WCC as the Local Authority (LA) responsible for education has a statutory duty under the Education Act 1996 to ensure that there is a sufficiency of school places for all children of statutory school age living in Worcestershire and whose parents/carers wish for them to attend publicly funded schools. In addition, the 2006 Childcare Act[27] outlined the responsibility of LAs in England to ensure families with children aged 3 and 4 and certain eligible families of 2-year-olds are able to access an entitlement of funded childcare per year[28].

Assessment of Current Infrastructure Provision

Education Context in South Worcestershire

8.5. Early education places are delivered by a number of different provider types. Across South Worcestershire, 68% of places are provided by Private, Voluntary & Independent settings, 23% by school-based settings and 9% by childminders. Just over half of the provision is available year-round, with the remainder being term-time only.

8.6. The provision of state-funded mainstream school education in South Worcestershire (Malvern Hills, Worcester City and Wychavon) is arranged in both two-tier and three-

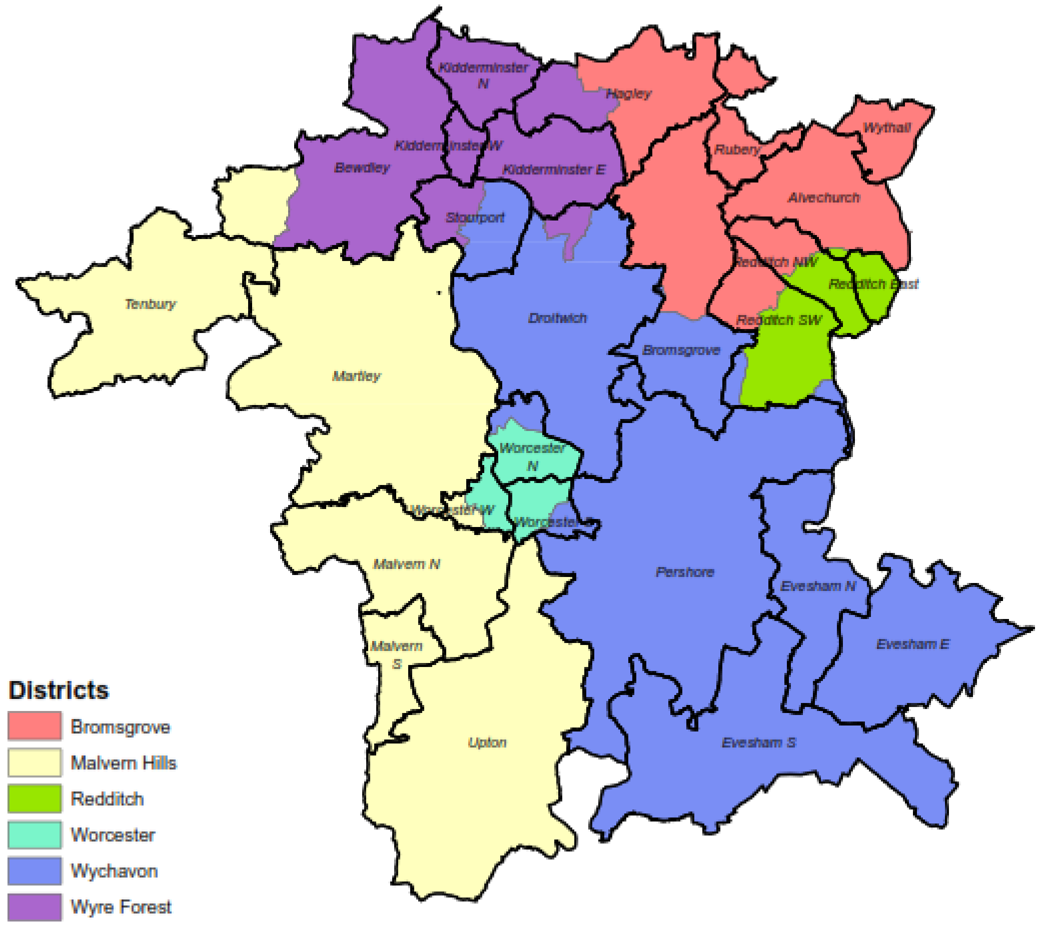
[25] Securing developer contributions for education (publishing.service.gov.uk)
[26] Worcester Education Planning Obligations Policy (worcestershire.gov.uk)
[27] https://www.legislation.gov.uk/ukpga/2006/21
[28] Funded childcare for 0 to 5 year olds | Worcestershire County Council

tier Education Planning Areas (EPAs) shown in Figure 8.1. Schools in Malvern Hills and Worcester City operate on two-tier EPAs, with most schools in Wychavon operating a three-tier EPAs, transferring to middle school at years four (Droitwich and Pershore) or five (Evesham) and transferring to high school in years eight (Droitwich and Pershore) or nine (Evesham). The Pershore pyramid of schools currently operates both two and three tier systems.

8.7. The majority of primary and first schools in South Worcestershire are small rural schools, many of which have fewer than 30 places per year group. In contrast, primary and first schools within urban areas operate to higher numbers. Rural housing allocations can be crucial for small village schools to bolster numbers and support their sustainability, however in areas which have already experienced new housing in recent years, schools may be at capacity and unable to expand further due to land and building constraints. This is particularly the case for some category one and two villages which are served by a single school. In total there are 136 schools across South Worcestershire.

8.8. Specialist places for children and young people with SEND are delivered through both special schools and specialist units at mainstream schools, all of which are located in urban centres. There are special schools in Worcester and Evesham, and a new Autism, free school is planned to open in Malvern in September 2026. There are specialist units (Mainstream Autism Bases and Language Units) in Malvern, Pershore, Upton and Worcester, and alternative provision units in Worcester, each catering to specific age ranges and needs.

Figure 8.1: Education Planning Areas for mainstream schools as they relate to District Council Areas in Worcestershire



Planned Provision and Scheme Identification based on Housing and Employment Needs

8.9. WCC expects, where possible, to mitigate the impact of some of the planned growth by utilising surplus capacity in existing schools. Where this is possible, additional housing can support the sustainability of existing education provision. However, this is not always possible and where existing schools are unable to support the proposed level of housing in the area, additional infrastructure will be required. This is outlined below where this is required and summarised in table 8.1-8.3.

Extensions and alterations to schools have a shorter lead-in time and can support existing providers in an area. Moreover, extensions to existing schools are, in the main, more easily scalable to the number of additional places required. Therefore, extensions and alterations provide better value for public funding, along with increased certainty over delivery. However, where extensions or alterations are not possible or appropriate, there may be a need to build a new school, particularly on large housing sites to provide on-site provision.

8.10. The school landscape has changed significantly following alterations in national education policy. Academies[29] and Free schools[30] receive public funding but are independent of the local authorityA. As at 1st October 2024, there were 75 academies, 2 free schools and 59 maintained schools[31] in South Worcestershire. Under current legislation there is a national presumption that any new school will be a Free school. This does not preclude the need for developer contributions and the Department for Education (DFE) issued updated guidance in August 2023[32] to help local authorities secure appropriate developer contributions for education.

8.11. These changes to school organisation have changed the role of the LA from being a direct provider of school places to one of commissioner. Additional school places to support population growth from all sources, including housing development, must be negotiated with new and existing providers to ensure there is a sufficiency of overall provision. WCC will lead on the consultation responses to provide additional accommodation within local schools, however this is not always possible and any change to schools is subject to consultation and approval from a number of bodies which can include the Academy Trust, Diocese, the Education and Skills Funding Agency (ESFA) and the DfE Regions Group. LAs do not have power to compel academies or free schools to provide additional places.

8.12. Infrastructure requirements for schools are subject to a number of variable factors including birth rates, migration, parental preference, willingness of schools to expand, funding streams, build costs, housing numbers changing and other factors. Therefore, the information contained within this chapter will be updated where possible in line with the live document status the document carries. Information will also be updated and used to inform advice on each stage where an application comes forward for the proposed allocations. At this point a review will be undertaken as to the up-to-date requirements and possibilities for mitigation for the proposed development.

8.13. In addition to the infrastructure requirements outlined below, additional infrastructure needs will arise from non-allocated new housing (windfall sites) and from changing demographics. The LA and schools will need to make further changes to schools to accommodate this. Therefore, for the avoidance of doubt, the below does not constitute an exhaustive list of all infrastructure changes likely in education over the

[29] Academies are state-funded schools that are run by a governing body and are independent of the local council.

[30] Free schools are state funded schools that can be run by charities, universities, independent schools, community groups, teachers, parents, businesses and are independent of the local council.

[31] Maintained schools are those that are funded and controlled by the Local Education Authority.

[32] Securing developer contributions for education (publishing.service.gov.uk)

plan period, but instead reflects the current requirements as a result of the level of housing proposed on these allocation sites.

The education infrastructure requirements outlined below have been developed based on the expected number of dwellings proposed on site allocations that form the SWDPR as at 30 September 2024. Any changes to housing numbers will result in a change in the advice and recommendations outlined below. Additional infrastructure at schools identified below has been determined where there is a single school that could meet the needs of children moving on to proposed developments, however because changes to schools are subject to negotiation with the provider and a school organisation process, this does not guarantee that such provision can be put in place and is therefore an indication of intent only.

8.14. The proposed strategic growth areas of Parkway, Throckmorton, Rushwick and Mitton have been considered separately.

Early Years Infrastructure

8.15. Evidence clearly shows that new build developments attract a higher percentage of families than the general housing stock, particularly those with young children. Across new build developments in Worcestershire, we see an average of twenty-four 0-3 year olds (pre-school age) children per 100 dwellings living on new housing developments[33].

8.16. Early education places are delivered by a number of different provider types throughout South Worcestershire, both LA-maintained establishments and private nurseries, Childminders, Playgroups, etc. As a result, where additional early education places are required to mitigate for new housing, obligations will be sought and then liaison with the market will take place to ensure that the funding and delivery of such places is put in place. Where a new school is required, the new school will be delivered with Nursery provision to provide a recommended number of places as standard, and any additional places required beyond the recommended number will be delivered by other providers.

8.17. In addition, consideration could also be given to the provision of space within community hubs and commercial areas to support private providers to offer a full range of childcare provision including facilities for children aged 0-1. This is positive

[33] Based on analysis of 25 developments in Worcestershire with construction work taking place between 2016 and 2022 - numbers of known children aged under 4 resident in these developments, in the third year after commencement of construction

for creating and shaping a great place to live whilst providing the services people need.

8.18. Other types of childcare such as Out of School care and Holiday Schemes[34] are also necessary to support parents returning to work. Within existing localities these facilities are offered by both schools and private providers, and we will be aiming to ensure that the infrastructure is provided to allow private operators and schools to offer this facility to parents.

First and Primary infrastructure

Rural infrastructure

8.19. Rural housing allocations can be beneficial to small village schools to bolster numbers and support their sustainability, therefore the majority of the rural allocations proposed in this plan will support and maintain pupil numbers in a number of schools, however many schools are at capacity and additional infrastructure will be required. Some schools will be unable to expand within their existing boundaries due to site constraints, and a full feasibility study will be required where assessment of an allocation (or group of allocations) shows that additional provision will be required to mitigate the impact of the resulting additional demand for spaces.

8.20. The rural impact has been considered as at the time of writing in October 2024. This will be subject to change as the plan develops as primary and first school forecasts can look forward for four years only. This rural section considers areas where proposed allocations will require WCC to consider an expansion or new setting. All other minimal impact sites are included in tables 1 and 2 below.

8.21. **Great Witley and Broadheath:** The proposed allocations within Great Witley and Broadheath will put pressure on the two schools currently serving these areas – Great Witley C.E. Primary and Broadheath C.E. Primary. Both schools are currently functioning at capacity and cannot support any further housing in the area, therefore it will be necessary to provide additional accommodation to support the allocated housing proposed.

Urban infrastructure

8.22. **Droitwich:** There are a total of 622 new houses proposed in Droitwich town as part of the plan period, including the major allocations of 300 dwellings in Hadzor, 150 dwellings at Union Lane, and 112 dwellings at Tagwell Road. All three major allocations are within the catchment area of St Peter's Droitwich C.E. Academy which is currently full or almost full in all year groups but no expansion at the school is possible due to site constrictions. Further land allocation will be required on Land at Hadzor, Droitwich Spa Hadzor (Sites 1 & 2) to allow for the delivery of a new first

[34] https://www.worcestershire.gov.uk/info/20529/types_of_childcare

school and nursery (potentially opening as one form entry but the site must support expansion to two form entry – DfE expectation is for all new primary schools to be of a minimum of 2 forms of entry to be viable educationally and financially[35]) in line with proposed housing as part of this plan period. Information on requirements for new schools are outlined in Table 8.6.

8.23. **Malvern:** Much of the proposed allocation for Malvern Town has been mitigated for through planned and completed school expansions in and around the town of Malvern, which will also support the new proposed allocations in the North of the town. In response to new proposed dwellings to the South and East, additional accommodation will be required to expand existing schools later in the plan period.

8.24. **Tenbury:** Tenbury is served by a single primary school, Tenbury C.E. Primary Academy which is currently full in several year groups. As the area is served by a single school, the ability to adapt to further demand is limited and new housing will put pressure on places at the school. We would therefore seek to expand the local school in response to new housing by 2041.

8.25. **Worcester City:** There is a total of 1,680 dwellings allocated across Worcester and adjoining areas, alongside 5,139 dwellings allocated on urban expansions. Many of the allocations are spread across the city and therefore local schools will be able to accommodate much of this proposed new housing within existing schools. A new two form entry primary school with nursery will be delivered on each of the planned Urban Extensions to Worcester. Expansion to existing schools may also be required.

Middle and Secondary

8.26. In response to the level of proposed housing as part of this plan, WCC will seek to increase middle and secondary school accommodation in all remaining planning areas not yet expanded to support the SWDP, the exception being Tenbury Wells which has sufficient existing accommodation to support the proposed level of housing within its catchment area. It will also be necessary to further invest in already expanded schools to meet the proposed level of housing across South Worcestershire.

8.27. A new secondary school in Worcester will be delivered to meet the level of growth planned for the city. In addition, the level of growth anticipated in certain parts of South Worcestershire, such as in the Upton and Martley EPAs, will require a push-back of pupils to Worcester City to enable local schools to support the level of growth. Therefore, such areas will also be required to contribute to additional education infrastructure.

[35] How to apply to set up a mainstream free school - GOV.UK

8.28. **Malvern:** The proposed allocations in the town and surrounding areas which feed pupils into the two Malvern secondary schools will require expansion of these schools by a total of 2 forms of entry.

8.29. **Martley:** The proposed allocations in the Martley area, including Great Witley and Lower Broadheath, in addition to the additional pupils expected from the South Worcester Urban Expansion which falls within the Martley secondary catchment area, will require the expansion of secondary provision, but site constraints at The Chantry limit expansion to 5 places per year group only. Additional education infrastructure will therefore be provided in Worcester City, through the provision of the new secondary school currently planned for 2028, and Martley allocations will contribute towards that cost.

8.30. **Droitwich:** The proposed allocations in the Droitwich area will require the expansion of middle school provision by 0.5 form of entry and high school provision by 1 form of entry.

8.31. **Evesham:** The proposed allocations in the North and South areas of Evesham will necessitate the expansion of middle school provision by 1 form of entry, but there is currently sufficient capacity for the middle school demand expected from sites in the East. High school provision will need to be expanded by 1 form of entry to meet the increase in demand for places from across Evesham.

8.32. **Worcester:** The proposed new 4 form entry secondary school which is currently planned to open in September 2028 is expected to accommodate the demand from allocations in Worcester , but also the impacts of pupils from allocations outside of the Worcester EPA e.g. South Worcester Urban Extension and West Worcester Urban Extension who cannot be accommodated at their catchment school in Martley or Upton.

Infrastructure requirements to meet proposed housing allocations

Table 8.1: Malvern Hills infrastructure requirements to meet housing allocations

Location	EPA	Sites (Excludes sole employment sites)	Total Dwellings	Primary and Nursery School requirements	Secondary School requirements
SWUE	Upton	SWDPR 60B - SWDP 45/1	Total: 2600	New 2FE Primary School & Nursery	Existing School Expansions/ contribution to new Secondary school in Worcester City
WWUE	Martley	SWDPR 60A - SWDP 45/2	Total: 2539	New 2FE Primary School & Nursery	Existing School Expansions/ contribution to new Secondary school in Worcester City
Bayton	Bewdley	MHPH13 (CFS1206sc)	Total: 10	None	None
Clows Top	Bewdley	MHHA13 (SWDP60/4)	Total: 17		
Callow End	Malvern	MHHA12 (SWDP60/3)	Total: 15	None	*See Malvern Town*
Leigh Sinton	Malvern	MHPH17 (CFS0009)	Total: 52	None	*See Malvern Town*
Powick inc Colletts Green	Malvern	MHPH14 (CFS0511)	Total: 25	None	*See Malvern Town*
Malvern Town allocations	Malvern	MHPH05 (CFS1144) MHHA01 (SWDP52m) MHHA02 (SWDP52s) MHHA03 (SWDP52*) SWDPR56 (SWDP56) MHPH01 (CFS0407) MHPH02 (CFS0481) MHPH03 (CFS0518) MHPH04 (CFS0905)	Total: 1468	Expansion of existing schools by total 0.5FE	Expansion of existing schools by total 2FE
Suckley	Suckley	MHPH12 (CFS1203)	Total: 18	None	*See Malvern Town*
Abberley Common	Martley	MHHA08 (SWDP59/1) SWDP REALLOCATE 58 (SWDP59/2/r)	Total: 34	Expansion of existing schools by 20 places total	Expansions of Existing schools by 1FE 5 places in Martley (max possible), 25 places in Worcester City
Clifton-upon-Teme	Martley	MHPH07 (CFS0042 / SWDP 59/3)	Total: 55		
Great Witley	Martley	MHPH08 (CFS0911)	Total: 44		

Lower Broadheath	Martley	MHHA10 (SWDP59/11) MHHA11 (SWDP59*) MHPH09 (CFS0045)	Total: 60		
Grimley and Holt	Martley	MHPH16 (CFS1139)	Total: 22		
Martley	Martley	MHPH10 (CFS0120)	Total: 71		
Upton upon Severn	Upton	MHHA07 (SWDP58) MHPH15 (CFS0167)	Total: 120	None	New Secondary school in Worcester City – *see below*
Welland	Upton	MHPH11 (CFS0336)	Total: 17		
Tenbury Wells	Tenbury	MHHA04 (SWDP57/2) MHHA05 (SWDP57a) MHHA06 (SWDP57c) MHPH06 (CFS0362)	Total: 157	Expansion of existing school by 0.5FE	None
Stourport	Stourport	MHHA14 (SWDP61/*)	Total: 57	None	None

Table 8.2: Wychavon infrastructure requirements to meet housing allocations					
Location	**EPA**	**Sites (Excludes sole employment sites)**	**Total Dwellings**	**First and Nursery School requirements**	**Middle and High School requirement**
Ombersley	Droitwich	WYPHM27 (SWDP59/26)	Total: 45	None	Expansion of existing middle schools Expansion of existing High school
Tibberton	Droitwich	WDCPH21 (CFS0630) WYPHM01 (CFS0107)	Total: 30	None	
Wychbold	Droitwich	SWDP NEW 41 (CFS0486)	Total: 29	Early Years places	
Hindlip	Droitwich	WYPHM30 (CFS0969)	Total: 34	Expansion of existing school or new First School & Nursery	
Droitwich Town allocation	Droitwich	SWDPR57 (CFS0483a / CFS0483b) WYPHM07 (SWDP48/6) WYPHM02 (CFS0370) WYPHM04 (CFS0855a / CFS0855b)	Total: 622		
Ashton Under Hill	Evesham S	WYHMA14 (SWDP60/9)	Total: 6	None	Existing Middle and High school expansions
Broadway	Evesham S	WYPHM16 (SWDP59/19) WYPHM15 (CFS1208)	Total: 114	None	
Cropthorne	Evesham S	WYPH11 (CFS1173) WYPH10 (CFS0568a)	Total: 38	None	
Elmley Castle	Evesham S	WYPH13 (CFS1124sc)	Total: 27	None	
Eckington	Evesham S	WYHMA15 (SWDP60/15)	Total: 38	None	
Overbury	Evesham S	WYHMA16 (SWDP60/20)	Total: 8	None	
Sedgeberrow	Evesham S	WYPH25 (CFS0010)	Total: 28	None	
Badsey	Evesham E	WYPHM14 (CFS1228)	Total: 120	Early Years places	None for middle Existing High School expansion *(see above)*
Bretforton	Evesham E	WYPH06 (CFS0484sc) WYPH07(CFS1181)	Total: 48	Early Years places	
Cleeve Prior	Evesham E	WYPH09 (CFS0993) WYPH08 (CFS0380)	Total: 57	None	
South Littleton	Evesham E	WDCPH20 (CFS0461)	Total: 11	None	

Table 8.2: Wychavon infrastructure requirements to meet housing allocations

Location	**EPA**	**Sites (Excludes sole employment sites)**	**Total Dwellings**	**First and Nursery School requirements**	**Middle and High School requirement**
North and Middle Littleton	Evesham E	WYPH23 (CFS0028) WYPH24 (CFS0055)	Total: 23	None	
Offenham	Evesham E	WYHMA13 (SWDP59/24) WYPHM24 (CFS0355) WYPHM25 (CFS0632) WYPHM26 (CFS0690)	Total: 98	Early Years places	
Evesham Town allocations	Evesham N	WYPHM13 (CFS1205sc) WYHMA08 (SWDP50/2) WYHMA09 (SWDP50/4) WYHMA10 (SWDP50/5) WYHMA11 (SWDP50/6) WYHMA12 (SWDP50/7 WYPHM08 (CFS0367) WYPHM09 (CFS0308) WYPHM11 (CFS0709) WYPHM12 (CFS0991)	Total: 560	Early Years places	Existing Middle and High School expansions
Adjoining Tewkesbury (Mitton)	Tewkesbury	SWDPR54 (CFS1044)	Total: 500	New First/primary School & Nursery plus Early Years places	None *(Existing High school expansion Tewkesbury)*
Defford	Pershore	WYPH16 (CFS0658) WYPH14 (CFS0560) WYPH15 (CFS0948)	Total: 27	None	None
Drakes Broughton	Pershore	WYPHM18 (CFS1050sc) WYPHM17 (CFS0199)	Total: 50	Early Years places	
Crowle and Crowle Green	Pershore	WYPH12 (CFS0019)	Total: 40	None	
Flyford Flavell	Pershore	WYPH22 (CFS0584)	Total: 11	None	
Hill and Moor	Pershore	WYPH18 (CFS0769)	Total: 42	Early Years places	

Table 8.2: Wychavon infrastructure requirements to meet housing allocations

Location	**EPA**	**Sites (Excludes sole employment sites)**	**Total Dwellings**	**First and Nursery School requirements**	**Middle and High School requirement**
Himbleton	Pershore	WYPH17 (CFS0866)	Total: 12	None	
Inkberrow	Pershore	WYPHM22 (CFS0108) WYPHM23 (CFS0817)	Total: 80	None	
Pinvin	Pershore	WDCPH19 (WDC/381/HOU / CFS0605a)	Total: 34	Early Years places	
Upton Snodsbury	Pershore	WYHMA17 (SWDP60/28) WYPHM28 (CFS0266) WYPHM29 (CFS0401)	Total: 49	None	
Pershore Town allocations	Pershore	WYPH01 (CFS0691) WYPH02 (CFS0101) WYPH03, WYPH04, WYPH05 (CFS0350asc / CFS0807 / CFS 0808 / CFS0641)) WYHMA03 (SWDP47/1 part	Total: 463	None	
Hartlebury	Stourport	WYPHM20 (CFS0420) WYPHM21 (CFS0371)	Total: 59	None	None

Table 8.3: Worcester infrastructure requirements to meet housing allocations

Location	**EPA**	**Sites (Excludes sole employment sites)**	**Total Dwellings**	**Primary and Nursery School requirements**	**Secondary School requirements**
Fernhill Heath	Worcs	WYPHM19 (CFS0689)	Total: 40	None	None
Worcester City allocations	Worcs	WCHO01 (CFS1078) WCHO02(CFS0954) WCHO03 (CFS0477) WCHO04 (CFS0036) WCHO05 (CFS0356) SWDP NEW 9 (CFS0933 / CFS1076)	Total: 1680	Early Years places	New Secondary School in Worcester City

Table 8.3: Worcester infrastructure requirements to meet housing allocations					
Location	**EPA**	**Sites (Excludes sole employment sites)**	**Total Dwellings**	**Primary and Nursery School requirements**	**Secondary School requirements**
		WCHO06 (CFS1179) WCMU06 WCMU02 WCREAL02 (SWDP 43/7) WCREAL05 (SWDP 43/g) WCREAL07 (SWDP 43/n) WCREAL09 (SWDP 43/qR) WCREAL11 (SWDP43m)			

Funding

Cost and Delivery of education provision

8.33. In accordance with SWDPR 6, planning obligations will be required to fund education infrastructure projects that are directly related to the specific development. This is in line with the current Worcestershire Education Planning Obligations Policy[36], where developments will be expected to fund education infrastructure when required as a result of new housing. Education planning obligations are applicable to developments of 10 dwellings or more where there will not be sufficient education infrastructure to support the number of pupils expected from the new housing proposed. Where new schools are required, land and construction costs will be sought to support the delivery of the school. Contributions sought to deliver new schools will be based on a proportionate cost based on the anticipated pupil yield of the development. Where a school expansion is required, a calculation based on cost per pupil place based on the number of dwellings on site is required. In many instances the actual cost of implementing the required infrastructure changes will be greater than those outlined below as new schools and expansions will be undertaken to support class sizes of 30 where possible. In addition, the below cost per pupil place is based on an average, and some school expansion projects, and new schools will represent a far greater cost to account for site specific needs. Full costs will be determined by site specific feasibility reports.

8.34. Where new schools are required, land suitable to support the school will need to be safeguarded on allocated sites. Any land allocated for a school must be appropriate and fit for purpose. Issues which will need to be assessed to ensure this, include but are not limited to: ground conditions; topography; contamination; flood risks and the proximity of incompatible land uses. Land should be transferred fully serviced and any issues or constraints identified mitigated for at zero cost with appropriate access for construction in order to allow the infrastructure to be delivered and ensure places can be provided at the required level and the right time. This can be established by supplying WCC with an appropriate build out trajectory for the site.

8.35. We will aim to work with stakeholders in developing concept plans, masterplans and design codes for schools, all of which are a useful means of establishing and communicating aspirations on design quality to ensure design cohesion.

Special Educational Needs and Disabilities (SEND) Places

8.36. New schools and school expansions will need to take into account the expected yield of pupils with SEND who will require provision additional to mainstream education facilities. This has been considered in the contribution estimates outlined below.

[36] Worcester Education Planning Obligations Policy (worcestershire.gov.uk)

8.37. An education contribution can be sought to support the delivery of education infrastructure for pupils aged 2-18. Approximately 3% of all pupils 5-18 in Worcestershire have an Education, Health & Care Plan (EHCP), and therefore 3% of all places delivered must be capable of supporting children with specialist needs and these are to be funded separately where appropriate. These places will be delivered across a mix of provisions to ensure children in South Worcestershire can receive education to support them in their best start in life. A contribution towards the cost of providing these specialist places is required from every development of 50 dwellings or more.

8.38. The current costs of school expansions and new schools are set out below. Half forms of entry expansions are usually more difficult to realise as schools are reluctant to run mixed age classrooms. It is recognised that having mixed age groups within one classroom can make teaching more challenging and not always able to achieve positive outcomes for pupils. Schools which already operate mixed age classes may be best placed to expand up to a one or two form of entries to create single age groups classes.

8.39. When delivering new schools, the DfE recommends a minimum size for schools due to financial viability. In all circumstances the Local Authority will seek to deliver at the recommended minimum size of schools. It may be possible to deliver a smaller school if it can demonstrate financial viability with the intention of future growth.

8.40. DfE recommended minimum school sizes:

- First and Primary: Two forms of entry (60 places per year group)
- Secondary Schools: Four forms of entry (120 places per year group)
- All-through schools: Four Forms of entry secondary (120 place per year group) with two forms of entry primary element (60 places per year group)

8.41. The cost of delivering new schools will depend on a number of considerations including site-specific factors such as topography and location. The costs below represent an estimated cost based on assumptions of a flat greenfield site with no additional cost requirements for site clearance, re-profiling etc. Once a site is proposed for a new school, a full feasibility will be undertaken to determine the actual cost of delivering such a provision for new housing which will determine the financial and land contributions required.

8.42. An estimated S106 financial contribution requirement for each site as currently proposed has been outlined below. This assumption is based on the current number of proposed dwellings, assuming that 28% of dwellings will be delivered as affordable / social rent and therefore exempt from education financial contributions. This is based on the SWDPR policy that 40% of dwellings should be delivered as affordable dwellings, of which 70% should be affordable/sociable rent. When an application is submitted, this calculation will be undertaken based on the actual number and mix of housing proposed which will determine the final funding requirement and mitigation required.

Table 8.4a: Land and cost of delivering new schools as at 1 June 2024 (costed to construction mid-point 2026 Q2)		
	Recommended site size	Estimated cost
2FE First School and 52 place Nursery	1.54ha	£10,264,654
2FE Primary and 52 place Nursery	2.04ha	£13,874,576
3FE Primary and 78 place Nursery	2.94ha	£19,298,449
7FE Secondary with 210 place sixth form	9.37ha	£57,436,780
2FE/4FE All through school with 52 place nursery & 150 place sixth form	7.83ha	£49,545,956

Table 8.4b: Cost of delivering new places as part of school expansions as at 1 April 2024	
Cost per mainstream pupil place for first and primary expansions	£23,113
Cost per mainstream pupil place for middle school expansions (Dependent on age range)	£23,113 - £31,790
Cost per mainstream pupil place for secondary / high expansions	£31,790
SEND places will be calculated at 4 times the cost of a place appropriate for the phase of education as per government guidance	

Table 8.5: Malvern Hills infrastructure costs to meet housing allocations requirements							
Location	**EPA**	**Sites (Excludes sole employment sites)**	**Total Dwellings**	**Early Years and First/Primary School reqts**	**Middle and High/ Secondary School reqts**	**Special Educational Needs and Disabilities reqts**	**TOTAL**
SWUE	Upton	SWDPR60B (SWDP 45/1)	2600	£17,432,129	£6,928,133	£4,912,244	£29,272,506
WWUE		SWDPR60A (SWDP 45/2)	2539	£17,320,465	£6,765,588	£4,785,084	£28,871,137
Bayton	Bewdley	MHPH13 (CFS1206sc)	10	£64,716	£61,037	£0	£125,753
Clows Top	Bewdley	MHHA13 (SWDP60/4)	17	£105,164	£99,185	£0	£204,349
Callow End	Malvern	MHHA12 (SWDP60/3)	15	£88,985	£83,926	£0	£172,911
Leigh Sinton	Malvern	MHPH17 (CFS0009)	52	£300,469	£289,925	£92,452	£682,846
Powick inc Colletts Green	Malvern	MHPH14 (CFS0511)	25	£145,612	£137,333	£0	£282,945
Malvern Town allocations	Malvern	MHPH05 (CFS1144)	16	£143,301	£91,555	£0	£234,856
		MHHA01 (SWDP52m)	20	£121,343	£114,444	£0	£235,787
		MHHA02 (SWDP52s)	21	£129,433	£122,074	£0	£251,506
		MHHA03 (SWDP52*)	33	£194,149	£183,110	£0	£377,260
		MHMXA01 (SWDP56)	800	£2,700,000	£4,394,650	£1,502,576	£8,597,226
		MHPH01 (CFS0407)	180	£1,016,972	£991,848	£312,064	£2,320,884
		SWDPR55 (CFS0481) *	200	£1,502,345	£1,098,662	£312,064	£2,913,071
		MHPH03 (CFS0518)	18	£105,164	£99,185	£0	£204,349
		MHPH04 (CFS0905sc)	180	£1,016,972	£991,848	£312,064	£2,320,884
Suckley	Suckley	MHPH12 (CFS1203)	18	£105,164	£99,185	£0	£204,349
Abberley Common	Martley	MHHA08 (SWDP59/1)	9	£0	£0	£0	£0
		MHHA09 (SWDP59/2/r)	25	£145,612	£137,333	£0	£282,945
Great Witley	Martley	MHPH08 (CFS0911)	44	£258,866	£244,147	£0	£503,013

Lower Broadheath	Martley	MHHA10 (SWDP59/11)	6	£0	£0	£0	£0
		MHHA11 (SWDP59*)	42	£250,776	£236,518	£0	£487,294
		MHPH09 (CFS0045)	12	£72,806	£68,666	£0	£141,472
Grimley and Holt	Martley	MHPH16 (CFS1139)	22	£129,433	£122,074	£0	£251,506
Martley	Martley	MHPH10 (CFS0120)	71	£416,034	£396,739	£219,612	£1,032,385
Upton upon Severn	Upton	MHHA07 (SWDP58)	70	£416,034	£389,110	£219,612	£1,024,756
		MHPH15 (CFS0167)	50	£300,469	£274,666	£92,452	£667,587
Welland	Upton	MHPH11 (CFS0336sc)	17	£105,164	£99,185	£0	£204,349
Tenbury Wells	Tenbury	MHHA04 (SWDP57/2)	40	£327,049	£221,258	£0	£548,307
		MHHA05 (SWDP57a)	72	£554,712	£396,739	£219,612	£1,171,063
		MHHA06 (SWDP57c)	35	£279,667	£198,370	£0	£478,037
		MHPH06 (CFS0362asc)	10	£87,829	£61,037	£0	£148,866
Stourport	Stourport	MHHA14 (SWDP61/*)	57	£323,582	£320,443	£92,452	£736,477

Table 8.6: Wychavon infrastructure costs to meet housing allocations requirements							
Location	**EPA**	**Sites (Excludes sole employment sites)**	**Total Dwellings**	**Early Years and First/Primary School reqts**	**Middle and High/ Secondary School reqts**	**Special Educational Needs and Disabilities reqts**	**TOTAL**
Ombersley	Droitwich	WYPHM27 (SWDP59/26)	45	£190,682	£407,809	£0	£598,491
Tibberton	Droitwich	WDCPH21 (CFS0630asc)	26	£109,787	£222,978	£0	£332,765
		WYPHM01 (CFS0107)	4	£0	£0	£0	£0
Wychbold	Droitwich	WYPHM30 (CFS0486)	33	£208,017	£284,239	£0	£492,256
Hindlip	Droitwich	WYPHM06 (CFS0969)	34	£144,456	£291,869	£0	£436,325
Droitwich Town allocation	Droitwich	SWDPR57 (CFS0483a / CFS0483b)	300	£1,224,989	£2,106,663	£531,676	£3,863,328
		WYPHM07 (SWDP48/6)	60	£369,808	£465,255	£92,452	£927,515
		WYPHM02 (CFS0370)	112	£462,260	£820,704	£219,612	£1,502,576
		WYPHM04 (CFS0855a / CFS0855b)	150	£624,051	£1,080,783	£312,064	£2,016,898
Ashton Under Hill	Evesham S	WYHMA14 (SWDP60/9)	6	£0	£0	£0	£0
Broadway	Evesham S	WYPHM15 (CFS1208)	30	£152,546	£277,657	£0	£430,203
Cropthorne	Evesham S	WYPH11 (CFS1173)	25	£124,810	£224,026	£0	£348,836
		WYPHM15 (CFS0568a)	13	£69,339	£131,199	£0	£200,538
Elmley Castle	Evesham S	WYPH13 (CFS1124sc)	27	£138,678	£239,285	£0	£377,963
Eckington	Evesham S	WYHMA15 (SWDP60/15)	38	£194,149	£355,225	£0	£549,374
Overbury	Evesham S	WYHMA16 (SWDP60/20)	8	£0	£0	£0	£0
Sedge-berrow	Evesham S	WYPH25 (CFS0010)	28	£145,612	£270,028	£0	£415,640
Badsey	Evesham E	WYPHM14 (CFS1228)	120	£832,068	£783,155	£219,612	£1,834,835
Bretforton	Evesham E	WYPH06 (CFS0484sc)	18	£136,367	£185,878	£0	£322,245
		WYPH07 (CFS1181)	30	£221,885	£277,657	£0	£499,542

Cleeve Prior	Evesham E	WYPH09 (CFS0993)	52	£254,243	£332,336	£92,452	£679,031
		WYPH08 (CFS0380)	5	£0	£0	£0	£0
South Littleton	Evesham E	WDCPH20 (CFS0461)	11	£55,471	£115,940	£0	£171,411
North and Middle Littleton	Evesham E	WYPH23 (CFS0028)	6	£0	£0	£0	£0
		WYPH24 (CFS0055)	17	£90,141	£154,088	£0	£244,229
Offenham	Evesham E	WYHMA13 (SWDP59/24)	19	£143,301	£193,507	£0	£336,808
		WYPHM24 (CFS0355)	10	£78,584	£115,940	£0	£194,524
		WYPHM25 (CFS0632)	32	£235,753	£292,916	£0	£528,669
		WYPHM26 (CFS0690)	37	£256,554	£347,595	£0	£604,150
Evesham Town allocations	Evesham N	WYHMA08 (SWDP50/2)	83	£577,825	£546,189	£219,612	£1,343,626
		WYHMA09 (SWDP50/4)	36	£180,281	£339,966	£0	£520,247
		WYHMA10 (SWDP50/5)	33	£235,753	£292,916	£0	£528,669
		WYHMA11 (SWDP50/6)	14	£122,499	£138,829	£0	£261,328
		WYHMA12 (SWDP50/7)	200	£1,340,554	£1,274,441	£312,064	£2,927,059
		WYPHM08 (CFS0367)	61	£300,469	£222,530	£92,452	£615,451
		WYPHM09 (CFS0308)	7	£0	£0	£0	£0
		WYPHM11 (CFS0709)	56	£392,921	£395,916	£92,452	£881,289
		WYPHM12 (CFS0991)	70	£485,373	£450,819	£219,612	£1,155,804
Adjoining Tewkesbury (Mitton)	Tewkes-bury	SWDPR54 (CFS1044)	500	£7,060,287	£0	£970,900	£8,031,187
Defford	Pershore	WYPH16 (CFS0658)	11	£46,226	£115,940	£0	£162,166
		WYPH14 (CFS0560)	8	£0	£0	£0	£0
		WYPH15 (CFS0948)	8	£0	£0	£0	£0

Drakes Broughton	Pershore	WYPHM18 (CFS1050sc)	25	£150,235	£215,349	£0	£365,583
		WYPHM17 (CFS0199)	25	£150,235	£215,349	£0	£365,583
Crowle and Crowle Green	Pershore	WYPH12 (CFS0019)	40	£167,569	£354,177	£0	£521,747
Flyford Flavell	Pershore	WYPH22 (CFS0584)	11	£46,226	£115,940	£0	£162,166
Hill and Moor	Pershore	WYPH18 (CFS0769)	42	£271,578	£392,550	£0	£664,127
Himbleton	Pershore	WYPH17 (CFS0866)	12	£52,004	£123,569	£0	£175,574
Inkberrow	Pershore	WYPHM22 (CFS0108)	23	£98,230	£207,719	£0	£305,949
		WYPHM23 (CFS0817)	57	£231,130	£410,352	£92,452	£733,934
Pinvin	Pershore	WDCPH19 (WDC/381/HOU / CFS0605a)	34	£213,795	£291,869	£0	£505,664
Upton Snodsbury	Pershore	WYHMA17 (SWDP60/28)	13	£57,783	£131,199	£0	£188,982
		WYPHM28 (CFS0266)	24	£104,009	£215,349	£0	£319,357
		WYPHM29 (CFS0401sc)	18	£75,117	£177,201	£0	£252,318
Pershore Town allocations	Pershore	WYPH01 (CFS0691sc)	72	£300,469	£583,738	£219,612	£1,103,819
		WYPH02 (CFS0101)	28	£121,343	£261,351	£0	£382,694
		WYPH03, WYPH04, WYPH05 (CFS0350asc / CFS0807 / CFS 0808 / CFS0641)	112	£462,260	£820,704	£219,612	£1,502,576
		WYHMA03 (SWDP47/1 part)	251	£1,016,972	£1,814,794	£531,676	£3,363,442
Hartlebury	Stourport	WYPHM20 (CFS0420)	52	£300,469	£286,110	£92,452	£679,031
		WYPHM21 (CFS0371)	7	£0	£0	£0	£0

Table 8.7: Worcester infrastructure costs to meet housing allocations requirements

Location	EPA	Sites (Excludes sole employment sites)	Total Dwellings	Early Years and First/ Primary School	Middle and High/ Secondary School	Special Educational Needs and Disabilities	TOTAL
Fernhill Heath	Worcs	WYPHM19 (CFS0689)	40	£234,597	£221,258	£0	£455,855
Worcester City allocations	Worcs	WCHO01 (CFS1078)	6	£0	£0	£0	£0
		WCHO02 (CFS0954)	5	£0	£0	£0	£0
		WCHO03 (CFS0477)	120	£0	£0	£0	£0
		WCHO04 (CFS0036)	39	£234,597	£222,530	£0	£457,127
		WCHO05 (CFS0356)	60	£346,695	£349,690	£92,452	£788,837
		WCMU01 (CFS0933 / CFS1076)	495	£3,721,193	£2,638,570	£970,900	£7,330,663
		WCHO06 (CFS1179)	16	£97,075	£95,370	£0	£192,445
		WCMU06	750	£300,469	£4,005,540	£0	£4,306,009
		WCMU02	100	£577,825	£540,430	£219,612	£1,337,867
		WCREAL02 (SWDP 43/7)	33	£194,149	£190,740	£0	£384,889
		WCREAL05 (SWDP 43/g)	15	£88,985	£95,370	£0	£184,355
		WCREAL07 (SWDP 43/n)	13	£127,122	£76,296	£0	£203,418
		WCREAL09 (SWDP 43/qR)	12	£0	£0	£0	£0
		WCREAL11 (SWDP43m)	16	£97,075	£95,370	£0	£192,445

Infrastructure Costs to deliver additional provision required

8.43. The below tables outline the estimated costs of delivering new infrastructure compared with the expected level of S106 required from proposed housing developments as outlined above. The estimated costs have been calculated based on the number of additional places to be provided by the solutions and the current average cost per pupil place to deliver new permanent places in schools. Each solution will be dependent on individual site requirements and constraints and a full feasibility once a solution is agreed.

Table 8.8: Malvern Hills infrastructure requirements to meet housing allocations as at 1 October 2024			
Proposed infrastructure	**Estimated cost as at October 2024**	**S106 receipts from related housing development**	**Shortfall – LA funded**
Investment in early education provision	£993,859	£739,616	£254,243
Expansion at a Malvern primary School (x 0.5FE)	£2,426,865	£4,699,275	-
Expansion of Great Witley Primary School to 1FE from 20 to 30 places per year	£1,617,910	£258,866	£1,359,044
Expansion of Broadheath from 20 to 30 places per year	£1,617,910	£323,582	£1,294,328
Expansion of Tenbury Primary from 30 to 45 pupil per year	£2,426,865	£925,676	£1,501,189
Expansion by 1FE at each of Malvern secondary Schools (2FE total)	£11,444,400	£8,697,744	£2,746,656
Expansion at The Chantry (5 places) and expansion at Worcester secondary to total 1FE	£5,722,200	£1,510,661	£4,211,539
SEND provision - various	£3,467,412	£3,467,412	-
TOTAL	**£29,717,421**	**£20,622,831**	**£9,094,590**

Table 8.9: Wychavon infrastructure requirements to meet housing allocations as at 1 October 2024			
Proposed infrastructure	**Estimated cost as at October 2024**	**S106 receipts from related housing development**	**Shortfall – LA funded**
Investment in early education provision	£2,611,769	£1,895,266	£716,503
New First School in Droitwich (x 1FE)	£6,692,928	£2,565,543	£4,127,385
Expansion at Droitwich middle (x 0.5FE)	£1,170,240	£2,112,191	-
Expansion at Droitwich Spa High (x 1FE)	£4,768,500	£3,568,110	£1,200,390
Expansion at Evesham Middle Schools (Bredon Hill/St. Egwin's x 1FE total)	£2,600,790	£1,840,748	£760,042
Expansion at Evesham High Schools (Prince Henry's x 1FE)	£3,814,800	£2,594,064	£1,220,736
New 1FE primary school at Mitton	£8,095,465	£6,745,951	£1,349,514
Expansion at Tewkesbury High	N/A - GCC		
SEND provision - various	£3,779,476	£3,779,476	-
TOTAL	**£33,533,968**	**£25,101,348**	**£8,432,620**

Table 8.10: Worcester infrastructure requirements to meet housing allocations as at 1 October 2024			
Proposed infrastructure	**Estimated cost as at October 2024**	**S106 receipts from related housing development**	**Shortfall – LA funded**
Investment in early education provision	£1,433,006	£1,040,085	£392,921
New Worcester City Secondary School	£59,900,000	£15,238,039	£44,661,961
SEND provision - various	£1,282,964	£1,282,964	-
TOTAL	**62,615,970**	**17,561,088**	**£45,054,882**

Table 8.11: Total planned infrastructure costs as at 1 October 2024	
Total planned infrastructure costs	£125,867,359
Expected S106 receipts from planned housing:	£63,285,267
Shortfall:	£62,582,092

8.44. Shortfalls in Education Obligation infrastructure contributions will fall to the County Council to mitigate and fund. Housing development should mitigate its impact on community infrastructure, including schools and other education and childcare facilities. The Department for Education's (DfE) Basic Need grant, Free Schools programme and other capital funding do not negate housing developers' responsibility to mitigate the impact of their development on education. Basic Need grant funding is received retrospectively once additional pupils are known to be living in the area, this would not enable the Council to fund the additional education provision required in advance of or early enough for the additional children and families moving into the new development. Basic Need Grant will not be sufficient to fund the places required to mitigate the educational provision requirements from this plan. The County Council is likely to have to directly fund the additional education provision required to mitigate this plan from capital borrowing or risk not meeting the education sufficiency duty within South Worcestershire. Home to School Transport is not a viable permanent alternative to mitigation of school places.

9. Healthcare Infrastructure

9.1. This section of the IDP looks at the existing provision of healthcare infrastructure in South Worcestershire and the anticipated infrastructure that will be required to support the level of development proposed in the SWDPR over the period to 2041.

Responsibility for delivery

9.2. Within South Worcestershire delivery of healthcare services and infrastructure is currently divided between four organisations and the NHS.

Table 9.1 Responsibilities for Delivery	
Service Provider	**Responsibility**
NHS England	Responsibility for the delivery of primary healthcare services falls within NHS England's remit.
NHS Herefordshire and Worcestershire Integrated Care Board (ICB)	The ICB took over from the Clinical commissioning Group in July 2022. The ICB is responsible for improving health outcomes for patients and reducing health inequalities. The ICB works with local partners across health, social care, voluntary and community sectors, and allocates resources to ensure that services are in place to deliver jointly agreed ambitions.
Worcestershire Acute Hospitals NHS Trust (WAHT)	The WAHT is responsible for the provision of secondary acute care services within hospitals across Worcestershire. Within South Worcestershire, these services are focussed at the Worcestershire Royal Hospital, Worcester. Its other sites, in Redditch and Kidderminster are outside the SWDP area, however their catchment areas extend into the Plan area.
Herefordshire and Worcestershire Health and Care NHS Trust (HWHCT)	The HWHCT is responsible for the provision of community and mental health services. The Trust runs Community Hospital services at Worcester City Inpatient Unit, Evesham, Pershore, Malvern and Tenbury Wells as well as a number of clinics throughout the Plan area.
Worcestershire County Council (WCC)	WCC is responsible for the provision of adult and child social care across the three South Worcestershire Districts.

9.3. All of the health bodies in the south Worcestershire area identified in table 9.1 were consulted directly on updates to the IDP in 2024.

Assessment of Current Infrastructure Provision

Primary Healthcare

9.4. Typically, GP practices are privately managed and operated, they are contracted to provide services for the NHS. The delivery of new facilities or expansion of existing practices is a commercial decision for individual businesses.

9.5. The following table sets out the current provision of GPs within the south Worcestershire area, including current list sizes and provided by the ICB in 2024.

9.6. There are 31 GP practices in south Worcestershire serving a population of approximately 323,194 (2023 Mid-Year Population Estimates). The NHS sets a national standard of 1 GP:1,750 patients. There is a recognition that a list size can often misrepresent the availability of skills or full-time equivalent GPs and as such the CCG has provided a weighted list size of the GP Practices based on the Carr-Hill formula in the table below; this figure more accurately reflects the need of a practice in terms of resource and space and may be slightly lower or higher than the actual patient list. The table also sets out the current Net Internal Area occupied by the Practice (NIA, m2). The Capacity column is the space that should be required based on the list size using the assumption that 120m² of space is required per 1,750 patients (this is an optimal list size for a single GP). The space requirement used by the ICB is aligned to the Department for Health guidance within "*Health Building Note 11-01: facilities for Primary and Community Care Services"*. The final column looks at how much spare capacity a practice has to accommodate more patients. Where the operating capacity compared to the size of the current list is over 100% the practice has spare capacity based on list size and space calculations, where it is less than 100 the existing list size is already too large for the amount of space the practice has based on the CCGs space calculations. For ease of reading sites with capacity issues are flagged in red (operating at more than 5% over capacity), sites at risk of being close to or just over capacity are flagged in amber (operating up to 5% over capacity).

Table 9.2 GP Provision within SWC at 1 April 2021				
Practice	**List Size 1/4/21 weighted**	**NIA (m²)**	**Capacity**	**Operating capacity >100% spare capacity <100% over capacity based on list size.**
Droitwich Town and Rural Area				
The Corbett Medical Practice	14246	1322	977	135%
Ombersley Medical Centre	6414	698	440	159%
Salters Medical Practice	8804	1111	604	184%
Spa Medical Practice	10785	990	740	134%
Evesham Town and Rural Area				
Abbey Medical Practice	9792	436	671	65%
Barn Close Surgery	8030	838	551	152%
Bredon Hill Surgery	5647	302	387	78%
DeMontfort Medical Centre	8486	569	582	98%
Grey Gable Surgery	5916	514	406	127%
Merstow Green Medical Practice	10193	1249	699	179%
Riverside Surgery	15549	827	1066	78%
Malvern Town and Rural Area				
Malvern Health Centre	13119	713	900	79%
New Court Surgery	10117	935	694	135%
St Saviours Surgery, Malvern Link	5344	342	366	93%
Whiteacres Medical Centre	11745	1016	805	126%
Pershore Town and Rural Area				
Abbottswood Medical Centre	11963	820	820	100%
Pershore Medical Practice	10591	1565	726	215%

Table 9.2 GP Provision within SWC at 1 April 2021				
Practice	**List Size 1/4/21 weighted**	**NIA (m²)**	**Capacity**	**Operating capacity >100% spare capacity <100% over capacity based on list size.**
Upton and Tenbury Towns and Rural Area				
Upton Surgery	12217	1294	838	154%
Great Witley Surgery	7407	381	508	75%
Knightwick Surgery	4989	281	342	82%
Tenbury Surgery	9627	360	660	55%
Worcester City				
Albany House Surgery	7084	471	486	97%
Barbourne Health Centre	11604	565	796	71%
Elbury Moor Medical Centre	12373	1108	848	131%
Haresfield Surgery	18201	1365	1248	109%
Severn Valley Medical Practice	21616	931	1482	63%
Spring Gardens Medical Practice	19509	1186	1338	89%
St Johns House Surgery	13321	1205	913	132%
St Martins Gate Surgery	14008	955	961	99%
Thorneloe Lodge Surgery	11896	459	816	56%

9.7. Dentists are also categorised as primary care. Within South Worcestershire dental surgeries are privately provided although many take NHS patients. The NHS through the HWHCT provide specialist dental services at four locations: Evesham Dental Access Centre, Moor Street Clinic (Worcester), Lowesmoor Dental Access Clinic (Worcester) and Malvern Dental Anxiety Management service. It is unknown whether there are capacity issues in dental provision, and it is anticipated the market will respond to this.

Secondary Healthcare

9.8. Secondary acute healthcare is generally used to define care that is either planned (elective) care, or urgent / emergency care provided through community, mental health, hospital and ambulance services.

9.9. Herefordshire and Worcestershire Health and Care NHS Trust (HWHCT) is the county's main provider of community nursing, therapy and mental health services. The Trust runs the county's community hospitals which in South Worcestershire include: Evesham, Pershore, Malvern and Tenbury Community Hospitals as well as running recovery units and working in partnership with other teams and organisations including commissioners, voluntary organisations and communities to deliver their services.

9.10. Worcestershire Acute Hospitals NHS Trust (WAHT) manages the three Acute Hospitals in Worcestershire: Worcestershire Royal Hospital in Worcester, the Alexandra Hospital, Redditch and Kidderminster Hospital and Treatment Centre. The latter two sites, although being located outside of the South Worcestershire plan area, provide some services for residents in South Worcestershire as they specialise in particular areas of care.

9.11. The following table sets out the current provision of secondary healthcare in or servicing the residents of South Worcestershire with an overview of existing capacity constraints (identified by WHAT and HWHCT).

Table 9.3 Hospital Provision within SWC	
Hospital Provision	**Provider**
Worcestershire Royal Hospital, Worcester: Hospital with 500 beds. Includes A&E services and complex surgery services. The Care Quality Commission (CQC) assessed and rated urgent and emergency care as requires improvement in 2023 with the overall care and services rated as requiring improvement.	WAHT
Alexandra Hospital, Redditch: Hospital with over 300 beds. Whilst outside of the South Worcestershire area, this hospital now provides approximately 40% of planned surgery for the County. On the basis of the CQC Report, following inspection in November 2022, the Hospital continues to be assessed as requiring improvement. Particular concerns were raised about: staff training and skills, protecting patients from harm during discharge, lack of safe process and systems in prescribing, storing and monitoring of medications, ambulance handover delays,, number of patients being cared for in corridor areas without appropriate privacy due to overcrowding.	WAHT
Kidderminster Hospital and Treatment Centre, Kidderminster: Whilst outside of the South Worcestershire area, this hospital carries out a wide range of day case, short stay and inpatient procedures for patients throughout Worcestershire. On the basis of the CQC Report, published September 2019, the Hospital was assessed as being good.	WAHT
Evesham Community Hospital: Community Hospital and Hospice with specialist stroke rehabilitation services. A Community Dental Service run dental access centre is also located at the site. CQC rated the services provided at this hospital as good across all aspects inspected. This facility is assessed by the HWHCT as being outdated in terms of its physical infrastructure and a replacement with a like-for-like in-patient 50 bed facility, including the county-wide stroke rehab unit, is being sought. This would also include a community hub for a number of the Trust's Neighbourhood and Community mental health teams. The HWHCT has indicated that funding is yet to be secured although an Expression of Interest has been submitted in 2021 for the project to be included as part of the Governments major hospital re-building programme. 2024- no update has been provided.	WAHT/ HWHCT
Pershore Community Hospital: Community Hospital and Hospice. CQC rated the services provided at all sites operated by HWHCT as requires improvement for safety, effectiveness and leadership. Care and Responsiveness were rated good. There are no known capacity issues.	HWHCT

Table 9.3 Hospital Provision within SWC	
Hospital Provision	**Provider**
Malvern Community Hospital: Community Hospital and Hospice. CQC rated the services provided at all sites operated by HWHCT as requires improvement for safety, effectiveness and leadership. Care and Responsiveness were rated good. There are no known capacity issues.	HWHCT
Tenbury Community Hospital: Community Hospital and Hospice. CQC rated the services provided at all sites operated by HWHCT as requires improvement for safety, effectiveness and leadership. Care and Responsiveness were rated good. There are no known capacity issues.	HWHCT
Droitwich Medical Centre (DMC), Droitwich Spa: Secondary health care is provided at Droitwich Medical Centre, which has mental health services run by the HWHCT. Some specialist primary care services also book rooms to provide clinical services at DMC e.g. Sexual Health Clinics. Beyond this, there is limited provision for community hospital care within the town, and therefore there is an over reliance on secondary care provision in Worcester and Bromsgrove.	HWHCT

Social Care

9.12. There is a total of 51 care homes across South Worcestershire[37], these cover a broad range of specialisms including caring for adults and children with learning disabilities, sensory impairments, mental health conditions, physical disabilities, dementia and caring for the elderly.

9.13. Of the 51 care homes within the area, one is run by WCC. The remainder are private business-led establishments. The services are spread throughout south Worcestershire.

Planned Provision and Scheme Identification based on Housing and Employment Needs

Demand for Primary Care

9.14. Discussions with the South Worcestershire CCG (now ICB) have identified that a large proportion of existing GP practices are at or approaching capacity as evidenced in table 9.2. Additional housing growth will further exacerbate existing pressure on facilities from an increasingly ageing population. There is particularly limited capacity within rural areas due to existing levels of growth which have not previously been planned for.

9.15. In response to IDP consultation, the CCG (now ICB) has highlighted that there would be a focus on maximising the use of the existing estate, rather than new practices being required; however, it is likely that a number of practices may require extension or adaptation of existing premises in order to accommodate the growth. In some instances, the current premises will require complete replacement during the plan period. Modern

[37] https://www.cqc.org.uk/search/all

clinical practice and policies emphasise the importance of provision of Primary Care at scale so the tendency will be for fewer but larger scale premises serving larger populations rather than many small and unsustainable premises.

9.16. The CCG General Practice Estates Strategy 2019-2024 (now ICB, not been replaced at time of writing), identifies practices that will require expansion and or replacement based on the planned levels of growth within the 2019 SWC IDP. Although there have been some changes to proposed allocations since the SWDPR Preferred Options in 2019 the practices identified in the strategy will still require improvements.

9.17. Areas identified for expansion/ replacement of provision in the CCG General Practice Estates Strategy 2019-2024 are:

- Barn Close, Broadway: replacement with new flexible premises opened in Autumn 2021.
- Thorneloe Lodge, Worcester: replacement of practice – a new site and planning advice is being sought.
- Worcestershire Parkway and South Worcester Urban Extension: provision of Primary care services at scale (for Worcestershire Parkway see separate IDP).
- Abbotswood, Evesham: replacement/ refurbishment of site.
- Tenbury: provision of new premises adequately sized for population.
- Great Witley: replacement of existing premises.
- Evesham Town: will need replacement or expansion as deterioration of current estate and significant local population growth. No fixed plans.
- The Corbett Medical Practice, Droitwich Spa: new lease will need to be negotiated as the current lease expires in 2027.

9.18. Delivery of expanded, or potentially new, provision in Worcestershire in response to planned levels of growth will be heavily reliant upon securing planning obligations.

9.19. Within south Worcestershire the Developer Contributions SPD 2018 provides a methodology for calculating potential contributions toward primary healthcare provision. The SPD states that new residential development may be required to contribute towards the provision of additional GP infrastructure e.g. additional consulting rooms, car parking etc or new GP surgeries unless there is sufficient capacity at existing surgeries to cope with the needs arising from the new development. The requirement is for developments over 50 dwellings or for schemes under 50 dwellings where there is significant existing over subscription of GP lists, i.e. GPs with over 110% of the recommended maximum number of patients to make a financial contribution toward healthcare infrastructure. The SPD contains a calculator that has since been updated by the CCG. For the purposes of demonstrating potential requirements both the adopted and the updated calculator provided by the CCG in 2021 has been used.

Table 9.4: Developer Contributions for Healthcare Calculator Updated by CCG 2021

Practice	Weighted List Size [1]	NIA (m^2)[2]	Capacity[3]	Spare Capacity (NIA m^2)[4]

Notes:

1. The weighted list size of the GP Practice based on the Carr-Hill formula, this figure more accurately reflects the need of a practice in terms of resource and space and may be slightly lower or higher than the actual patient list.
2. Current Net Internal Area occupied by the Practice
3. Based on 120m² per 1,750 patients (this is an optimal list size for a single GP). Space requirement aligned to DH guidance within "Health Building Note 11-01: facilities for Primary and Community Care Services"
4. Based on existing weighted list size, negative numbers show capacity shortfall

Practice	Additional Population Growth (xx dwellings) [5]	Additional floorspace required to meet growth (m^2)[6]	Spare Capacity (NIA) (m^2)[7]	Capital required to create additional floor space (£)[8]

Notes:

5. Calculated using the National average household size of 2.4 taken from the ONS Families and Households 2017.
6. Based on 120m² per 1,750 patients (this is an optimal list size for a single GP). Space requirement aligned to DH guidance within "Health Building Note 11-01: facilities for Primary and Community Care Services"
7. Existing capacity within premises (NIA m^2)[2] as shown in first table.
8. Based on standard m² cost multiplier for primary healthcare in the Midlands and East from the BCIS Public Sector Q3 2015 price & cost Index, adjusted for professional fees, fit out and contingencies budget (£2,300/m²), rounded to nearest £100.

9.20. Using the capacity information provided by the ICB, the potential implications of levels of growth are therefore as follows (N.B. The healthcare needs for the strategic sites are identified in the location specific chapters and in the Worcestershire Parkway IDP):

Worcester City: there was a degree of room for expansion across the city, however there are a number of surgeries at capacity. Ability to absorb growth would be dependent on proposed location within the urban area.

Droitwich Spa: there would be limited room to expand existing practices within Droitwich Spa.

Malvern: existing practices are almost at capacity, and unsuitable for expansion.

Evesham: additional development within Evesham would take all existing surgeries over-capacity. ETTF Funding has been accessed for the expansion of Barn Close Surgery in nearby Broadway.

Tenbury Wells: any development in Tenbury Wells would impact the capacity of the existing GP practice, which has insufficient space to expand.

Pershore: the challenge of providing rural healthcare was prominent in Pershore, with demand for mobile doctors and technology. Growth within Pershore would likely exacerbate this challenge. The CCG highlighted that it would be impossible to provide for the new growth at both Throckmorton and Worcestershire Parkway from Pershore, requirements for the new settlements are set out in the relevant chapters.

Villages: all villages across the SWC area have experienced growth across the previous Plan Period, however the surgeries have not grown simultaneously. There was a notable continued pressure with the villages, with demand arising from ageing populations within these areas and lack of transportation and mobility of the services offered. Incremental growth was considered to be more challenging to provide for within the settlements.

9.21. The table overleaf applies the calculation as set out within the Developer Contributions SPD 2018 to the levels of growth in the SWDPR. The far right-hand columns (in blue) also include outputs from the CCG's updated calculator in terms of required additional/new floorspace and the costs associated with this. It should be noted that these calculations are looking at settlements as a whole i.e. the spare capacity in each settlement but exclude the impact of rural growth sites. At application stage depending on the location of the proposed development the overall sum requested may be different to those suggested overleaf and will reflect the list size of the relevant practice at that particular time.

Table 9.5 Developer Requirements											
Site Allocations by broad location	**Proposed Number of New Dwellings (A)**	**Average h/hold size (B)**	**Assumed no. of patients (C) C= (A x B)**	**Assumed visits per annum (D) D = (6 x C)**	**No. of additional consulting rooms required (E) E = (D ÷ 6300)**	**Forecast floor area required =16sqm at ratio of 1:0.66 clinical / Nonclinical (F) F = (E x16 x 1.66)**	**Costs for additional floor space (G) G = (F x £3400)**	**Population increase using CCG method (H) H = (A x 2.4)**	**No. of GPs required using CCG updated calculator (I) I = (H ÷ 1750)**	**Additional floorspace required using CCG updated calculator (J) J = (I x 120m²)**	**Capital required to create additional floor space (K) K = (I x £2300)**
Worc South urban extension	2641	2.25	5942	35654	5.7	150.31	£ 613,267	6338	4	434.63	£ 1,199,587
Worc West urban extension	2443	2.25	5497	32981	5.2	139.04	£ 567,290	5863	3	402.05	£ 1,109,652
Worcester City	1677	2.25	3773	22640	3.6	95.45	£ 389,417	4025	2	275.99	£ 761,722
Droitwich Spa	760	2.33	1771	10625	1.7	44.79	£ 182,755	1824	1	125.07	£ 345,205
Evesham	561	2.33	1307	7843	1.2	33.06	£ 134,902	1346	1	92.32	£ 254,816
Malvern	1427	2.18	3111	18665	3.0	78.69	£ 321,055	3425	2	234.84	£ 648,168
Pershore	463	2.33	1079	6473	1.0	27.29	£ 111,336	1111	1	76.20	£ 210,303
Tenbury Wells	157	2.18	342	2054	0.3	8.66	£ 35,323	377	0	25.84	£ 71,312
Upton upon Severn	70	2.18	153	916	0.1	3.86	£ 15,749	168	0	11.52	£ 31,795

9.22. Whilst it is likely that the demand for GPs will be met through expansion of existing and delivery of new surgeries, the CCG (now ICB) has identified new ways of working which may help to address demand. These include:

- The use of technology inc. video conference consultations;
- Home visits / mobile GPs;
- Using sessional spaces for consultations such as village halls.

Demand for Acute Hospital Services, Secondary and Tertiary Care

9.23. The distribution and location of population growth is unlikely to have an impact due to the significant size of the catchment area for the hospitals, however overall population growth has an impact upon services.

9.24. NHS funding to ICBs responds to population growth based on historic growth populations projections, rather than the growth set out in the Development Plan. The calculation is made nationally, according to an approved formula, by DHSC. It results in annual health spending allocations, which are distributed to Local ICBs and used to commission healthcare from local providers. In Worcestershire, the main providers are WAHT and HWHCT.

Worcestershire Acute Hospitals Trust

9.25. Both Emergency Departments in Worcestershire are operating near or at capacity, daily, despite the expansion of capacity in Worcestershire Royal Hospital’s department in 2016 and there are already plans in place to expand this further (a planning application was submitted in 2021). Demand for in-patient treatment in Worcestershire is also increasing, evidenced by growing waiting lists and high bed occupancy (frequently occupancy rates exceed 100%) this situation has been further exacerbated by the Covid-19 pandemic. The benefits of the bed increase scheme completed in 2019 are expected to improve current operating constraints rather than to provide “growing room”.

9.26. The Trust is working with Worcestershire’s other health and social care organisations, to reduce acute hospital attendances and admissions. This work is necessary to maintain clinically sustainable acute services, particularly in the face of national shortages of all grades and professions of clinical staff. The extent to which this work will be successful in containing or re-profiling demand for acute hospital care is difficult to predict in the face of a growing and ageing population. However, the Trust will continue to work proactively within the Worcestershire health and care system to maximise the safety and efficiency of acute hospital care.

9.27. Consultation with WAHT has highlighted that the existing service infrastructure for emergency and planned health care is unlikely to be able to meet the additional demand generated by development without improvements and enhancements to the facilities.

The new population associated with the proposed development (individually and cumulatively) is likely to impact significantly on service delivery and performance of the Trust to meet demand. At the time of drafting WAHT consider that the proposed growth in the Plan will lead to the requirement for further expansion of the proposed Urgent Treatment Centre (UTC) which is required to meet existing demand. However, it is unclear what the anticipated capital costs would be for delivering a future expansion to this facility and how that specifically links to housing growth in the SWDPR. The planned UTC facility is expected to cost £14.9m and it is understood funding will be sought from NHS capital funds to deliver this. The SWC will seek clarification of the scale and cost for the further expansion once known, and whether this too can be funded through the NHS funding arrangements.

9.28. WAHT have indicated that they would need to seek a developer contribution toward acute healthcare provision (as opposed to physical heathcare infrastructure) at a Plan wide level and have provided an indicative cost of £751 per dwelling for viability testing. This sum would be likely to change based on the final demographic, housing mix and number of dwellings in each application.

9.29. WAHT have provided a methodology for calculating developer contributions that is based on the shortfall in funds between the initial year of occupation of each dwelling and receiving funding from NHS England. As explained above NHS England provides funding to NHS Trusts based on the preceding years population numbers rather than projected population numbers, WAHT assert that there is always a perceived lag or gap in funding.

9.30. The WAHT's calculation takes into account the new population that will be generated by the development (netting off those occupants that will already live in the County estimated to be around 50%), and their likely use of hospital facilities based on existing locational and demographic information. They then consider how that use is mitigated, i.e. the new infrastructure / service provision that the Trust will need to provide and then calculate a cost of that new infrastructure / service provision.

9.31. However, in light of the High Court judgement handed down in July 2023 (R. (Worcestershire Acute Hospitals NHS Trust v. Malvern Hills DC and others) CO/4577/2022) and the absence of any information or further justification from WAHT since that time, to address the concerns raised by Holgate. J, the south Worcestershire councils maintain their position that the request from WAHT for developer contributions towards healthcare as opposed to physical health related infrastructure does not meet Community Infrastructure Levy (CIL) Regulation 122 tests.

Hereford and Worcestershire Health and Care NHS Trust

9.32. The HWHCT has stated that as part of the existing NHS Estate Strategy a replacement Evesham Community Hospital remains the number one aspirational project with its partners. The proposal is for the replacement to provide a single facility housing 50 in-patient beds to maintain the hospital's role as the county wide specialist Stroke Rehabilitation Centre and a replacement Minor Injuries Unit (MIU), both of which will be built around a community Mental Health hub. There is also the opportunity to integrate Primary Care, which aligns with the current primary care estate strategy and potentially a community diagnostic hub.

9.33. The rationale around a replacement Hospital is on three levels:

1. The current hospital facility is an outdated/obsolete set of buildings no longer able to effectively support delivery of modern healthcare

2. In line with latest government guidance, NHS Mental Health Trusts are being expected to put in place capacity to support local Mental Health in the form of modern community mental health hubs. It is anticipated that a total of three will be required across the Herefordshire and Worcestershire area. These facilities are needed now irrespective of future housing growth. The estimated capital value of this component of a new hospital facility is £15m.

3. Opportunity to integrate enhanced GP Primary Care facilities to cope with current and anticipated housing growth needs.

9.34. The HWHCT consider that planned growth, particularly around Evesham, Pershore and the new settlement at Throckmorton, will put increased pressure on their services and they anticipate that by 2030 they may have to restructure their provision.

9.35. In July 2021 the HWHCT submitted an Expression of Interest for the project to be included as part of the UK Governments major hospital re-building programme with an indicative cost of £47,985,000. It is considered that a combination of grant funding, sale of surplus land (identified within the redevelopment scheme for housing) and developer contributions in the form of S106/CIL (or equivalent) will be required to deliver this project, however they have not indicated what the shortfall will be at this stage.

9.36. In arriving at a suitable contribution to seek from new development, the HWHCT support the use of the Healthy Urban Development Unit (HUDU) Planning Contributions Model to assess the health service requirements and cost impacts of new residential developments. The model is licensed by HUDU for use within the NHS. The model uses a range of assumptions based on the most up to date information available. The model calculates:

- The net increase in population resulting from new development
- Health activity levels
- Primary healthcare needs (GPs and community health facilities)
- Hospital beds and floor space requirements

- Other healthcare floorspace
- Capital and revenue cost impacts

The model provides a cost per dwelling of £378 which has been incorporated into the viability assessment for South Worcestershire sites. However, there is concern that there may be some double counting with Primary Care requests.

9.37. In addition, concern still remains over whether the funding required for the replacement hospital can be directly linked to the planned growth in the SWDPR as the HWHCT has indicated that the replacement Evesham Community Hospital is required regardless of any housing growth. Therefore, further clarity needs to be sought from the HWHCT to ensure it satisfies the legal requirements of CIL Regulation 122 before a contribution can be sought.

Demand for Social Care

9.38. In the context of an aging population, there will be greater demand for social care services for elderly people and for lifetime care for people with disabilities.

9.39. For those living at home, existing housing stock will need to be adapted to be fit for purpose. This is being tested through the One Public Estate programme. The County Council highlights that at present, there is a lack of housing for older people to downsize into. It is acknowledged that there is a need to move away from specialist forms of housing to flexible and adaptable homes that are suitable for all ages.

9.40. Whilst the County has seen significant amount of investment in private social care, this is often only accessed by those who are able to self-fund their care and it has been identified that there aren't enough health care professionals to work in such facilities. Worcester County Council estimates that as of May 2019, there were over 150 vacancies for nursing and care workers across the County.

Sector-specific Funding

9.41. Funding for the operation of GP practices is primarily secured through NHS England's General Medical Services Contract. This is delivered through the 'global sum' which covers the costs of running a general practice including essential GP services. The ICB reimburses the rental costs of the GMS floor space based on an assessment by the District Valuer. If a GP practice wants to go into new premises this is likely to significantly increase the current market rent of the premises and the ICB has no budget to fund this. There are extremely limited sources of capital funding which can be accessed which may result in a reduction of the rent to an affordable level to the ICB, but this is not always the case. The decision to create, co-locate or expand GP and surgeries is a decision for each individual practice in conjunction with the ICB.

9.42. The delivery of new acute and community hospital infrastructure is largely reliant on opportunities to bid for funds from Central Government. Any monies secured through the disposal of surplus land or the consolidation of services/ sites by the WAHT and HWHCT goes into delivering frontline services.

9.43. The current SWC CIL Charging Schedule does not make provision for primary healthcare infrastructure directly related to the development to be funded from CIL receipts.

10. Emergency Services

10.1. This section of the IDP looks at the existing emergency service provision in South Worcestershire and the anticipated infrastructure that will be required to support the level of development proposed in the SWDPR over the period to 2041.

Responsibility for delivery

10.2. Delivery of emergency services infrastructure is divided between three organisations within South Worcestershire.

Table 10.1 Responsibilities for Delivery	
Service Provider	**Responsibility**
West Mercia Police (WMP)	WMP is responsible for policing Herefordshire, Shropshire, Telford & Wrekin and Worcestershire, covering circa 2,900 square miles. As of March 2024, there were 2,513 officers and 2,088 staff, PCSOs, Special Constables and Volunteers.
Hereford & Worcester Fire and Rescue Service (HWFRS)	HWFRS covers Herefordshire and Worcestershire, a total of 1,500 square miles. Its duties include fire prevention, fire safety, firefighting and rescues, including from road traffic collisions and other emergencies, such as flooding. It employs over 600 staff to discharge these functions.
West Midlands Ambulance Service (WMAS)	WMAS provides ambulance services for an area of more than 5,000 square miles made up of Shropshire, Herefordshire, Worcestershire, Staffordshire, Warwickshire, Coventry, Birmingham and Black Country conurbation. It has approximately 7,500 staff.

10.3. The 2019 version of the IDP referred to the Place Partnership which combined the estates management of Worcestershire County Council, Hereford & Worcester Fire and Rescue Service (HWFRS) and West Mercia Police (WMP); this company closed on 31 March 2021. The services that were performed by the company for the HWFRS and WMP are now provided by an in-house team based at Hindlip Park.

10.4. The overarching strategy for each of the emergency services continues to be one of maximising efficiencies and savings. This has taken place through initiatives such as the co-location of HWFRS and WMP at Hindlip Park (within Wychavon). Further significant savings have been made through actions such as the successful deployment of mobile working and improved ICT systems. The existing estates of WMP and HWFRS continue to be under review, to ensure maximum efficiencies and savings are yielded.

10.5. For the WMAS this has included a programme of consolidation and disposal of surplus estate, and a shift to centralised hubs in Worcester, Hereford and Bromsgrove that serve the south Worcestershire area. Although, the latter two hubs fall outside the Plan area they are required to serve residents depending on the location of the emergency and the nearest available paramedic.

10.6. All of the emergency services identified in Table 10.1 were consulted directly on updates to the IDP in 2019 to accompany and inform the SWDP Preferred Options, in 2021 to accompany the Publication Version of the SWPDR, and in 2024 to inform this updated version.

Assessment of Current Infrastructure Provision

Table 10.2 SWC Current Emergency Service Infrastructure	
Infrastructure	**Provider**
Hindlip Park, Worcester: Multi-agency Headquarters for WMP and HWFRS with over 1,000 staff. New Operations and Communications Centre delivered in 2019.	WMP / HWFRS
Worcester Police Station: Located next to the Crown and County Court. Delivers a range of policing services to Worcester.	WMP
Worcester Fire Station: Located at Great Western Business Park. Full time and retained firefighters. Includes multi-use lecture facilities.	HWFRS
Spetchley Road Ambulance Station, Worcester: Refurbished in 2013 to include offices, training rooms and workshops. This Hub was delivered through the "Make ready" programme and also includes full fleet facilities for the preparation of ambulances and other vehicles to respond to calls. This site is considered to be operating above capacity and WMAS are looking at options to expand/relocate.	WMAS
Droitwich Police Station: Neighbourhood policing services are delivered from the site to the town and surrounding areas.	WMP
Droitwich Fire Station: Shared location for two services. 15 on-call firefighters and an Urban Search and Rescue team. HWFRS are exploring the possibility of redevelopment opportunities at Droitwich but this unlikely to be soon.	HWFRS
Evesham Police Station: Safer neighbourhood policing is delivered from this facility to Evesham and surrounding area	WMP
Evesham Fire Station: The station is a designated water rescue station. Full time and retained firefighters. Relatively new facility in good condition.	HWFRS
Pebworth Fire Station: Assessed in the HWFRS Asset Management Strategy as being in good condition. The station is a base for retained firefighters only.	HWFRS
Broadway Fire Station: The new Broadway Fire Station was opened in July 2024.	HWFRS
Pershore Fire and Ambulance Station: Assessed in the HWFRS Asset Management Strategy as being in a satisfactory condition. Retained firefighters only. Shared station for Fire and Ambulance as part of the Make Ready consolidation programme.	HWFRS / WMAS
Pershore Police Post: Police post based within the Civic Centre.	WMP
Upton-upon-Severn Fire Station: Assessed in the HWFRS Asset Management Strategy as being in good condition. Retained firefighters only.	HWFRS
Upton-upon-Severn Police Station: safer neighbourhood office, joint complex with library services	WMP

Malvern Fire Station: Assessed in the HWFRS Asset Management Strategy as being in good condition. The future strategy is to retain and maintain the site.	HWFRS

Planned Provision and Scheme Identification based on Housing and Employment Needs

10.7. As set out in the 2016 and 2019 SWIDP, the growth set out within the SWDPR is likely to have a two-fold effect on emergency services. The first is the increased demands placed on services as a result of population growth and the associated number of incidents that require an emergency response. Secondly, increasingly urban areas and potentially sprawling development and their associated impact on the road network will have an impact upon the serviceability of areas and response times.

10.8. Infrastructure is perhaps most readily understood in terms of the provision of built facilities, however there are no exclusions within the statutory framework or policy guidance relating to infrastructure that exclude equipment, vehicle or training costs. This has been confirmed through existing case law and decisions made by the Secretary of State.

Police

10.9. Consultation with WMP has highlighted that the growth in south Worcestershire will result in the need for new policing infrastructure. WMP apply standards based on national best practice recommended by the National Police Chiefs' Council to calculate their requirement. The requirements are set out in the table below (note that the strategic site's policing requirements are dealt with in the individual site-specific chapters).

Table 10.3 Emergency Services Police Infrastructure Costs by Allocation			
Location	**Number of Dwellings**	**Infrastructure Requirements**	**Estimated Infrastructure Cost**
Worcester City	2072	• Police equipment - £46,468.80 • Police vehicles - £44,992.80 • Police premises - £234,343.20	£325,804.80 £157.24 per dwelling
Droitwich Spa	962	• Police equipment - £19,915.20 • Police vehicles - £21,284.40 • Police premises - £100,432.80	£141,632.40 £147.23 per dwelling
Evesham	621	• Police equipment - £13,276.80 • Police vehicles - £13,774.80 • Police premises - £66,883.20	£93,934.80 £151.26 per dwelling
Malvern	1468	• Police equipment - £39,830.40 • Police vehicles - £38,041.20 • Police premises - £200,865.60	£278,737.20 £189.88 per dwelling
Pershore	496	• Police equipment - £13,276.80 • Police vehicles - £12,658.80 • Police premises - £66,955.20	£92,890.80 £187.28 per dwelling
Tenbury Wells	157	• Police equipment - £6,638.40 • Police vehicles - £3,368.40 • Police premises - £33,477.60	£43,484.40 £276.97 per dwelling
Upton-upon-Severn	70	• Police equipment - £3,319.20 • Police vehicles - £2,575.20 • Police premises - £16,738.80	£22,633.20 £323.33 per dwelling
Category 1 Villages	1004	• Police equipment - £19,915.20 • Police vehicles - £21,391.20 • Police premises - £100,432.80	£141,739.20 £141.17 per dwelling
Category 2 Villages	515	• Police equipment - £13,276.80 • Police vehicles - £10,063.20 • Police premises - £66,955.20	£90,295.20 £175.33 per dwelling
Category 3 Villages	172	• Police equipment - £6,638.40 • Police vehicles - £3,690 • Police premises - £33,477.60	£43,806 £254.69 per dwelling

Fire Service

10.10. Consultation with HWFRS concluded that the fire service is unlikely to require additional infrastructure to be built during the plan period, although upgrades and improvements to existing facilities may be necessary.

10.11. Current plans for improvement that are not directly linked to planned growth are:

- Potential replacement of Pershore Fire Station. HWFRS are open to exploring the potential to dispose of the site for development if the funds generated would secure a replacement at an alternative location and there is a strong financial case for it. However, this is not a requirement as the fire station does not need to be replaced.
- Potential redevelopment opportunities at Droitwich. This is in the initial discussion stages at HWFRS and would be subject to similar requirements as the potential redevelopment at Pershore. No further details have been provided.

10.12. There is no robust evidence to demonstrate a direct correlation between new homes and the level of fire cover required as the demand for the fire service is often driven by the age of the occupant, deprivation, age of the housing stock and property maintenance issues; by its very nature new development is unlikely to have the same level of risk factors as older properties and development. However, new development including a new road network may see an increase in demand for the fire service's special services including attendance at road traffic collisions, animal rescues, fire safety assessments and rescuing trapped people, for example people stuck in lifts and flood water. HWFRS indicated that it is very difficult to accurately predict future need as there is no accurate data available and any need is subject to fluctuation.

10.13. HWFRS proposed two approaches to dealing with the growth:

- HWFRS indicated that they may need to look at restructuring services around south Worcestershire to ensure suitable coverage. This cost is expected to be met through increased Council Tax revenue.
- To assist with mitigating the impacts of population growth on the Fire Service HWFRS propose that all new homes are fitted with domestic sprinkler systems. This requirement is above the existing Building Regulation requirements in England for new dwellings (apart from care homes and blocks of flats with a top storey more than 11 metres above ground level). Other commercial buildings are required to install sprinklers; domestic sprinklers are however already a mandatory requirement in Wales. Depending on the type of unit evidence produced in 2018 demonstrates that

costs range between £1000 to £3000 for flats and £3000 - £5000 per unit for houses[38].

10.14. HWFRS also highlighted that new development would be expected to ensure that all roads are of a suitable width to enable the emergency services to attend and an accessible network of fire hydrants are installed in accordance with highways standards and in conjunction with Severn Trent Water; this is a normal development requirement and cost.

Ambulance Service

10.15. Consultation with WMAS identified that the ambulance service's long-term approach for south Worcestershire is to continue to operate out of a centralised hub. They currently have hubs in Bromsgrove, Hereford, and Worcester that serve residents of south Worcestershire with the closest available team responding to each emergency call out. They will also continue to renew ambulance stock on a rolling basis setting a maximum period of service at five years.

10.16. Despite the Worcester hub being upgraded in 2013 it is now operating beyond capacity and larger premises are already required; the planned growth in south Worcestershire will further exacerbate this need. WMAS have indicated that they are looking for new premises within the next five years which will be required to be fit for purpose for the next 30 years, therefore any site will need to take into account the proposed growth in the SWDPR. The priority for a new location is connectivity to the road network; WMAS are currently in discussion with the SWC to identify the most appropriate location for a new station. They are exploring two potential scenarios:

- A larger hub to service Worcester and the growth in south Worcestershire or
- A new hub to service all of Worcestershire replacing both Worcester and Bromsgrove.

10.17. Delivery of a new station would be funded through a combination of leasing or selling the existing site and capital funding. However, securing capital funding is increasingly difficult as all areas of the NHS are competing for the same pot of money and those areas most in need will be prioritised; this could affect the timescales in which such a project can be delivered.

Sector Specific Funding

10.18. The emergency services are funded through a combination of central government grants and council tax revenues, with Clinical Commissioning Groups directly funding WMAS through the NHS' sustainability and transformation plan (STP) planning process. The emergency services can 'self-fund' through an internal application

[38] These figures are taken from https://www.bafsa.org.uk/wp-content/uploads/2018/03/London-Assembly-call-for-sprinklers-in-all-homes-in-England.pdf.

process identifying a specific service/infrastructure need and justifying this through the preparation of a business case.

10.19. Like many other public-sector organisations, the emergency services have seen a significant real terms reduction in funding in recent years as a result of comprehensive spending reviews. At the same time, the demands placed upon them are increasing. However, increases in local population and the number of households do not lead to a direct increase in government funding. Whilst there might be growth through the council tax generated by an increase in its base, this funding does not meet the costs of delivering the infrastructure that is required to effectively deliver emergency services to the proposed areas of new development. Therefore, it is necessary to secure S106 contributions for their infrastructure, due to the direct link between the demand for emergency services and the change in the operational environment beyond their control i.e. housing growth and the subsequent and permanent impacts it has upon the emergency services.

10.20. Securing contributions means that the same level of emergency services can be provided to residents of new development as it is to existing residents and without compromising frontline services.

11. Community Facilities

11.1. This chapter sets out an overview and assessment of community buildings. This includes community centres, youth centres and libraries.

Responsibility for delivery

11.2. Delivery and management of community facilities is divided between the following organisations within South Worcestershire.

Table 11.1 Responsibilities for Delivery	
Service Provider	**Responsibility**
Worcestershire County Council (WCC)	WCC has a statutory duty under the 1964 Public Libraries and Museum Act to provide a comprehensive public library service. The Local Government Act (1972), Public Records Act (1958), Parochial Registers and Records Measure Act (1978) and the General Data Protection Regulations (2018) and Freedom of Information Act (2000) together place the responsibility on WCC for taking in and curating a wide range of archives and making them accessible. This means that WCC must provide appropriate storing rooms, archivists and conservation provision. In addition, providing access involves the cataloguing of collections so that they can be retrieved, and on-site access to original documents.
Worcester City, Wychavon District and Malvern Hill District Councils	Responsibility for development and maintenance of a number of community facilities in South Worcestershire.
Town and Parish Councils / Voluntary and Community Groups	The local councils and voluntary/community bodies are responsible for the ownership and management of a number of existing facilities within South Worcestershire. Through bidding and fundraising, they also have an ability to deliver new services and improve existing facilities.
Worcester Community Trust (WCT)	WCT is a registered charity that runs six community centres in Worcester. These centres were previously managed by the City Council before being transferred on a lease basis.

11.3. NPPF is underpinned by the principles of sustainable development, including the objective to ‘support strong, vibrant and healthy communities’ (Paragraph 8b). Specifically, the NPPF (Paragraph 20) requires strategic policies to set out the pattern, scale and quality of development, and make sufficient provision for community facilities.

11.4. To provide the social, recreation and cultural facilities and services the community needs, planning policies should: “plan positively for the provision and use of shared spaces, community facilities… guard against the unnecessary loss of valued facilities and services and ensure that established facilities and services are able to develop and modernise and are retained for the benefit of the community” (NPPF Paragraph 93).

Assessment of Current Infrastructure Provision

Community Buildings (including Village Halls)

11.5. The Community Buildings and Halls in South Worcestershire (2019) report provides an assessment of community buildings to assist in the identification of local needs for community buildings and derives standards and the levels of provision required in new development. The report establishes a baseline of facilities, aims to identify areas that may be lacking provision for the community and illustrates where new or improved facilities are required.

11.6. The baseline element of the study was informed by a desktop study, site visits and surveys which have been recorded in a facility spreadsheet. The facility spreadsheet provides an assessment of each of the facilities on the basis of condition/décor, onsite parking, internal facilities and compliance with the Disability Discrimination Act (1995) (DDA Compliance).

11.7. The following total of community buildings were assessed:

Table 11.2: Total quantum of community buildings in South Worcestershire

	Malvern Hills	Worcester	Wychavon
No. of Facilities	48	11	74
Provision per capita	1 per 1,580 people	1 per 9,300 people	1 per 1,670 people

11.8. In terms of the survey results, 48% of respondents used local village halls/community centres on at least a monthly basis and 70% of respondents reported that overall there are enough village halls / community centres. The need for improved provision was indicated as being a need for improvements to quality rather than increasing quantity. The most frequent uses of the community buildings are for sessional use (such as yoga or keep-fit) and for clubs and societies, with the greatest demand for venues on weekdays, particularly in the mornings.

11.9. Table 7a of the May 2019 Community Buildings and Halls report[39] provides details of the community buildings on a ward-by-ward basis and includes comments on the improvements likely to be required, as well as commentary relating to those wards where either no current provision exists, or there is existing provision, but the population (mid-2016 estimates) exceeds the recommended quantity standard. Table 11.3 below provides a summary of the quality scores for each building/hall as well as details relating to provision and stakeholder engagement. Where provision is lacking or under-provided, it is noted that some wards have good accessibility to provision in neighbouring wards.

[39] Community buildings and halls in South Worcestershire (swdevelopmentplan.org)

Table 11.3 Community Buildings Assessment Summary				
Community Facility	**Size**	**Quality Score %**	**Provision Information**	**Stakeholder engagement notes**
Malvern Hills (split by Ward)				
Alfrick and Leigh				
Alfrick & Lulsley Village Hall	Medium	79.7	Provision in this remote and rural ward meets the quantity standard. Quality scores range of the three facilities range from standard to excellent.	Leigh and Bransford VH: raising further funds to complete the replacement of the remaining single-glazed units and install internal heat insulation throughout.
Leigh & Bransford Village Hall	Medium	79.7		
Suckley Village Hall	Medium	65.3		
Baldwin				
Astley & Dunley Village Hall	Medium	60.2	Good quantitative provision in this rural ward, relative to standards. However, whilst Shrawley VH is rated as excellent, the other two facilities are borderline below standard.	Astley and Dunley PC: Access and facilities need updating.
Holt Heath Village Hall	Medium	61		
Shrawley Village Hall	Medium	83.1		
Broadheath				
Broadwas & Cotheridge Village Hall	Medium	65.3	Good quantitative provision in this rural ward, relative to standards. Only Lower Broadheath MH is rated as good, with the other two rated as standard. Comments of the respondents to be noted here. It is likely that some demand will come from nearby Worcester City residents.	Lower Broadheath VH: parking insufficient to meet needs and also used by neighbouring school. Broadwas and Cotheridge PC: Parish Council is in the process of pursuing an extension to the village hall and completing a Neighbourhood Development Plan.
Lower Broadheath Memorial Hall	Medium	72		
Rushwick Village Hall	Medium	69.5		
Chase				
No Provision	No Provision	No Provision	Ward population exceeds the recommended quantity standard. Nothing considered to be within reasonable walking distance in adjoining wards.	No Comments made.
Dyson Perrins				
Malvern Vale Community Centre	Medium	82.2	The Malvern Vale Community Centre is of excellent standard overall and is accessible by foot from much of the populated part of the ward. However, the venue perhaps is not large enough for this urban area relative to the recommended ‘urban’ standard.	No Comments made.

Table 11.3 Community Buildings Assessment Summary

Community Facility	Size	Quality Score %	Provision Information	Stakeholder engagement notes
Hallow				
The Peace Hall, Sinton Green (Grimley Peace Hall)	Medium	68.6	There is very good provision in this remote rural ward relative to the quantitative standard. The Peace Hall is rated as ‘standard’ quality, and the Hallow Parish Hall is rated as ‘good’. The Parish Hall is well-used and the respondents’ desire for an extended or new larger venue is noted. Access by foot from the most populated parts of the ward appears reasonable. Proximity to Worcester City may increase demand from residents outside the ward.	Hallow PC: Unfortunately, the hall is land locked as the surrounding land is not available being subject to a charitable trust which would preclude its’ being available for development. The hall itself is also subject to a charitable trust which would limits its options. Existing facilities are very well used, and so there is a lack of availability of space to hire. There is wide support for the development of a multipurpose community centre possibly alongside development of facilities on the playing field. Hallow VH: Car park shared with users of Scout Hut & Playing Field. Hallow Parish Council is considering using s.106 monies and CIL to improve the hall but is also looking at other options to extend range of meeting space. Parish Hall is overused and showing its age. Need more space, not just a refurbishment.
Hallow Parish Hall	Medium	76.3		
Kempsey				
Kempsey Community Centre	Medium	78.8	There are two venues in this rural ward south of Worcester City. Both venues score as ‘Good’ quality overall. The quantitative level of provision is below the recommended standard for rural areas, but not excessively. Access by foot from the most populated parts of the ward appears reasonable. Proximity to Worcester City may increase demand from residents outside the ward.	No comments made.
Severn Stoke Parish Hall	Medium	72.9		
Lindridge				
Clows Top Victory Hall	Medium	69.5	This is a very rural ward, and the quantitative level of provision surpasses the recommended standard for rural areas. The venues are well-spread across the large geography, but it must be expected that people will often have to drive to venues to use them. There is variable quality scoring, with Bayton VH rated as ‘excellent’, Clows Top and Lindridge Halls rated as standard; and Menith Wood and the Parish Rooms rated as below standard.	Lindridge VH: storage is not good. Tables and chairs are stored in an adjoining passageway. Primarily used for regular classes but also the occasional party. Lindridge PC: Aspirations to support indoor/outdoor provisions in Eardiston under S106 if development was to take place in Eardiston. The Church is seeking to carry out a feasibility study to convert to a multi-use facility.
Lindridge Parish Hall	Small	64.4		
Menith Wood Old Chapel Hall	Small	50		
Parish Rooms (Lindridge)	Small	50.8		
Bayton Village Hall	Medium	81.4		

Table 11.3 Community Buildings Assessment Summary				
Community Facility	**Size**	**Quality Score %**	**Provision Information**	**Stakeholder engagement notes**
Link				
No Provision	No Provision	No Provision	Ward population exceeds the recommended quantity standard. Nothing considered to be within reasonable walking distance in adjoining wards.	No comments made.
Longdon				
Berrow & Pendock Village Hall	Small	33.1	This is a very rural ward, and the quantitative level of provision surpasses the recommended standard for rural areas. The venues are well-spread across the large geography, but it must be expected that people will often have to drive to venues to use them. Bushley and Longdon VHs are rated of 'excellent' quality. But Berrow and Pendock VH is sub-standard quality, and the respondent's comments concerning this venue are noted.	Berrow PC: Berrow and Pendock village hall needs a new kitchen. Pendock PC: Berrow and Pendock village hall needs a new kitchen
Bushley Village Hall	Large	85.6		
Longdon Village Hall	Medium	83.1		
Martley				
Wichenford Memorial Hall	Small	68.6	This is a very rural ward, and the quantitative level of provision surpasses the recommended standard for rural areas. It must be expected that people will often have to drive to use the two venues. Martley Village (Memorial) Hall is rated 'good' quality, but it is noted that respondents see issues with parking space in particular, and the hall is well-used.	Martley PC: Village lacks meeting place. Continue upgrading the Memorial Hall. Good facility but needs more parking space. Martley VH: need to resurface car park.
Martley Village (Memorial) Hall	Medium	74.6		
Morton				
Welland Village Hall	Large	78	This is a very rural ward, and the quantitative level of provision surpasses the recommended standard for rural areas. It must be expected that people will often have to drive to use the two venues. Welland VH rates as 'good' quality, but Castle Morton VH is rated as 'below standard'. The main hall is small and there is a lack of ancillary provision (such as a meeting room and storage space).	Castle Morton VH: Limited additional storage space for items other than tables, chairs, projection equipment. There are plans in place for an extension which will improve the storage and toilets and provide an additional meeting room.
Castle Morton Village Hall	Small	59.3		
Pickersleigh				
No Provision	No Provision	No Provision	Ward population exceeds the recommended quantity standard. The nearest provision (in adjacent Priory Ward) covers only part of the ward in terms of access by foot.	No comments made.

Table 11.3 Community Buildings Assessment Summary				
Community Facility	**Size**	**Quality Score %**	**Provision Information**	**Stakeholder engagement notes**
Powick				
Guarlford Village Hall	Small	61.9	There are two venues in this rural ward which is east of Great Malvern. The quantitative level of provision is below the recommended standard for rural areas, but not excessively. It must be expected that people will often have to drive to use the two venues. The Powick PH is rated as 'excellent' quality and has a large hall. Castle Morton VH is rated as 'below standard' and has a small hall. It is noted that the Powick PH is not well related to much of the village in terms of access by foot.	No comments made.
Powick Parish Hall	Large	82.2		
Priory				
Malvern Cube	Medium	81.4	Provision at the Malvern Cube in this ward satisfies the quantity standard, although main hall size may not meet the ideal quality criterion. However, the facility is rated overall as 'excellent' in quality. The location of the Malvern Cube is in the north of the ward and is therefore not within easy reach by foot from the south of the ward, with a lack of alternative venues within easy walking distance.	No comments made.
Ripple				
Earls Croome Village Hall	Small	27.1	This is a very rural ward, and the quantitative level of provision surpasses the recommended standard for rural areas. It must be expected that people will often have to drive to use the two venues. However, the quality of existing provision is not good. Ripple PH is rated as only just of 'standard' quality. Earls Croome VH is very small and rated as 'below standard'.	No comments made.
Ripple Parish Hall	Medium	61.9		
Teme Valley				
The Shelsleys Village Halls	Medium	69.5	This is a very rural ward, and the quantitative level of provision surpasses the recommended standard for rural areas. The venues are well-spread across the large geography, but it must be expected that people will often have to drive to venues to use them. Of the 3 venues Clifton upon Teme VH is rated as 'good' quality, with the other two being of 'standard' quality. Eastham VH's hall is small and the local support for a better venue is noted. There is no qualifying venue at Lower Sapey,	Eastham PC: We aim to support Hall Trustees in their efforts to obtain BLF funds for a new hall, legal issues have held the project up, but PC are hopeful of a good outcome. Lower Sapey PC: The Church is putting in water and hopefully a loo and kitchen so that further local events can take place there. This is in response to an audit undertaken by the church from the residents of the
Clifton upon Teme Village Hall	Medium	72		
Eastham Memorial Hall	Small	66.1		

Table 11.3 Community Buildings Assessment Summary				
Community Facility	**Size**	**Quality Score %**	**Provision Information**	**Stakeholder engagement notes**
			but the church is being considered for more use as a community space.	community as to what they wanted the church for. It is the only community space in the parish.
Tenbury				
Stoke Bliss & Kyre Parish Hall	Medium	81.4	What is otherwise a very rural ward includes Tenbury Wells. The quantitative level of provision surpasses the recommended standard for rural areas. The venues are well-spread across the large geography, but it must be expected that people will often have to drive to venues to use them. The two best-known venues are situated in the Tenbury Wells urban area. The historic Pump Rooms' utility for many activities is limited. Rochford Village Hall could not be assessed.	No comments made.
The Pump Rooms	Small	50.8		
The Regal (Community Centre)	Medium	76.3		
Bockleton Parish Hall	Medium	61.9		
Rochford Village Hall	N/A	N/A		
Upton and Hanley				
The Memorial Hall	Large	76.3	This is a very rural ward to the south east of Great Malvern. The quantitative level of provision surpasses the recommended standard for rural areas. The venues are well-spread across the large geography, but it must be expected that people will often have to drive to venues to use them. All three venues score well in terms of quality, being rated 'good' or better. The Memorial Hall and Upton Hill Centre both have relatively large halls.	Upton upon Severn TC: Access could be improved in many cases.
The Upton Hill Centre	Large	93.2		
Hanley Swan Village Hall	Medium	74.6		
Wells				
Malvern Wells Village Hall	Medium	69.5	Provision meets the quantity standard recommended for urban areas. The single venue is not within easy walking distance of much of the ward's population, and with no alternatives within easy reach by foot. Malvern Wells VH has been rated as being of 'standard' quality. Respondents recognise the importance of improving access to the venue.	Malvern Wells PC: improving the access to and availability of the existing village hall.
West				
Fisher Hall/West Malvern Village Hall	Medium	66.1	The single venue in this ward meets the quantity standard recommended for urban areas. However, it is probably not large enough to satisfy the quality criterion. Access from most populated parts of the ward by foot is reasonable, and with residents in the northern part also being able to walk to the Malvern Cube in the neighbouring ward. The overall quality of	West Malvern PC: Village Hall has no parking facility.

Table 11.3 Community Buildings Assessment Summary

Community Facility	Size	Quality Score %	Provision Information	Stakeholder engagement notes
			the Fisher Hall/West Malvern Village Hall is rated as 'standard'. It has no parking and is not well suited to structural improvement.	
Woodbury				
Abberley Common Village Hall	Medium	85.6	This is a very large rural ward. The quantitative level of provision surpasses the recommended standard for rural areas. The venues are well-spread across the large geography, but it must be expected that people will often have to drive to venues to use them. Three of the four venues rate well in terms of quality, being 'good' or 'excellent'. Pensax VH is very old and little used. The three larger venues all appear to be well-used, and the comments from respondents in terms of funding is noted.	Great Witley VH: We have as a village been allocated S106 money over the past 10 years but this money is always spent on open space projects, never on the village hall. I have had meetings with Malvern DC but it appears it is their policy to spend the cash only on open air projects even though the remit says that community buildings should also benefit from S106. I think that's unfair. It is true that there are many sources of money available to the hall but even so as the community gets larger thanks to new houses, the hall building does not get any extra money for up keep.. Abberley PC: MHDC need to confirm that Section106 is coming to Abberley in order for us to put together the much-needed land extension plans for the Village Hall to include play area and community outdoor meeting space. Pensax PC: Re the Hall, Trustees were going to apply for grants to improve kitchen at least but due to lack of use they have not taken the matter any further. Pensax Hall was built in 1905, it is little used but it is not very inviting, not sure it is worth spending money on a new hall as the interest in the old hall is very little over the last 4 years. Great Witley and Hillhampton PC: The village Hall is used all day every day. An extension would be well used.
Great Witley Village Hall	Medium	78.8		
Little Witley Village Hall	Medium	85.6		
Pensax Village Hall	Medium	29.7		

Table 11.3 Community Buildings Assessment Summary

Community Facility	Size	Quality Score %	Provision Information	Stakeholder engagement notes
Worcester City (split by Ward)				
Arboretum				
No Provision	No Provision	No Provision	Ward population exceeds the recommended quantity standard. No provision within reasonable walking distance in adjoining wards.	Ward Councillor: Children and young people living in the Arboretum area need better recreational facilities.
Battenhall				
No Provision	No Provision	No Provision	Ward population exceeds the recommended quantity standard. Venues in adjacent wards to the north and south offer a convenient walking distance for parts of this ward.	No comments made.
Bedwardine				
St. Johns Community Centre	Medium	78.8	Provision in this ward is below the quantity standard recommended for urban areas. The St. Johns CC is rated as being of ‘good’ overall quality but does not have the main hall space to satisfy the recommended quality standard for urban areas. The venue is located in the extreme north of the ward and is not therefore within easy walking distance of much of the ward, with no alternative provision in adjacent wards offering easy walking time from these areas.	No comments made.
Cathedral				
King George V Community Centre	Medium	80.5	Provision in this area just falls below the recommended quantity standard for urban areas, but not by much. Both venues are rated as ‘excellent’ in overall quality. However, the King George V CC may not have the have the main hall space to satisfy the recommended quality standard for urban areas. The close proximity of these two venues in the centre of the ward means that the north and south parts of the ward are not within easy walking distance of either, or any other venues in adjacent wards.	Ward Councillor: Need for a community centre. There has been extensive development and large increase in population in new Diglis and the Porcelain works. A community centre was planned here but this has not materialised. The new swimming pool and leisure centre at Perdiswell is not accessible to Cathedral residents who cannot drive. The University of Worcester has some facilities within Cathedral Ward. Some of the indoor spaces are open to the public.
Horizon Community Centre	Large	86.4		
Claines				
Perdiswell Young People's Leisure Club	Large	98.3	Provision in this area falls below the recommended quantity standard for urban areas. The single existing provision is rated as ‘excellent’ in overall quality. The location of this venue means that it is not within easy walking distance of many	No comments made.

Table 11.3 Community Buildings Assessment Summary				
Community Facility	**Size**	**Quality Score %**	**Provision Information**	**Stakeholder engagement notes**
			residents in the west, north and east of the ward, and with no alternatives offering easy access by foot in adjacent wards.	
Gorse Hill				
Warndon Community Centre	Medium	83.9	Provision in this area falls below the recommended quantity standard for urban areas, but not by much. The single existing provision is rated as 'excellent' in overall quality. However, the hall space offered may not satisfy the quality standard recommended for urban areas. The location of the Warndon CC in the north east extremity of the ward means that it is not within easy reach of the majority of ward residents. However, the Tolly Centre in the adjacent Rainbow Hill ward offers convenient access by foot for many residents in the south west of the Gorse Hill ward.	No comments made.
Nunnery				
Ronkswood Community Centre	Large	84.7	Provision in this area falls below the recommended quantity standard for urban areas. However, the single provision at Ronkswood CC is rated as being of 'excellent' quality overall. The venue is centrally placed and is in easy walking distance from the majority of the ward. Provision in the adjacent Cathedral Ward to the west is also within easy walking distance from the west part of the ward.	No comments made.
Rainbow Hill				
The Tolly Centre	Medium	72	Provision in this area falls below the recommended quantity standard for urban areas, but not by much. The single existing provision is rated as 'good' in overall quality. However, the hall space offered may not satisfy the quality standard recommended for urban areas. The location of the Tolly Centre means that only the northern extremity of the ward may not be within easy walking distance of this venue, or any in adjacent wards.	No comments made.
St. Clement				
No Provision	No Provision	No Provision	Ward population exceeds the recommended quantity standard. There is no provision within reasonable walking distance in adjoining wards. Provision in the adjacent St. John's Parish	No comments made.

Table 11.3 Community Buildings Assessment Summary				
Community Facility	**Size**	**Quality Score %**	**Provision Information**	**Stakeholder engagement notes**
			ward is within walking distance for residents in the south of St. Clement ward.	
St. John				
Comer Gardens Community Hall	Small	57.6	Provision in this ward meets the recommended quantity standard for urban areas. However, whilst the overall quality rating for The Green Centre is 'excellent', the Comer Gardens CH is rated as being of 'below standard' quality. The location of the two venues means that most parts of the ward are within easy walking distance of at least one venue. The St. John's Community Centre in adjacent Bedwardine ward, also offers easy access by foot from a large part of the St. John ward.	No comments made.
The Green Centre	Large	91.5		
St. Peter's Parish				
St.Peter's Village Hall	Medium	77.1	Provision in this area falls below the recommended quantity standard for urban areas, but not by much. The single existing provision is rated as 'good' in overall quality. However, the hall space offered may not satisfy the quality standard recommended for urban areas. The location of St. Peter's VH means that it is within easy walking distance of the large majority of residents in this ward.	St. Peter the Great PC: The priority for the parish council is to ensure that the current small village hall is replaced at the end of its lease by a facility capable of hosting current clubs and societies whilst also being large enough to extend this to recreational activities for our youth. The Parish Council and the Village Hall Association cannot afford the capital costs of these buildings but would be prepared to take on the management of them. The lease on the current small village hall expires in less than 10 years and a proper community centre is required where indoor games and other social provision for young people can be developed.
St. Stephen				
No Provision	No provision	No Provision	Ward population exceeds the recommended quantity standard. Provision in the adjacent Claines ward is within walking distance for residents in the north of St. Stephen's ward.	No comments made.
Warndon Parish North				
No Provision	No provision	No Provision	Ward population exceeds the recommended quantity standard. Warndon and Lyppard Grange Community Centres in adjacent wards are within walking distance of the western and southern parts of the ward.	Ward Councillor: Warndon Parish Plan is being developed by Warndon Parish Council likely to include suggestions including city council owned land off Parsonage Way.

Table 11.3 Community Buildings Assessment Summary				
Community Facility	**Size**	**Quality Score %**	**Provision Information**	**Stakeholder engagement notes**
Warndon Parish South				
Lyppard Grange Community Centre	Large	92.4	Provision in this area falls below the recommended quantity standard for urban areas, but not by much. The single existing provision is rated as 'excellent' in overall quality. The Lyppard Grange CC is within easy walking distance from most of the ward's populated areas.	Ward Councillor: At present there are no plans to develop new community facilities in the area.
Warndon				
No Provision	No Provision	No Provision	Ward population exceeds the recommended quantity standard. Warndon Community Centre in the adjacent Gorse Hill Ward is within walking distance of south-eastern parts of the ward.	No comments made.
Wychavon (split by Ward)				
Badsey				
Badsey Remembrance Hall	Small	51.7	The quantity standard recommended for rural areas is just about met with the two existing venues, in this rural ward to the east of Evesham. However, the quality of the existing Badsey Remembrance Hall is rated as 'below standard' and its hall space is limited. Badsey Sports and Recreation Club is rated as 'good' in quality. The venues, with their overlapping walk-time catchments are within easy walking distance for much of the ward's population.	No comments made.
Badsey Sports & Recreation Club	Medium	75.4		
Bengeworth				
Evesham Town Hall	Large	89	Provision in this urban ward meets the recommended quality standard. Wallace House and Evesham Town Hall are also rated as being of 'excellent' overall quality. Upgrades to elements of Wallace House are also planned. Both venues are located in the extreme west of the ward, and residents elsewhere in the ward do not have convenient walking to either of these venues, or others in neighbouring wards.	Wallace House: upgrade is planned to the main sports hall facilities with replacement windows, showers and changing facilities.
Wallace House	Large	85.6		
Bowbrook				
Crowle Parish Hall	Medium	71.2	Provision in this rural ward (that runs to the east of the M5 between Worcester and Droitwich Spa) meets the recommended standard for rural areas. However, two out of the three venues are considered to be of 'below standard'	Tibberton VH: the majority of the funding has been secured for a new hall, including £440,000 from Tibberton Community Land Trust (CLT), £96,000 from Tibberton Parish Council's reserves, £9,000 from
Himbleton Village Hall	Medium	55.1		

Table 11.3 Community Buildings Assessment Summary

Community Facility	Size	Quality Score %	Provision Information	Stakeholder engagement notes
Tibberton Parish Hall	Small	45.8	quality overall, with only Crowle PH achieving a (high) 'standard' rating. From respondents' comments it will be noted that there are initiatives in Tibberton to secure a new venue; and Crowle PC are currently looking to update facilities. The three venues are well-spread across the large geography, but it must be expected that people will often have to drive to venues.	Wychavon District Council and a £18,112 New Homes Bonus grant from Wychavon. The Parish Council in the process of building a new village hall to suitable for the future needs of the village. Crowle PC: Crowle Parish Hall Trust are currently looking to update facilities at the Hall
Bredon				
Bredon Village Hall	Large	95.8	The provision in this rural ward north of Tewkesbury meets the recommended standard for quantity. However, there is great contrast between the two venues. Bredon VH scores very highly with an 'excellent' overall quality rating. Bredons Norton VH is rated as 'below standard' quality.	No comments made.
Bredons Norton Village Hall	Medium	61		
Bretforton and Offenham				
Bretforton Community Hall	Small	47.5	Provision in this rural ward to the east of Evesham meets the recommended quantity standard for rural areas. However, whilst Offenham VH is rated as 'good' overall for quality, Bretforton Community Hall is rated as 'substandard'. Offenham PC would like to see provision of changing facilities at the VH, which is adjacent to playing fields.	Offenham PC: Changing facilities required for football and cricket clubs.
Offenham Village Hall	Medium	76.3		
Broadway and Wickhamford				
Broadway United Reform Church	Small	66.9	Provision in this largely rural ward to the south east of Evesham, just about matches the recommended quantity standard for rural areas. Provision is considered to be of 'standard' overall quality in the case of Broadway URC, but 'good' in the case of the other two venues. The hall at Broadway URC is relatively small. Most of the population are within a convenient walk of at least one venue.	No comments made.
Childswickham Memorial Hall	Medium	77.1		
The Lifford Hall Broadway	Medium	72		
Dodderhill				
Wychbold Village Hall	Medium	67.8	The single provision in this large rural ward does not meet the recommended quantity standard for rural areas. The Wychbold VH is rated as being of 'standard' quality overall. Most of Wychbold village is within an easy walk of the venue, but there is no venue within reach by foot in the rest of the ward, which is	No comments made.

Table 11.3 Community Buildings Assessment Summary				
Community Facility	**Size**	**Quality Score %**	**Provision Information**	**Stakeholder engagement notes**
			sparsely populated. Droitwich Spa is within easy driving distance, and it has venues available.	
Drakes Broughton				
Drakes Broughton Village Hall	Medium	66.9	Provision in this rural ward south-east of Worcester meets the recommended quantity standard for rural areas. However, Stoulton VH rates as 'below standard' in overall quality and has a small hall. Drakes Broughton VH rates as 'standard' overall quality, but respondents would like to see improvements and greater use of the venue. Location-wise, the two venues together provide good coverage of the principal settlements in terms of easy walking distance.	Drakes Broughton VH: Want to improve facilities for more sports clubs. Currently the football teams use our kitchen hall and toilets we would like to build the changing rooms with facilities. The hall really needs updating and total refurbishing to increase usage for all kinds of groups within the community to enjoy and ensure its future for the next few decades.
Stoulton Village Hall	Small	55.1		
Droitwich Central				
Droitwich Spa Community Hall	Medium	76.3	Provision in this urban ward meets the recommended quantity standard for urban areas. However, Droitwich Spa CH's main hall in particular may not be sufficient to meet the corresponding quality standard. But the facility has been rated as 'good' in overall standard. There are venues in adjacent wards which collectively offer alternatives within easy walking distance of much of this ward. However, the quality of the alternatives is variable.	Droitwich Spa TC: Fairly well provided in Droitwich Spa.
Droitwich East				
Droitwich Spa Baptist Hall	Small	60.2	Provision in this urban ward meets the recommended quantity standard for urban areas. However, the Droitwich Spa BH has a small hall, and is rated as 'below standard' in overall quality. It contrasts badly with the recommended quality standard set for urban areas. The above and other venues in neighbouring wards are within easy walking distance of some of this ward, but not the eastern side	No comments made.
Droitwich South East				
No Provision	No Provision	No Provision	There is no provision in this ward. The Sacred Heart Community Hall in an adjoining ward is within easy walking of the northern part of this ward, but not the rest.	No comments made.
Droitwich West				

Table 11.3 Community Buildings Assessment Summary				
Community Facility	**Size**	**Quality Score %**	**Provision Information**	**Stakeholder engagement notes**
Chawson Barns Community Centre	Medium	77.1	Provision in this ward surpasses the quantity standard recommended for urban areas. However, the main hall sizes for both venues perhaps don’t meet the expectations set by the corresponding quality standard. In addition, the Westland CH, although functional, is unattractive and devoid of landscape. Collectively the two venues offer provision within easy walking of most of the ward.	No comments made.
Westlands Community Hall	Medium	70.3		
Droitwich South West				
Sacred Heart Community Hall	Large	79.7	Provision in this urban ward meets the recommended quantity standard for urban areas. The Sacred Heart Community Hall also has a large main hall and is rated as being of ‘excellent’ overall quality. This facility is within easy walking distance from much of the ward, and there is a choice of venues within easy reach outside the ward.	No comments made.
Eckington				
Birlingham Village Hall	Medium	66.1	Provision in this large rural ward meets the recommended quantity standard for rural areas. However, provision is of variable quality. Strensham VH has a small hall and is rated as being of ‘below standard’ overall quality. Birlingham VH is rated as ‘standard’ quality, and the other two venues are ‘good’ overall quality. The comments of respondents in respect of Strensham VH are noted. Existing provision is geographically well-spread, and venues tend to relate well to principal population centres in respect of walking distance. Whilst other remote areas are not well-served on foot it must be expected that people will often have to drive to venues to use them.	Strensham PC: The Parish Council has secured New Homes Bonus funding for improvement of Village Hall facilities, with work due to start soon.
Defford Cum Besford Village Hall	Medium	77.1		
Eckington Village Hall	Medium	78.8		
Strensham Village Hall	Small	58.5		
Elmley Castle and Somerville				
Aston Somerville Village Hall	Small	45.8	Provision in this large rural ward south east of Evesham meets the recommended quantity standard for rural areas. However, provision is of variable quality. Aston Somerville VH is small and rated as being ‘below standard’ quality. Great Comberton VH, Little Comberton VH, and Sedgeberrow VH are rated as being of ‘standard’ quality, although Little Comberton VH has a	Sedgeberrow PC: There is a desperate need for daytime indoor community space to allow residents of all ages to congregate and progress community driven opportunities. Sedgeberrow Communities Group led by the Parish Council are seeking to re-establish an interim Community Hub whilst seeking to develop a scheme for
Bricklehampton, Elmley Castle and Netherton Village Hall	Large	76.3		

Table 11.3 Community Buildings Assessment Summary				
Community Facility	**Size**	**Quality Score %**	**Provision Information**	**Stakeholder engagement notes**
Great Comberton Village Hall	Medium	69.5	small hall space. Bricklehampton, Elmley Castle and Netherton VH is rated as being of 'good' quality overall and has a large hall space. Existing provision is geographically well-spread, and venues tend to relate well to principal population centres in respect of walking distance. Whilst other remote areas are not well-served on foot it must be expected that people will often have to drive to venues to use them.	the re-introduction of a Community Hall to include a volunteer run shop, education facilities, stage area for amateur dramatic, dance area and public meeting hall. There are no community facilities available to residents of Sedgeberrow during the working week. This is currently alienating young families with children and old residents. Hinton-on-the-Green PC: Other than the church (which has no facilities) there is no communal / community gathering space in the village.
Little Comberton Village Hall	Small	62.7		
Sedgeberrow Village Hall	Medium	67.2		
Evesham North				
No Provision	No Provision	No Provision	There is no provision in this urban ward, which therefore fails to meet the recommended quantity standard for urban areas. The nearest provision is in the adjoining ward to the south, but which is not within easy walking distance of the northern part of this ward.	No comments made.
Evesham South				
No Provision	No Provision	No Provision	There is no provision in this urban ward, which therefore fails to meet the recommended quantity standard for urban areas. The nearest provision is in the adjoining ward to the north, but which is not within easy walking distance of much of this ward.	No comments made.
Fladbury				
Charlton School Rooms	Small	55.1	Provision in this large rural ward between Evesham and Pershore meets the recommended quantity standard for rural areas. Provision at Charlton Schools (not the primary venue in Charlton is rated as 'below standard' overall. It has a small hall, and use is also shared with a daytime nursery school. The other two venues are considered to be of 'good' overall quality. Provision in this ward is focussed on the eastern half. This means that residents in Wick are not within convenient walking distance of a venue. It must be expected that people will often have to drive to venues to use them.	Charlton School Rooms: Plans- Disability access, improved outside area (tarmac or pave) new toilets and improved external storage.
Cropthorne & Charlton Village Hall	Medium	78.8		
Fladbury Village Hall	Medium	73.7		
Great Hampton				

Table 11.3 Community Buildings Assessment Summary				
Community Facility	**Size**	**Quality Score %**	**Provision Information**	**Stakeholder engagement notes**
No Provision	No Provision	No Provision	There is no provision in this part-urban ward in Evesham, which therefore fails to meet the recommended quantity standard for urban areas. However, the Great Hampton area is more akin to a discrete small settlement and probably merits provision more akin to a village hall, than something attuned to an urban area. The nearest provision is in the adjoining ward to the east, but which is not within easy walking distance of the northern part of this ward.	No comments made.
Hartlebury				
Hartlebury Parish Hall	Medium	72.9	Provision in this large rural ward does not meet the recommended standard for rural areas. The single existing venue is Hartlebury VH which is rated as being of ‘good’ overall quality. No other part of the ward is within easy walking distance of the above venue, although the proximity of Stourport on Severn is noted. Plans to improve the existing venue are noted.	Hartlebury PC: Project already underway to improve the Parish Hall and recreational facilities within the village.
Harvington and Norton				
Harvington Village Hall	Small	60.2	Provision in this rural ward meets the recommended standard for rural areas. However, Harvington VH is considered to be of ‘below standard’ overall quality, and the hall space is small. Collectively the two venues offer reasonable walking distance to a venue for most residents in the principal settlements, although the comments of Harvington PC in respect of the western end of the village are noted.	Harvington PC: The village is a broad long ‘ribbon’ form, with the main old village having the village hall and other community buildings, whilst there is very limited facilities in the area off Leys Road etc. The Neighbourhood Plan questionnaire showed in excess of 60% of the respondents agreed there was the need for community facilities serving the north end of the village.
Norton & Lenchwick Village Hall	Large	76.3		
Honeybourne and Pebworth				
Honeybourne Village Hall	Small	54.2	Provision in this rural ward meets the recommended standard for rural areas. However, Honeybourne VH is considered to be of ‘below standard’ overall quality, and the hall space is small. Pebworth VH is rated as being of ‘good’ quality overall. The respondents’ views about the desire for new/improved facilities in Honeybourne are noted. Collectively, the two venues offer reasonable walking distance to a venue for most residents in the principal settlements.	Honeybourne VH: We have a small hall, inadequate kitchen and the facility is deteriorating. We still have regular hires as there is a lot of demand in the Village for events and activities. We hope to have a new Hall will open early 2020. Honeybourne PC: A new Community Centre is well under way to being built as the old Village Hall is inadequate. *This is now complete*.
Pebworth Village Hall	Medium	73.7		

Table 11.3 Community Buildings Assessment Summary

Community Facility	Size	Quality Score %	Provision Information	Stakeholder engagement notes
Inkberrow				
Abbots Morton Village Hall	Medium	78	This is a very large rural ward. The quantitative level of provision surpasses the recommended standard for rural areas. The venues are well-spread across the large geography, but it must be expected that people will often have to drive to venues to use them. Generally, the quality of facilities meets the recommended standard for rural areas. Rous Lench and Radford VH is the lowest scorer on overall quality at a 'standard' rating. All other facilities are rated as 'good' or 'excellent'.	Cookhill VH: Plans- when we have enough funding, completely fully refurbish the kitchen and bring it up-to date. Replace failing heating boiler and the Bar area needs to be fully refurbished. Inkberrow VH: Plans- outside lighting to car parks to side and rear of building. Rous Lench PC: Improved heating/facilities needed.
Church Lench Village Hall	Medium	83.9		
Cookhill Village Hall	Medium	85.6		
Inkberrow Village Hall	Medium	78		
Rous Lench & Radford Village Hall	Medium	64.4		
Stock and Bradley Village Hall	Medium	75.4		
Little Hampton				
No Provision	No Provision	No Provision	There is no provision in this urban ward, which therefore fails to meet the recommended quantity standard for urban areas. The nearest provision is in the adjoining ward to the north, but which is not within easy walking distance of the northern part of this ward.	No comments made.
Lovett and North Claines				
Cutnall Green & District Memorial Hall	Large	90.7	Provision in this rural ward meets the recommended standard for rural areas. However, Hampton Lovett and Westwood VH is considered to be of 'below standard' in overall quality, and the hall space is small. Respondents' views in respect of the desire to upgrade this facility are noted. Elmbridge VH is rated as being of 'standard' quality, and Cutnall Green and District MH is rated as 'excellent' quality. Collectively, the three venues offer reasonable walking distance to a venue for most residents in the principal settlements. The ward is large, and it must be expected that people in remote parts will often have to drive to venues to use venues.	Hampton Lovett & Westwood VH: The small hall which we use as the meeting room is the Old Victorian Sunday School Room is in need of updating in two major ways the walls need insulating against the cold the large windows need double glazing, added to this the roof which is the original needs close attention by an expert. Plans- Having replaced the front door/ entrance with a glass canopy and a wheelchair friendly automatic door we now need to alter the internal doorway so that any difficulty in entering into the school room is taken away.
Elmbridge Village Hall	Medium	71.2		
Hampton Lovett & Westwood Parish Hall	Medium	61.9		
Norton and Whittington				
Norton juxta Kempsey Village Hall	Medium	86.4	Provision in this rural ward to the south of Worcester just fails to meet the recommended standard for rural areas, but not by much. Both venues in the ward are rated as being 'excellent' in	Whittington PC: The current village hall is inadequate (old, too small, expensive to maintain, several health and safety concerns). There is currently a community

Table 11.3 Community Buildings Assessment Summary				
Community Facility	**Size**	**Quality Score %**	**Provision Information**	**Stakeholder engagement notes**
Whittington Village Hall	Medium	80.5	the audit for overall quality. However, Whittington VH is ageing and the parish council have strong views about the adequacy of the venue, and the need for something bigger and better suited to the community. Major transport infrastructure is likely to hamper easy walking to venues in this ward, such as from Brockhill Village for example.	project to provide a much better (in all respects) village hall facility which will inevitably improve significantly our ability to provide a greater variety of community events, facilities and opportunities to ALL age groups within the community.
Ombersley				
Ombersley Memorial Hall	Medium	76.3	Provision in this rural ward meets the recommended standard for rural areas. However, Sytchampton CC is considered to be of 'below standard' in overall quality, and the hall space is small. Ombersley MH was rated as being 'good' in the audit for overall quality. However, the views of the parish council in respect of the need for refurbishment are noted. Collectively, the venues offer reasonable walking distance to a venue for most residents in the principal settlements. The ward is large, and it must be expected that people in remote parts will often have to drive to venues to use venues.	Ombersley and Doverdale PC: Ombersley Village Hall is in great need of refurbishment. Some money has been raised but nowhere near enough.
Sytchampton Community Centre	Small	50.8		
Pershore				
Pershore Youth Centre	Medium	77.1	Provision in the area is very low compared to the recommended quantity standard. The sole venue is rated as being of 'good' overall quality. The existing venue is not within easy walking distance of much of the ward's population. However, there is the prospect of an additional venue being developed on the Defford Road which will ease access in southern parts of the ward. However, the northern part of the ward will still suffer from lack of easy access by foot to a venue.	Pershore TC: The Town Council has spent two years researching the possibility of providing a new hall as well as undertaking public consultation. As a result, a new hall is to be built in Defford Road. New Community Hall needed -planning permission already submitted for one.
Pinvin				
Bishampton Village Hall	Large	88.1	This is a very large rural ward to the north of Pershore. The quantitative level of provision surpasses the recommended standard for rural areas. However, provision is rated as being of variable quality. Wyre Piddle PH is rated as being of 'below standard' overall quality and has a small hall space. Lower Moor and Pinvin halls are rated as being 'standard' in overall	Wyre Piddle PC: Young people and older people need access to an outdoor and/or indoor facility to play games; improved access and flexibility for the village hall. The village has no facilities for practice or hosting any events. Village Hall could benefit from internal
Lower Moor Parish Hall	Medium	65.3		
Pinvin Memorial Hall	Medium	68.6		

Table 11.3 Community Buildings Assessment Summary

Community Facility	Size	Quality Score %	Provision Information	Stakeholder engagement notes
Throckmorton Village Hall	Medium	72.9	quality. Throckmorton VH is 'good', and Bishampton VH is 'excellent' overall quality and has a large hall space. The comments of Wyre Piddle Parish Council are noted in respect of the new/improved facilities. Collectively, the venues offer reasonable walking distance to a venue for most residents in the principal settlements. The ward is large, and it must be expected that people in remote parts will often have to drive to venues to use venues.	alterations of provide a more flexible space and scope for more diverse community events. Access and kitchen could be improved. Development of facilities for all surrounding villages at Throckmorton airfield – this has been discussed with the management of this site.
Wyre Piddle Parish Hall	Small	47.5		
South Bredon Hill				
Ashton Community Centre	Small	60.2	This is a very large rural ward. The quantitative level of provision surpasses the recommended standard for rural areas. However, provision in all cases is rated as being of 'below standard' in overall quality. Collectively, the venues offer reasonable walking distance to a venue for most residents in the principal settlements. The ward is large, and it must be expected that people in remote parts will often have to drive.	Beckford VH: it is planned to lower the ceiling in the main hall, in part to improve energy efficiency. Overbury VH: plans to upgrade to kitchen and main hall.
Beckford Village Hall	Medium	63.6		
Overbury Village Hall	Medium	56.8		
The Victoria Hall, Kemerton	Small	35.6		
The Littletons				
Cleeve Prior Memorial Hall	Medium	73.7	This is a large rural ward. The quantitative level of provision surpasses the recommended standard for rural areas. However, provision is of variable quality. The South Littleton SH is small and very basic. The Littletons VH was rated as being of 'standard' overall quality, and the Cleve Prior MH was rated as 'good'. Collectively, the venues offer reasonable walking distance to a venue for most residents in the principal settlements. The ward is large, and it must be expected that people in remote parts will often have to drive to use venues.	Littleton VH: inadequate parking facilities, small area, dangerous entering and exiting due to continual local parking outside the gateway. Two external storage sheds occupy space which could be used for additional parking. There is a proposal to create additional storage by extending the rear of the hall sufficiently to create two rooms- one for storage and the other as a meeting room.
South Littleton Scout HQ	Small	39		
The Littletons Village Hall	Medium	63.6		
Upton Snodsbury				
Hanbury Village Hall	Small	50.8	This is a very large rural ward east of Worcester. The quantitative level of provision surpasses the recommended standard for rural areas. However, provision is of variable quality. White Ladies Aston VH is in a very poor state. Hanbury, Three Parishes, and Upton Snodsbury VHs are rated as being of 'below standard' quality. Peopleton VH is	Flyford Flavell, Grafton Flyford and North Piddle PCs: The village hall committee is currently looking at improving facilities so that provision could be made for young people. Presently under review with an expression of interest to Wychavon Legacy Project.
Kington & Dormston Village Hall	Small	66.1		
Peopleton Village Hall	Large	89.8		

Table 11.3 Community Buildings Assessment Summary

Community Facility	Size	Quality Score %	Provision Information	Stakeholder engagement notes
Three Parishes Village Hall	Small	56.8	considered to be ‘excellent’ and has a large hall space. (The comments from Peopleton PC in respect of the latter are noted, and are forward-looking) Collectively, the venues offer reasonable walking distance to a venue for most residents in the principal settlements. The ward is large, and it must be expected that people in remote parts will often have to drive to use venues.	Peopleton VH: Plans- raising funds and seeking funding to upgrade the facilities which have not been replaced since the hall was built in the 1950's and to improve the hall's sustainability and accessibility - the toilets and front lobby, the heating, the stage and lighting. And an extension to provide a meeting room with its own separate accessible entrance, broadband and toilet. The areas that are no longer fit for purpose and need replacing and the need for an extension of the space is because the hall has been so well maintained and is wanted by the community whose needs have changed and expanded.
Upton Snodsbury Village Hall	Small	58.5		
White Ladies Aston Village Hall	Small	20.3		

Libraries

11.10. There are currently twelve public libraries in South Worcestershire listed in Table 11.4 below. A mobile library service also operates in the rural areas, visiting 160 villages in Worcestershire every 4-5 weeks, and a comprehensive digital service offer is also provided on Worcestershire County Council's library web pages.

Table 11.4: Library Services in South Worcestershire

Library	**Local Authority Area**	**Facilities**
Broadway Library	Wychavon District Council	Library Service at Home, Wi-Fi, internet public access terminals, printing and photocopying, access for wheelchairs, self-issue terminal, and scanner.
Droitwich Spa Library	Wychavon District Council	Library service at home, exhibition facilities, meeting room, Wi-Fi, internet public access terminal, printing and photocopying, access for wheelchairs, self-issue terminal, scanner, disabled toilets, and baby changing facilities.
Evesham Library	Wychavon District Council	Library service at home, exhibition facilities, meeting room, Wi-Fi, internet public access terminal, printing and photocopying, access for wheelchairs, self-issue terminal, scanner, disabled toilets, baby changing facilities, and a Business and Intellectual Property Centre.
Malvern Library	Malvern Hills District Council	Library Service at Home, free Wi-Fi and access to internet and public computers, exhibition facilities, meeting rooms, café, study space, printing and photocopying. access for wheelchairs, scanner, public toilets, disabled toilets, baby changing facilities, Business and Intellectual Property Centre (BIPC), and support applying online for Council services (bus pass, blue badge, CVT/ tip permit).
Martley Library	Malvern Hills District Council	Internet public access terminals and public toilets
Pershore Library	Wychavon District Council	Library service at home, free Wi-Fi, internet public access terminals, access for wheelchairs, self-issue terminal, scanner, printing and photocopying, and a reading room.

St. John's Library	Worcester City Council	Sensory room, library garden, study space, Library service at home, Wi-Fi, exhibition facilities, meeting room, internet public access terminals, printing and photocopying, access for wheelchairs, self-issue terminal, scanner, public toilets, disabled toilets, and baby changing facilities.
Tenbury Wells Library	Malvern Hills District Council	Library service at home, Wi-Fi, exhibition facilities, meeting room, internet public access terminals, printing and photocopying, access for wheelchairs, self-issue terminal, scanner, public toilets, disabled toilets, DVDs, spoken word tapes, and spoken word CDs.
The Hive	Worcester City Council	See Services - The Hive for a full list of services.
Upton-Upon-Severn Library	Malvern Hills District Council	Wi-Fi, exhibition facilities, study space, meeting room, internet public access terminals, printing and photocopying, access for wheelchairs, self-issue terminal, scanner, public toilets, disabled toilets, and baby changing facilities.
Warndon Library	Worcester City Council	Free Wi-Fi, internet public access terminals, printing and photocopying, access for wheelchairs, self-issue terminal, public toilets, disabled toilets, baby changing facilities, study space, scanner, and library garden.
Welland Library	Malvern Hills District Council	Free Wi-Fi, internet public access terminals, printing and photocopying, access for wheelchairs, self-issue terminal, public toilets. disabled toilets, baby changing facilities, study space, scanner, and library garden.

11.11. Whilst national public library visitor numbers are currently declining at a slow rate, Worcestershire numbers for 2017 and 2018 showed an increase of 2.1%. To maintain Worcestershire's improved performance versus that national trend, three key initiatives in the Worcestershire Library Strategy 2020 to 2025 are proposed to help maintain visitor numbers in Worcestershire. These are:

- **Open Library investment** - strategic library plans in Worcestershire will see investment in self-service technology that enables customers and communities to access library buildings and services when staff are not present. Open library technology presents an opportunity to extend library opening times to meet wider community need and to grow the library audience.

- **Libraries as Community Hubs** – strategic plans for libraries will also see them positioned as an alternative location for more Council services, bringing increased footfall by customers accessing a wider range of face-to-face services.
- **Library co-locations** – further library co-locations with other service providers will be proactively sought as part of an ongoing strategic review of library premises. Co-located services bring additional footfall to libraries.

Archives and Archaeology

11.12. Archaeological archiving of finds, documentary and digital archives carried out in response to planning conditions depends on three main organisations in South Worcestershire.

- **Worcestershire Archive and Archaeology Service (WAAS)** – most district councils archive their planning applications with WAAS.
- **Museums Worcestershire (MW)** – MW is the final repository for all documentary and finds archives created as a result of archaeological work carried out in response to planning conditions (except for the area owned by Worcester Cathedral who collect their own archives).
- **The Archaeology Data Service** (as currently the only trusted core seal repository) is the final repository for all digital archives created as a result of archaeological work carried out in response to planning conditions since 2013.

11.13. Visitor satisfaction surveys continue to show that the public are highly supportive of museums and archives, and that visitor expectations for preservation and presentation of heritage is also very high.

11.14. WCC consider that there is inadequate provision of cultural heritage provision and archival storage. The loss of capacity in storage of archaeological archives is well documented. Historic England in their recommendations to DCMS in response to the Mendoza Review (March 2018) acknowledge this crisis and seek to improve the long-term sustainability of archaeological archives generated by developer-funded excavations. In March 2022 Arts Council England and Historic England published a report investigating sustainable options for archaeological archiving including options for greater local capacity, a distributed ‘hub and spoke’ option or a centralised national option although it is assumed that many museums would continue to archive archaeology in accordance with collecting policies and currently any option will be years in the planning.

11.15. Museums Worcestershire, alongside four other museums services, in partnership with the Archive and Archaeology Service, Historic England and the Society for Museums Archaeology carried out a scoping project to establish the benefits and costs of rationalising the existing collections. As a result, Guidance on the Rationalisation of Museums Archaeology Collections was published in 2018 and found that, rationalisation was a positive collections management tool but the cost and resources required for rationalisation would not justify the volume of disposal if the main driver was space-saving.

11.16. The current Museums Worcestershire Collections Store lease will come to an end in 2026 and work is currently underway, led by WCC Estates Team, to identify property that would satisfy the county's storage needs to the end of the period of this plan.

Planned Provision and Scheme Identification based on SWDPR Housing and Employment Needs

Community Halls

11.17. The May 2019 Community Buildings and Halls report produced by Ethos Environmental Planning Ltd provides the evidence base for village halls and community buildings and sets out recommended standards for future provision based on three metrics: quantity, quality and accessibility. The quantity, quality and accessibility standards set out the need for one new, improved or extended facility in the following circumstances:

Table 11.5: Community Buildings - Quantity, Quality and Accessibility Standards		
Hierarchy Category	**Settlement**	**Standards**
City and main towns	• Worcester City • Droitwich Spa • Evesham • Malvern	1 facility per 5,000 people **With:** • 200 sqm main hall • 100 sqm secondary hall • meeting rooms, a kitchen, storage, parking and DDA compliant **Within:** • A 10 min walk of development
Other towns and rural areas	• Pershore • Tenbury Wells (large rural hinterland in ward) • Upton-upon-Severn (large rural hinterland in ward) • Category 1,2,3 villages • All other rural areas (on a case-by-case basis)	1 facility per 1,500 people **With:** • 100 sqm main hall • Kitchen, meeting room/ ancillary space, parking and DDA compliant. **Within:** • A 10 min drive of development

Community Buildings – Costs

11.18. In accordance with emerging policy SWDPR 43: Built Community Facilities, information relating to how the provision requirements set out in Table 11.5 translate into a developer contribution (specifically for Community Buildings) will be set out in an update to the South Worcestershire Developer Contributions SPD. However, for the purposes of this IDP, indicative costs for the provision requirements of new build community buildings as related to growth in the SWDPR are set out in Table 11.6 below and have been calculated by applying the standards set out within Table 11.5.

11.19. Whilst in areas currently considered rural, given the size of the proposed strategic locations and the urban extension reallocations, the ‘cities and main towns’ standard (see Table 11.5) has been applied to these areas when assessing future provision. This is because the levels of growth proposed in these areas is likely to require larger, purpose-built facilities.

11.20. Worcestershire Parkway, Worcester South Urban Extension and Worcester West Urban Extension all generate the need for new community buildings, provided as an integral part of these developments rather than through s106 developer financial contributions, with Throckmorton coming very close to the threshold within the plan period. The quantum of growth in each of the remaining areas is not sufficient to require a new community centre, and as such developer contributions will likely be focussed on improvements to existing facilities. To identify projects contributions could be directed toward reference should be made in the first instance to Table 7a of the May

2019 Community Buildings and Halls report[40] and where appropriate updated through discussion with the relevant Parish Councils or ward Councillors via the relevant planning authority

[40] Community buildings and halls in South Worcestershire (swdevelopmentplan.org)

Table 11.6 Requirements for the provision of community buildings (including village halls) and their indicative costs based on growth in the SWDPR (table includes new and reallocated sites)

	Local Authority (Area of Interest)	Number of Dwellings[41]	Population[42]	No. of Community Halls[43]	Floorspace Required (sq. m)	Cost (£ per sq. m)[44]	Total Indicative cost[45]	Indicative Cost per dwelling
Strategic Locations and Urban Extensions (1 facility per 5,000 people)								
Parkway	Wychavon	5,000	11,500	2.3	690	£2,316	£1,598,040	£319.61
Throckmorton	Wychavon	2,000	4,600	0.92	276	£2,316	£639,216	£319.61
Rushwick	Malvern Hills	1,000	2,300	0.46	138	£2,316	£319,608	£319.61
Mitton	Wychavon/Tewkesbury	500 (1,000)[46]	1,150 (2,300)	0.23 (0.46)	69 (138)	£2,316	£159,804 (£319,608)	£319.61 (£319.61)
Worcester West	Malvern Hills	2,467	4,945	0.99	297	£2,316	£687,852	£278.82
Worcester South	Worcester City/Wychavon/ Malvern Hills	2,652	5,980	1.12	336	£2,316	£778,176	£293.43
City and main towns (1 facility per 5,000 people)								
Worcester City	Worcester City	2,072	4766	0.95	286	£2,316	£662,283	£319.63
Droitwich	Wychavon	962	2,126	0.43	129	£2,316	£298,764	£310.57
Evesham	Wychavon	621	1,428	0.29	87	£2,316	£201,492	£324.46
Malvern	Malvern Hills	1,468	3,376	0.68	204	£2,316	£472,464	£321.84
Other towns and rural areas (1 facility per 1,500 people)								
Pershore	Wychavon	496	1141	0.23	69	£2,316	£159,804	£322.19
Tenbury Wells	Malvern Hills	157	361	0.07	21	£2,316	£48,636	£309.78
Upton	Malvern Hills	70	161	0.03	10	£2,316	£23,160	£330.86
Rural Areas[47]	Wychavon	1,147	2638	0.53	159	£2,316	£368,244	£321.05
	Malvern Hills	544	1,251	0.25	75	£2,316	£173,867	£319.61

[41] Correct as of November 2024.
[42] Based on an average household size of 2.3 people per dwelling.
[43] Developer contributions will generally be related to off-site contributions for maintenance and/or improvements to existing infrastructure. The strategic locations and urban extensions may generate their own on-site requirements, which will be considered on a separate basis.
[44] Source: Costmodelling - Typical building costs. Based on *'General Purpose Halls'* typology. Estimate base date: 1 April 2021. Costs subject to Annual Tender Price Index Adjustments. Highest cost in range used and a 20% inflation buffer applied to align costs to 2024.
[45] Cost excludes land purchase, fees, VAT, fittings and furnishings supplied by the Client. The costs are for the building only (i.e. no external works), and are inclusive of preliminaries, and contractor's overheads and profit set at 7.5%. A 20% inflation buffer has also been applied to align costs to 2024.

[47] The indicative calculation is a combination of the rural area allocations the relevant authority

Libraries

11.21. There is no standard methodology for measuring an absolute level of need for libraries associated with the proposed growth. WCC is therefore required to make a value judgement on the overall relative need for Worcestershire's libraries. This is derived from deprivation, service isolation, use of the home library site and library activity levels.

11.22. The main requirement identified as a result of the proposed growth is the provision of a new library facility at Worcestershire Parkway to meet the needs of the increased population. For full details relating to this please see the site specific IDP which sets out the justification and space requirements for this facility.

Archives and Archaeology

11.23. There is no standard method for measuring need for archive and archaeology provision associated with housing and employment growth. However, the proposed growth in the SWDPR with undoubtedly see an increase in deposition of archives every year.

Sector-specific funding

Community Halls /Facilities

11.24. The delivery of new community facilities largely relies upon securing obligations through the planning process to respond to new development and associated population growth. Beyond this, the delivery of new and/or enhancement and expansion of new/existing community facilities is reliant on funding from local and national charitable trusts, the Lottery and local fundraising efforts.

Libraries

11.25. Libraries & Community Services were funded by WCC at a cost of £8.2m in 2023/24.

Archives and Archaeology

11.26. The Archive and Archaeology Service (excluding the commercial field section) has an annual operating budget funded directly by WCC, the remainder comes from grants and earned income.

11.27. Museums Worcestershire has an annual operating budget of around £819,305 proposed for 2025/26, with funding primarily from WCC and Worcester City Council. The remainder comes from external grants and earned income. This is expected to receive final approval by the Councils in February 2025.

11.28. In most cases, the investigation and recording of archaeological remains is usually covered by planning conditions and is a development cost. However, in some circumstances a S106 agreement may be necessary to protect and ensure the preservation of archaeological finds.

11.29. There is also a need for facilitating access to WCC cultural resources through outreach, education, displays and exhibitions, as well as further research into existing collections.

Core funding to MW enables public engagement for instance in visiting displays and stored collections, exhibitions, formal and informal learning and digital engagement although as noted core funding alone does not meet the cost and resources required. These requirements have largely been funded through bodies such as Heritage Lottery Fund (HLF) /National Lottery Heritage Fund (NLHF), Historic England, Arts Council England, Art Fund, Esme Fairbairn Foundation, John Ellerman Foundation, Elmley Foundation and Severn Waste, however these are areas where there is potential to look more widely for funding sources in the future. Ensuring that archaeological archives are deposited in a suitable repository (primarily the Museums Worcestershire Collections Centre in Worcester City and Worcestershire County) is a statutory responsibility. The Collections Centre is less suitable for conventional forms of funding (e.g. HLF or Arts Council England) due to its security and operational needs but investment is required to enhance access.

12. Sport and Recreational Facilities

12.1. This section covers the provision of both indoor leisure sports (including sports halls, swimming pools, health and fitness and other indoor facilities) and playing pitches (including football, 3G astro turf pitches, cricket, rugby, hockey, tennis, bowls and multi-use games areas).

Responsibility for delivery

12.2. Delivery of sports and recreation infrastructure is divided between the following organisations within South Worcestershire.

Table 12.1 Responsibilities for Delivery	
Service Provider	**Responsibility**
Worcester City Council, Wychavon District Council and Malvern Hills District Council	Responsibility for development and maintenance of parks and open spaces in the district lies with the City and District Councils.
Town and Parish Councils	Responsible for the ownership and management the majority of parks and open spaces within Malvern Hills and Wychavon.
Sport England	Sport England is a public body under the Department for Digital, Culture, Media and Sport (DCMS). It was formerly known as the Sports Council, and the Royal Charter which established the organisation states that the body has the power to “develop and improve the knowledge of and practice of, education and training in, sport and physical recreation in the interests of social welfare and the enjoyment of leisure among the public at large in England.” (available: www.sportengland.org/media/10309/consolidated-royalcharter)
National Sport Governing Bodies	The Football Association (FA), England and Wales Cricket Board (ECB), Rugby Football Union (RFU), Rugby Football League (RFL) and England Hockey are the governing bodies for their respective sports. They sanction competitive sports at all levels.
Community Sports Clubs	Whilst local and community sports clubs are less likely to own sports and recreation assets, they may be responsible for the maintenance and management of sports facilities.
Private Enterprises	There are a number of private businesses that provide sport and recreation opportunities through facilities such as health clubs and private gyms.

12.3. The NPPF (2021) is underpinned by the principles of sustainable development, including the objective to ‘support strong, vibrant and healthy communities’ (paragraph 8). Paragraph 20 requires strategic policies to set out an overall strategy for the pattern, scale and quality of development, and make sufficient provision for transport, security and community (inclusive of sport and recreation) facilities. Paragraph 98 of the NPPF states that access to a network of high-quality open spaces and opportunities for sport and physical activity is important for the health and well-being of communities. Planning policies should be based on robust and up-to-date assessments of the need for open space, sport and recreation facilities.

12.4. NPPG provides additional context and guidance on a range of topics including health and wellbeing, along with open space, sports and recreational facilities. It includes detail on assessing the need for sports and recreational facilities, as well as when to consult statutory providers.

Assessment of Current Infrastructure Provision

12.5. A Playing Pitch and Outdoor Sports Facilities Strategy (PPOSFS) was commissioned in 2020, alongside a new Built Facilities Study. The studies were completed in 2021. These studies have informed the quantity, quality and accessibility requirements of provision as part of the SWDPR, as well as informing policy wording updates.

12.6. The South Worcestershire PPOSFS (2021) sets out the overall strategy for the delivery of playing fields and pitches within South Worcestershire. The strategy will be used to inform negotiations for planning obligations on new developments to provide new, or enhance existing, provision.

12.7. The PPOSFS and Built Facilities Studies will deliver the following key objectives:

- Provide a robust and up to date audit of the current playing pitches and built facilities across South Worcestershire and to assess the quantity, quality, accessibility and availability of the provision.
- Complete an assessment of the required levels of playing pitches and built facilities both now and up to 2041, tailoring the approach to take into account the bespoke needs of South Worcestershire.
- Provide an assessment of the current and future level and role of informal recreational space and the changing demands of local communities, linking up to the current South Worcestershire Open Space Assessment and the Community Buildings and Halls Report.
- A costed and prioritised list of facilities, per district, that can be used to inform the Infrastructure Delivery Plan (IDP) and additionally support securing S106 developer contributions for investment into current and new provision, incorporating Sport England's Built Facility Calculator and bespoke calculator/standards where necessary.
- A methodology that helps enable the production of the SWDPR and new playing pitch and/or built facility policy/policies, where required.

Approach

12.8. The PPOSFS (2021) outlines the context for playing pitches for each of the three SWC on the basis of the following sport provision which includes: football (grass pitches and artificial grass pitches), cricket, rugby and hockey. In relation to existing built facilities, the Built Facilities Study (2021) outlines the facilities available across the three South Worcestershire authorities. Sport England's Facilities Planning Model (FPM) has helped with the assessment of the provision of community sports facilities. The FPM principally covers sports halls, swimming pools, artificial grass pitches and indoor bowls centres. These reports set out their recommendations for provision, as relates to the proposed growth as set out in the SWDPR.

12.9. The PPOSFS sets out a three-stranded approach to responding to future needs for sports and recreation:

- protect existing playing fields;
- enhance existing playing pitches and tailor them to the requirements of users of the facilities; and
- provide sufficient playing pitches that are fit for purpose to meet current and future need.

12.10. The Built Facilities Study provides a detailed assessment of current provision of indoor and built sports facilities located within the South Worcestershire area, identifying needs (demand) and gaps (deficiencies in provision).

12.11. Tables 12.2 and 12.3 below summarise the findings of the audits as relates to current provision and projected demand for playing pitches and built facilities across south Worcestershire.

Table 12.2 Existing Provision Sport and Recreation Infrastructure			
Infrastructure	**Worcester City**	**Wychavon**	**Malvern Hills**
Football **(Grass)**	Total of 85 grass football pitches within Worcester City across 36 sites. Of these, 72 pitches are available, at some level, for community use across 26 sites. All unavailable pitches are located at education sites.	Total of 156 grass football pitches within Wychavon across 66 sites. Of these, 132 pitches are available, at some level, for community use across 53 sites. All unavailable pitches are located at education sites.	Total of 95 grass football pitches within Malvern Hills across 52 sites. Of these, 67 pitches are available, at some level, for community use across 32 sites. All unavailable pitches are located at education sites.
Football (Artificial)	There are 2 full size 3G pitches in Worcester City that fully comply with the Football Association specification set out in the Built Facilities Study. There are also 5 smaller size 3G pitches servicing Worcester City, all of which, are floodlit and available for community use. Such pitches are generally not suitable for adult match play but can be used to accommodate youth and mini matches.	There are 4 full size 3G pitches in Wychavon that fully comply with the Football Association specification set out in the Built Facilities Study. There are also 3 smaller size 3G pitches servicing Wychavon, of which, two are available for community use. Such pitches are generally not suitable for adult match play but can be used to accommodate youth and mini matches.	There are 2 full size 3G pitches in Malvern Hills that fully comply with the Football Association specification set out in the Built Facilities Study. There are no smaller size 3G pitches of any kind within Malvern Hills.
Cricket	There are 8 grass wicket squares in Worcester City located across 7 sites, of these, 7 are available for community use across 6 sites.	There are 30 grass wicket squares in Wychavon located across 26 sites, of these, 29 are available for community use across 25 sites.	There are 19 grass wicket squares in Malvern Hills located across 13 sites, of these, 13 squares are available for community use.
Rugby	There are 14 senior pitches and 1 junior pitch provided, with all but 3 pitches being available for community use. This in total amounts to 15 pitches.	There are 31 senior, 4 junior and 14 mini pitches provided, with all but 11 being available for community use. This in total amounts to 49 pitches, of which, 38 are available for community use.	There are 19 senior pitches and 2 mini pitches provided, with all but 4 pitches being available for community use. This in total amounts to 21 pitches. There are no junior size pitches.
Hockey	There are 3 full size hockey suitable AGPs in Worcester City, of which, 2 are available for community use. The pitch that is unavailable for community use is located at University of Worcester (St Johns Campus).	There are 4 full size hockey suitable AGPs in Wychavon, all of which, are available for community use and are floodlit.	There are 5 full size hockey suitable AGPs in Malvern Hills all of which are available for community.

Table 12.2 Existing Provision Sport and Recreation Infrastructure			
Infrastructure	**Worcester City**	**Wychavon**	**Malvern Hills**
	2 new water based AGPs in partnership with The Royal Grammar School Worcester have since opened. The site, known as Worcester International Hockey Centre (WIHC), is located at the Old Porcelain Ground.		
Athletics	There is 1 purpose built 400-metre floodlit 8 lane synthetic athletics track within Worcester City which is located at Nunnery Wood Sports Complex.	There is 1 purpose built 400-metre six lane synthetic athletics track, which is not floodlit, within Wychavon which is located at Droitwich Spa High School. The track is available for community use, however, has limited accessibility due to the lack of floodlights.	There are no purpose-built athletics track provided in Malvern Hills with the nearest facility located in Worcester City at Nunnery Wood Sports Complex.
Swimming Pools	There are 8 pools at 7 sites (irrespective of size and access) within Worcester; Perdiswell Leisure Centre is the sole publicly run pool.	There are 5 pools at 4 sites; four main pools and one teaching pool. 4 pools are open to the public on 3 sites. The other pool, at David Lloyd Club, is a commercial pool. The second pool at Evesham is for learners and for teaching/training.	There are 10 pools at 10 sites (including all pools irrespective of size and access); 4 are main pools (Malvern Splash Leisure Complex, Malvern College Sports Complex, Tenbury Swimming Pool), 3 are teaching pools and 3 are lidos.
Health and Fitness Centres	There are 24 health and fitness suites and 19 studios in Worcester City, one of which (David Lloyd) is located in the neighbouring authority of Wychavon within two miles of the Worcester City boundary. There are 3 publicly accessible pay and play health and fitness gyms with 20+ stations in Worcester City (plus four studios). 10 facilities require a membership to access with 1 facility available to sports clubs.	There are 11 health and fitness suites plus 15 studios in Wychavon. 3 are publicly accessible health and fitness centres with the remaining 8 requiring some form of membership.	There are 14 health and fitness suites in Malvern Hills and 10 studios. There are 4 publicly accessible health and fitness centres with the remainder requiring some form of membership.

Table 12.2 Existing Provision Sport and Recreation Infrastructure			
Infrastructure	**Worcester City**	**Wychavon**	**Malvern Hills**
Sports Halls	The 26 sports halls in Worcester offer a total of 76 badminton courts.	There are 30 sports halls in Wychavon offering a total of 40 badminton courts. Of these, 10 halls (at 10 sites) have 3+ courts offering a total of 36 badminton courts.	Malvern Hills district has 26 sports halls (48 courts), however, there are 10 sports halls of 3+ courts across nine sites with a total of 44 badminton courts.
Indoor Bowls	There is no dedicated indoor bowls facility in Worcester.	There is 1 indoor bowls facility in Wychavon (two-rink facility).	There is 1 (six-rink) indoor bowls facility in Malvern Hills.
Indoor Tennis	There are no indoor tennis courts in Worcester although there are 12 indoor courts at 4 venues in neighbouring authorities.	The 2 indoor tennis centres in Wychavon (Pershore Tennis Centre and David Lloyd, Wychavon) have 6 indoor courts between them. A further 2 sites are located in neighbouring authorities (Manor Park Sports Club and David Lloyd, Bromsgrove).	Malvern Hills has 1 indoor tennis facility with 3 indoor courts. Manor Park Sports Club is available via a club membership offer with no opportunity for pay and play.
Squash Courts	There are 5 squash courts at 2 sites in Worcester (2 glass backed, 3 traditional).	There are 9 squash courts across 4 sites in Wychavon (1 is glass backed and 3 traditional).	There are 12 squash courts across 4 sites in Malvern Hills. 3 are glass backed with the remainder being traditional.
Gymnastics	2 gymnastics clubs operate in the authority: at a dedicated facility and at the University of Worcester (Riverside Campus).	There is 1 dedicated gymnastics venue in Wychavon, the City of Worcestershire Gymnastics Academy.	There is no dedicated gymnastics venue in Malvern Hills.

Table 12.3 Provision Requirements			
Infrastructure	**Worcester City**	**Wychavon**	**Malvern Hills**
Football - Grass	There is current spare capacity on all pitch types apart from youth 11v11 which has a marginal shortfall. After factoring in future demand from club aspirations, shortfalls on youth 9v9 and mini 5v5 pitches become evident with shortfalls worsening on all youth 11v11 pitches.	There is current spare capacity on all pitch types apart from youth 9v9 which has a marginal shortfall. After factoring in future demand from club aspirations, shortfalls on youth 11v11 and mini 5v5 pitches become evident with shortfalls worsening on all youth 9v9 pitches.	There is current spare capacity on all pitch types apart from youth 9v9 which has a marginal shortfall. Although youth 11v11 pitches are played to capacity. After factoring in future demand from club aspirations, shortfalls on youth 11v11 pitches become evident with adult pitches being played to capacity.

Table 12.3 Provision Requirements			
Infrastructure	**Worcester City**	**Wychavon**	**Malvern Hills**
Football – Artificial	There is an insufficient supply of full size 3G pitches to meet current and anticipated future training demand based on the FA training model in Worcester City.	There is an insufficient supply of full size 3G pitches to meet current and anticipated future training demand based on the FA training model in Wychavon.	There is an insufficient supply of full size 3G pitches to meet current and anticipated future training demand based on the FA training model in Malvern Hills. As such, it is determined that an increase in provision is required.
Rugby Union	There are current and future levels of spare capacity within Worcester City. This is reflective of there being no community clubs operating within the Authority.	There is a current shortfall of 10.5 match equivalent sessions per week on senior rugby union pitches to meet current demand. This is further exacerbated when considering future demand, resulting in a future shortfall of 16 match equivalent sessions per week.	There is a current shortfall of 9 match equivalent sessions per week on senior rugby union pitches to meet current demand. This is further exacerbated when considering future demand, resulting in a future shortfall of 12.25 match equivalent sessions.
Hockey	There was a need for 2 full size hockey suitable pitches to meet demand. However, now the 2 pitches at Worcester International Hockey Centre have come online in 2022, capacity issues will be resolved with all hockey demand being able to be accommodated on these pitches.	There is a need for 2 full size hockey suitable pitches to meet demand. Currently there is considered an insufficient amount of full-size hockey suitable AGPs within Wychavon with only the pitch at Droitwich Spa Leisure Centre considered usable.	There is a need for 1 full size hockey suitable AGP to accommodate all current demand and future demand. Therefore, the is enough provision within Malvern Hills.
Cricket	There is currently a sufficient supply of cricket squares in Worcester City to cater for junior demand whereas capacity for Saturday and Sunday cricket is finely balanced. When considering future demand a minor shortfall arises for Saturday and Sunday cricket and all spare capacity for junior cricket is erased.	There is currently an insufficient supply of cricket squares in Wychavon to cater for Saturday and Sunday cricket with spare capacity for midweek cricket. When taking into account future demand a shortfall arises for midweek cricket with the shortfall increasing for both Saturday and Sunday cricket.	There is currently an insufficient supply of cricket squares in Malvern Hills to cater for all types of cricket (Saturday, Sunday and Midweek). These shortfalls worsen when taking into consideration future demand.
Athletics	The track at Nunnery Wood Sports Complex requires protection. There is also a clear and evident need to make qualitative improvements with a recognised	Although the exact amount of demand is to be determined it is considered below the recommend membership levels to be considered sustainable. This is based upon	Priority should be placed on continuing to support activity, with a focus on retaining and increasing participation. This being said, Tenbury Wells and Great Malvern

Table 12.3 Provision Requirements			
Infrastructure	**Worcester City**	**Wychavon**	**Malvern Hills**
	need to resurface the track in the immediate future and accompanying field facilities.	the limited amount of usage by Droitwich Athletics Club. The tracks external usage could be limited due to its poor quality and lack of floodlights. Therefore, it is advised to follow England Athletics recommendations to carry out a TrackMark inspection to understand its exact quality and lifespan.	area would benefit from a Mini Track/Compact/Daily Mile/Endurance Loop facility.
Sports Halls	Sport England suggests that a sports hall is full when it is used 80% or more of the time. Both the University of Worcester (St John's Campus) and St John's Sport Centre are operating at above this threshold. There is capacity at all other sports halls across Worcester, but this varies considerably. The audit indicates that badminton, basketball, football, netball, cricket and some martial arts are popular sports in Worcester. Netball reports being unable to gain access to sufficient facilities for league fixtures which can present issues. There is limited availability during off peak periods as the majority of sports hall stock is located on education sites. Perdiswell Leisure Centre with 8-courts is the exception.	There is spare capacity with some facilities operating well below the Sport England comfortably full benchmark of 80%. Three facilities, Droitwich Spa, Evesham and Pershore leisure centres offer daytime availability. Improve the quality of the poor and below average sport halls. Maintain good relationships with schools, to (at a minimum) retain levels of community use and support in Covid-19 recovery. Consider whether and how community use can be extended at school sites enabling existing sport and physical activity participation to grow.	There is spare capacity and some venues are operating well below the Sport England comfortably full benchmark of 80%. Community use has been severely restricted in 2020 due to the three lockdown periods. The audit found that prior to lockdown, availability of sites is limited to peak times (evenings/ weekends). There was no daytime availability across the stock. Malvern St James Girls School accommodates the widest variety of activities but, in general, sports halls sports offer mainstream sports such as badminton, basketball, football, netball, cricket with some martial arts.
Squash Courts	General findings for squash is that there is a need to continue to invest and maintain court quality. It is considered unlikely that population increases will lead to demand for more squash courts	The general findings for squash court provision is that squash is well catered for in Wychavon. There is a need to continue to invest and maintain court quality. It is considered unlikely that population increases will lead to demand for more squash courts as there is current spare	The general findings are that squash is well catered for in Malvern Hills. There is a need to continue to invest and maintain court quality. It is considered unlikely that population increases will lead to demand for more squash courts as there is current

Table 12.3 Provision Requirements			
Infrastructure	**Worcester City**	**Wychavon**	**Malvern Hills**
		capacity, which is likely to be able to accommodate growth up to 2041.	spare capacity, which is likely to be able to accommodate growth up to 2041.
Indoor Tennis	All Worcester City residents live within a 30 minutes' drive time of an indoor tennis facility. 3 clubs in neighbouring authorities offer access to indoor courts via a club membership option. 1 offers a pay and play option.	There is a need to continue to work with the LTA and partners to drive up participation, ensure the facility is financially viable and increase indoor tennis playing opportunities for all residents of Wychavon.	There is a need to continue to work with the LTA and partners to drive up participation, ensure the facility is financially viable and increase indoor tennis playing opportunity for all district residents.
Indoor Bowls	The English Indoor Bowling Association (EIBA) suggests that there is no requirement for additional purpose-built indoor bowls facilities in Worcester now or in the future.	The English Indoor Bowling Association (EIBA) suggests there is no requirement for additional purpose-built indoor bowls facilities in Wychavon now or in the future.	The English Indoor Bowling Association (EIBA) suggests that there is no requirement for additional purpose-built indoor bowls facilities in Malvern Hills now or in the future.
Swimming Pools	There is sufficient water space in the area and it can accommodate an increase in demand based upon projected population growth. There is a requirement to maintain and improve the quality of swimming pools in the area via good maintenance programmes.	There is currently sufficient water space in the area. There is a requirement to maintain and improve the quality of swimming pools via good maintenance programmes. Programming at key sites should be investigated to ensure that popular activities are available at peak times. Population growth is likely to significantly increase demand for water space. Further analysis will be required in the future, in conjunction with neighbouring authorities, to ensure that demand can be accommodated.	There is sufficient water space in the area to accommodate increased demand from the projected population growth. There is a need for a long-term strategy to replace/refurbish Tenbury Swimming Pool. There is a requirement to maintain and improve the quality of swimming pools per se in the District via good maintenance programmes.
Health and Fitness Centres	Worcester City's supply is deemed to be sufficient – currently and up to 2041.	Wychavon's supply of health and fitness stations and dance studios is currently (alongside the supply to which it is in close proximity) considered sufficient now and up to 2041.	MHDC supply is inextricably linked to the supply in Worcester itself (4 of the Worcester facilities are of significant scale). Between the 2 areas supply is sufficient both at present and up to 2041.

Table 12.3 Provision Requirements			
Infrastructure	**Worcester City**	**Wychavon**	**Malvern Hills**
Gymnastics	There is identified demand for the dedicated gymnastics facility in Worcester and an opportunity to grow participation in gymnastics.	Any investment in facilities needs to be complemented by an expansion of the coaching and volunteering workforce. There is an identified demand for the existing dedicated gymnastics facility in Wychavon.	A full gymnastics development plan will be required to develop the sport in the area, including the need to recruit and develop coaches and volunteers. Following development of recreational gymnastics partners should look to assess whether there is sufficient demand for a dedicated facility in the longer term.

Planned Provision and Scheme Identification based on revised Housing and Employment Needs

12.12. The PPOSFS (2021) and the Built Facilities Study (2021) provide detailed assessments of the quantity, quality and accessibility of existing sports and recreational facilities. The PPOSFS highlighted the general lack of capacity for hockey, rugby and cricket (weekends only) in South Worcestershire, however there was some capacity for football, with the exception for certain youth play levels. The Built Facilities Study identified that for swimming pools, there is currently sufficient water space to meet demand (but less so in Wychavon). For Malvern Hills, there is a need for a long-term strategy to replace/refurbish Tenbury Swimming Pool. For sports halls, in Worcester City, both the University of Worcester (St John's Campus) and St John's Sport Centre are operating above capacity. There is capacity at all other sports halls across Worcester, but this varies considerably. For Wychavon and Malvern Hills, there is general spare capacity with some venues and facilities operating well below the Sport England benchmark of 80% capacity.

12.13. The PPOSFS and the Built Facilities Study both set out their recommendations for provision, as relates to the proposed growth as set out in the SWDPR. The associated costs have been established using tools available on Sport England's 'Active Places Power' website, e.g. the Sport Facilities Calculator and the Playing Pitch Calculator. The strategic location sites (i.e. Worcestershire Parkway, Throckmorton, Rushwick and Mitton) are of a large enough scale to warrant their own new provision for certain infrastructure types these are addressed in their individual chapters.

12.14. **Demand amounting to less than full provision:** Where recommendations have not resulted in requirements for full provision, both the PPOSFS and BFS have identified that the most appropriate way to respond to growth set out in the SWDPR would be through the securing of developer contributions for improvements to existing facilities.

12.15. **Sports catchment and accessibility:** Communities generally take part in sports and recreation close to where they live, work or study. Owing to the geography of South Worcestershire, this means that people will often cross administrative boundaries to access facilities. A joined-up approach between service providers, owners and managers is therefore required to ensure the efficient delivery of services. Accessibility data has formed a key component of the Playing Pitch and Built Facilities studies.

12.16. **Expanding access to educational and private access facilities:** There is a continued need to secure and enhance community use of educational and private member facilities through community use agreements. This is particularly important in relation to sports halls and specialist surfaces/areas such as Multi-Use Games Areas (MUGAs), where there is a reliance on schools and colleges in terms of availability.

12.17. **Demand for specialist indoor and outdoor provision:** The Playing Pitch and Built Facilities Studies have found that there is limited demand for more specialist indoor and specialist outdoor provision, such as indoor tennis, indoor and outdoor bowls, squash, athletics and cycling tracks, and fitness centres. The reports recommend that any future developer contributions secured for these uses are used to maintain and enhance existing facilities.

12.18. **Rural Provision:** Investment is needed to maintain and enhance community buildings (including village halls) which provide physical activity opportunities, and development in Category 1, 2 and 3 Villages, as set out within the SWDPR should support such opportunities. Rural growth (including areas not falling into Category 1, 2 and 3 villages) would need to be supported by the appropriate level of community enhancements (also see chapter 11).

Considerations and Implications for Provision

12.19. Following the audits in the Playing Pitch and Built Facilities Studies, indicative provision requirements arising from the growth locations identified in the SWDPR have been summarised below in tables 12.4,12.5 and 12.6.

Table 12.4 Indicative Requirements (excludes Strategic sites see site-specific chapters and Worcestershire Parkway IDP)

Growth Area	**Local Authority**	**Number of Dwellings proposed**[48]	**Population Growth**[49]	**Requirements**[50]				
				Sports Halls /Courts	**Swimming Pools**	**Indoor Bowls**	**Sports Pitches**[51]	**Changing Rooms**
Worcester West	Malvern Hills	2,150	4,945	1.27 (Courts) 0.32 (Halls)	0.90 (lanes) 0.22 (pools)	0.08 (centres) 0.47 (rinks)	4.66	6.25
Worcester South[52]	Worcester City/ Wychavon/ Malvern Hills	2,600	5,980	1.54 (Courts) 0.38 (Halls)	1.08 (lanes) 0.27 (pools)	0.09 (centres) 0.56 (rinks)	5.64	7.55
Worcester	Worcester	1,336	3,073	0.86 (Courts) 0.22 (Halls)	0.59 (lanes) 0.15 (pools)	0.03 (centres) 0.20 (rinks)	2.56	3.23
Malvern	Malvern Hills	833	1,916	0.49 (Courts) 0.12 (Halls)	0.35 (lanes) 0.09 (pools)	0.03 (centres) 0.18 (rinks)	1.8	2.42
Evesham	Wychavon	658	1,513	0.40 (Courts) 0.10 (Halls)	0.28 (lanes) 0.07 (pools)	0.02 (centres) 0.13 (rinks)	1.84	2.66
Droitwich	Wychavon	925	2,128	0.56 (Courts) 0.14 (Halls)	0.40 (lanes) 0.10 (pools)	0.03 (centres) 0.19 (rinks)	2.6	3.75
Pershore	Wychavon	358	823	0.22 (Courts) 0.05 (Halls)	0.15 (lanes) 0.04 (pools)	0.01 (centres) 0.07 (rinks)	0.99	1.45
Tenbury Wells	Malvern Hills	180	414	0.11 (Courts) 0.03 (Halls)	0.08 (lanes) 0.02 (pools)	0.01 (centres) 0.04 (rinks)	0.39	0.53
Upton	Malvern Hills	120	276	0.07 (Courts) 0.02 (Halls)	0.05 (lanes) 0.01 (pools)	0.00 (centres) 0.03 (rinks)	0.26	0.34
Rural Areas (Malvern Hills)	Malvern Hills	769	1,769	0.22 (Courts) 0.06 (Halls)	0.16 (lanes) 0.04 (pools)	0.01 (centres) 0.07 (rinks)	1.68	2.23
Rural Areas (Wychavon)	Wychavon	1,258	2,893	0.66 (Courts) 0.16 (Halls)	0.46 (lanes) 0.12 (pools)	0.04 (centres) 0.22 (rinks)	3.53	5.1

[48] Figures correct as of September 2020
[49] Based on an average household size of 2.3 people, as derived from the SWDP
[50] Requirements derived from Sport England's 'Sports Facility Calculator' (https://www.activeplacespower.com/reports/sports-facility-calculator)
[51] Requirements derived from Sport England's 'Playing Pitch Calculator' (https://www.sportengland.org/how-we-can-help/facilities-and-planning/planning-for-sport/playing-pitch-calculator)
[52] The majority of the site is located in Malvern Hills District and so provision requirements have been calculated in this basis.

Table 12.5 Indicative Costs (excludes Strategic sites see site-specific chapters and Worcestershire Parkway IDP)								
Growth Area	**Local Authority**	**Number of Dwellings proposed**[53]	**Population Growth**[54]	**Estimated Costs**[55]				
				Sports Halls/ Courts	**Swimming Pools**	**Indoor Bowls**	**Sports Pitches Capital cost (£)**[56] **Lifecyle cost per annum (pa)**[57]	**Changing Rooms**
Worcester West	Malvern Hills	2,150	4,945	£750,673	£807,137	£166,600	£694,086(capital cost) £111,211 (lifecycle cost pa)	£1,034,491
Worcester South[58]	Worcester City/ Wychavon/ Malvern Hills	2,600	5,980	£907,791	£976,073	£201,470	£839,400 (capital cost) £111,211(lifecycle cost pa)	£1,251,057
Worcester	Worcester	1,336	3,073	£507,769	£532.242	£72,484	£354,569 (capital cost) £46,369(lifecycle cost pa)	£534,422
Malvern	Malvern Hills	833	1,916	£290,858	£312,735	£64,551	£268,929 (capital cost) £43,089 (lifecycle cost pa)	£400,824
Evesham	Wychavon	658	1,513	£235,815	£253,040	£47,601	£275,146 (capital cost) £44,254 (lifecycle cost pa)	£441,130
Droitwich	Wychavon	925	2,128	£331,668	£355,895	£66,949	£386,944 (capital cost) £62,236 (lifecycle cost pa)	£620,367
Pershore	Wychavon	358	823	£128,272	£137,642	£25,892	£149,625 (capital cost) £24,067 (lifecycle cost pa)	£239,891
Tenbury Wells	Malvern Hills	180	414	£62,847	£67,574	£13,948	£58,116 (capital cost) £9,313 (lifecycle cost pa)	£86,625
Upton	Malvern Hills	120	276	£41,898	£45,050	£9,299	£38,720 (capital cost) £6,205 (lifecycle cost pa)	£57,711
Rural Areas (Malvern Hills)	Malvern Hills	769	1,769	£132,636	£142,325	£26,773	£248,291 (capital cost) £39,782 (lifecycle cost pa)	£370,056
Rural Areas (Wychavon)	Wychavon	1,258	2,893	£387,154	£415,434	£78,149	£526,082 (capital cost) £84,613 (lifecycle cost pa)	£843,455

[53] Figures correct as of September 2020
[54] Based on an average household size of 2.3 people, as derived from the SWDP
[55] Costs derived from Sport England's 'Sports Facility Calculator' (https://www.activeplacespower.com/reports/sports-facility-calculator) Build Costs: Q2 2020, BCIS: May 2020
[56] Sport England Facilities Costs Second Quarter 2020 – (https://www.sportengland.org/facilities-planning/design-and-cost-guidance/cost-guidance/)
[57] Lifecycle costs are based on the % of the total project cost per annum as set out in Sport England's Life Cycle Costs Natural Turf Pitches and Artificial Surfaces documents (2012)
[58] The majority of the site is located in Malvern Hills District and so provision requirements have been calculated in this basis.

Table 12.6 Total Indicative Costs (excludes Strategic sites see site-specific chapters and Worcestershire Parkway IDP)

Growth Area	Local Authority	Built Facilities[59]	Sports Pitches and changing rooms[60]	Sub-Total	Sub-Total per dwelling	Sports Pitches Lifecycle cost[61]	Sports Pitches Lifecycle cost (x 20 years)	Grand Total	Grand Total Per Dwelling
Worcester West (reallocation site)	Malvern Hills	£1,830,925	£1,728,577	***£3,559,502***	***£1,655.58***	£111,211	£2,224,220	**£5,783,722**	**£2,690**
Worcester South (reallocation site)[62]	Worcester City/ Wychavon/ Malvern Hills	£2,214,143	£2,092,457	***£4,306,600***	***£1,656.38***	£111,211	£2,224,220	**£6,530,820**	**£2,512**
Worcester	Worcester	£673,288	£888,911	***£1,562,199***	***£1,169***	£46,369	£927,380	**£2,489,579**	**£1,863**
Malvern	Malvern Hills	£709,415	£669,753	***£1,379,168***	***£1,656***	£43,089	£861,780	**£2,240,948**	**£2,690**
Evesham	Wychavon	£571,547	£716,276	***£1,287,823***	***£1,957***	£44,254	£885,080	**£2,172,903**	**£3,302**
Droitwich	Wychavon	£803,867	£1,007,311	***£1,811,178***	***£1,958***	£62,236	£1,244,720	**£3,055,898**	**£3,304**
Pershore	Wychavon	£310,894	£389,516	***£700,410***	***£1,956***	£24,067	£481,340	**£1,181,750**	**£3,301**
Tenbury Wells	Malvern Hills	£153,287	£144,741	***£298,028***	***£1,656***	£9,313	£186,260	**£484,288**	**£2,690**
Upton	Malvern Hills	£102,192	£96,431	***£198,623***	***£1,655***	£6,205	£124,100	**£322,723**	**£2,689**
Rural Areas (Malvern Hills)	Malvern Hills	£321,471	£618,347	***£939,818***	***£1,222***	£39,782	£795,640	**£1,735,458**	**£2,257**
Rural Areas (Wychavon)	Wychavon	£938,349	£1,369,537	***£2,307,886***	***£1,835***	£84,613	£1,692,260	**£4,000,146**	**£3,180**

[59] Costs derived from Sport England's 'Sports Facility Calculator' (https://www.activeplacespower.com/reports/sports-facility-calculator) Build Costs: Q2 2020, BCIS: May 2020
[60] Costs taken from SWC Play Pitch Strategy 2022, derived from Sport England Facilities Costs Second Quarter 2020 – (https://www.sportengland.org/facilities-planning/design-and-cost-guidance/cost-guidance/)
[61] Lifecycle costs are based on the % of the total project cost per annum as set out in Sport England's Life Cycle Costs Natural Turf Pitches and Artificial Surfaces documents (2012)
[62] The majority of the site is located in Malvern Hills District and so provision requirements have been calculated in this basis.

Sector-specific funding

12.20. The Playing Pitch Strategy and the Built Facilities Study outline the following sources of funding for delivery of new facilities in South Worcestershire:

- Planning obligations (i.e. S106/CIL)
- Capital Grant Funding
- National Governing Body support
- Council capital funding
- Education and Further Education Capital Funding/Programmes

12.21. The majority of investment in sports and recreation facilities is reliant upon securing developer contributions through the planning process. Developer contributions help to improve facilities in response to new development and associated population growth which generates additional demand for playing fields, built facilities and other amenities.

12.22. Whilst Local Authority finances are currently under pressure, there is capital for investment in sports and recreation facilities through individual school capital grants and Sport England.

12.23. Sport England’s funding comes in five forms; small grants of £300-£10,000 for projects, community asset funds for enhancing community spaces, the workforce diversity fund which aims to diversify sports coaching and participation, the strategic facilities fund for investment in new infrastructure and the major events engagement fund which promotes legacy benefits associated with events such as the Olympics.

12.24. Beyond this, the delivery of new sports facilities and enhancement and expansion of existing facilities often relies on funding from local and national charitable trusts, the Lottery and local fundraising efforts.

13. Green Infrastructure and Open Space

13.1. This chapter covers the provision of Green Infrastructure (GI), e.g. parks and open spaces, greenways, multiuser trails, rights of way, wildlife sites, and river and canal corridors. The SWDPR proposed policy SWDPR 07 'Green Infrastructure' sets out the strategic requirements for the plan area, whilst development management policies such as SWDPR 45 'Provision of Green Space and Outdoor Community Uses in New Development' cover requirements in relation to specific types of GI provision.

Responsibility for delivery

13.2. Table 13.1 sets out the organisations that are responsible for the delivery, maintenance and management of green and blue infrastructure within South Worcestershire.

Table 13.1 Responsibilities for Delivery

Service Provider	Responsibility
Worcestershire County Council (WCC)	WCC Strategic Planning and Environmental Policy Team is responsible for strategy and concept planning for GI. This includes resourcing the Green Infrastructure Partnership, maintaining the Worcestershire Habitat Inventory, and producing the forthcoming Worcestershire Local Nature Recovery Strategy. As the Highways Authority, has a statutory duty to protect the legal rights of the public to use and enjoy the existing public rights of way network, maintain verges.
City and District Councils	Responsibility for development and maintenance of parks and open spaces in the district lies with the City and District Councils.
Town and Parish Councils	Local councils are responsible for the ownership and management of the majority of parks and open spaces within Malvern Hills and Wychavon, as well as the two parish councils in Worcester City.
Worcestershire Green Infrastructure Partnership	The Partnership consists of the seven local authorities and other bodies including statutory agencies such as English Heritage, the Environment Agency, the Forestry Commission and Natural England and voluntary organisations such as Sustrans, Woodland Trust, the Worcestershire Biological Records Centre and the Worcestershire Wildlife Trust. The Partnership is responsible for producing the Green Infrastructure Strategy for the county and its implementation. It also works with developers to aid the delivery of new assets and ensure that site design incorporates sufficient GI.
Worcestershire Local Sites Partnership	The Partnership consist of Worcestershire's seven local authorities, the Worcestershire Wildlife Trust, Earth Heritage Trust, Worcestershire Biological Records Centre, Natural England, Forestry Commission, Environment Agency, Kemerton Conservation Trust. The Partnership is responsible for approving any new sites put forward for listing as county Local Sites and then ensuring the endorsement/adoption of those sites by their own organisations. The Partnership is responsible for ensuring that reporting on Local Site condition is undertaken on an annual basis to contribute to the monitoring of progress against national and local indicators and Worcestershire State of the Environment targets.

Malvern Hills Trust	The Malvern Hills Trust (working name of the Malvern Hills Conservators) is a statutory body, created by an act of Parliament and reliant on that act, and subsequent acts, for its powers and duties. The Malvern Hills Act 1884 established the Malvern Hills Conservators, placing about 200 hectares of land under their jurisdiction alongside powers to protect, control and manage the land. The Trust is responsible for preserving the natural aspects of land under its control and its use as an open space for public enjoyment. Subsequent Acts of Parliament have expanded on these duties granting limited powers to sell land, to restrict public access to protect ancient monuments, sites of natural beauty, trees and flora and fauna and in the interests of public safety, and to grant easements.

Assessment of Current Infrastructure Provision

13.3. GI is the network of green spaces and natural elements that helps intersperse and connect our cities, towns and villages with the wider environment. GI comprises many different elements including biodiversity, the landscape, the historic environment, the water environment and publicly accessible green spaces and informal recreation sites. Green spaces and natural elements do not exist in isolation. Considering networks in an integrated way achieves benefits that are far greater than when individual components are considered separately.

13.4. Plan making requires a strategic approach to GI which includes the provision of safe and accessible GI and suitable adaptation measures. There are many advantages to be gained from securing a critical mass of GI in a locality. GI in south Worcestershire is informed by the Worcestershire Green Infrastructure Strategy[63], which itself is informed by the Worcestershire Green Infrastructure Framework[64]. The 2018 Green Infrastructure Strategy was further updated in 2023 to cover the period 2023-2028[65].

13.5. Finally, Worcestershire County Council produced the 2023 State of Nature Report[66] which sets out a comprehensive picture of the successes and the challenges currently facing nature within Worcestershire, driven by threats such as habitat loss and fragmentation, pollution, invasive non-native species and climate change.

13.6. Together these documents identify the most appropriate actions for GI provision and enhancement to deliver a range of benefits that contribute to meeting the individual site priorities as listed at Environmental Character Area level (protect, enhance and/or

[63] The 'Worcestershire GI Strategy', prepared by the Worcestershire GI Partnership and endorsed by the SWC, is a non-statutory county-wide guidance document which aims to direct and drive the delivery of GI in Worcestershire and inform relevant strategies and plans of partner organisations. The Strategy is available at http://www.worcestershire.gov.uk/GI

[64] The 2023 Worcestershire GI Strategy is supported by the Worcestershire GI Framework. . All documents are available at https://www.worcestershire.gov.uk/GI

[65] Planning for Green Infrastructure | Worcestershire County Council

[66] 65847 Worcestershire State of Nature Report

restore) deemed necessary to maximise the multi-functional benefits of GI in those areas where this is most critical.

13.7. Policy SWDPR 07 Green Infrastructure is the overarching strategic policy that seeks to provide for new GI in development and to protect existing GI. The wider GI network and its accessibility and connectivity are important considerations in assessing the role of GI within its wider context and its value to the community and wildlife, with supportive policies including SWDPR 27 Biodiversity and Geodiversity; SWDPR 43 Built Facilities and Community Buildings, SWDPR 44 – Green Space, SWDPR 45 Provision of Green Space and Outdoor Community Uses in New Development and SWDPR 46 Playing Fields providing the relevant policy requirements to help achieve these aims.

Strategic GI Assets

13.8. The majority of South Worcestershire is considered to be of high GI quality. This is particularly the case in the north and west areas, which are characterised by the Malvern Hills and Commons and the Teme Valley. The 2023 Worcestershire Green Infrastructure Strategy outlined that the following strategic GI assets within South Worcestershire (Table 13.2) are of high quality.

Table 13.2 High Quality Strategic GI assets

Site Name	District
The Malvern Hills (including Malvern Common, North Hill, Sugar Loaf Hill and Worcestershire Beacon, Castlemorton Common, Coombe Green, Hollybed, Shadybank Commons)	Malvern Hills
River Avon	Wychavon
River Severn	Malvern Hills and Worcester City
River Teme	Malvern Hills
Worcester and Birmingham Canal	Bromsgrove and Worcester City
Droitwich Canals	Wychavon
Shrawley Wood	Malvern Hills
Kempsey Common	Malvern Hills
Worcester Woods Country Park	Worcester City

Wildlife Sites

13.9. South Worcestershire has a rich and diverse countryside which includes areas of international, national, county and local importance:

- One National Nature Reserves (NNR); Bredon Hill (Wychavon). [67]
- Two Special Area of Conservation (SAC's); Bredon Hill (Wychavon) and Lyppard Grange Ponds (Worcester City)[68].

[67] Worcestershire's National Nature Reserves - GOV.UK
[68] List of SACs in England - Special Areas of Conservation

- 76 Sites of Scientific Interest (SSSI's)[69]; 32 sites within Wychavon, 42 sites within Malvern Hills, and 2 sites in Worcester City.
- 537 Local Wildlife Sites (LWS's) (Worcestershire)[70].

13.10. Approximately 88.85% of the Bredon Hill NNR and SSSI is considered to be in favourable condition with 11.15% in unfavourable-recovering condition[71].

13.11. Five of the SSSI's are assessed are as being in an adverse condition. These relate to inappropriate water levels, water abstraction, inappropriate man-made structures in water, and agricultural grazing[72].

13.12. WCC manage a variety of 'Countryside Sites', which includes Common land, picnic places, riverside parks and the Worcester Woods Country Park. There is a total of 12 Countryside sites in South Worcestershire[73].

13.13. The WCC 'Worcestershire Habitat Inventory 2[74]' (as updated in 2020-2021) maps woodland, parkland, orchards, grasslands and heathland as well as various habitat networks. These can be seen within Figure 13.1. The main areas of woodland can be seen in bright green, with orchards and grasslands in dark/mid-green and heathland identified within dark green and brown. Parkland is identified in pink.

[69] Site list
[70] 65847 Worcestershire State of Nature Report
[71] Designated Sites View
[72] A detailed assessment of the quality of the SSSIs and NNRs is provided on Natural England's Designated sites website: https://designatedsites.naturalengland.org.uk
[73] Country parks, picnic places and nature reserves | Worcestershire County Council
[74] Worcestershire Habitat Inventory 2 (Worcestershire County Council

Figure 13.1 Map of Green Infrastructure Assets within Worcestershire[75] (Source: Worcestershire County Council)

Blue Infrastructure- Rivers and Canals

13.14. The Worcestershire Local Flood Risk Management Strategy (LFRMS) (WCC, March 2016) and the SWC's Level 1 Strategic Flood Risk Assessment (SFRA) (JBA, 2019) Consulting, August 2019) outline that there are the following main blue infrastructure assets within South Worcestershire.

Table 13.3 Blue Infrastructure within Worcestershire	
Main Rivers	River Severn, River Teme, and River Avon
Tributaries	River Salwarpe, River Badsey, River Isbourne, River Rea, Battleton Brook, Merry Brook, Carrant Brook, Barbourne Brook, Elmbridge Brook, Kyre Brook, Dick Brook, and Pool Brook
Canals	The Worcester and Birmingham Canal and the Droitwich Canals

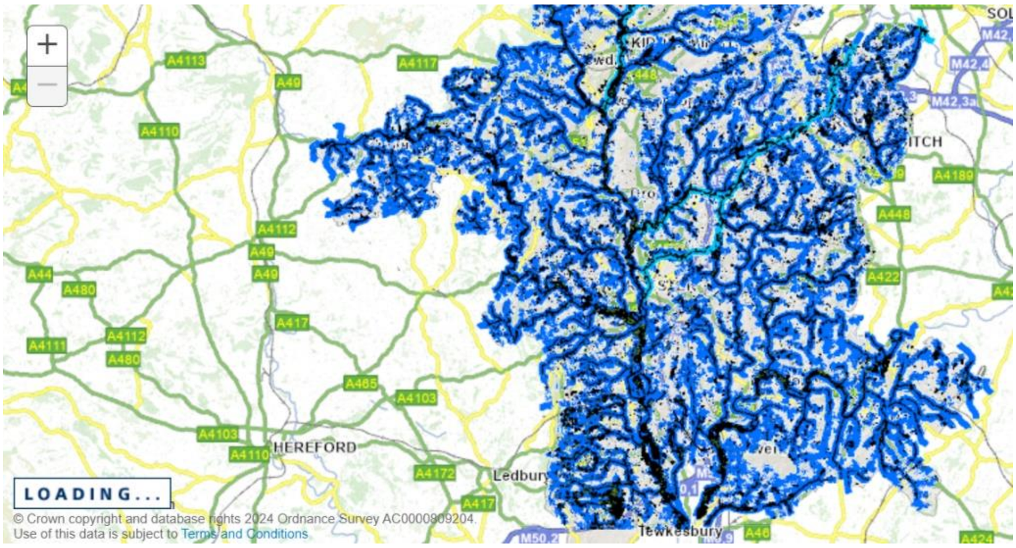


Figure 13.2 Map of Blue Infrastructure Assets in Worcestershire (Source: Worcestershire County Council[76])

[75] Interactive mapping is available at: Worcestershire Habitat Inventory
[76] Interactive map available at: Worcestershire Habitat Inventory

13.15. The County's blue infrastructure (waterbodies and watercourses) is mapped within Figure 13.2. The main rivers are mapped in dark blue with tributaries in light blue.

13.16. The LFRMS and SFRA do not provide an assessment of the recreational function of the blue infrastructure within Worcestershire. The Green Infrastructure Strategy 2023-2028 (WCC, 2023) outlines that there are pressures on blue infrastructure assets in the north and centre of the county from over-abstraction and that the vast majority of all watercourses across the region have a 'moderate' or 'poor' ecological status classification and are at risk of failing the Water Framework Directive targets to meet 'good status' by 2027[77].

13.17. A number of the blue infrastructure assets are affected by significant water quality issues with contamination from chemicals and sediments impacting most of the rivers and streams. The main sources of pollution are the run-off of pesticides and fertilisers from agricultural land, wastewater discharges and sewer overflows, and domestic and transport-origin pollutants such as fats, oils and tyre particulates.

13.18. In terms of issues surrounding Nutrient Neutrality[78], a small part of the River Lugg catchment is located within the Malvern Hills District - River Lugg Special Area of Conservation (SAC)[79]. The River Lugg Site of Special Scientific Interest (SSSI) is a part of the River Wye Special Area of Conservation (SAC), between Hope under Dinmore and where it converges with the River Wye at Mordiford. This part of the SAC is exceeding its water quality targets for phosphate. Development that would contribute additional phosphates into the catchment would have adverse effect on the integrity of the River Wye SAC

13.19. The impacts relating to reduced or altered water supply, poor water quality and flooding are likely to become more prevalent as a result of extreme weather events linked to climate change.

Open Space Provision

13.20. The South Worcestershire Open Space Assessment undertaken by Ethos (2019) identifies the following levels of provision of a range of typologies of open space within the three local authorities.

[77] Severn Middle Worcestershire Management Catchment | Catchment Data Explorer
[78] Nutrient Neutrality FAQs | Local Government Association
[79] River Lugg Special Area of Conservation - Catchment Map - TIN210

Table 13.4 Current Open Space Infrastructure Provision in South Worcestershire				
Typology	**Existing (ha)**			
	Malvern Hills	**Worcester City**	**Wychavon**	**South Worcestershire**
Allotments	9.38	27.36	47.25	83.99
Amenity Greenspace (>0.15 ha)	81.15	55.84	76.49	213.08
Parks and Recreation Grounds (including Outdoor Sport (Fixed) and Outdoor Sport (Private))[80]	119.33	179.21	217.49	513.32
Parks and Recreation Grounds	62.50	135.50	128.08	326.08
Outdoor Sport (Fixed)	0.61	1.36	1.99	3.96
Outdoor Sport (Private)	56.22	42.35	84.70	183.28
Play (Child)	3.41	4.18	7.24	14.82
Play (Youth)	0.92	0.74	1.41	3.06
Accessible Natural Greenspace	1,784.31	173.05	654.07	2,611.43
Cemeteries and Churchyards	56.11	24.81	69.81	150.73
Education	154.43	119.33	141.49	415.25

13.21. The latest Developer Contributions SPD (2018) provides detailed standards which planning applications are currently assessed against in accordance with SWDP 39 of the 2016 SWDP. The Open Space Assessment (2019) provides an updated set of open space typology provision requirements to inform the SWDPR, now aligned as one South Worcestershire standard (see Table 13.7), this will replace the existing standard once adopted.

Planned Provision and Scheme Identification based on Housing and Employment Needs

Green Infrastructure (GI) Concept Plans and Schemes in Development

13.22. The Worcestershire GI Partnership has established the principle of preparing Green Infrastructure Concept Plans for major development sites, working in partnership with local planning authorities and developers. These should contain an assessment of the GI assets and identify a set of GI principles and priorities for the site.

[80] This typology will have included Playing Fields as part of the audit, but ‘Playing Pitches’ have been removed from this typology in the provision standard table of the SWDP Review (SWDPR 44) to avoid conflict with the Playing Fields policy (SWDPR 46).

13.23. GI Concept Plans and Concept Statements have either been produced, or are being planned for, by the Worcestershire GI Partnership and the SWC for the following strategic development sites:

- Worcester South Urban Extension (SWDP 45/1)
- Worcester West Urban Extension (SWDP 45/2)
- Newlands, Malvern (SWDP 56)
- Worcester Technology Park (now known as Worcester Six) (SWDP 45/6

13.24. As part of the SWDPR, GI Concept Plans and Concept Statements will be produced for the following Strategic Locations:

- SWDPR51 Worcestershire Parkway
- SWDPR52 Throckmorton New Settlement
- SWDPR53 Rushwick Expanded Settlement
- SWDPR54 Mitton

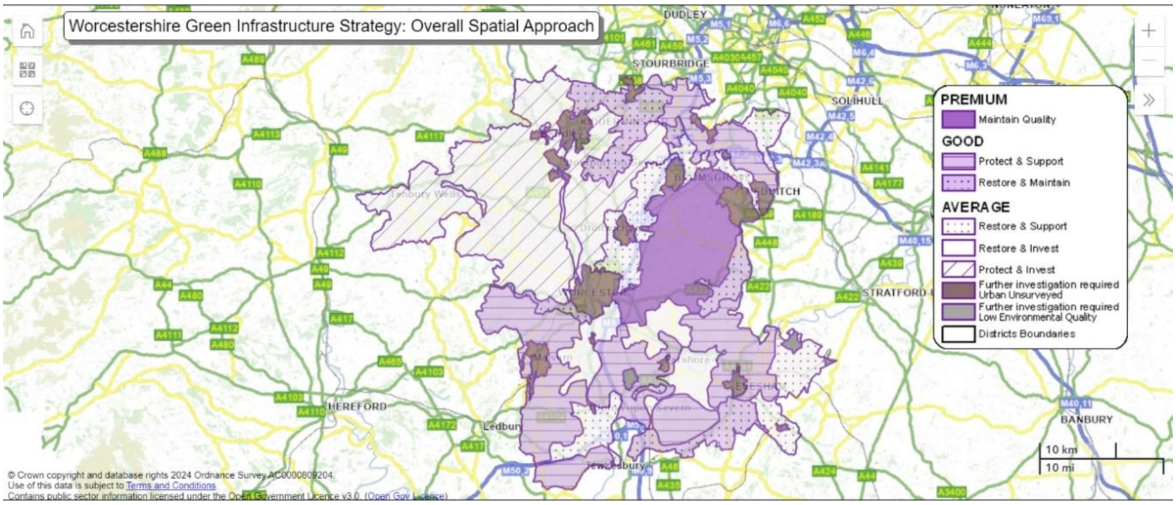
13.25. Concept plans and statements provide a framework for the development of masterplans for landscape-led schemes on larger development sites. They should seek to deliver the aims and objectives that the partners to the Concept Plan (the GI Partnership and the Councils) expect to see addressed in the development of a site by applicants/developers.

GI Status and Management Approach at the Planned Growth Locations

13.26. WCC has produced a map indicating the overall spatial approach to GI across different parts of the County. This map, shown in Figure 13.3 demonstrates a three-tier approach to the management of GI dependent upon the quality of the character area:

1. Protect and enhance those areas with the greatest GI value
2. Protect and restore those areas with medium GI value
3. Restore and create those areas with the lowest GI value

Figure 13.3 Worcestershire Green Infrastructure Strategy: Overall Spatial Approach (Source: Worcestershire County Council)



13.27. In addition, each area is assessed in terms of quality as average, good or premium. Urban areas have not been surveyed. This assessment approach is described in more detailed categories within the diagram and can be seen on the interactive mapping[81].

Biodiversity Net Gain (BNG)

13.28. Biodiversity Net Gain (BNG) ensures that habitats for wildlife are left in a measurably better state than they were before the development. BNG is mandatory under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). Developers must deliver a BNG of 10%. This means a development will result in more or better quality natural habitat than there was before development.

13.29. BNG has been costed into the viability testing with the costs for delivering this taken from DEFRA Biodiversity Net Gain and Local Nature Recovery Strategies, Impact Assessment (IA).

Malvern Hills Mitigation Strategy

13.30. Work undertaken by Footprint Ecology relating to the recreational impacts[82] on the Malvern Hills SSSI, including visitor surveys, established that there is a need to address recreational pressures on the Malvern Hills SSSI as a result of previous local plan growth and the growth planned in the SWDPR, and that this pressure has been potentially exacerbated by increased use during the Covid-19 pandemic. It is recognised in the report that further housing growth will increase pressure on the Malvern Hills SSSI, and recognises the role that strategic planning has in ensuring adequate protection. The concerns related to increased pressure on the Malvern Hills SSSI have also been raised by Natural England as part of the SWDPR process.

[81] Interactive map available at: Worcestershire GI Priorities
[82] SWDPR Malvern Hills SSSI - Recreation Impacts Report (2021)

13.31. A range of recommendations relating to visitor management and access strategies were identified. A mitigation strategy[83] has also been prepared, which recommends ways to manage the impacts of increased recreational pressures on the Malvern Hills SSSI.

13.32. The total costs of the mitigation proposed are £2,754,950, including 10% contingency. Indicative costs per dwelling, based on an estimate of 10,214 qualifying dwellings within a 25km buffer zone of the Malvern Hills SSSI) to be delivered between 2021-2041, would therefore be £269.72.

Areas of Informal Recreation (AIRs)

13.33. The Worcestershire Green Infrastructure Framework 3: Access and Recreation Document (2020)[84] highlighted limited opportunities to expand existing informal recreation sites across Worcestershire.

13.34. The report identified areas of search for sites for new recreation assets in the county, including three locations in South Worcestershire. The focus for these areas was on the creation of new large strategic informal recreation sites which form part of a wider network of accessible greenspaces, and that could assist in alleviating ~~to take~~ pressure on ~~off~~ existing GI assets~~.~~

13.35. In a response to these evidence base updates, the SWC complemented the County Council's recommended areas of search with their own 'Call for Sites' consultation. As a result of assessing all the submissions and suitable options, three areas of informal recreational green space (AIRs) were proposed for allocation (Table 13.5).

Table 13.5 South Worcestershire Areas of Informal Recreational Green Space Proposed Allocations

Reference	Site Location	Local Authority	Site Area (ha)
AIR01 CP001	Lower Hall Farm, Hampton Lovett	Wychavon	73.21 ha
AIR02 CP003	Land south of Jennet Tree Lane, Deblin's Green	Malvern Hills	36.14 ha
AIR03 CP006f	Land north-east of Blenheim Farm, Honeybourne	Wychavon	59.31 ha

13.36. The delivery of these sites will involve the creation of informal publicly accessible land intended to increase the amount of natural green space available to local residents for their recreation and wellbeing. This will include development of routes and trails suitable for all visitors and provision of cycle and limited car parking facilities in the first instance. Opportunities to provide educational access may be explored in the future, as may the addition of other visitor facilities, such as toilets and refreshments, subject to further consultation on a site-by-site basis.

[83] SWDPR Malvern Hills SSSI - Mitigation Strategy (2022)
[84] https://www.worcestershire.gov.uk/downloads/file/3776/worcestershire_green_infrastructure_framework_3

13.37. Following the submission of the SWDPR to the Secretary of State on the 27th September 2023, the South Worcestershire Councils were informed in November 2023 that AIR01 (CP001) – Lower Hall Farm, Hampton Lovett was no longer available for use as a proposed AIR. As part of the evidence base for the SWDPR, Footprint Ecology produced an AIRs Report[85] in 2024, which provided detailed costings for the delivery and maintenance of the remaining two AIRs. Accordingly, the cost of including AIR01 has not been factored into the reacted viability appraisal process.

13.38. There have also been ongoing discussions with the landowner of AIR02 (CP003) - Land south of Jennet Tree Lane, Deblin's Green concerning the availability of the site. The SWC's are working with the landowner and Natural England to ensure that strategic provision of suitable accessible greenspace can be secured and as such, AIR02 has remained in the costings for this IDP alongside the costings for AIR03 Land north-east of Blenheim Farm, Honeybourne.

13.39. Costs for AIR01 and AIR02 are summarised in Table 13.6 below and gives the initial cost for establishment and aftercare, 20 year management costs (reflecting the SWDPR plan period), and the total costs. Contingency costs are included in these figures.

Table 13. 6 Estimated Guideline Costs for AIRs

Site Reference	Site Name	Size (ha)	Establishment & Aftercare Commuted Budget	20 year Management Costs Commuted Budget	Total Costs
AIR02	Jennet Tree Lane	36.3	£706,080	£1,612,600	£2,318,680
AIR03	Honeybourne	59.36	£688,140	£2,766,643	£3,454,783
Totals		**95.66**	**£1,394,220**	**£4,379,243**	**£5,773,463**

13.40. The Footprint Ecology 'AIRs' Report also identified other sources of potential funding beyond developer contributions that could be pursued to enable or support the delivery and maintenance of the AIRs. This could include Biodiversity Net Gain, Carbon or Nutrient Credits, green social prescribing funding, Environment Land Management Schemes, and voluntary sector involvements.

[85] SWDPR: Areas of Informal Recreation (AIRs) Report (2024)

Open Space- Standards

13.41. The South Worcestershire Open Space Assessment (2019) prepared by Ethos Environmental Planning examines local needs for a wide range of different types of open space typologies (Table 13.7). The document sets out the recommended quantity, quality and accessibility standards for these typologies to inform the SWDPR. As such a set of updated open space typology provision requirements have now been aligned as one South Worcestershire standard. The new provision standards will form part of revised policy SWDPR 45, once adopted.

Table 13.7 – New proposed Open Space Quantity and Accessibility Standards for South Worcestershire (SWDPR 45)

Typology	Open Space Quantity Standards (ha/1,000 population)	Access Standards
Allotments	0.3	720 metres or 15 minute walk time
Amenity Green Space (sites > 0.15ha)	0.7	600 metres or 12-13 minute walk time
Parks and Recreation Grounds (public and private)[86]	0.5	600 metres or 12-13 minute walk time
Play Space (Children)	0.05	600 metres or 12-13 minute walk time
Play Space (Youth)	0.05	720 metres or 15 minute walk time
Natural Green Space	1.0	920 metres or 20 minute walk time
Playing Pitches	No prescribed quantity and accessibility standards.	Refer to SWDPR 46: Playing Fields
Total Provision	**2.60 ha/1,000 population**	

Open Space – Developer Contributions

13.41. Information relating to how the provision requirements will translate into a developer contribution will be set out in an update to the 2018 Developer Contributions SPD, but approximations on costs as relates to the new provision standards in terms of developer contributions have been set out in Table 13.8 for the purposes of this IDP update. A 20% inflation buffer was applied to the 2022 costs.

13.42. Table 13.11 sets out a range of indicative developer contributions associated with the proposed housing growth in the SWDPR using the recommended provision standards set out in the South Worcestershire Open Space Assessment (2019)[87]. The levels of

[86] The Parks and Recreation Grounds typology included an 'allowance' for Playing Pitch Provision (1.2ha) in the Open Space assessment, but this has been removed to avoid conflict with the Playing Fields policy (SWDPR 46).
[87] As updated to avoid potential conflict with the Playing Fields policy.

contributions calculated in Table 13.11 are indicative, providing an estimation of the open space costs associated with the planned provision in the SWDPR, with assumptions based on the size of a site and GI being delivered on-site for greenfield development and off-site for brownfield sites. In practice, on-site/off-site provision/contributions cannot be truly established until such matters are discussed on a site-by-site basis at the planning application stage. The Open Space Assessment provision standards have been used in formulating the approximate calculations in Tables 13.8-13.11.

Open Space Assessment Costs

Table 13.8 Open Space Provision Standards

Typology	A: Standard per person (sq. m)	B: Cost of provision (£/sq. m)	C: Contribution per person (£) *(A x B = C)*	D: Contribution per dwelling (x 2.34 for average household size)[88]
Allotments	**3**	**£26.81**	**£80.42**	**£188.18**
Parks and Recreation grounds	**5**	**£111.53**	**£557.64**	**£1304.88**
Play Space (Children)	**0.5**	**£202.51**	**£101.26**	**£236.94**
Play Space (Youth)	**0.5**	**£202.51**	**£101.26**	**£236.94**
Amenity green space	**7**	**£24.29**	**£170.02**	**£397.84**
Natural Green Space	**10**	**£24.29**	**£242.88**	**£568.34**
Playing Pitches	**N/A – Refer to SWDPR 46: Playing Fields**			
Total	**26**	**N/A**	**£1,253.48**	**£2,933.12**

Table 13.9: Indicative land acquisition costs (based on the 2018 Developer Contributions SPD)

Land Acquisition Costs	**Hectares per 1,000 resident population**	**Cost per 1,000 residents**	**Cost per dwelling[89]**
	2.60 x £24,000	£62,400	£146.47[90]

Table 13.10: Indicative Commuted Sums for adoption of Public Open Space (based on the 2018 Developer Contributions SPD)

Maintenance costs per hectare per year	£15,443.16
Maintenance costs for 2.60 hectares x £15,443.16	£40,152.19
Maintenance costs over 20 years = 20 x £40,152.19	£803,043.84
Commuted sum per dwelling = £803,043.84 ÷ 426[91]	£1,885.08[92]

[88] 50% and 25% discount to be applied to 1 and 2 bed market units, respectively.
[89] 426 homes per 1,000 residents - average across the three SWC
[90] 50% and 25% discount to be applied to 1 and 2 bed market units, respectively.
[91] 426 homes per 1,000 residents - average across the three SWC
[92] 50% and 25% discount to be applied to 1 and 2 bed market units, respectively.

Total (maximum) indicative open space costs per dwelling = £4,137.23
(£2,933.14+ £146.47 + £1,885.08)

13.43. The calculations factor in a 40% affordable housing discount (as per emerging affordable housing policy SWDPR 18 as affordable units are not subject to open space contributions as per the 2018 Developer Contributions SPD). A further discount of 50% and 25% for all 1 and 2 bed market dwellings, respectively, will also be applied to all qualifying typologies in viability typologies testing, (again in accordance with the current requirements of the 2018 Developer Contributions SPD). Sites below 10 dwellings are not subject to any developer contributions (with the exception of affordable housing contributions in the Designated Rural Areas) as they are below the proposed policy threshold in SWDPR 45.

13.44. The SWC have also adapted the land acquisition and commuted sums cost calculations from the 2018 Developer Contributions SPD to provide indicative figures for these additional elements of the developer contribution (note - land acquisition costs have not been included in the indicative costs in Table 13.11 below)

13.45. Vacant Building Credit may also apply to some of the proposed SWDPR allocation sites, however this cannot be pre-empted and so has not been factored into any calculations in Table 13.10 below.

13.46. A cost calculator forms part of the Open Space Assessment so that the on and off-site requirements for open space can be calculated for different sized developments. The cost calculator is a recommendation by consultants Ethos that could be taken forward by the SWC in establishing open space contribution figures for off-site contributions as part of an updated Developer Contributions SPD.

13.47. The cost calculator provides an example of how costs (on or off site) might be calculated, but site circumstances will need to be taken into account e.g. topography. The characteristics of each new open space will vary as will land acquisition and future maintenance costs and therefore each adoption agreement will be negotiated on the basis of the bespoke costs associated with the piece of open space to be adopted. Any update to the Developer Contributions SPD (2018) following adoption of the SWDPR will need to support the most appropriate methodology for calculating future developer contributions (as established through the SWDPR).

Table 13.11 — Indicative Open Space Requirements

Where a specific GI percentage is required (as per SWDPR 07), the total amount of Green/Open Space required (as per SWDPR 45) will be set within the overall quantum of GI required. Where no specific strategic GI is required as per SWDPR 07, contributions will still be sought towards the provision of open space, as per SWDPR 45.

Category/Typology	Strategic Green Infrastructure Requirements (SWDPR 07)[93]	Indicative Open Space Requirements (SWDPR 45)[94]	Indicative cost per dwelling[95]
Designated Rural Areas	For brownfield land, no specific Green Infrastructure Requirements[96]. For greenfield land, under 0.2 ha (gross) no specific requirements, 0.2 to 0.99 ha (gross) 20% Green Infrastructure, over 1 ha (gross) 40% Green Infrastructure.	No Open Space Requirements.	**£0.00**
9 dwellings or less (brownfield or greenfield)	For brownfield land, no specific Green Infrastructure Requirements. For greenfield land, under 0.2 ha (gross) no specific requirements, 0.2 to 0.99 ha (gross) 20% Green Infrastructure, over 1 ha (gross) 40% Green Infrastructure.	No Open Space Requirements.	**£0.00**
Greenfield sites of 10 dwellings or more with a gross site area of 0.2ha and 0.99ha	Site would require 20% Green Infrastructure.	Assumption that all Open Space Requirements are provided **off site except for** Amenity Green Space (£397.84) which would be on site. Discount of £397.84. Totals (per dwelling): Open Space: £2,535.28 *(£2,933.12 – £397.84)* Maintenance: £1,885.08 *Sub-total:* £4,420.36	**£2,652.22**

[93] Requirements exclude private gardens.
[94] Land acquisition costs have not been included in any of the assumptions in this table.
[95] The indicative cost per dwelling is subject to a further 50% and 25% discount to be applied to 1 and 2 bed market units, respectively.
[96] Proposals will need to satisfy other SWDPR policies, e.g., SWDPR 26 Design; SWDPR 27 Biodiversity and Geodiversity; SWDPR 35 Sustainable Drainage Systems; SWDPR 36 Water Resources, Efficiency and Treatment; SWDPR 45 Provision of Green Space and Outdoor Community Uses in New Development.

Table 13.11 — Indicative Open Space Requirements

Where a specific GI percentage is required (as per SWDPR 07), the total amount of Green/Open Space required (as per SWDPR 45) will be set within the overall quantum of GI required. Where no specific strategic GI is required as per SWDPR 07, contributions will still be sought towards the provision of open space, as per SWDPR 45.

Category/Typology	Strategic Green Infrastructure Requirements (SWDPR 07)[93]	Indicative Open Space Requirements (SWDPR 45)[94]	Indicative cost per dwelling[95]
		40% Affordable Housing Discount: £1,768.14 **Total cost per dwelling: £2,652.22** *(£4,420.36 - £1,768.14)*	
Greenfield sites between 10 to 100 dwellings and with a gross site area of 1ha and above.	Site would require 40% Green Infrastructure.	Assumption that all Open Space Requirements are provided **off site except for** Amenity Green Space (*£397.84*) and Natural Green Space (£568.33). Discount of £966.17. Totals (per dwelling): Open Space: £1,966.95 *(£2,933.12– £966.17)* Maintenance: £1,885.08 *Sub-total:* £3,852.03 40% Affordable Housing Discount: £1,540.81 **Total cost per dwelling: £2,311.22** *(£3,852.03- £1,540.81)*	**£2,311.22**
Greenfield sites over 100 dwellings and with a gross site area of 5ha and above	Site would require 40% Green Infrastructure.	Assumption that all Open Space Requirements are provided **on site.** Totals (per dwelling): Open Space: £0.00 Maintenance: £1,885.08 Sub-total: £1,885.08 40% Affordable Housing Discount: £766.03 **Total cost per dwelling: £1,131.05** (£1,885.08- £766.03)	**£1,131.05**
Brownfield sites between 10 to 40 dwellings	No specific Green Infrastructure Requirements.	Assumption that all Open Space Requirements are provided **off site.**	

Table 13.11 — Indicative Open Space Requirements

Where a specific GI percentage is required (as per SWDPR 07), the total amount of Green/Open Space required (as per SWDPR 45) will be set within the overall quantum of GI required. Where no specific strategic GI is required as per SWDPR 07, contributions will still be sought towards the provision of open space, as per SWDPR 45.

Category/Typology	Strategic Green Infrastructure Requirements (SWDPR 07)[93]	Indicative Open Space Requirements (SWDPR 45)[94]	Indicative cost per dwelling[95]
Note: *This typology assumption has not factored in any considerations relating to vacant building credit.*		Totals (per dwelling): Open Space: £2,933.12 Maintenance: £1,885.08 Sub-total: £4,818.20 30% Affordable Housing Discount: £1,445.46 **Total cost per dwelling: £3,372.74** (£4,818.20- £1,445.46)	**£3,372.74**
Brownfield sites over 40 dwellings ***Note:*** *This typology assumption has not factored in any considerations relating to vacant building credit.*	No specific Green Infrastructure Requirements.	Assumption that all Open Space Requirements are provided **off site except for** Amenity Green Space (£397.84) which would be on site. Discount of £397.84. Totals (per dwelling): Open Space: £2,535.28 *(£2,933.12– £397.84)* Maintenance: £1,885.08 *Sub-total:* £4,420.36 30% Affordable Housing Discount: £1,326.11 **Total cost per dwelling: £3,094.26** *(£4,420.36- £1,326.11)*	**£3,094.26**
Student Halls of Residence/Student Accommodation (Greenfield and Brownfield)	If the development is private C3 Use Class student accommodation (i.e. not provided by an academic institution) then: For brownfield land, no specific Green Infrastructure Requirements[97].	No Open Space Requirements if development is in the C2 Use Class. For C3 Use Class, assumption that all Open Space Requirements are provided **off site except for** Amenity Green Space which would be on site (£397.84) and no requirements for young	

[97] Proposals will need to satisfy other SWDPR policies, e.g., SWDPR 26 Design; SWDPR 27 Biodiversity and Geodiversity; SWDPR 35 Sustainable Drainage Systems; SWDPR 36 Water Resources, Efficiency and Treatment; SWDPR 45 Provision of Green Space and Outdoor Community Uses in New Development.

Table 13.11 — Indicative Open Space Requirements

Where a specific GI percentage is required (as per SWDPR 07), the total amount of Green/Open Space required (as per SWDPR 45) will be set within the overall quantum of GI required. Where no specific strategic GI is required as per SWDPR 07, contributions will still be sought towards the provision of open space, as per SWDPR 45.

Category/Typology	Strategic Green Infrastructure Requirements (SWDPR 07)[93]	Indicative Open Space Requirements (SWDPR 45)[94]	Indicative cost per dwelling[95]
	For greenfield land, under 0.2 ha (gross) no specific requirements, 0.2 to 0.99 ha (gross) 20% Green Infrastructure, over 1 ha (gross) 40% Green Infrastructure.	children's play equipment (£236.94), youth play equipment (£236.94), or allotments (£188.20). Discount of £1059.91. <u>No affordable dwellings will be generated as a result of this type of development so there is no applicable discount.</u> Totals (per dwelling): Open Space: £ 1,873.21 (£2,933.12- £1059.91) Maintenance: £1,885.08 Sub-total: £3,758.29 Affordable Housing discount: £0.00 <u>**Total cost per dwelling: £3,758.29**</u>	**£3,758.29**
Sheltered Housing/ Age Restricted (Greenfield)	If the development is C3 Use Class, then: For greenfield land, under 0.2 ha (gross) no specific requirements, 0.2 to 0.99 ha (gross) 20% Green Infrastructure, over 1 ha (gross) 40% Green Infrastructure.	No Open Space contributions are required if the development is in C2 Use Class. For C3 Use Class, assumption that all Open Space Requirements are provided <u>**off site**</u> **except for** Amenity Green Space which would be on site (£397.84) and no requirements for young children's play equipment (£236.94), youth play equipment (£236.94) or allotments (£188.20). Discount of £1059.91. Totals (per dwelling): Open Space: £ 1,873.21 (£2,933.12- £1059.91) Maintenance: £1,885.08 Sub-total: £3,758.29 40% Affordable Housing discount (provided it is 10 dwellings or more): £1,503.31 <u>**Total cost per dwelling: £2,254.98**</u> (£3,758.29 - £1,503.31)	**£2,254.98**

Table 13.11 — Indicative Open Space Requirements Where a specific GI percentage is required (as per SWDPR 07), the total amount of Green/Open Space required (as per SWDPR 45) will be set within the overall quantum of GI required. Where no specific strategic GI is required as per SWDPR 07, contributions will still be sought towards the provision of open space, as per SWDPR 45.			
Category/Typology	**Strategic Green Infrastructure Requirements (SWDPR 07)[93]**	**Indicative Open Space Requirements (SWDPR 45)[94]**	**Indicative cost per dwelling[95]**
Sheltered Housing/ Age Restricted (Brownfield)	If the development is C3 Use Class, then: For brownfield land, no specific Green Infrastructure Requirements[98].	No Open Space contributions are required if the development is in C2 Use Class. For C3 Use Class, assumption that all Open Space Requirements are provided **<u>off site</u> except for** Amenity Green Space which would be on site (£397.84) and no requirements for young children's play equipment (£236.94), youth play equipment (£236.94) or allotments (£188.20). Discount of £1059.91. Totals (per dwelling): Open Space: £ 1,873.21 (£2,933.12- £1059.91) Maintenance: £1,885.08 Sub-total: £3,758.29 30% Affordable Housing discount (provided it is 10 dwellings or more): £1127.48 **<u>Total cost per dwelling: £2,630.81</u>** (£3,758.29- £1127.48)	**£2,630.81**
Assisted Living/ Extra care (Greenfield)	If the development is C3 Use Class, then: For greenfield land, under 0.2 ha (gross) no specific requirements, 0.2 to 0.99 ha (gross) 20% Green Infrastructure, over 1 ha (gross) 40% Green Infrastructure.	Assumption of development being C3 Use Class, but if C2 Use Class then no Open Space Requirements. Assumption that all Open Space Requirements are provided **<u>off site</u> except for** Amenity Green Space which would be on site (£397.84) and no requirements for young children's play equipment (£236.94), youth play equipment (£236.94) or allotments (£188.20). Discount of £1059.91.	

[98] Proposals will need to satisfy other SWDPR policies, e.g., SWDPR 26 Design; SWDPR 27 Biodiversity and Geodiversity; SWDPR 35 Sustainable Drainage Systems; SWDPR 36 Water Resources, Efficiency and Treatment; SWDPR 45 Provision of Green Space and Outdoor Community Uses in New Development.

Table 13.11 — Indicative Open Space Requirements Where a specific GI percentage is required (as per SWDPR 07), the total amount of Green/Open Space required (as per SWDPR 45) will be set within the overall quantum of GI required. Where no specific strategic GI is required as per SWDPR 07, contributions will still be sought towards the provision of open space, as per SWDPR 45.			
Category/Typology	**Strategic Green Infrastructure Requirements (SWDPR 07)[93]**	**Indicative Open Space Requirements (SWDPR 45)[94]**	**Indicative cost per dwelling[95]**
		Totals (per dwelling): Open Space: £ 1,873.21 (£2,933.12- £1059.91) Maintenance: £1,885.08 Sub-total: £3,758.29 40% Affordable Housing discount (provided it is 10 dwellings or more): £1,503.31 **Total cost per dwelling: £2,254.98** (£3,758.29- £1,503.31)	**£2,254.98**
Assisted Living/ Extra care (Brownfield)	If the development is C3 Use Class, then: For brownfield land, no specific Green Infrastructure Requirements[99].	Assumption of development being C3 Use Class, but if C2 Use Class then no Open Space Requirements. Assumption that all Open Space Requirements are provided **off site** **except for** Amenity Green Space which would be on site (£397.84) and no requirements for young children's play equipment (£236.94), youth play equipment (£236.94) or allotments (£188.20). Discount of £1059.91. Totals (per dwelling): Open Space: £ 1,873.21 (£2,933.12- £1059.91) Maintenance: £1,885.08 Sub-total: £3,758.29 30% Affordable Housing discount (provided it is 10 dwellings or more): £1,127.48	**£2,630.81**

[99] Proposals will need to satisfy other SWDPR policies, e.g., SWDPR 26 Design; SWDPR 27 Biodiversity and Geodiversity; SWDPR 35 Sustainable Drainage Systems; SWDPR 36 Water Resources, Efficiency and Treatment; SWDPR 45 Provision of Green Space and Outdoor Community Uses in New Development.

Table 13.11 — Indicative Open Space Requirements

Where a specific GI percentage is required (as per SWDPR 07), the total amount of Green/Open Space required (as per SWDPR 45) will be set within the overall quantum of GI required. Where no specific strategic GI is required as per SWDPR 07, contributions will still be sought towards the provision of open space, as per SWDPR 45.

Category/Typology	Strategic Green Infrastructure Requirements (SWDPR 07)[93]	Indicative Open Space Requirements (SWDPR 45)[94]	Indicative cost per dwelling[95]
		Total cost per dwelling: £2,630.81 (£3,758.29- £1,127.48)	

Summary of Requirements

13.48. This section considers the potential requirements of GI and open space provision as part of the SWDPR. In terms of open space provision, emerging policy (SWDPR 45) proposes that all new development sites exceeding 10 dwellings should make provision for green space and outdoor community facilities in accordance with the standards set out in the Open Space Assessment (2019), with Table 13.10 of this chapter displaying an indicative set of potential developer contribution outcome scenarios.

Overall approach

13.49. On larger residential sites, developers will be expected to provide open space onsite to comply with policy and ultimately secure approval of a planning application. Where new provision of open space is made either within a development or elsewhere, developers will also be required to provide secure arrangements for its future management and maintenance. The approach for securing these arrangements will differ and would need to be considered on a case-by-case basis to determine whether the management of these green spaces is best secured via a management company, estate management charges or by adoption by a local authority.

13.50. The GI requirements based on the SWDPR sites outlined below have been developed using inputs from the SWC and WCC but will be subject to further work as the site planning progresses.

13.51. **Strategic Sites:** Growth proposed on strategic locations at Worcestershire Parkway, Rushwick, Throckmorton and Mitton will likely require the largest amount of GI provision as per policy requirements. Opportunities to restore existing GI assets should be sought. It is anticipated that the strategic sites will have their own GI concept plans developed (see site specific chapters and Worcestershire Parkway IDP for more information).

13.52. **Worcester:** The proposed development approach is one of urban intensification. As such, open space provision in line with SWDPR 45 will be sought on sites of 10 dwellings or greater. Where this is not possible, contributions towards the expansion or improvement of existing assets will be sought in accordance with the Developer Contributions SPD (as updated).

13.53. **Main settlements**: Open space provision in line with SWDPR 45 will be sought on sites of 10 dwellings or greater. Where this cannot be incorporated into proposals, then off-site contributions towards the enhancement of nearby open spaces should be provided in accordance with the Developer Contributions SPD (as updated).

13.54. **Category 1, 2, 3 villages and below:** Open space provision in line with SWDPR 45 will be sought on sites of 10 dwellings or greater. Contributions to off-site open space enhancements will be sought where provision cannot be made on site.

13.55. **Malvern Hills SSSI Mitigation Strategy:** The total costs of the mitigation proposed are £2,754,950, including 10% contingency. Indicative costs per dwelling, based on an estimate of 10,214 qualifying dwellings (within a 25km buffer zone of the Malvern Hills SSSI) to be delivered between 2021-2041, would therefore be £269.72.

13.56. **Areas of Informal Recreation:** The total sums for establishing and maintaining two AIRs for the plan period (£5,773,463) have been costed into the viability appraisal.

Sector-specific Funding

13.57. In terms of funding the delivery of GI, developers are expected to provide GI to meet the needs of future residents in accordance with the relevant policy requirements. This could be delivered on-site or secured through planning obligations to make enhancements to existing GI assets.

13.58. Funding is potentially available for some strategic GI projects the National Lottery, particularly where the community is involved. The Defra 25-year Environment Plan[100] sets out various funding initiatives for restoring, protecting and enhancing the natural environment, including £10m for peatland grant schemes, £15m for natural flood management (for which Worcestershire has secured some monies) and £10m for encouraging children to undertake outdoor activities.

[100] 25 Year Environment Plan - GOV.UK (www.gov.uk)

14. Waste Infrastructure

14.1. This section of the IDP looks at the existing waste infrastructure provision in South Worcestershire and the anticipated infrastructure that will be required to support the level of development proposed in the SWDPR over the period to 2041

Responsibility for delivery

14.2. This chapter deals specifically with Local Authority Collected Waste (LACW).

Table 14.1 Responsibilities for Delivery	
Service Provider	**Responsibility**
Worcestershire County Council (WCC)	WCC is the statutory Waste Disposal Authority responsible for the disposal of LACW in its area and the provision of Household Recycling Centres for residents to dispose of their Household Waste. WCC and Herefordshire Council have a 25 year waste PFI contract, which was signed in 1998.
Worcester City Council, Wychavon District Council and Malvern Hills District Council (SWC)	The individual SWC are responsible for the collection of LACW from households.

14.3. The Waste Core Strategy (WCS)[101] (adopted 2012) by WCC, set out the planning policy for waste and alongside the adopted SWDP forms part of the Development Plan for Worcestershire. Of particular relevance, is WCS Policy 17 "Making provision for in waste in all new development" which sets out the requirements to ensure that all new development makes provision for bins or other receptacles for the collection of waste either individually or communally.

14.4. The evidence base for the WCS distinguishes between the responsibilities for Local Authority Collected Waste (LACW) which is mainly collected from households and Household Recycling Centres (HRC). Other types of waste including commercial and industrial, construction and hazardous are not discussed within this chapter as they are covered in detail within the WCS and its policies.

14.5. LACW, is currently managed jointly in partnership with all the councils in Herefordshire and Worcestershire through a Private Finance Initiative (PFI) contract with Mercia Waste Management. This contract has been extended until 2029 and different arrangements may be required during the course of the SWDPR, which may result in the need for new or altered waste management facilities.

[101] Available at: https://www.worcestershire.gov.uk/info/20015/planning_policy_and_strategy/311/waste_core_strategy

Assessment of Current Infrastructure Provision

14.6. The Environment Act (2021) sets out has progressed through parliament creati responsibilities for Waste Collection Authorities[102]. They will have to provide a number of additional services. These are understood to be weekly food collections from March 2026 and business food waste collections from March 2025. Additional and simpler recycling will also be introduced in March 2026/27. Therefore, extra bins will likely be required at every existing and new dwelling to deliver these additional services which again will mean additional waste storage is required. All of these potential changes will impact and alter the way in which we transfer, sort, treat and dispose of waste.

14.7. The 2016 IDP concluded that in relation to the County Council's facilities to manage LACW, it was expected that the facilities as they are currently configured can cope with the planned increase in housing demand across Worcestershire through to the end of the Private Finance Initiative (PFI) contract in Jan 2029. However, it also acknowledged that both the Malvern and Worcester East Household Recycling Centre (HRC) were already running near capacity without the additional dwellings identified in this SWDPR.

14.8. EnviRecover, the energy from waste plant for the County and Envirosort, the material recycling facility (MURF) for the County both have capacity to accomodate waste and recycling demand for the proposed SWDPR housing growth until 2028.

Planned Provision and Scheme Identification based on revised Housing and Employment Needs

14.9. Reviewing the number of proposed additional dwellings in the updated SWDPR along with the reallocated sites it is clear that there will be a significant increase in usage at the existing HRC's. Table 14.1 shows the predicted increase at HRC's in South Worcestershire, an estimated 197,100 visits per annum when all developments are completed. This is estimated to be equivalent to the number of annual visits to one of our larger sites such as Hanbury and Droitwich. All HRC's are shown in Figure 14.1 Household Recycling Centres Map overleaf.

14.10. The National Association of Civic Amenity Sites (NACAS) 2004 recommends that there should be a maximum catchment radius covering the majority of residents of 7 miles in rural areas, with a maximum drive time of 30 mins. The Waste and Resources Action Programme's[103] HRC guidance suggests a catchment radius of 3-5 miles and a max driving time of 20 mins in good traffic and 30 mins for very rural areas. Current HRC provision in Worcestershire can be seen on Figure 14.1 below with a circle buffer of

[102] local authorities with the responsibility to collect household waste.

[103] Independent Waste Charity further information available at: https://wrap.org.uk/

8000 metres/ 5-mile radius. The area south of Evesham is poorly served at the moment in terms of HRC provision, but limited development is currently proposed in the area.

Figure 44.1: Household Recycling Centres

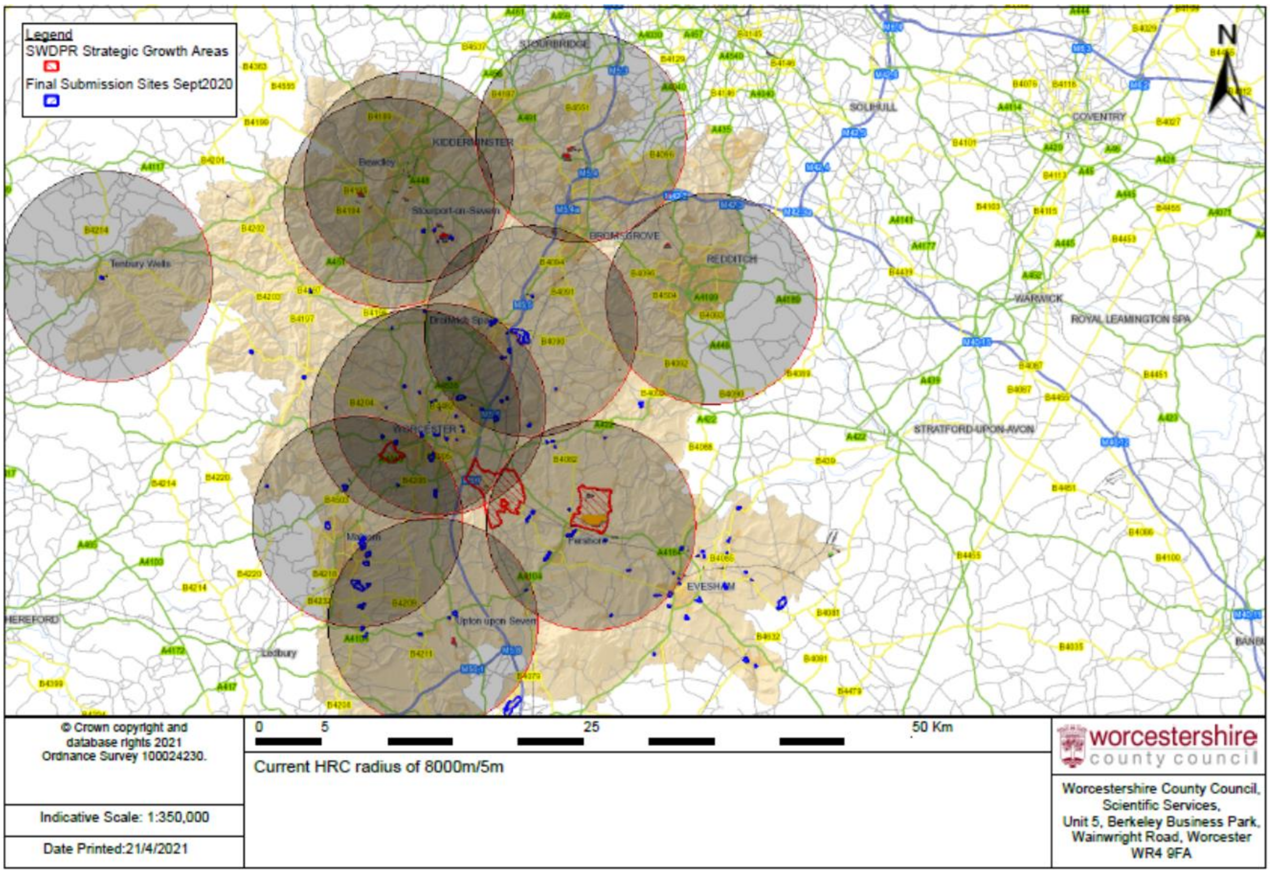


Table 14.2 Household Recycling Centre (HRC) visits					
HRC	**No of dwellings currently utilising site**	**No of current visits per year**	**Proposed no of new dwellings in catchment**	**Increased no of visits**	**% increase in visits**
Bilford Road, Worcester	40,430	365,886	7406	66,654	18.2
Hallow Road, Worcester	10,358	93,743	3640	32,760	34.9
Hanbury, Droitwich	22,719	205,600	1206	10,854	5.3
Hill and Moor, Throckmorton	27,764	251,257	6214	55,926	22.3
Upton	6,103	55,229	1212	10,908	19.8
Malvern	36,821	333,229	2020	18,180	5.5
Tenbury	6,197	56,086	201	1,809	3.2
*The amber highlighted sites will become over capacity due to the additional dwellings proposed by the SWDPR.					

14.11. Malvern and Worcester (Bilford Road) HRC are currently very close to capacity in terms of the number of visits the sites can accommodate. Current house building in and around Hill and Moor, Throckmorton and Upton will take those two sites to capacity and the extra dwellings identified will take both over capacity. The additional dwellings planned in these areas will increase demand and exacerbate the congestion already experienced. The main reasons these sites will be over capacity are:

- Increasing number of householders accessing HRC's, particularly at peak demand times
- Insufficient space to accommodate additional traffic wanting to access the site. This causes queuing issues onto the highway and is/will become a safety concern
- Historical locations not offering good access to the sites. i.e. insufficient space to allow for queuing vehicles.

Future Capacity Assessment

14.12. WCC will undertake a full review of all it's HRC's in terms of location and usage. It is clear from the increased visits identified above that the HRC are unlikely to be able to accommodate the increased demand within the current provision. There are a number of options that will need to be identified, costed and explored. However, there are known to be some difficulties in accommodating demand at the existing HRC's. Therefore, the minimum requirement is likely to be for one new HRC.. Further work is needed to determine which other options will be the best solution for the existing and future residents of South Worcestershire. Full infrastructure requirements are shown in Waste Infrastructure Requirements below.

New Household Recycling Centre Potential Costs and Timescales

14.13. The approximate cost of a new Household Recycling Centre is £2,000 000.00. The details of this project, including delivery timescale and funding are still to be developed in detail and will be confirmed once more project work has been completed.

Sector-specific funding

14.14. Timescales for the delivery of the new HRC are to be determined by the outcome of the full review described above.

15. Strategic Sites – Throckmorton New Settlement (Update, December 2024)

Overview

15.1. 755 hectares of land within the strategic allocation at the former Throckmorton Airfield will be developed to provide up to 2,000 dwellings and 20ha of employment land as part of the first phase of development within the plan period. Phase 2 of the proposal will increase the number of dwellings by 3,000 with an additional 40 hectares of employment land post 2041.

15.2. It is not anticipated that development will occur until 2031 and will require the early delivery of the key transport infrastructure (access, a new link road, and active travel links).

15.3. Enabling development along the main link road will also require early infrastructure provision, including a local centre, a primary school, and an access bridge to unlock the main town centre.

15.4. As Phase 1 development progresses, additional infrastructure will be required including the main town centre, an all-through school, one traveller site of 10 pitches, alongside community and sport facilities, green infrastructure (GI), and renewable and low carbon energy generation prior to the end of the plan period.

Figure 15.1 Throckmorton New Settlement Concept Plan

15.5. At least 40% of the settlement will be delivered as GI within a site layout that shall have regard to the latest County Landscape Character Assessment – taking into account the identified Key Characteristics and Landscape Guidelines for the relevant Landscape Types.

15.6. This will also help to achieve the vision and targets for facilitating active travel, the District Council's ambition, in the 2020 Intelligently Green Plan for low carbon travel, and achieving net zero carbon emissions by 2050.

15.7. In order to ensure that this new settlement is relatively self-contained, it is anticipated that beyond 2041, an additional 3000 dwellings will be delivered alongside a further 40ha of employment land. This will generate the need for the all-through school provided in Phase 1 being converted into a full secondary school, the relocation of the primary school from the all-through school into its own facility, and up to two additional primary schools. Additional local centres will be provided throughout the settlement in addition to further town centre uses, sports and recreation facilities, community buildings, and green infrastructure provision.

Transport

Overview

15.8. Please see Chapter 4 of this IDP Addendum for the latest Transport updates regarding the SWDPR.

Internal roads

15.9. Internal roads will be designed in a way to reduce vehicle speeds. Streets that are primarily residential shall be laid out to discourage through traffic and they will contain measures that provide pedestrian and cycle priority. Key routes will be provided of sufficient width (6.7m) to allow for bus penetration to ensure wherever possible areas of the development are within an attractive walking distance of a frequent bus services. Where this is not possible appropriate infrastructure to support demand responsive transport should be provided.

Active travel

15.10. The delivery of active travel routes shall be prioritised over other modes with identified routes being provided from the earliest stages of the development. Active Travel will be promoted as the preferred method of travel within the settlement with connectivity to longer distance cycling routes also being provided.

15.11. The settlement should be based on the '20 Minute Town' principles which has a vision of local living and active travel. The concept can be defined as every typical day-to-day facilities being accessible within 20 minutes by active travel for able bodied persons, whilst being readily accessible by other means for people with disabilities or mobility impairment. The inclusion of mobility hubs will provide for last mile delivery.

15.12. A core network of segregated active travel routes will be needed to meet the requirements of LTN 1/20 separating cyclists from pedestrians. High quality routes of sufficient width to accommodate cyclists of all abilities and speeds are to be provided. These should be direct and as barrier free as possible. As walking is also to be prioritised above other modes, the pedestrian network shall also be of high quality.

15.13. Quality, secure cycle parking shall be provided both within the residential areas and at all destinations.

Rail

15.14. The nearest rail station is Pershore Station which is on the North Cotswold line with direct services to Worcester, Oxford and onward to London Paddington. Direct services also connect to Great Malvern and Hereford. There are proposals being brought forward separately to the allocation by Network Rail, Worcestershire County Council and Wychavon District Council, to deliver improvements to the station including an additional platform (part of the dualling of the Cotswold Line), car parking and passenger accessibility. These will greatly benefit the new settlement at Throckmorton once completed but are not directly related to the proposed growth from the settlement. As such it is not considered that contributions to these improvements would accord with Regulation 122(2) of the Community Infrastructure Levy Regulations 2010 and this cost has been removed from this IDP.

Buses

15.15. A bus service, linking the site with Pershore Railway Station and Pershore town centre, should be provided. Traditional bus services may be supplemented with the addition of Demand Responsive Transport to ensure adequate provision is provided. Engagement between bus operators and developers is key to ensuring appropriate (frequent) services are provided. This should be in the form of an enhanced frequency service serving the settlement and the wider community. As with active travel routes priority over vehicular routes should be provided within the settlement.

15.16. Bus access from the settlement to Pershore Railway Station should be direct via a new link road. Dedicated bus stops with shelter facilities and providing real time information must be provided within the settlement and along the route and have been costed into the IDP.

Strategic Highways

15.17. The M5 and A46 run through the South Worcestershire area. These Strategic routes are the responsibility of National Highways. In consultation with WCC, a proposed costing for any mitigation arising from the transport modelling work has been costed into the viability appraisal at £2000 per dwelling for the M5 and £774 per dwelling for mitigation required on the A46.

Mitigation

15.18. The Schedule for Throckmorton (see Chapter 18 Table A) identifies the multimodal transport infrastructure required to support the delivery of growth at Throckmorton and potential phasing. Early delivery of key infrastructure will be required to ensure residents have access to a range of mode choices from the very early stages of the development. Further existing network mitigation is also set out in the Schedule (Chapter 18 Table A) along with a holding figure for the strategic roads.

15.19. At the time of drafting, local highway improvements required for Phase 2 of the development, i.e. beyond the Plan period (post 2041) are not known. The SWC have adopted a robust, conservative and reasonable assumption that there may be a further contribution of the same cost per household for phase 2 for the purposes of viability testing. This cost is subject to further review by WCC. Any subsequent requirement will be published in an updated IDP.

Utilities

Water

15.20. The SWCs commissioned JBA to carry out a Water Cycle Study in co-operation with Severn Trent Water (STW), the Environment Agency, Natural England and the neighbouring Local Planning Authorities. There have been no updates to the requirements contained in the 2022 IDP.

15.21. The Water Cycle Study recommended that each new dwelling should be capable of harvesting rainwater to reduce the dependency on the mains rainwater supply. For the purposes of this IDP, a suggested cost of £2683 per 3 or 4 bed property has been factored into the build costs for all new development in South Worcestershire, including Throckmorton New Settlement.

Water Supply Infrastructure Sewerage Network

15.22. There have been no further changes to the Water Supply Infrastructure since the 2022 IDP was produced.

15.23. The budget cost (exclusive of VAT) for STW constructing the new water main(s) under the options available for requisition and self-lay have been updated to the below costings:

Description of charge	Charge
New water mains - Lay Only	£1,070,306.80
New water mains - Open Cut	£1,281,584
New water mains Self-Lay (Source of water to site boundary only)	£14,955.77

15.24. For the purposes of viability testing the open cut quote has been assumed which includes excavation of trenches, laying of pipes and backfilling of trenches to be undertaken by STW.

15.25. Service connection charges are charged in addition to the above and will vary depending on the work being carried out for each connection. However, these are normal development costs for developers and are factored into their external build costs. This includes a charge for water and sewerage infrastructure per plot of approximately £332.23 (after accounting for the income offset) and a connection fee which may be charged by STW or a third party. Depending on the amount of work carried out by the developer and the length of pipework this can be as much as £2071.31[104]per plot, but this again is a standard development cost.

Energy Electricity

15.26. No updated information has been received from Western PD, as the electricity infrastructure provider. The 2022 IDP identified the following demand requirements arising from the Throckmorton Growth Area:

Western PD provision / demand requirements:

2000 dwellings, assuming 5kVA ADMD = 10MVA

3000 dwellings, assuming 5kVA ADMD = 15MVA20ha employment area, assuming light industrial/office = 9MVA

School/local centre/recreational facilities = 1MVA

Total estimated demand = 35MVA

Total estimated demand for Phase 1 = 20 MVA

[104] New connections charging | Building and Developing | Severn Trent Water

15.27. Based on the existing network demand and arrangement, there is approx. 2-3MVA spare before voltage reinforcement is required. A typical voltage reinforcement scheme will cost around £2.5m-£3m and will take around two years to deliver. This should permit the full transformer capacity at Pershore to be utilised (24MVA) and can provide an additional 10MVA. It is anticipated that reinforcement would need to be commenced when the site starts to be developed in 2030 so that there will be sufficient capacity by 2032 when the first 400 dwellings have been completed.

15.28. Beyond 10MVA, larger transformers at Pershore are required, this will take around two years to deliver, and will cost between £3m and £4m. This will provide a further 15MVA capacity. It is anticipated that these will be required later in the 2030s once the development is further progressed. An inflation adjustment of 20% has been added to the 2022 IDP costs.

15.29. The developer will be expected to meet the cost of the voltage reinforcement as well as supplying power from the grid to each individual unit and the latter is considered to be a normal development cost.

Renewable Energy

15.30. It is the ambition of the councils that the site achieves the lowest carbon option when dealing with energy provision.

15.31. Energy requirements are predominantly expected to be met on site via renewable and low carbon generation. The concept plan identifies potential sites for renewable energy generation that may come forward including land on the existing landfill site.

15.32. There is no expectation for developers to contribute toward a new solar farm or potential alternative energy generation technology as this is a profit generating business and therefore the market will be expected to deliver this.

Gas

15.33. Wales and West Utilities (WWU) will provide the infrastructure for any gas at Throckmorton. The nearest gas main is a 180mm PE intermediate pressure main located within the boundary of the growth area. WWU has confirmed that the requested load is acceptable to the network and that no reinforcement will be required.

15.34. Although there is potential for gas to be supplied to the site, the installation of domestic gas boilers is not supported after 2030 unless new alternatives have been successfully introduced on the network. Therefore, due to the lack of certainty over future gas consumption, detailed information has not been submitted to the gas infrastructure providers.

15.35. This may be an area where technological advances are made ahead of commencement on the site so continued liaison will be required with gas providers.

Flood Risk

15.36. There have been no updates since the 2022 IDP was produced regarding Flood Risk.

15.37. No additional costs have been identified for flood alleviation and surface water management and storage other than the requirement for developers to undertake detailed site-specific assessments of suitable SuDS techniques at site-specific level to understand which SuDS option would be best in the various sub-catchments.

15.38. In addition, any new infrastructure developed (for example the new link road from Pershore) will be required to be elevated through a flood risk area, working around any watercourses they may cross, so as not to impede flows, cause adverse flood risk or lose floodplain storage volume. These costs have been taken into account (see Transport Section).

Telecoms

15.39. For information on Broadband, Fibre to the Premises (FTTP), and mobile provision please see Chapter 7 of this addendum.

Education

15.40. Worcestershire Education and Early Years Services (formerly Worcestershire Children First) acting on behalf of WCC, has set out its response below regarding the impact of the proposal on education infrastructure, where additional infrastructure is required to accommodate the proposed level of housing, and strategy to deliver this infrastructure to ensure sustainable education provision at all stages of the development.

15.41. New general market housing inevitably leads to an increase in the 0-19-year-old population, with a consequential demand for additional school places for all phases of education from early year's provision for children aged 2-4 to post-16 and specialist provision for children with special needs and disabilities.

15.42. WCC as the Local Authority (LA) responsible for education has a statutory duty under the Education Act 1996 to ensure that there is a sufficiency of school places for all children of statutory school age living in Worcestershire and whose parents/carers wish for them to attend publicly-funded schools. In addition, the 2006 Childcare Act[105] outlined the responsibility of LAs in England to ensure families with children aged 3 and 4 and certain eligible families of 2-year olds are able to access an entitlement of funded childcare per year[106].

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[105] https://www.legislation.gov.uk/ukpga/2006/21
[106] https://www.worcestershire.gov.uk/info/20510/free_childcare

15.43. The assessment and strategy have been undertaken in line with Government policy, DfE guidance on Securing Developer Contributions for Education[107] and the Worcestershire Education Planning Obligations Policy[108].

Education Context of the SGA of Throckmorton

15.44. The strategic allocation of Throckmorton is proposed within the Education Planning Area (EPA) of Pershore, where a mix of two-tier and three-tier pyramids are currently in operation. Due to the location and proposed size of the SGA at Throckmorton it will not be possible to rely on existing schools to meet the needs of families. Although some capacity exists within schools within a 2-mile straight line distance this is limited, and there are currently no safe active travel routes to access these spaces. In addition, it is important for new settlements to maximise self-containment and thus reduce the need for car travel.

Infrastructure impact of proposed housing allocations

15.45. At present, 2,000 dwellings have been proposed for Throckmorton in phase 1, with a second phase for 3,000 dwellings likely, but not proposed to be delivered during this plan period. The intention of this settlement is to be self-contained. As currently proposed, a full development of 5,000 dwellings will yield the requirement for 550 funded 2-4 year old early education places, 9 Forms of Entry (FE) of primary school places, and 7FE of secondary and sixth form school places as outlined in Table 15.1 below.

[107] https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/909908/Developer_Contributions_Guidance_update_Nov2019.pdf

[108] https://www.worcestershire.gov.uk/info/20015/planning_policy_and_strategy/142/school_planning_obligations

Table 15.1: Anticipated number of places required to meet state-funded education requirements on the SGA of Throckmorton			
	Phase 1 **2,000 dwellings**	**Phase 2** **3,000 dwellings**	**Total** **5,000 dwellings**
Full Time Equivalent Early Education Places	220	330	550
Primary-age school places	679	1,019	1698
Secondary-age places	388	582	970
Post-16 Based on average 50% take up rate	156 78	232 117	388 194
Special education needs school places* (Different costs for secondary and primary)	35 (21 primary and 14 secondary)	54 (32 primary and 22 secondary)	89 (53 primary and 36 secondary)

*(R) Reception to Year 13 (Start of school to Age 18).

15.46. Education places should be provided early on in delivery to ensure families moving onto the site in the early stages are able to access school places.

15.47. The proposed education strategy to ensure a sufficiency of education places are provided on this SGA are outlined below.

Education Strategy for SGA of Throckmorton

Located within communities accessed via active travel routes

15.48. School provision should be located within residential areas within the statutory walking distance[109] for all the proposed dwellings in the allocation. As far as possible primary schools and early years provision should be co-located with community centres and easily accessed via suitable walking and cycle routes in order to support sustainable transport solutions to and from schools. Moreover, this supports an optimal use of space as schools

109 https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/575323/Home_to_school_travel_and_transport_guidance.pdf

can provide important community facilities outside of school hours, which will be encouraged.

Appropriately sized to ensure sustainability and viability

Phase one

15.49. The provision of 2,000 dwellings currently proposed for the SGA of Throckmorton would yield the requirement for 679 primary phase places, which results in 97 pupils per year group. Infant class sizes are restricted to a maximum of 30 pupils, representing one-form of entry. Therefore, primary schools must be delivered in factors of forms of entry, which represents the maximum number of 30 pupils per class. The strategic growth area at Throckmorton will yield 679 pupils which represents 3.2 forms of entry and therefore requires the delivery of four forms of entry to support the number of pupils across four classes per year group.

15.50. The development is likely to yield approximately 388 secondary and 156 post-16 pupils that will require a place in a sixth form or college. This represents 78 pupils per year group (2.6 forms of entry). The minimum recommended size of new schools is outlined in the Department for Education guidance “Education provision in Garden Communities and outlined below and advises that secondary schools should be delivered to a minimum of four forms of entry to ensure viability.

15.51. The minimum size that schools should be delivered to are outlined below, as per the April 2019, guidance on

- Primary schools: The DfE recommend a minimum of two forms of entry (2FE) due to financial viability.
- Secondary schools: 4FE is the minimum acceptable for Education and Skills Funding Agency (ESFA) for a secondary school, due to viability (breadth of curriculum means a need to employ a number of specialist teachers).
- All-through schools: Generally, 4FE minimum for the secondary school element, while the primary school element could be 2FE. The minimum acceptable size will ultimately depend on the viability of the school. Where a requirement has been identified for both primary and secondary schools, there may be cost efficiency, space saving and educational benefits in providing an all-through school.

15.52. Therefore, in order to support the sustainability and viability of schools to serve phase one of this development, it is proposed that secondary provision is initially provided as part of an all-through school, which may offer cost efficiency, space saving, and education benefits to ensure the delivery of sustainable education provision for a development of this size.

15.53. Nursery provision will be provided on the new primary schools; however, this will not provide sufficient places alone to support the level of childcare required across the SGA for all ages. Therefore, it is advisable that consideration is given within community spaces to support private providers to deliver additional places, particularly for the age range 0-2, as well as childcare for children 0-1. Other types of childcare[110] such as Out of School care and Holiday Schemes are also necessary to support parents returning to work but can be delivered within existing facilities such as community halls, schools and nurseries. Therefore, infrastructure does not need to be specifically delivered for this requirement, though consideration should be given to this demand.

15.54. Therefore, the minimum education infrastructure to deliver on Phase One of the Throckmorton SGA to ensure sufficiency are:

- One two-form entry Primary School with 52 place Nursery
- One All-through School providing a 52 place Nursery, two-form entry primary provision and four-form entry secondary provision
- Space identified in local communities to support two-three private nurseries

[110] https://www.worcestershire.gov.uk/info/20510/free_childcare

Table 15.2: Education infrastructure delivery for phase 1: 2,000 dwellings					
	Required	To be delivered by funded infrastructure	Space safeguarded to support private provision	Variation	Surplus Percentage
Early Education Places	220	104	130	+14	1%
Primary School Places	679	840		+161	19%
Secondary School Places	388	600		+212	35%

15.55. This provision will provide a sufficient level of places in line with statutory class sizes and school organisation practice for 2,000 dwellings and create a level of surplus to support effective place planning. The level of surplus created from this provision for phase one is higher than generally recommended long term. This level of surplus is appropriate in preparation for the delivery of phase two of the development, anticipated to follow immediately after delivery of phase one. However, in the event of a change of approach this will need to be reviewed.

Phase two

15.56. Phase two may see the delivery of an additional 3,000 dwellings, an overall total of 5,000 dwellings for the SGA of Throckmorton. This level of housing is adequate to ensure the delivery of sustainable education provision at all phases. The proposal to reduce the number of dwellings below 5,000 by any significant number may require adjustments to the approach and strategy to delivering education provision.

15.57. The following education infrastructure may be required to support the full SGA of 5,000 dwellings:

- Three two-form entry Primary Schools with 52 place Nurseries plus one two/three-form entry Primary School with 78 place Nursery (dependent on need)
- One seven-form entry Secondary School
- Space identified in local communities to support six-eight private nurseries (dependent on size)
- Space identified for Post-16 College

Table 15.3: Education infrastructure delivery for phase 1 and phase 2: 5,000 dwellings					
	Required	To be delivered by funded infrastructure	Space safeguarded to support private provision	Variation	Surplus Percentage
Early Education Places	550	228	338	+16	3%
Primary School Places	1,698	1,890		+192	10%
Secondary	970	1,050		+80	8%
Post-16	194	TBD			
SEND	89 (53 primary and 36 secondary)	89			

15.58. A Monitor and Manage approach to education provision will be utilised with WCF constantly monitoring the number of places available within the first phase schools of the SGA to ensure sufficiency of places is maintained. This may result in the timing, size or need of subsequent schools changing. As these developments will have long build out times it should be possible to do this as the build out continues. In order to achieve this the sharing of completions and any updated trajectories is helpful to aid this process.

Delivery managed in line with build out

15.59. New education provision should be delivered early on to ensure families moving onto the site in the early stages are able to access school places. Therefore, a suitable site for a primary school should be available on commencement of the development, with the All-through school site to be commenced once access to the town centre is achieved. This is based on the presumption that all dwellings delivered prior to this point can access the All-through school site via safe active travel routes.

15.60. Early Education and Primary School places can be incrementally delivered throughout the build out of the development to manage the level of surplus and availability of places.

Primary schools can undertake a phased opening, increasing from one-form of entry to two-forms of entry as the SGA is built out.

15.61. In total, the provision of primary places can be scaled to a development at this level, however the delivery of sustainable and viable secondary school places is more difficult. As per DfE guidance, new secondary schools are only viable on a minimum of four forms of entry which equates to 3,000 dwellings. The LA could not support a school that may be unviable.

15.62. Therefore, the provision of an all-through school is necessary to ensure families moving onto the development early can access secondary school places, however once the full SGA has been delivered, a single secondary school serving the area will have sustainability and educational benefits. Therefore, it is likely that during the build out of phase two, a managed change will take place that will enable the diversification of the nursery and primary element of the all-through school to move to a dedicated primary school site, and enable the all-through site to expand to allow for the provision of a larger secondary school. This will require the site provided for the all-through school to be sufficient to support the eventual school organisation, and the build to be delivered to allow flexibility.

15.63. The education requirements for Throckmorton have been tailored specifically to the site because the secondary provision will need to be supported by the primary element. The conversion of the school to a through-school to accommodate secondary provision for phase two is only required should the houses in phase two be constructed. Therefore, because this is such a bespoke solution there are no ‘off the shelf’ costs which can be applied. A feasibility study will be required before any decisions are made with regard to this next step. This work will need to be undertaken closer to phase two so as not to impact on the validity of the results. Consequently, the conversion costs are currently not known but will be a charge to the developer.

Provision to meet a variety of needs

15.64. All new schools will be built to appropriate accessibility standards with sufficient facilities to support a range of needs across the site. The LA will seek to provide a range of specialist provision within mainstream schools for those children who would benefit from integrating within mainstream schools and deliver additional places within existing special schools. The provision of special education places to meet the needs of children and young people with SEND is managed across Worcestershire, and therefore, the requirement for additional places on the SGA of Throckmorton cannot be considered in isolation.

15.65. WCF anticipate that 35 children aged reception -Year 11 moving onto the SGA in phase one will have an EHCP requiring specialist provision. Provision alongside the planned mainstream school places will be delivered to offer provision for pupils for whom specialist support in a mainstream setting is appropriate, alongside the expansion of provision at special schools serving this area. No new dedicated special school is proposed for this SGA.

Providing Post 16 Choices

15.66. The SGA of Throckmorton is well located to support young people aged 16-18 years old who choose to access further education in colleges or with other post-16 providers. It is strongly encouraged that the SGA creates transport links with local colleges and works with local colleges to provide a range of apprenticeships for young people during construction of the development and within the commercial facilities on site. This will be particularly necessary in phase one of the development (2,000 dwellings) with any post-16 provision not proposed for the site until phase two.

Cost of education provision

15.67. In accordance with SWDPR 09 planning obligations will be required to fund education infrastructure projects that are directly related to the specific development. This is in line with the Worcestershire Education Planning Obligations Policy 2024[111], where developments will be expected to fund education infrastructure when required as a result of new housing. The full land and financial cost of delivering new schools as a direct result of this SGA will be required to be provided at nil cost to the Local Authority. WCC will consider payment in kind by the direct provision of buildings by the developer. In this instance the specification and design of any provision must be agreed with the Local Authority.

[111] https://www.worcestershire.gov.uk/sites/default/files/2024-04/Worcestershire%20Education%20Planning%20Obligations%202024%20cost%20updates%20%281%29.pdf s

Table 15.4: Cost and land requirements for education infrastructure		
Phase one elements:	**Land requirements**	**Estimated cost**
One Two-form entry Primary School and 52 place Nursery	2.04ha	£ 13,874,576
2FE/4FE All-Through School with 52 place nursery	8ha	£ 40,680,350
SEND provision	Not application	£ 3,721,732
Additional Phase two elements:		
Two Two-form entry Primary Schools and Nursery plus One Three-form entry	7.03ha	£ 39,781,393
Secondary School (converter)	No additional land required	£1,200,000
Post-16 College	Unknown	TBD
SEND provision	Not Application	£5,410,416

Health and Social Care

Primary Health care

15.68. The increased population will require an increase in primary care capacity. For the whole of the development this would equate to a Primary Care Unit circa. 300 – 900m2 (potentially higher) based on population density of 5,000 to 14,000 residents. However, a stand-alone surgery much below 900m2 is unlikely to gain support from the ICB.

15.69. As there is no practice on-site, an existing practice in the locality would have to expand their capacity to take in the residents of Throckmorton, unless the ICB also considers Worcester Parkway (which is nearby and in the same situation) at the same time. This may result in the development of a larger new practice to serve both settlements along with the potential downgrading in size /services/ prominence of existing and older premises.

15.70. There are two practices located within the catchment for Throckmorton – Abbotswood Medical Centre and Pershore Medical Practice. Pershore Medical Practice is currently operating with a surplus capacity, while Abbotswood Medical Centre has recently been expanded. Using the ICB's calculator, it would appear that Pershore Medical Centre would have sufficient capacity to accommodate the additional growth in population until 2041 (4,800 people) that will be achieved from the Throckmorton development but may not be able to accommodate any additional growth post 2041. Therefore, additional capacity may be required to accommodate any new dwellings at Throckmorton post 2041 and it is unlikely any development would be required to contribute toward new primary care provision prior to 2041.

15.71. For the purposes of the IDP it has been assumed that a new practice will be required post 2041 at an estimated cost of circa. £1-3.7 million based on current estimates for a 900 m2 new practice. For completeness a new practice has been assumed at both new settlements, with Worcestershire Parkway requiring a practice earlier in the Plan period and Throckmorton requiring one post 2041. As highlighted above, this may be subject to change and contributions may be sought for off-site provision post 2041.

Secondary Health care

Herefordshire and Worcestershire Health and Care NHS Trust

Worcestershire Acute Hospitals NHS Trust

15.72. Please see Chapter 9 of this IDP regarding secondary healthcare contributions. For the purposes of this IDP, an estimated contribution of £2,268,000 has been tested for viability purposes based on the HUDI model of £454 per dwelling.

15.73. It should be noted that this contribution has been included for completeness at this stage and its ongoing inclusion is subject to further engagement with and clarification from the WAHT. The contribution, if sought would be required to be collected as development is brought forward as it is directly related to the need arising from new occupants.

Community Facilities

15.74. Enhancements and improvements to existing community facilities to meet the increased pressure and demand that development will place on them will be provided in accordance with SWDPR 42.

15.75. In 2019 the SWC commissioned a Community Buildings and Halls report from Ethos consultants to provide details of both new and improvements to community buildings across the area. The SWC Leisure and the Environment in assoc. with Ethos Environmental Planning Ltd, May 2019 Report sets out a standard for the future provision of village halls and community buildings based on three metrics: quantity, quality and accessibility.

15.76. The quantity, quality and accessibility standards set out the need for a new, improved or extended facility in the following circumstances:

Table 15.5: Community Buildings - Quantity, Quality and Accessibility Standards	
Hierarchy Category	**Standards**
Strategic Locations and Urban Extensions	1 facility per 5,000 people **With:** • 200 sqm main hall • 100 sqm secondary hall • meeting rooms, a kitchen, storage, parking and DDA compliant **Within:** • A 10 min walk of development

15.77. Based on the above standard there is a requirement for increased floorspace to be provided in Throckmorton. The projected population increase establishes a requirement for 0.92 of a community building in phase 1 up to 2041. Therefore, developers will either be expected to provide the community hall on site, or a developer contribution would be sought for £639,216 (£319.61/dwelling), with funding for the deficit being sought from elsewhere. Beyond planning obligations, the delivery of new, enhanced or expanded community facilities is reliant on funding from local and national charitable trusts, the Lottery and local fundraising efforts. It is expected that a new hall would be required early on in Phase 1, by occupation of the 500th dwelling.

15.78. For Phase 2 there will be a further requirement for a community building to accommodate the additional population of approximately 6,900 people which equates to 1.38 community buildings. Therefore, the developer contribution post 2041 is estimated to be £903,240 (£451.62 per dwelling) for the delivery of an additional facility or facilities which are to be determined.

Table 15.6: Community Buildings Requirement at Throckmorton							
Local Authority	**Number of Dwellings[112]**	**Population[113]**	**No. of Community Halls[114]**	**Floorspace Required (sq. m)**	**Cost (£ per sq. m)[115]**	**Total Indicative cost[116]**	**Indicative Cost per dwelling**
Strategic Locations and Urban Extensions (1 facility per 5,000 people)							
Wychavon	2,000	4,600	0.92	276	£2316	£639,216	£319.61
Wychavon	3,000	6,900	1.38	390	£2316	£903,240	£451.62

[112] Correct as of September 2020.
[113] Based on an average household size of 2.3 people per dwelling.
[114] Developer contributions will generally be related to off-site contributions for maintenance and/or improvements to existing infrastructure. The strategic locations and urban extensions may generate their own on-site requirements, which will be considered on a separate basis.
[115] Source: Costmodelling - Typical building costs. Based on *'General Purpose Halls'* typology. Estimate base date: 1 April 2021. Costs subject to Annual Tender Price Index Adjustments. Highest cost in range used.
[116] Cost excludes land purchase, fees, VAT, fittings and furnishings supplied by the Client. The costs are for the building only (i.e. no external works), and are inclusive of preliminaries, and contractor's overheads and profit set at 7.5%.

Sport and Recreation Facilities

15.79. The expected demand for sports and recreation facilities has not changed since the production of the 2022 IDP. This used the Playing Pitch and Outdoor Sport Facilities Strategy (PPOSFS) (2021) and the Built Facilities Study (BFS) (2021) to set out recommendations for provision, and relates to the proposed growth as set out in the SWDPR. This has not changed since the 2022 IDP was produced.

15.80. The breakdown in Table 15.7 has been assumed for viability testing but as already highlighted this will need to be reassessed closer to the time to ascertain the correct need. It is anticipated that the 3G pitch would be delivered as part of the school at this stage.

Table 15.7: Number and cost of pitches required for Phase 1 Throckmorton (second phase tbc)

Pitch Type	Number Required for 2000	Number Required for 5000	Cost for pitch[117]	Total Cost
Adult football	1	3	£120,000	£360,000
Youth football	2	4	£96,000	£384,000
Mini soccer	1	2	£30,000	£60,000
Rugby union	1	2	£168,000	£336,000
Cricket	1	2	£354,000	£708,000
3G	0	1	£1,158,000	£1,158,000
	6	14		£3,006,000

15.81. Life cycle contributions are also required for 20 years, these are £403,611.60 per annum therefore over 20 years this equates to £8,072,220 to be collected through S106.

15.82. Changing rooms and club rooms will be required as sports pitches are built and a potential hub may be created. The sport calculator indicates that approximately 20 changing rooms will be required for the full 5,000 dwellings. This equates to five 4-team changing rooms with a club room at a cost of £690,000 each or £4,140,000.

15.83. In terms of built sports facilities there is existing capacity at Pershore Leisure Centre and Pershore High School for court provision. However, the High School has restricted hours of use and is considered to be in poor condition. In the short term it is expected that any spare capacity will be used up in Pershore by population growth at Throckmorton and that the provision of a 4-court sports hall in a new secondary school at Throckmorton subject

[117] Based on Sport England Q2 2021 figures Facility cost guidance | Sport England

to it having a community use agreement would satisfy any additional demand. Therefore, it is anticipated that any contribution toward sports court should be directed toward this approach. Should a community use agreement not be able to be put in place it may be necessary to have a separate sports hall facility in either Throckmorton or Worcestershire Parkway therefore the money would contribute to those facilities.

15.84. In terms of swimming there is considered to be spare capacity at Pershore Leisure Centre that could be used by development at Throckmorton. An offsite contribution of £2,310,000 has been assumed to enhance and improve existing facilities.

15.85. The PPOSFS and BFS found there is limited demand for more specialist indoor and specialist outdoor provision, such as indoor tennis, indoor and outdoor bowls, squash, athletics and cycling tracks, and fitness centres. The reports recommend that any future developer contributions secured for these uses are used to maintain and enhance existing facilities.

15.86. The tables at 15.8 and 15.9 below set out requirements and indicative costs for built facilities provision:

Table 15.8: Indicative requirements

Number of dwellings proposed	***Population Growth***	***Sports Hall/ Courts***	***Swimming Pools***	***Indoor Bowls***
2000	4,600	1.2 Courts = 0.30 of a 4 Court Hall	45 sqm of water space =0.2 of a 25m 4 Lane Swimming Pool	0.07 centres = 0.41 rinks
5000	11,500	3 Courts =0.76 of a 4 Court Hall	113 sqm of water space =0.5 of a 25m 4 Lane Swimming Pool	TBC

Table 15.9: Indicative costs[118]

Number of dwellings proposed	***Population Growth***	***Sports Hall/ Courts***	***Swimming Pools***	***Indoor Bowls***
2000	4,600	£864,000	£924,000	£180,000
5000	11,500	£1,416,000	£2,310,000	£450,000

[118] Costs derived from Sport England's 'Sports Facility Calculator' (https://www.activeplacespower.com/reports/sports-facility-calculator) Build Costs: Q2 2020, BCIS: May 2020 with a 20% inflation adjustment added.

Green Infrastructure (GI) and Open Space

15.87. The development is required to deliver a minimum of 40% GI (excluding private gardens) in accordance with SWDPR 07 and SWDPR 52 (this equates to approximately 300ha). Given the constraints and existing GI features the Concept Plan identifies 50% GI across the whole site area (Phase 1 and 2). The requirements for different types of GI easily comply with the standards per person within SWDPR 44 and reflect the specific needs and characteristics of Throckmorton and surrounds. The Throckmorton Concept Plan proposes 363.9ha of GI comprising but not limited to the following:

- community orchards and /or allotments;
- new park/open spaces;
- Local Equipped Areas for Play (LEAPs) and Local Areas for Play (LAPs);
- a number of green buffers around Throckmorton to protect its historic identity and separate the growth area from the surrounding villages and historic sites;
- a network of open spaces, including GI and biodiversity corridors linking watercourses;
- retention of important existing biodiversity assets including UK Biodiversity Action Plan (BAP) Priority Habitats, woodlands and ponds; and
- areas of informal open space.

Table 15.10: Proposed GI at Throckmorton

Typology	GI Proposed in Concept Plan (Ha)	Detail
Biodiversity/ Natural GI	66.2	23.8ha Identified BAP Sites within airfield site
		21.0ha Existing features such as woodland, ponds
		21.4ha Reptile Translocation site
	22.2	22.2ha Biodiversity enhancement areas on landfill site post remediation
	56.5	56.5ha Extent of wildlife Buffer within the SGA - potential wet meadow enhancement
	32.9	32.9ha New Extensions to Wildlife Sites throughout scheme
Natural GI	46.7	37.3ha Throckmorton Village Buffer - area with no change to the landscape
		9.4ha Land adjacent to Hill Historic setting - pastoral land
Allotments / orchards	7.2	Allotments and orchards in neighbourhoods
Play spaces youth	0.6	Play spaces in neighbourhoods
Play spaces child	0.6	
Park and Recreation	4.8	Pocket parks and larger Park
Playing pitches	12.2	See Sport and Rec Section for provision breakdown
Amenity Green Space	105.3	60.49ha Throughout wider site
		44.8 ha Amenity and roadside landscaping within development parcels
Green corridors	8.3	Greening of 50% Runways (remainder for active travel)
Total	**363.5**	

15.88. It is anticipated that the GI will come forward as development progresses within each of the development parcels and at key locations within the wider scheme as Phase 1 and Phase 2 are delivered. More detailed phasing will be worked through as the site allocation progresses.

15.89. Some GI will be delivered within individual land parcels and is considered a standard development cost, whilst some will require an off-site contribution to the wider GI network across the allocation. Where appropriate developer contributions will be sought for the provision, acquisition of land where required, and a commuted sum for on-going maintenance of GI. Overall management and stewardship of the open space is yet to be determined and will be an important consideration in the future.

15.90. For the purposes of estimating costs associated with developing the GI proposed, the figures in Table 15.11 overleaf have been used. Where developer contributions toward GI are required, they will come forward in stages as the development progresses.

15.91. Where developer contributions toward GI are required, they will come forward in stages as the development progresses.

15.92. For the Malvern Hills Mitigation Strategy relating to recreational pressures on the Malvern Hills SSSI, please see paragraphs 14.30-14.32. For the purposes of the IDP and plan viability testing, an indicative developer contribution sum of £269.72 per dwelling has been assumed for all development at this stage.

Table 15.11: Indicative cost for GI Based on Concept Plan

Typology	GI in Concept Plan (Ha)	Detail	Cost	Cost per Ha	Total
Biodiversity/ Natural GI	66.2	23.8ha Identified BAP Sites within airfield site	Existing asset		
		21.0ha Existing features such as woodland, ponds			
		21.4ha Reptile Translocation site			
	22.2	22.2ha Biodiversity enhancement areas on landfill site post remediation	Based on off-site cost for natural green space	£242,880	£5,391,936
	56.5	56.5ha Extent of wildlife Buffer within the SGA - potential wet meadow enhancement	Rewilding cost based on Arup evidence	£12,487.20	£705,526
	32.9	32.9ha New Extensions to Wildlife Sites throughout scheme	Based on off-site cost for natural green space	£242,880	£7,990,752
Natural GI	46.7	37.3ha Throckmorton Village Buffer - area with no change to the landscape	Existing asset		
		9.4ha Land adjacent to Hill Historic setting - pastoral land			
Allotments / orchards	7.2	Allotments and orchards in neighbourhoods	Based on off-site costs for Allotments	£268,080	£1,930,176
Play spaces youth	0.6	Play spaces in neighbourhoods	Typical development cost - no abnormal cost		
Play spaces child	0.6				
Park and Recreation	4.8	Pocket parks and larger Park	Based on off-site cost for parks and recreation grounds	£1,115,280	£5,353,344
Playing pitches	12.2	See Sport and Rec Section for provision breakdown	Costed in Sport and Recreation Section		
Amenity Green Space	105.3	60.49ha Throughout wider site	Typical development cost - no abnormal cost		
		44.8ha Amenity and roadside landscaping within development parcels			
Green corridors	8.3	Greening of 50% Runways (remainder for active travel)	Based on 2 x off-site cost for natural green space	£485,760	£4,031,808
Commuted Sum/maintenance fee		Cost per dwelling based on 2018 Developer Contributions SPD	£1885.08 per dwelling		£9,425,400

Emergency Services

Police

15.93. Engagement with West Mercia Police (WMP) has identified that the population growth at Throckmorton would lead to an increased demand on the Police Service. WMP have requested an offsite contribution toward expansion of existing offsite premises to meet the increased demand that the proposed level of development would have on their resources. WMP have also requested a contribution toward police equipment and vehicles. The costs are as follows:

Throckmorton – Phase 1 – 2,000 dwellings (up to 2041)

- Police equipment - £39,830.40
- Police vehicles - £42,912
- Police premises - £72,000 – This contribution will be put into an off-site premises project if Phase 2 does not go ahead. If it does, the money will be held 'in Trust' until the delivery of Phase 2.

Total - £154,742

15.94. The estimated contribution that WMP would seek is £154,742. This would be required on the occupation of dwellings. WMP consider that there are no alternative sources of funding available, although revenue is generated through Council Tax once dwellings are occupied.

Throckmorton – Phase 2 – 3,000 dwellings (beyond 2041)

- Police equipment - £59,745.60
- Police vehicles - £67,752
- Police Premises - On-site Safer Neighbourhood Team Office (200sq.m) (no custody provision) – £600,000 This sum is a worst-case scenario as this could be located within larger community centre and the cost would be reduced.

Total - £727,498

Fire and Rescue Service

15.95. Consultation with Hereford and Worcester Fire and Rescue Service has indicated that there is unlikely to be a requirement for any provision or contribution as there is no evidence available to demonstrate a direct correlation between new homes and the level of fire cover required.

Ambulance Service

15.2. Please see Chapter 10 of this IDP regarding contributions for West Midlands Ambulance Service. There have been no changes to the expected provision or contributions required by the West Midlands Ambulance Service (WMAS) since the 2022 IDP.

Waste

15.96. Please see Chapter 14 of this IDP regarding waste contributions.

Land Contamination and Remediation

15.97. The Throckmorton site is centred on the former airfield and there are a number of former uses across the wider site which will need to be addressed as the site comes forward.

15.98. There is an existing landfill operation adjacent to Pershore (Hill and Moor) Recycling Centre which is operated by Mercian Waste. The existing landfill operation is now expected to continue until post 2041, in part due to increased recycling rates and a reduction in material going to landfill. This IDP does not include any costs for the post restoration of the site as this is covered by planning conditions and will be the responsibility of the operator.

15.99. Part of the site was also used for the burial of animal carcases during the 2001 outbreak of foot and mouth. The on-going maintenance and management of this site is the responsibility of DEFRA.

15.100. There is an allowance for the remediation of land within the former airfield itself and other sites. This element within the viability has been increased to £25,830,000 in line with inflation.

15.101. In addition, land at Ridgeway Park Farm has been the subject of illegal waste tipping and processing. Again, there is an allowance within the viability and again this has been increased to £10,848,600 in line with inflation.

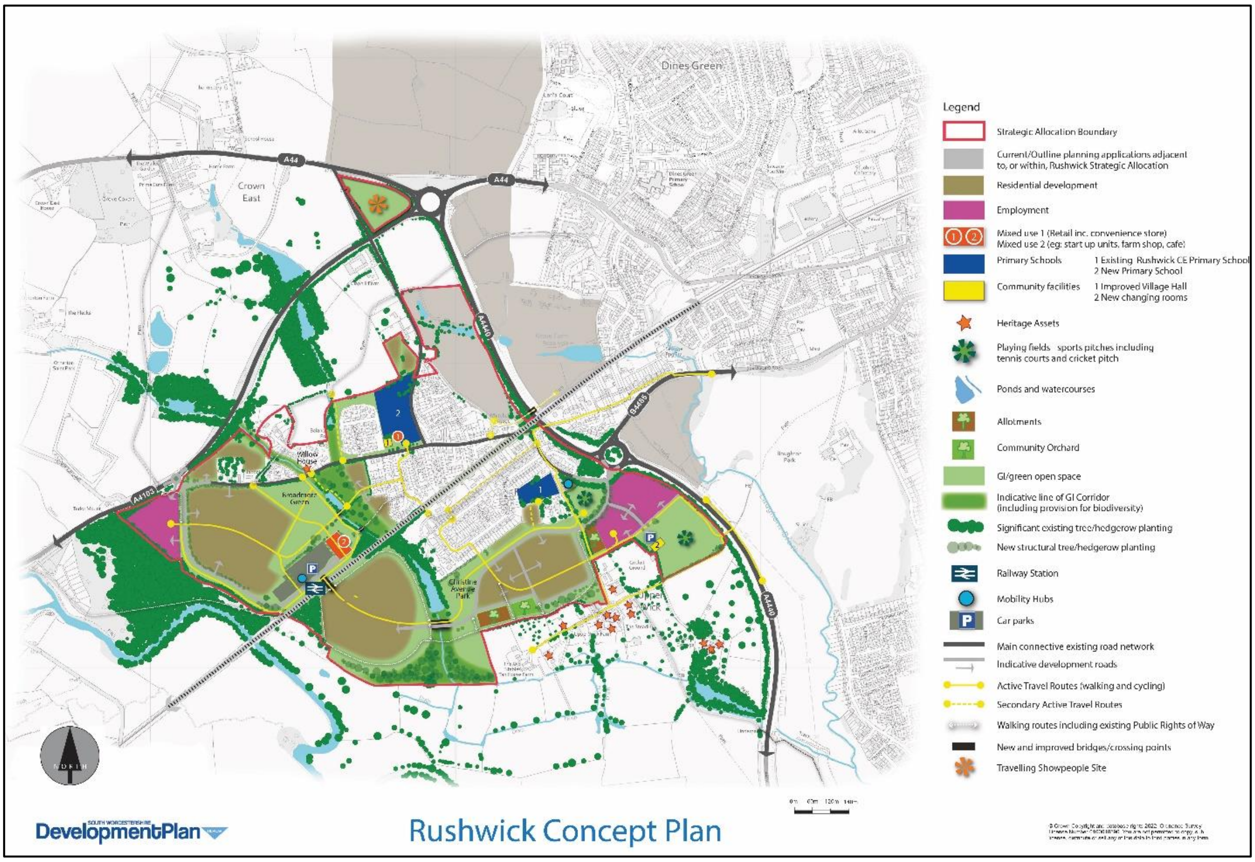
15.102. Following joint working by Wychavon District Council and the Environment Agency the land at Ridgeway Park Farm is now held by receivers as part of an asset seized under the Proceeds of Crime Act 2002. Given uncertainties regarding the quantum and nature of the illicit material on the site consultants have been appointed to survey and take samples from the site in order to assess the material and waste left upon the site. This will incorporate engagement with the Environment Agency and the provision of a technical note on the possible permitting / regulatory approvals route that would be required for the recovery of the waste and possible reuse.

16. Strategic Sites –Rushwick Expanded Settlement

Overview

16.1. Land within the strategic allocation at Rushwick will be developed to deliver 1,000 new dwellings within the Plan period, provide 5 hectares of employment land, a new railway station, a new primary school, retail and supporting services and other community facilities. Land for approximately 10 Travelling Showpeople pitches will be provided within or on the edge of the expanded settlement.

Figure 16.1: Rushwick Expanded Settlement Concept Plan



Transport

Overview

16.2. Please see Chapter 4 of this IDP Addendum for the latest Transport updates regarding the SWDPR.

Internal roads

16.3. Internal roads will be designed in a way to reduce vehicle speeds. Streets that are primarily residential shall be laid out to discourage through traffic and they will contain measures that provide pedestrian and cycle priority. Key routes will be provided of sufficient width (6.7m) to allow for bus penetration to ensure wherever possible areas of the development are within an attractive walking distance of a frequent bus services. Where this is not possible appropriate infrastructure to support demand responsive transport should be provided.

Active travel

16.4. As discussed in the 2022 IDP, the delivery of active travel routes shall be prioritised over other modes, with identified routes being provided from the earliest stages of the development. Active Travel continues to be the preferred method of travel within the settlement with connectivity to longer distance cycling routes also being provided, including the commitment to connect the settlement with the west of Worcester through enhanced active travel routes. The active travel infrastructure remains as described in the 2022 IDP, although for inflationary purposes, 20% has been added to each cost relating to active travel.

Buses

16.5. Following the submission of the 2022 IDP Rushwick is now currently served by two bus services (311 and 417), but the timings of these routes remain infrequent and do not provide an appropriate level of service to allow residents access to suitable employment opportunities. Engagement has begun between Worcestershire County Council and the land promoters in order to ensure appropriate (frequent) services are provided. This should be in the form of an enhanced frequency service serving the settlement and the wider community. The cost for an enhanced bus service has been costed by the County Council, shared with the land promoters and included in this updated IDP. In addition, services may be supplemented with Demand Responsive Transport, which is becoming more popular across the county.

Community Transport

16.6. Whilst there is no updated position beyond the 2022 IDP, the County Council remains committed to Community Transport, which can complement scheduled bus services. This is particularly useful for residents with mobility issues, and it can help to reduce issues of social isolation. Under the 1985 Transport Act, WCC has a duty to consider the transport needs of elderly and disabled residents. A service must be provided for all elderly and disabled residents where no suitable bus service exists for those unable to access a bus due to disability.

Rail

16.7. The population at Rushwick has increased by 21.47% between the 2011 and 2021 Census and is expected to continue to grow following the approval of 120 new dwellings at Claphill Lane[119] and a further eight dwellings at Bransford Road[120]. The need for more sustainable modes of transport will increase. The now superseded Worcester Rail Investment Strategy

[119] M/24/01252/OUT (allowed under APP/J1860/W/21/3267054)
[120] M/23/01186/OUT

2017, alongside the North Cotswold Line Transformation, Strategic Outline Business Case, 2019 identified the opportunity for a new railway station at Rushwick, along an existing railway line. This opportunity is further reinforced in the later Worcestershire Rail Investment Strategy 2022 – 2050. The South Worcestershire Councils commissioned a Strategic Outline Business Case (WCC SOBC) by rail consultants SLC which supports the principle of a railway station at Rushwick, stating that, "*The station itself has the potential, subject to train service provision, to represent high value for money, and in the best case is "cash positive" to the public purse."* Delivery, however, would be dependent on signal upgrading at Shrub Hill. The scheme has also been identified as an opportunity in the Worcestershire LTP4, Scheme SWST10 as it will improve access to rail for strategic park and ride opportunities from the west.

16.8. Rail infrastructure development relevant to Rushwick includes:

- Land assembly and station design for the proposed station itself (WCC SOBC).
- Worcester Area Modernisation and Re-signalling (Network Rail) which would facilitate the aspiration level of train services at Rushwick (identified in LTP4 scheme SWST11).

16.9. Notwithstanding the delivery of a railway station at Rushwick, in advance of the opening of the new train station and commencement of rail services a transport hub will be built in the initial phase of the development to provide opportunities for travel via sustainable transport. The transport hub will be located adjacent to the rail station and local centre, with details to be provided within the masterplan, and will complemented by the enhanced bus service, costed in this IDP. It is anticipated that the enhanced bus service will become commercially viable and could be provided in perpetuity, should there be a need to support it.

16.10. It is anticipated that development at Rushwick would be required to make a financial contribution toward the provision of a railway station at Rushwick, alongside developer delivery of the transport hub.

Strategic Highways

16.11. The M5 and A46 run through the South Worcestershire area. These Strategic Routes are the responsibility of National Highways. In consultation with WCC, a proposed costing for any mitigation arising from the transport modelling work has been costed into the viability appraisal at £2000 per dwelling for the M5 in particular.

Mitigation

16.12. Notwithstanding the strategic road network, the aim is to bring forward appropriate and proportionate infrastructure that is required in order to deliver the Concept Plan at Rushwick, including, but not limited to:

- safeguarding land and the delivery of a new railway station and associated car park for up to 500 spaces;
- providing a transport hub;
- a pedestrian bridge to serve the railway station;
- southern access road;
- bridge over the flood zone;
- junction improvements on the A4103 to provide access to the west of Rushwick; and
- new and improved cycle and footpaths connecting key services within the settlement and beyond into Worcester City and the wider area.

16.13. The Schedule at Chapter 18 Table B identifies the multimodal infrastructure required to support the delivery of growth at Rushwick and potential phasing. Early delivery of key infrastructure will be required to ensure residents have access to a range of mode choices from the very early stages of the development. Further existing network mitigation is also set out in the Schedule at Chapter 18 Table B along with output regarding National Highways modelling.

Utilities

Electricity

16.14. There have been no further updates since the 2022 IDP, which can be referred to for further detail. To account for inflation, a 20% increase has been added to the cost indicated in the 2022 IDP.

Gas

16.15. There have been no further updates since the 2022 IDP.

Water Supply

16.16. There have been no further updates since the 2022 IDP, which can be referred to for further detail. To account for inflation a 20% increase has been added to the cost indicated in the 2022 IDP as a cost for new water mains (Open Cut).

Wastewater

16.17. There have been no further updates since the 2022 IDP.

Renewable or low carbon energy

16.18. There have been no further updates since the 2022 IDP.

Flood Risk

16.19. There have been no further updates since the 2022 IDP

Telecoms

Broadband

16.20. There have been no further updates since the 2022 IDP

Fibre to the Premises Costs

16.21. There have been no further updates since the 2022 IDP

Mobile Provision

16.22. There have been no further updates since the 2022 IDP

Education

16.23. This subsection considers the ability of existing schools and education providers to support the Strategic Growth Area (SGA) at Rushwick as proposed as part of the South Worcestershire Development Plan Review Consultation 2019 (SWDPR). Worcestershire Education and Early Years Services, acting for WCC, has set out its response below regarding the impact of the proposal on education infrastructure, where additional infrastructure is required to accommodate the proposed level of housing, and strategy to deliver this infrastructure to ensure sustainable education provision at all stages of the development.

16.24. New general market housing inevitably leads to an increase in the 0-19-year-old population, with a consequential demand for additional school places for all phases of education from early year's provision for children aged 2-4 to post-16 and specialist provision for children with special needs and disabilities.

16.25. WCC as the Local Authority (LA) responsible for education has a statutory duty under the Education Act 1996 to ensure that there is a sufficiency of school places for all children of statutory school age living in Worcestershire and whose parents/carers wish for them to attend publicly-funded schools. In addition, the 2006 Childcare Act outlined the responsibility of LAs in England to ensure families with children aged 3 and 4 and certain eligible families of 2 year olds are able to access an entitlement of funded childcare per year.

16.26. The assessment and strategy have been undertaken in line with Government policy, DfE guidance on Securing Developer Contributions for Education and the Worcestershire Education Planning Obligations Policy.

Education Context

16.27. The strategic allocation of Rushwick is proposed within the Education Planning Area (EPA) of Malvern, where a two-tier system of primary and secondary education is in place. Pupils in a two-tier pyramid attend Primary school until the age of 11, at which point they transition to a Secondary School. The area is within the catchment areas of Rushwick Church of England (CofE) Primary School for primary age pupils, and the shared catchment of Dyson

Perrins CE Academy and The Chase for secondary age pupils. Pupils are considered to be in-catchment for both of these schools for the purposes of admissions priority. Rushwick CofE Primary also feeds into Christopher Whitehead Language College, a secondary school which is located 1.6 miles walking distance from Rushwick and therefore can also be considered related to this development. These are the schools considered related to this development.

16.28. Rushwick Pre-School is a nursery provider offering term-time sessional early years education to children aged 2 to 4. Rushwick Pre-School is currently located on the grounds of Rushwick Primary School. The setting can currently accommodate up to 22 children per session and numbers have been consistently high for the past 5 years.

Infrastructure impact of proposed housing allocations

16.29. Evidence shows new build developments attract a higher percentage of families than the established housing stock, particularly those with young children. Across new build developments in Worcestershire, there is an average of twenty-eight 0-4 year olds (pre-school age) children per 100 dwellings. WCC has a statutory duty to provide sufficient funded nursery places for eligible 2-4 year olds and therefore sufficient nursery provision for this age range should be delivered via adequate infrastructure planning.

16.30. The average number of primary age children seeking a mainstream school place on new developments is 35 per 100 dwellings (5 per year group). This figure is slightly lower for secondary and sixth form age children where a higher percentage will access independent provision, at 20 children per 100 dwellings (4 per year group). Approximately 50% of pupils will remain within sixth-form provision for post-16 education and therefore sixth form pupil yield is considered at a half rate. This is evidenced by previous new build sites but is subject to variation. At present, 1,000 dwellings have been proposed for the SGA of Rushwick. As currently proposed, this would create the need for 110 full-time-equivalent (FTE) early education places, 340 primary age school places and 233 secondary age and sixth form places, as outlined in Table 16.1.

16.31. At present, 3% of all pupils in Reception to Year 13 in Worcestershire have an Education and Health Care Plan (EHCP) to enable children and young people with special needs or disabilities to access appropriate education.

Table 16.1: Anticipated number of places required to meet state-funded education requirements on the SGA of Rushwick

	1,000 dwellings
Full Time Equivalent Early Education Places	110
Primary-age school places	340
Secondary-age and sixth form school places	194
Special education needs school places (R-Y13)*	18

*Reception (R) to Year 13 (Start of school to Age 18).

16.32. The Department for Education (DfE, 2023) guidance on delivering schools as part of housing growth explains that early provision is usually critical in providing core social infrastructure to help a new community thrive, improve social integration and support the creation of sustainable travel patterns and a healthy environment. There is also strong evidence that early provision of key infrastructure such as a new primary school will impact positively on scheme viability and generate faster sales rates and higher values; developers therefore often welcome it. This in turn can significantly speed up the delivery of new housing. Evidence from large scale housing developments, suggests we see very early engagement from young families looking to move onto the development and requiring childcare and school places. Evidence shows that this demand for places can be as high as 8-9 pupils per year group per 100 dwellings early on in a development, compared to the average over the lifetime over the development of 5 per year group per 100 dwellings.

16.33. As a result, new education places should be provided early on to ensure families moving onto the site in the early stages are able to access school places. Additional provision is required at all phases of education.

16.34. Rushwick CE Primary is currently full or almost full in a number of year groups. The school has recently been expanded from 20 to 30 places per year group and as such can support a low level of additional housing within the area. However, the school site is too small to allow for any further expansions.

16.35. The secondary phase catchment schools of Dyson Perrins C.E Academy and The Chase currently have some surplus capacity, however based on the level of housing proposed in this shared catchment, additional accommodation at these schools would be required.

16.36. Due to the lack of developable potential at Rushwick CE Primary School a new primary school with nursery will be required in the SGA of Rushwick. The level of growth is not sufficient to support a new secondary school to be delivered on the SGA and therefore expansions at existing schools outside of the SGA will be required to be funded.

16.37. The proposed education strategy to ensure a sufficiency of education places are provided on this SGA are outlined below.

Education Strategy for SGA of Rushwick

Located within communities accessed via active travel routes

16.38. School provision should be located within residential areas within the statutory walking distance for all the proposed dwellings in the allocation. As far as possible primary schools and early years provision should be co-located with community centres and easily accessed via suitable walking and cycle routes in order to support sustainable transport solutions to and from schools. Moreover, this supports an optimal use of space as schools can provide important community facilities outside of school hours. Appropriate parking should be provided for staff members as per school building standards Building Bulletin103.

Appropriately sized to ensure sustainability and viability

16.39. The provision of 1,000 dwellings currently proposed for the SGA of Rushwick would yield the requirement for 340 primary phase places, which results in 48 pupils per year group. Infant class sizes are restricted to a maximum of 30 pupils, representing one-form of entry. Therefore, primary schools must be delivered in multiples of 30, which represents the maximum number of 30 pupils per class. The strategic growth area of 340 pupils to be yielded from Rushwick represents 1.6 forms of entry and therefore requires the delivery of two forms of entry to support the number of pupils across two classes per year group. This creates a 420 place two forms of entry primary school.

16.40. The development is likely to yield approximately 233 secondary and sixth form age pupils that will seek a place in a state-funded school, which represents 38 pupils per year group.

16.41. In addition, WCC will aim to maintain a 5% surplus of places as suggested good practice in any given area to ensure we are able to meet needs of new families and account for any variation to these averages.

16.42. A nursery will be provided on the new primary school; however this will not provide sufficient places alone to support the level of childcare required across Rushwick for all ages. Therefore, it is advisable that consideration is given within community spaces to support private providers to deliver additional places, particularly for the age range 0-2, as well as childcare for children 0-1. Other types of childcare, such as Out of School care and Holiday Schemes, are also necessary to support parents returning to work but can be delivered within existing facilities such as community halls, schools and nurseries. Therefore, infrastructure does not need to be specifically delivered for this requirement, though consideration should be given to this demand.

16.43. Therefore, the minimum mainstream education infrastructure to be delivered on the Rushwick SGA to ensure sufficiency are:

- One two-form entry primary school (420 places) with 52 place nursery.
- Offsite provision of additional places at secondary schools.

Delivery managed in line with build out

16.44. School places can be incrementally delivered throughout the build out of the development to manage the level of surplus and availability of places. The primary school can undertake a phased opening, increasing from one-form of entry to two-forms of entry as the SGA is built out. Secondary education places will also be timed to ensure it is in line with appropriate demand.

Provision to Meet a Variety of Needs

16.45. All new schools will be built to appropriate accessibility standards with sufficient facilities to support a range of needs across the site. WCF will seek to provide a range of specialist provision within mainstream schools for those children who would benefit from integrating within mainstream schools and deliver additional places within existing special schools. The provision of special education places to meet the needs of children and young people with SEND is managed across Worcestershire, and therefore, the requirement for additional places on the SGA of Rushwick cannot be considered in isolation.

16.46. We would anticipate that 18 children aged reception - Year 11 moving onto the SGA will have an EHCP requiring specialist provision. Provision alongside the planned mainstream school places will be delivered to offer provision for pupils for whom specialist support in a mainstream setting is appropriate, alongside the expansion of provision at special schools serving this area. No new dedicated special school is proposed for this SGA.

Providing Post 16 Choices

16.47. The SGA of Rushwick is well located to support young people aged 16-18 who choose to access further education in colleges or other post-16 providers. It is strongly encouraged that the SGA creates transport links with local colleges and works with them to provide a range of apprenticeships for young people during construction of the development and within the commercial facilities on site.

Cost of education provision

16.48. In accordance with policy SWDPR 6, planning obligations will be required to fund education infrastructure projects that are directly related to the specific development. This is in line with the Worcestershire Education Planning Obligations Policy 2024[121], which sets out the requirement for new housing to fund the required education infrastructure including land and the financial cost for the build of the primary school. WCC will consider payment in kind by the direct provision of buildings by the developer subject to the specification and design of any provision being agreed in advance.

16.49. All land allocated for a school must be safe and fit for purpose. Issues which will need to be assessed include ground conditions; topography; contamination; flood risks and the proximity of incompatible land uses. These will have an impact on the cost of delivering the new school. The costs represent an estimation based on assumptions of a flat greenfield site with no additional cost requirements for site clearance, re-profiling etc. A full feasibility study will be undertaken to determine the actual cost of delivering such a provision for new housing in line with application submissions which will determine the financial contributions required.

[121] https://www.worcestershire.gov.uk/sites/default/files/2024-04/Worcestershire%20Education%20Planning%20Obligations%202024%20cost%20updates%20%281%29.pdf s

16.50. Land should be transferred fully serviced and accessible at zero cost with appropriate access for construction to allow the infrastructure to be delivered to ensure continued sufficiency of places. This can be established by supplying WCF with an appropriate build out trajectory for the SGA.

Table 16.2: Cost and land requirements for education infrastructure (updated 2024)

Phase one elements:	Land requirements	Estimated cost	SGA financial contribution	Shortfall
Cost of 58 EY places (excludes 52 places provided at primary school)	N/A	£1,340,554	£1,340,554	£0
One two-form entry Primary School and Nursery	2.04ha	£13,874,576	£10,405,932	£3,468,644
Secondary Provision	N/A	£5,722,200	£5,722,200	£0
SEND provision	N/A	£1,907,092	£1,907,092	£0
Totals			£19,375,778	£3,468,644

16.51. Shortfalls in contributions will be sought through a combination of local government finances and by applying for basic need funding.

Healthcare

Primary Health care

16.52. NHS Herefordshire and Worcestershire Clinical Commissioning Group (CCG) have indicated that the proposed growth in population at Rushwick would put increased pressure on local primary care facilities. The closest GP practice to the development is St Johns House Surgery. The CCG has provided the latest list size and available capacity at Rushwick as of 1 April 2021.

16.53. The table below shows that there is currently existing capacity available at St Johns House Surgery, however this may not be the case in the future as it is anticipated that planned growth in the urban extensions to the west and south of Worcester could mean that there is insufficient capacity at St Johns House Surgery. In the event of this being the case an updated calculation would be required based on the most up to date list size data.

16.54. Should there be a capacity reduction or no capacity at the time of Rushwick coming forward the CCG would be looking for a contribution via S106 which would go to enhancing the capacity at St Johns. Whilst no updates in costs were received for this Addendum, the cost for primary healthcare within the IDP has been increased by 20% to £693,000 to allow for an increase in inflation. For the purposes of viability testing, this figure has been tested with the assumption that the expansion may be required once half the dwellings are occupied, however the exact level of need will be assessed at the time of application.

Secondary Health care

Herefordshire and Worcestershire Health and Care NHS Trust

16.55. Please see Chapter 9 of this IDP regarding secondary healthcare contributions. For the purposes of this IDP, an estimated contribution of £453,600 has been tested for viability purposes based on the HUDI model of £453.60 per dwelling.

Emergency Services

Police Service

16.56. Engagement with West Mercia Police (WMP) has identified that the population growth in Rushwick would lead to an increased demand on the Police Service. WMP have requested an offsite contribution toward expansion of existing offsite premises to meet the increased demand the proposed level of development would have on their resources. WMP has also requested a contribution toward police equipment and vehicles.

Police equipment	£19,915
Police vehicles	£21,456
Police premises - Contribution to off-site premises project	£120,000

16.57. The estimated contribution that WMP would seek is £161,371, This would be required on the occupation of dwellings. WMP consider that there are no alternative sources of funding available, although revenue is generated through Council Tax once dwellings are occupied.

Fire and Rescue Service

16.58. Consultation with Hereford and Worcester Fire and Rescue Service has indicated that there is unlikely to be a requirement for any provision or contribution as there is no evidence available to demonstrate a direct correlation between new homes and level of fire cover required.

Ambulance Service

16.59. Consultation see Chapter 10 of this IDP regarding contributions for West Midlands Ambulance Service. There have been no changes to the expected provision or contributions required by the West Midlands Ambulance Service (WMAS) since the 2022 IDP.

Community Facilities

16.60. Enhancements and improvements to existing community facilities to meet the increased pressure and demand that development will place on them will be provided in accordance with SWDPR 43.

16.61. Table 7a of the May 2019 SWC Community Buildings and Halls report by Ethos provides details of the community buildings on a ward-by-ward basis and includes comments on the improvements likely to be required. Rushwick Village Hall is considered to be of medium size and has an overall quality rating of 69.5%. The quality assessment is based on as an assessment of condition/décor, onsite parking, internal facilities and compliance with the Disability Discrimination Act (1995) (DDA Compliance).

16.62. The SWC Leisure and the Environment in assoc. with Ethos Environmental Planning Ltd, May 2019 Report sets out a standard for the future provision of village halls and community buildings based on three metrics: quantity, quality and accessibility. The quantity, quality and accessibility standards set out the need for a new, improved or extended facility in the following circumstances:

Table 16.3: Community Buildings - Quantity, Quality and Accessibility Standards	
Hierarchy Category	**Standards**
Strategic Locations and Urban Extensions	1 facility per 5,000 people **With:** • 200 sqm main hall • 100 sqm secondary hall • meeting rooms, a kitchen, storage, parking and DDA compliant **Within:** • A 10 min walk of development

16.63. Based on the above standard there is a requirement for increased floorspace to be provided in Rushwick. Based on the projected population increase the requirement is for just under half a village hall therefore a developer contribution would be sought for improvement and or an extension to the existing hall. If the existing hall is incapable of expansion additional funding would need to be sought to deliver this. Beyond planning obligations, the delivery of new, enhanced or expanded community facilities is reliant on funding from local and national charitable trusts, the National Lottery and local fundraising efforts. It is anticipated that the Hall would require improving once half the development has been constructed to accommodate the increased demand.

Table 16.4: Community Buildings Requirement at Rushwick							
Local Authority	**Number of Dwellings**[122]	**Population**[123]	**No. of Community Halls**[124]	**Floorspace Required (sq. m)**	**Cost (£ per sq. m)**[125]	**Total Indicative cost**[126]	**Indicative Cost per dwelling**
Strategic Locations and Urban Extensions (1 facility per 5,000 people)							
Malvern Hills	1,000	2,300	0.46	138	£2,316[127]	£319,608	£319.61

122 Correct as of September 2020.

123 Based on an average household size of 2.3 people per dwelling.

124 Developer contributions will generally be related to off-site contributions for maintenance and/or improvements to existing infrastructure. The strategic locations and urban extensions may generate their own on-site requirements, which will be considered on a separate basis.

125 Source: Costmodelling - Typical building costs. Based on *'General Purpose Halls'* typology. Estimate base date: 1 April 2021. Costs subject to Annual Tender Price Index Adjustments. Highest cost in range used.

126 Cost excludes land purchase, fees, VAT, fittings and furnishings supplied by the Client. The costs are for the building only (i.e. no external works), and are inclusive of preliminaries, and contractor's overheads and profit set at 7.5%.

127 A 20% increase in cost per sq. m has been applied in this Addendum in order to account for inflation.

Sport and Recreation Facilities

16.64. The expected demand for sports and recreation facilities has not changed since the production of the 2022 IDP. This used the Playing Pitch and Outdoor Sport Facilities Strategy (PPOSFS) (2021) and the Built Facilities Study (BFS) (2021) to set out recommendations for provision, as relates to the proposed growth as set out in the SWDPR. This has not changed since the 2022 IDP was produced.

16.65. The breakdown in Table 16.5 has been assumed for viability testing but as already highlighted this will need to be reassessed closer to the time to ascertain the correct need. It is anticipated that the 3G pitch would be delivered as part of the school at this stage.

Table 16.5: Estimated demand and costs for new pitch provision

Pitch type	**Estimated demand and costs for new pitches**				**Changing rooms**	
	Number of pitches to meet demand	**Capital cost[128]**	**Lifecycle Cost (per annum)[129]**		**Number**	**Capital cost**
Adult football	0.3	£34,617	£7,304		0.6	£119,432
Youth football	0.69	£63,211	£13,274		0.86	£170,371
Mini soccer	0.46	£13,196	£2,771		0	£0
Rugby union	0.24	£39,211	£8,391		0.49	£96,629
Rugby league	0	£0	£0		0	£0
Cricket	0.38	£130,543	£26,370		0.77	£152,670
Sand based AGPs	0.02	£19.484	£603		0.04	£8,099
3G	0.08	£87,150	£3,359		0.15	£30,217
Total	**2.17**	**£387,412**	**£62,072**		**2.91**	**£577,418**

16.66. Based on these recommendations and discussions with Sport England and local clubs the Rushwick concept plan is proposing a second cricket square for Rushwick Cricket Club, two new/replacement football pitches and associated ancillary provision, which corresponds with the above recommendations.

16.67. Although the PPOSFS only specifies requirements for pitches it also recommends that consideration should also be given to tennis and netball court provision. Liaison with Sport England and local sports clubs has resulted in a site-specific requirement for 4 tennis courts.

16.68. Life cycle contributions are also required for 20 years, these are £62,072 per annum therefore over 20 years this equates to £1,241,472 to be collected through S106.

16.69. The sport calculator indicates that approximately 2.91 changing rooms will be required for 1000 dwellings. Discussions with Sport England have suggested that the development should provide a 4-team changing room with club room, which will be required as sports

[128] Based on Sport England Q2 2021 figures Facility cost guidance | Sport England plus 20% inflation

[129] Lifecycle costs are based on the % of the total project cost per annum as set out in Sport England's Life Cycle Costs Natural Turf Pitches and Artificial Surfaces documents (2012)

pitches are built and a potential hub area created. A 4-team changing room with a club room has a cost of £828,000[130].

16.70. Using the Sport England costs guidance for 2021[131] the cost for delivering the identified facilities on-site is higher than the amount that will be generated from the sport calculator due to the rounding up of requirements. It is anticipated that any shortfall may be met from off-site contributions from nearby development and through grants and funding sought from sporting bodies, the Lational lottery and or fundraising. It is understood that some funding toward the cricket pitch has been secured through S.106 agreements in nearby developments therefore for the purposes of viability testing the Sport England calculator has been used for the cricket club, whilst the cost of delivering the full scheme has been included for all other pitches along with 20 years maintenance.

Table 16.6: Estimated cost of providing pitches and changing rooms at Rushwick based on Sport England Cost Guidance Q2 2021	
Requirement	**Estimated cost**
Provision of 4-team changing room and club room on site CFS 0398	£828,000
Provision 2 football/ rugby pitches and 4 tennis courts.	£792,000
Expansion of Rushwick cricket pitch	£354,000
Life cycle maintenance 20 years at £**62,072** per annum (from PPOSFS)	£1,241,472
Total	**£3,215,472**

16.71. It is anticipated that the cricket pitch expansion will take place early in the Plan with additional funding available from secured S106 agreements in Malvern Hills District to deliver this ahead of housing development. Therefore, enhancements to the pavilion and changing facilities on site will also be required early on in the development. Additional sports pitches and the sports pavilion (the sports hub) are expected to be constructed when 500 dwellings have been completed to accommodate the increased demand. Should the existing informal sports pitch at the recreation ground be reduced or lost due to highway infrastructure a replacement would be required to be operational prior to any loss to meet Sport England's requirements; this would mean that the sports hub would need to commence development earlier than the phasing above suggests.

16.72. The BFS has not established an on-site need to for built sport facilities at Rushwick although it does recognise that the growth will increase demand for sports facilities and physical activity opportunities in the area. Given the site's proximity to Worcester City, and the Worcester West urban extension where there will be a 4-court sports hall it is not anticipated that a standalone facility will be required at Rushwick. Instead, an off-site contribution would be sought. This is also the case for swimming pools as the site is located between swimming pool provision at Perdiswell Leisure Centre and Malvern

[130] Q2 2021 Facility cost guidance | Sport England plus 20% inflation
[131] Q2 2021 Facility cost guidance | Sport England

Splash, therefore a contribution would be required to enhance these facilities rather than establishing a new facility.

16.73. The PPOSFS and BFS have found that there is limited demand for more specialist indoor and specialist outdoor provision, such as indoor tennis, indoor and outdoor bowls, squash, athletics and cycling tracks, and fitness centres. The reports recommend that any future developer contributions secured for these uses are used to maintain and enhance existing facilities.

16.74. Using the Sport England Calculator, the following built facilities requirements have been identified for the proposed level of growth in Rushwick for which off-site contributions will be sought.

Table 16.7: Built facilities requirements for Rushwick expansion (excludes pitches and changing rooms)				
Number of Dwellings proposed[132]	**Population Growth**[133]	**Requirements**[134]		
		Sports Halls /Courts	**Swimming Pools**	**Indoor Bowls**
1,000	2,300	0.59 (Courts) 0.15 (Halls)	0.42 (lanes) 0.10 (pools)	0.04 (centres) 0.22 (rinks)

Table 16.8: Estimated Cost for Built Facilities requirements for Rushwick expansion (excludes pitches and changing rooms)					
Number of Dwellings proposed[135]	**Population Growth**[136]	**Estimated Costs**[137]			
		Sports Halls /Courts	**Swimming Pools**	**Indoor Bowls**	**Total Built facilities**
1,000	2,300	£418,980	£450,496	£92,986	**£962,462**

Green Infrastructure

16.75. The development will deliver 40% Green Infrastructure (GI) (excluding private gardens) in accordance with SWDPR 7 (Green Infrastructure), this equates to a minimum of 33.72 hectares. Within this requirement the scheme is expected to meet the minimum standards for each typology of open space established through SWDPR 45 (Provision of Green Space and Outdoor Community Uses in Development). The standard requires a minimum of 6.09ha of open space including amenity space, equipped play space, parks, allotments

[132] Figures correct as of September 2020
[133] Based on an average household size of 2.3 people, as derived from the SWDP
[134] Requirements derived from Sport England's 'Sports Facility Calculator' (https://www.activeplacespower.com/reports/sports-facility-calculator)
[135] Figures correct as of September 2020
[136] Based on an average household size of 2.3 people, as derived from the SWDP
[137] Costs derived from Sport England's 'Sports Facility Calculator' (https://www.activeplacespower.com/reports/sports-facility-calculator) plus 20% inflation

and natural green space based on 1000 dwellings creating a potential population of 2,400 people with an average household size of 2.4 persons per dwelling.

16.76. The Concept Plan and policy establish that the development will include the following GI:

- a community green at Broadmore Green to maintain a key view to the Malvern Hills and conserve the setting of a Grade II Listed Building;
- a community park south of Christine Avenue to maintain a key view to the Malvern Hills;
- a community allotment and community orchard to provide separation and maintain the individual identity of Upper Wick and settings of locally Listed Buildings;
- a green buffer to the north of Rushwick and along the eastern boundary to maintain the settlements identity as a separate village from Worcester and the urban extension at Worcester West;
- Local Equipped Areas of Play (LEAPs) and Local Areas of Play (LAPs).

16.77. Through a process of master planning that reflects the specific needs and characteristics of Rushwick and surrounds, the Rushwick Concept Plan proposes approximately 35.5 hectares of GI which comprises parks and recreation grounds, community orchards, allotments, amenity space, play space and natural green space.

Table 16.9: Proposed GI at Rushwick		
Typology	**Hectares Concept Plan[138] (Ha)**	**Detail**
Allotments and Orchards	1.2	0.5ha on CFS1213b
		0.4ha on CFS1213c
		0.3 ha community orchard on CFS1213b
Amenity Green Space (sites > 0.15ha)	7.6	5.1ha Broadmore Village Green on CFS1213a
		2.2ha amenity on southern parcel on CFS1213b
		0.3ha amenity southern parcel on CFS1213b parallel to Upper Wick Lane
Tree lined active travel routes green corridor	3.3	1.4ha linking to station from flood plain to east of GI corridor on CFS1213b
		0.5ha corridor for active travel South of Christine Avenue between Park and Upper Wick Lane
		1.4ha corridor between station and western employment site on CFS1213a (to include pumping station)
Existing trees	0.7	0.7ha existing trees on CFS1213b
Tree planting buffer	0.7	0.7ha New tree buffer between Upper Wick
Parks and Recreation Grounds	1.6	1.6ha park on CFS1213b
	1.0	1.0ha existing recreation ground
Play Space (Children)	Within amenity/ parks	1 LEAP on CFS1213a
		1 LEAP on CFS1213b
		1 LEAP on Rushwick Village Green
Play Space (Youth)	Within amenity/ parks	3 NEAPs on CFS1213a
		3 NEAPs on CFS1213b
		1 NEAP on Rushwick Village Green
Natural Green Space	13.2	9.1ha GI Corridor on CFS1213a & CFS1213b
		4.1ha on CFS0582 (already got planning permission)
	1.4	1.4ha existing open space in southern parcel on CFS1213b
Playing Pitches	4.7	4.6ha sports pitches on CFS0398
		0.1ha tennis courts on Rushwick Village Green)
Attenuation pond	0.1	0.1ha Attenuation pond at Station on CFS1213a
Total Provision	**35.5**	

16.78. It is anticipated that the GI will come forward as development progresses. Some GI will be delivered on-site in individual parcels, and some will require an off-site contribution. Developer contributions will be sought for the provision, acquisition of land where required, and for on-going maintenance of GI.

16.79. For the purposes of estimating costs associated with developing the GI proposed, the figures in table 16.10 overleaf have been used.

16.80. The developer contributions toward GI would come forward in stages as the development progresses.

[138] Hectares are rounded to 1 decimal place

16.81. For the Malvern Hills Mitigation Strategy relating to recreational pressures on the Malvern Hills SSSI, please see paragraphs 14.30-14.32. For the purposes of the IDP and plan viability testing, an indicative developer contribution sum of £269.72 per dwelling has been assumed for all development at this stage.

Table 16.10: Indicative cost for GI at Rushwick[139]					
Typology	**Hectares in Concept Plan (Ha)**	**Detail**	**Info - on cost**	**Cost per Ha**	**Total**
Allotments and Orchards	1.2	0.5ha on CFS1213b	Based on off-site costs for Allotments	£268,080	£321,696
		0.3ha on CFS1213c			
		0.5 ha community orchard on CFS1213b			
Amenity Green Space (sites > 0.15ha)	7.6	5.1ha Broadmore Village Green on CFS1213a	A typical development cost - no abnormal cost		
		2.2ha amenity on southern parcel on CFS1213b			
		0.3ha amenity southern parcel on CFS1213b parallel to Upper Wick Lane			
Tree lined active travel routes green corridor	3.3	1.4ha linking to station from flood plain to east of GI corridor on CFS1213b	Rewilding cost based on Arup evidence	£12,487	£41,209
		0.5ha corridor for active travel South of Christine Avenue between Park and Upper Wick Lane			
		1.4ha corridor between station and western employment site on CFS1213a (to include pumping station)			
Existing trees	0.7	0.7ha existing trees on CFS1213b	Existing GI asset - no cost		
Tree planting buffer	0.7	0.7ha New tree buffer between Upper Wick	Rewilding cost based on Arup evidence	£12,487	£8,741
Parks and Recreation Grounds	1.6	1.6ha park on CFS1213b	Based on off-site cost for parks and recreation grounds	£1,115,280	£1,785,448
	1.0	1.0ha existing recreation ground	Existing GI asset - no cost		
Play Space (Children)		1 LEAP on CFS1213a	Typical development cost - no abnormal cost		
		1 LEAP on CFS1213b			

[139] All costs in the Indicative cost for GI at Rushwick table have been re-calculated to include a 20% increase to account for inflation

Table 16.10: Indicative cost for GI at Rushwick[139]					
Typology	**Hectares in Concept Plan (Ha)**	**Detail**	**Info - on cost**	**Cost per Ha**	**Total**
	Within amenity/ parks	1 LEAP on Rushwick Village Green			
Play Space (Youth)	Within amenity/ parks	3 NEAPs on CFS1213a	Typical development cost - no abnormal cost		
		3 NEAPs on CFS1213b			
		1 NEAP on Rushwick Village Green			
Natural Green Space	13.2	9.1ha GI Corridor on CFS1213a & CFS1213b	Based on off-site cost for natural green space	£242,880	£3,206,016
		4.1ha on CFS0582 (already got planning permission)			
	1.4	1.4ha existing open space in southern parcel on CFS1213b	Existing GI asset - no cost		
Playing Pitches	4.7	4.6ha sports pitches on CFS0398	Costed in Sport and Recreation Section		
		0.1ha tennis courts on Rushwick Village Green)			
Attenuation pond	0.1	0.1ha Attenuation pond at Station on CFS1213a	Typical development cost - no abnormal cost		
Commuted Sum/maintenance fee		Cost per dwelling based on 2018 Developer Contributions SPD	£1,885 per dwelling		£1,885,000

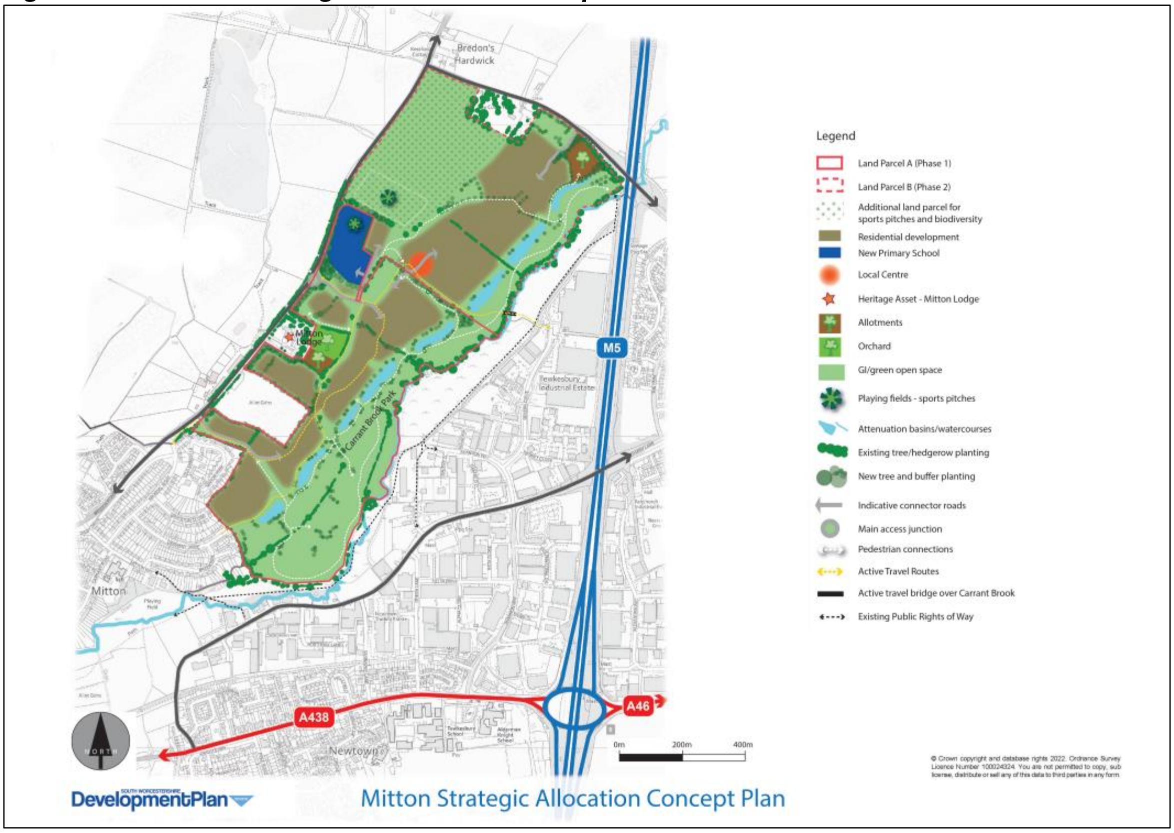
17. Strategic Sites – Mitton Strategic Allocation (Update, December 2024)

17.1. Land within the strategic allocation at Mitton will be developed to deliver approximately 1,000 new dwellings within the Plan period, 500 of which are to meet Tewkesbury Borough's housing need as identified by the examination Inspector for the Cheltenham, Gloucester and Tewkesbury Joint Core Strategy (December 2017).

17.2. The SWDPR Concept Plan sets out the distribution of land uses and infrastructure across 88.06 hectares. The 2 land parcels are treated differently because Land Parcel A (Phase 1) is to meet the housing needs for Tewkesbury Borough through a Memorandum of Understanding under the Duty to Cooperate whereas Land Parcel B (Phase 2) is to help meet the housing needs of the SWC area.

17.3. There are 2 current pending outline planning applications for phase 1 of the allocation. The applications are for 500 dwellings (W23/00682/OUT), to meet the needs of Tewkesbury Borough Council, and for the new primary school (W23/00683/OUT). These have been submitted following the dismissal, in November 2022, of the previous outline proposals under W18/00771/OUT, for the 500 dwellings, and W20/0008/OUT for the primary school. In addition, there is a current pending scoping opinion application (24/01273/SCO) on phase 2.

Figure 57. 1 Mitton Strategic Allocation Concept Plan



Transport

17.4. Mitton strategic allocation will provide a sustainable urban extension to the northern edge of Tewkesbury, delivering enhanced connectivity to the town and surrounding locality as well as high quality active travel and distribution links and routes within the development itself.

17.5. This should include

- The provision, expansion, improvement, or replacement of roads, highways, traffic management, public transportation, cycling and pedestrian and other transport facilities.
- Site specific projects and off-site directly related transport projects designed to mitigate for specific transport infrastructure and services required to make development acceptable in planning terms (e.g. site specific highway works, including localised safety improvement, reinstatement of highways and site specific works to amenity land, access roads for the specific development). In particular costs associated with achieving access to and from the site off the B4080 through the design of access arrangements (roundabout and right-turn priority junction) and the technical adherence to the updated design standards contained within the last Design Manual for Roads and Bridges (DMRB).
- The implementation and delivery of a sustainable transport strategy to support the proposed development which is intended to enhance sustainable travel infrastructure and promote sustainable travel choices for both future residents of the development and existing residents of the surrounding Mitton area. A central component of this strategy will be the provision of a new 15-minute frequency bus service serving the Mitton area. This should be based on an assessment of the viability implications required to deliver this strategy, particularly with relevant public transport operators with respect to ongoing funding, operation, and potential impact this could have on travel choice patterns.
- Further strategic highway requirements relate to the mitigation of the development on Junction 9 of the M5/A46 (T) which will be informed by National Highways (see Chapter 4).

17.6. The applicant for Phase 1 (500 dwellings to meet Tewkesbury's needs) has indicated that there will be abnormal costs associated with Highways for the provision of a roundabout at the entrance to the site at an estimated cost of £1.3 million. There will be additional costs incurred in Phase 2 of the development, but in response to the SWDPR viability work the developer has confirmed that Phase 2 "*is viable, based on the work undertaken to date on the Phase 1 scheme (500 dwellings)*."

17.7. The applicant has confirmed that the costs of providing a bus service to the Phase 1 land is £540,000 which will be spread over 6 years; this cost and approach has been agreed through discussions with Stagecoach.

17.8. It is expected that active travel routes will be incorporated into the layout and design of the scheme and that contributions toward enhancements and connectivity to existing networks providing easy access to Tewkesbury will be collected as s.106 contributions. At the time of drafting estimates of £200,000 toward cycle and footpath routes will be required as part of Phase 1 and Phase 2, details of which are to be determined through the planning application.

17.9. To reduce the impact on the highways and to improve connectivity the developer is required to contribute toward an active travel bridge for cyclists and pedestrians over the Carrant Brook providing improved access to the Newtown and Northway employment areas, Tewkesbury School and Ashchurch Railway Station. It is estimated that this will cost up to £12,000,000 and will be required early in Phase 2 of the development.

17.10. Regarding the implications on the wider highways network, there will be a significant amount of the development traffic generating trips south along the B4080 Bredon Road/Tewkesbury Road. This would therefore lead to additional capacity pressure on the existing junction at Bredon Road / Mythe Road and then into Tewkesbury town itself. In addition, increased traffic could result along Hardwick Bank Road to the north of the site and into Northway.

17.11. In relation to the, now refused, Phase 1 planning application (Ref:18/00771/OUT) National Highways/Gloucestershire County Council (GCC) had requested a contribution for junction improvements to the A438/Shannon Way of £60,148 and Worcestershire County Council (WCC) had requested a contribution of £350,000 for highway improvements works within Bredon. It is unclear at the time of drafting whether these figures have changed for the new application submitted and if a further request for local highway improvements would be required for Phase 2 of the development but the SWC have adopted a reasonable assumption that there may be a further contribution of £400,123 for phase 2 for viability testing. This cost is subject to further review by GCC and WCC and will be informed by transport modelling being undertaken by the developer. Any subsequent requirement will be published in an updated IDP.

17.12. Please see Chapter 4 of this addendum regarding updated transport modelling and costs.

17.13. In adopting a cautious approach and for the purposes of viability testing a reasonable assumption is that the M5 Junction 9 mitigation would cost the mid-point capital cost of £400 million, 15% of which is £75 million. Assuming that the 15% has to come from third parties, this cost would need to be met by the unconsented development (c.8,500 dwellings) at Ashchurch and potentially phase 2 of Mitton (500 dwellings). Therefore, a cost of £8,000 per dwelling has been assumed for viability testing as a reasonable assumption subject to further review, this money would be required for the 2030 estimated delivery date. Any subsequent requirement will be published in an updated IDP.

Utilities

Electricity

17.14. Given the site is adjacent to Tewkesbury an existing high voltage network is located to the south of the site. Western PD confirm that a connection can be achieved to the existing high voltage network located to the southern extent of the site and that there is sufficient capacity to serve the site. A connection to a new substation and removal of overhead cable to underground ducts along a similar line would be required. The cost of this for the first phase of the development was previously estimated at £774,000 but is now estimated to be £928,800. A new planning application has been submitted and work on the viability of phase one has already been undertaken by the applicant who has confirmed that site delivery is viable in their responses to SWDPR viability work.

17.15. Assuming the second phase of development demand could be accommodated within the existing 11kV infrastructure the cost for Phase 2 is likely to be a similar amount. Western PD have indicated that should there be insufficient capacity in the adjacent 11kV circuits at the time of development, then a new 11kV circuit may be required from Tewkesbury 132/11kV Bulk Supply Point. For larger scale developments (plots of 400-500 units), a realistic cost for establishing the local 11kV infrastructure and LV infrastructure would be £1500 - £2000 per plot which equates to between £750,000 and £1,000,000 for Phase 2 (this does not include costs for 132kV/EHV reinforcement as this is not considered a requirement given the existing capacity in the area). Therefore, a worst-case scenario of £1,000,000 had been assumed for Phase 2, which is increased to £1,200,000.

Gas

17.16. Consultation with Wales and West Utilities has confirmed that a connection can be achieved to the existing nearest main with capacity 10 metres from the boundary, located to the north of the site. This is a PE medium pressure (MP270) main. Wales and West have stated that the requested load for 1000 units is acceptable to the network and no reinforcement is required therefore there are unlikely to be any additional costs other than the usual connection fees associated with development.

Water

17.17. Clean Supply and Foul Water Drainage – Consultation with Severn Trent Water (STW) has confirmed that the site cannot connect to the 6” main directly adjacent to the site as this is on the QPR low pressure tracker and would put other customers at risk of poor supply. Therefore, the developers can either proceed with a temporary connection to the existing 6” cast iron main in Mitton Way which can provide a supply for the first 75 properties and prevent any delay to the site coming forward. After which either the permanent connection will need to be commissioned or the network can be reassessed to allow more connections until the permanent connection is available. For a permanent connection the development can connect to the existing 300mm ductile iron main at STW’s Mythe Water Treatment Works 1.85km from site with a meter-PRV at a location to be agreed. As the proposed development does not currently include process water or private firefighting requirements, this reinforcement work will be funded by STW.

Figure 17.2 Map showing temporary and permanent connection points (Source: Severn Trent Water, 2021)

17.18. New distribution main(s) will be required to supply the properties within the new development, this will be a development cost that has to be borne by the developers. STW have provided a budget estimate for this work based on a high-level desktop assessment. Developers have two options available to them, they can install them through requisition or self-lay.

17.19. The budget cost (exclusive of VAT) for STW constructing the new water main(s) under the options available for requisition and self-lay is:

Description of charge	**Charge**
New water mains - Lay Only	£550,014.44
New water mains - Open Cut	£811,074.93
New water mains Self-Lay (Source of water to site boundary only)	£935,939.81

17.20. For the purposes of viability testing the open cut quote has been assumed which includes excavation of trenches, laying of pipes and backfilling of trenches to be undertaken by STW.

17.21. Service connection charges are charged in addition to the above and will vary depending on the work being carried out for each connection. However, these are normal development costs for developers and are factored into their external build costs. This includes a charge for water and sewerage infrastructure per plot of approximately £332.23 (after accounting for the income offset) and a connection fee which may be charged by STW or a third party. Depending on the amount of work carried out by the developer and the length of pipework this can be as much as £2071.37 per plot, but this again is a standard development cost.

17.22. Provision of all utilities would need to be progressed alongside the completion of the first 500 dwellings on the site and then follow through to phase 2.

Renewables

17.23. The development is proposing a 20% carbon reduction through a combination of a fabric first approach and domestic renewable energy generation, e.g. solar roof panels and ground/air source heating. The scale of the proposals does not lend itself to more commercial renewable energy provision, i.e. solar farm or Central Heat Plant etc.

Flood Risk

17.24. In regard to flooding, it should be noted that the Carrant Brook runs through the application site which then continues south into Tewkesbury town and feeds into the River Avon. Therefore, impacts on drainage from this site into the Carrant Brook, or any impacts on water flows of the brook itself, could have a direct impact on flood risk downstream within Tewkesbury. As such flood risk of this development needs to be carefully managed to ensure that there is no increased risk either within the site or the surrounding areas and betterment is sought where possible.

17.25. The SWC commissioned a SFRA Level 2 specific to Mitton (dated Feb 2024, refer EXAM 27: 017f5b_975c9f4b241e4ed69d3ebc43bb5cc33b.pdf – section 9 Summary). It identifies that the fluvial flood risk, surface water flood risk and residual risk are mainly focussed in the south-eastern corner of the site and adjacent to the Carrant Brook with some additional groundwater pooling within topographical low spots. The report includes a number of policy and site-specific recommendations such as siting development within Flood Zone 1, using areas of highest flood risk as Green Infrastructure and requiring the submission of site-specific FRAs to accompany any planning applications ensuring that the impact of surface water flooding e.g. from culverts, structures, channel hydraulics or sewers, is properly considered. Early discussions with the Environment Agency and the Lead Local Flood Authorities at Worcestershire and Gloucestershire are critical for this site. Although the development is outside of Tewkesbury Borough, the council has an adopted Flood and Water Management SPD (Feb 2018)[140] which should be considered as part of any application.

17.26. The Planning Statement supporting the Phase 1 planning application (W23/00682/OUT) indicates that the proposed development will not be affected by current or future flooding from any source and is not anticipated to increase flood risk elsewhere. The SuDS measures proposed to deal with the effects and risks are appropriate. The proposed residential areas are located within Flood Zone 1 and more ‘water compatible’ development is located within Flood Zones 2 and 3. Other origins of flooding have also been assessed and it has been found that there will be no increase in risk of flooding from land, groundwater or sewers as a result of this development.

17.27. Further consideration is required as to the level of provision, expansion, improvement, or replacement of new and existing flood mitigation measures (including flood risk management infrastructure). Specific on-site flood defences / mitigation required because of a site-specific FRA (e.g. drainage systems, flood risk management). Strategic flood defences / mitigation required to support development across the area. Flood Warning Service provision (maintenance, forecasting, warning, and modelling).

17.28. Phase 1 includes four attenuation ponds to deal with surface water on the site; the applicant has indicated that they are considered an abnormal cost and were previously estimated to cost circa £1.25 million. Masterplans submitted by the applicant as part of the viability evidence base for phase 2 includes an additional 3 attenuation ponds therefore a cautious approach of assuming a further £1.375 million has been taken for the purposes of viability testing.

Telecoms

17.29. For information on broadband, mobile provision, and fibre to the premises costs (FFTP) please see Chapter 8 of this Addendum.

Education

17.30. The allocation of 1000 dwellings at Mitton falls within the education planning area of Evesham which operates a three-tier education structure. However, for the purposes of secondary education planning the proposal will impact upon Tewkesbury’s education provision, which operates a two-tier education structure. Tewkesbury High is located less than 1.5 miles from the development and is situated outside the Worcestershire boundary. This compares to the middle and high schools in Worcestershire serving this area located nine miles and 14 miles from the proposal respectively. The education

[140] https://www.tewkesbury.gov.uk/adopted-planning-policies

requirements for the allocation at Mitton are covered in Table 8.2 of the South Worcestershire IDP Update (December 2024).

17.31. Originally, there was existing capacity at Tewkesbury High School to absorb the demand for secondary school places from the Mitton allocation but this has now changed due to the number of other planning applications approved in the vicinity of Tewkesbury. It is therefore likely that contributions towards the expansion of Tewkesbury High School will be required to create additional capacity at the school to prevent pupils from having to travel to other schools further from the allocation.

Table 17.1 Infrastructure contribution requirements as at November 2024

	Mainstream	SEND	Total
Primary	£ 8,095,465	£ 970,900	£9,066,365

17.32. WCC have identified that despite the contributions there would be a shortfall which would have to be met by the local education authority (the figures below excluded SEND provision).

Table 17.2 Infrastructure requirements to meet housing allocations as at November 2024

Proposed infrastructure	Estimated cost as at October 2024 (£)	S106 required from proposed housing development (£)	Shortfall – LA funded (£)
New School at Mitton	£13,874,576	**Based on proportionate cost** £11,561,684	£2,312,892
		Based on pupil yield x cost multiplier £8,089,550	£5,785,026

Shortfalls in contributions will be sought through a combination of local government finances and by applying for basic need funding.

Healthcare

Primary Health care

17.33. NHS Herefordshire and Worcestershire Clinical Commissioning Group (CCG) have indicated that the proposed growth would put increased pressure on local primary care facilities. The closest GP practice to the development within Worcestershire is Bredon Hill Surgery but there are surgeries closer to the allocation in Tewkesbury itself. The CCG has provided the latest list size and available capacity at Bredon Hill Surgery as of 10 October 2024. Table 9.2 GP Provision within SWC at 10 October 2024 in the South Worcestershire IDP Update (October 2024) shows that Bredon Hill Surgery is currently operating beyond its capacity with 12% less floor space than should be required for the number of patients on its patient list. The surgery will need to expand to meet the growth in population in and around the area.

Table 17.3 ICB Developer Contributions for Healthcare for Bredon Hill Surgery as at December 2024				
Practice	Additional Population Growth (1000 dwellings)[5]	Additional floorspace required to meet growth (m^2)[6]	Spare Capacity (NIA) (m^2)[7]	Capital required to create additional floor space (£)[8]
Bredon Hill Surgery	2360	165	-85	£238,000

Notes:

1. Calculated using the National average household size of 2.36 taken from the ONS Families and Households 2022.
2. Based on 120m² per 1,750 patients (this is an optimal list size for a single GP). Space requirement aligned to DH guidance within "Health Building Note 11-01: facilities for Primary and Community Care Services".
3. Existing capacity within premises (NIA m2)2 as shown in first table.
4. Based on standard m² cost multiplier for primary healthcare in the Midlands and East from the BCIS Public Sector Q3 2015 price & cost Index, adjusted for professional fees, fit out and contingencies budget (£2,800/m²), rounded to nearest £100.

17.34. Normally the SWC would expect the ICB to look for a S106 contribution toward expanding the capacity at Bredon Hill Surgery in line with the requirements outlined above, however, due to the site's location adjacent to Tewkesbury, it is more likely that new residents would access GP services in the town. The Joint Core Strategy Authorities covering north Gloucestershire had previously identified £280,857 for Primary Healthcare provision arising from the Mitton development in the 2017 addendum to the JSC Authorities Infrastructure Delivery Plan. The Devereux Medical Centre located in the centre of Tewkesbury (which opened in 2017) was built having regard to the need to accommodate the residents of the phase 1 Mitton development (amongst others) and was forward funded on the basis that contributions would be received retrospectively. The amount identified in the IDP has since increased (indexed) to £374,184.

17.35. It is understood from the Primary Care Lead at the Devereux Centre that the GPs in Tewkesbury are now at capacity. With an additional 500 households from Phase 2 and some 1,160 additional patients there will be a need for additional GP provision in Tewkesbury to meet the needs that Phase 2 would generate and therefore it is assumed a similar contribution of £374,184 would also be required.

Secondary Health care

17.36. Please refer to paragraphs 9.24 to 9.33 in this Addendum.

Herefordshire and Worcestershire Health and Care NHS Trust

For information on Evesham Community Hospital, please see paragraphs 9.32-9.37 of this Addendum.

Worcestershire Acute Hospitals NHS Trust

17.37. Please see paragraphs 9.26-9.31 for information on Worcestershire Acute Hospitals NHS Trust.

Emergency Services

Police Service

17.38. Engagement with West Mercia Police (WMP) has identified that the population growth in Mitton would lead to an increased demand on the Police Service. WMP have requested an offsite contribution toward expansion of existing offsite premises to meet the increased demand the proposed level of development would have on their resources. WMP have also requested a contribution toward police equipment and vehicles. They have not requested a contribution for the first 500 dwellings but have requested the following contribution for phase 2.

Police equipment	£13,277
Police vehicles	£10,728
Police premises - Contribution to off-site premises project	£66,955

17.39. The estimated contribution that WMP would seek is £90,960. This would be required on the occupation of dwellings. WMP consider that there are no alternative sources of funding available, although revenue is generated through Council Tax once dwellings are occupied. Dependent on viability and compliance with Regulation 122, some or all of this sum may be sought.

17.40. Given the site's location on the county border the SWC have engaged with Tewkesbury Borough Council (TBC) to understand whether there are any requirements for a contribution toward Gloucestershire Constabulary, however, TBC Community Development Team have confirmed that they do not seek contributions towards emergency services.

Fire and Rescue Service

17.41. There have been no changes to the expected provision or contributions required by Hereford and Worcester Fire and Rescue Service since the 2022 IDP.

Ambulance Service

17.42. There have been no changes to the expected provision or contributions required by the West Midlands Ambulance Service (WMAS) since the 2022 IDP.

Community Facilities

17.43. The closest community halls to the proposed allocation within Wychavon District are Bredon Village Hall 2.5 miles away and Bredon's Norton 3.7 miles away – these are unlikely to serve the development given the distance. It is anticipated that on-site provision of a community hall will be required as well as an off-site contribution toward an existing facility in neighbouring Tewkesbury.

17.44. The North Gloucestershire Joint Core Strategy Authorities identified a requirement of £387,904 now updated to £465,485, based on the first 500 dwellings at Mitton, for community and cultural facilities in the locality in the 2017 addendum to the JSC Authorities IDP. This is broken down between the generation of 32 square metres of library space at £149,112 (based on Arts Council standards) which would be the responsibility of GCC and a demand for 176 square metres of community space at a cost of £316,373. A contribution of £387,904 was requested from the, now refused, Phase 1 planning application (18/00771/OUT). This has been adjusted to £465,485 for the purposes of viability testing.

17.45. Discussion with Tewkesbury BC has identified there are currently no community facilities in the Mitton area and therefore if a community building is provided on site its ownership would need to be determined e.g. Tewkesbury or Bredon Parish. One option is that new residents of the Mitton development could form a management company and operate the facility themselves.

17.46. The SWC Leisure and the Environment in assoc. with Ethos Environmental Planning Ltd, May 2019 Report sets out a standard for the future provision of village halls and community buildings based on three metrics: quantity, quality and accessibility. The quantity, quality and accessibility standards set out the need for a new, improved or extended facility in the following circumstances:

Table 17.4: Community Buildings - Quantity, Quality and Accessibility Standards for strategic locations and urban extensions

Hierarchy Category	Standards
Strategic Locations and Urban Extensions	1 facility per 5,000 people **With:** • 200 sqm main hall • 100 sqm secondary hall • meeting rooms, a kitchen, storage, parking and DDA compliant **Within:** • A 10 min walk of development

17.47. Based on the above standard there is a requirement for a facility to be provided within the Mitton development. However, as the first 500 dwellings (Phase 1) are providing a contribution to Tewkesbury the remaining projected population increase from Phase 2 would only generate a requirement for just under a quarter of a village hall see table 17.5) using this methodology.

Table 17.5: Community Buildings Requirement at Mitton - Phase 2

Number of Dwellings	Population[141]	No. of Community Halls	Floorspace Required (sq. m)	Cost (£ per sq. m)	Total Indicative cost[142]	Indicative Cost per dwelling
500	1,180	0.23	69	£2,316	£159,805	£319.61

17.48. Given that Mitton is a significant expansion it is considered essential that a new community hall is delivered as part of the scheme to ensure that the development delivers a sustainable and cohesive community. The IDP and viability testing assumes that a small community hall[143] would cost approximately £694,800 based on a cost of £2,316 per square metre for a general-purpose hall[144]. The hall is expected to be delivered at the start of phase two of the allocation.

17.49. A development of this scale would also need a small local centre, this would most likely be market led.

Sport and Recreation Facilities

17.50. The Playing Pitch and Outdoor Sport Facilities Strategy (PPOSFS) (2021) and the Built Facilities Study (BFS) (2021) both set out their recommendations for provision, as relates to the proposed growth as set out in the SWDPR. The associated costs have been established using tools available on Sport England's 'Active Places Power' website, e.g. the Sport Facilities Calculator and the Playing Pitch Calculator. The strategic site at Mitton is of a large enough scale to warrant its own new provision for certain infrastructure types, these are set out overleaf. Based on the assumptions in the PPOSFS the population increase at Mitton equates to 2.25 match equivalent sessions of demand per week for grass pitch sports, 0.12 match equivalent sessions of demand per week on AGPs for hockey and 19.03 match equivalent sessions of demand per season for cricket.

[141] Based on an average household size of 2.3 people per dwelling
[142] Cost excludes land purchase, fees, VAT, fittings and furnishings supplied by the Client. The costs are for the building only (i.e. no external works), and are inclusive of preliminaries, and contractor's overheads and profit set at 7.5%.
[143] Sport England Design Guidance Note Village and Community Halls
[144] Source: Costmodelling - Typical building costs. Based on 'General Purpose Halls' typology. Estimate base date: 1 April 2021. Costs subject to Annual Tender Price Index Adjustments. Highest cost in range used.

17.51. Training demand equates to 3.62 hours of use per week for football on 3G pitches and hockey equates to 0.42 hours of use per week on AGPs. There are also 0.51 match equivalent sessions per week of training for rugby on a floodlit grass pitch.

Table 17.6: Likely demand for grass pitch sports generated from 1,000 dwellings		
Pitch sport	**Estimated demand by sport for 1,000 dwellings**	
	Match demand (MES) per week[145]	**Training demand[146]**
Adult football	0.54	3.62 hours
Youth football	0.79	
Mini soccer	0.47	
Rugby union	0.43	0.49 match equivalent sessions
Rugby league	0.02	0.02 match equivalent sessions
Adult hockey	0.12	0.36 hours
Junior & mixed hockey	0	0.06 hours
Cricket	19.03	-

17.52. The table below translates estimated demand into new pitch provision with associated capital and lifestyle costs.

Table 17.7: Estimated demand and costs for new pitch provision					
Pitch type	**Estimated demand and costs for new pitches**			**Changing rooms**	
	Number of pitches to meet demand	**Capital cost[147]**	**Lifecycle Cost (per annum)[148]**	**Number**	**Capital cost**
Adult football	0.54	£62,556	£13,199	1.09	£215,818
Youth football	0.79	£72,970	£15,324	0.97	£193,748
Mini soccer	0.47	£13,640	£2,864	0	£0
Rugby union	0.43	£69,478	£14,868	0.86	£171,214
Rugby league	0.02	£2,315	£511	0.03	£6,946
Cricket	0.42	£142,837	£28,853	0.84	£167,047
Sand based AGPs	0.03	£29,009	£899	0.06	£12,058
3G	0.1	£109,099	£4,205	0.19	£37,829
Total	**2.8**	£501,9144	£80,723	**4.04**	£804,660.80

17.53. The PSS recommendations conclude that the proposed population growth at Mitton indicates there is a need for 2.8 new pitches generated from a range of pitch sports. Within the locality there are current shortfalls on youth 9v9, full size 3G pitches, cricket squares and rugby union provision. When factoring in future demand shortfalls also become evident on youth 11v11 and mini 5v5 pitches.

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[145] As per the PPS Guidance, demand for cricket is considered in terms of match equivalent sessions per season rather than per week.

[146] Hours equate to access to a full size floodlit 3G pitch or hockey suitable AGP

[147] Sport England Facilities Costs Second Quarter 2020 – (https://www.sportengland.org/facilities-planning/design-and-cost-guidance/cost-guidance/)

[148] Lifecycle costs are based on the % of the total project cost per annum as set out in Sport England's Life Cycle Costs Natural Turf Pitches and Artificial Surfaces documents (2012)

17.54. Due to the minimal amount of anticipated new pitch provision indicated in the tables above the PPOSFS recommends that potential monies from the development should be allocated to increasing capacity at existing provision within the locality. This approach is supported by Sport England and Wychavon District Council. For Wychavon, focus should be on those sites in the immediate vicinity of the development such as those in Bredon, Beckford and Overbury.

17.55. However, consultation with Tewkesbury BC has highlighted that there is a shortage of pitches in the town. Existing clubs have to compete with one another for use of the limited pitches (when available) and pay per match or per season in order to secure games for both juniors and adults when the land in question is not flooded. The available pitches at present include a pitch at Wheatpieces, Puckrup and Northway. Clubs like the Tewkesbury Colts already have 400 children playing, 26 junior teams and 3 all girls teams in addition to multiple adult teams, yet the club has no dedicated base of their own to play on and not all the pitches listed above have changing facilities or toilets. Therefore, the applicants for Phase 1 are proposing two 9v9 football pitches in a revised layout for the new primary school W23/0683/OUT) and have suggested that a 11v11 pitch would be delivered in Phase 2 of the Mitton development - this will need to meet Sport England's requirements.

17.56. Life cycle contributions are also required for 20 years, these are £80,723 per annum therefore over 20 years this equates to £1,614,456 to be collected through S106.

17.57. The sport calculator indicates that approximately 4.04 changing rooms will be required for 1000 dwellings. Therefore, it is considered that the development should provide a 4-team changing room with club room, for when the adult pitch has been provided in phase 2. A 4-team changing room with a club room has a cost of £828,000[149].

17.58. In terms of built sports facilities, it is assumed by the SWC Built Facilities Study that residents from the Mitton development will be most likely to access swimming and sports hall provision in Tewkesbury. The table below sets out potential requirements based on the proposed level of population growth at Mitton. As this contribution would be sought from Tewkesbury BC it does not factor in the quality, availability and accessibility of already existing provision. The figures in the tables are therefore 'worst case' scenarios in terms of required provision and costs.

Table 17.8: Built Facilities requirements for Mitton** (**Excludes Pitches and Changing Rooms)		
		Requirements[152]

[149] Q2 2021 Facility cost guidance | Sport England

152 Requirements derived from Sport England's 'Sports Facility Calculator' https://www.activeplacespower.com/reports/sports-facility-calculator

Number of Dwellings proposed[150]	Population Growth[151]	Sports Halls /Courts	Swimming Pools	Indoor Bowls
500 1,000	1,150 2,300	0.61 (Courts) 0.15 (Halls)	0.43 (lanes) 0.11 (pools)	0.03 (centres) 0.20 (rinks)

Table 17.9: Estimated Cost for Built Facilities requirements for Mitton (Excludes Pitches and Changing Rooms)					
Number of Dwellings proposed[153]	**Population Growth[154]**	**Estimated Costs[155]**			
		Sports Halls /Courts	**Swimming Pools**	**Indoor Bowls**	**Total Built Facilities**
500 1,000	1,150 2,300	£430,171	£461,593	£86,832	£978,596

17.59. Further liaison with Tewkesbury BC is required at the time of application to understand the current implications and requirements for built sports provision. The contribution, if sought would be required to be collected as development is brought forward as it is directly related to the need arising from new occupants.

Green Infrastructure and Open Space

17.60. The development will deliver a minimum of 40% Green Infrastructure (GI) (excluding private gardens) in accordance with SWDPR 7 (Green Infrastructure) this equates to a minimum of 35.22 hectares. Within this requirement the scheme is expected to meet the minimum standards for each typology of open space established through SWDPR 45 (Provision of Green Space and Outdoor Community Uses in Development). The standard requires a minimum of 6.09ha of open space including amenity space, equipped play space, parks, allotments and natural green space based on 1000 dwellings creating a potential population of 2,400 people with an average household size of 2.4 persons per dwelling.

17.61. Phase 1 (the first 500 dwellings) will be required to meet the Council's adopted standard at time of application, which if approved prior to adoption of the SWDPR is a total of 3.768ha.

17.62. The Phase 1 application provides a range of open space types which are considered to complement existing facilities in the immediate area. These include areas for management with the objective of encouraging ecological diversity including sustainable urban drainage, allotments orchards, incidental areas of open space, play areas and interconnected GI.

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150 Figures correct as of September 2020
151 Based on an average household size of 2.3 people, as derived from the SWDP
153 Figures correct as of September 2020
154 Based on an average household size of 2.3 people, as derived from the SWDP
155 Costs derived from Sport England's 'Sports Facility Calculator' https://www.activeplacespower.com/reports/sports-facility-calculator

17.63. The total GI proposed in Phase 1 including the Carrant Valley Park, Carrant Brook Wildlife Corridor, and SUDs amounts to 28.33ha. This exceeds the 40% GI target set out in the adopted SWDP 5 Green Infrastructure but is influenced by an extensive area of undevelopable GI in the flood plain. The table below sets out how this phase 1 GI is broken down.

Table 17.10: Mitton Phase 1 GI Provision by type (planning ref W23/00682/OUT)	
GI Type	**GI Provision**
Amenity	Public Open Space 3.10ha Highway landscaping at entrance 0.05ha
Equipped Play Space and Outdoor Sport onsite	Equipped Play Spaces 0.12ha Outdoor Sport 2.22ha
Allotments	Orchard and Allotments 1.33ha (including 0.47ha allotments)
Natural Green space	Carrant Valley Park 15.59ha Carrant Brook wildlife corridor 1.53ha Tree Buffer Planting 1.93ha Attenuation basins 2.46ha

17.64. In Phase 2 of the allocation there will be opportunity to continue the Carrant Valley Park concept north-east along the Carrant Brook as well as incorporating an extension to the wildlife corridor. At this stage the scale, typologies and cost assumptions for Phase 2 GI are considered to be broadly similar to Phase 1. Given that the overall site area for Phase 2 is approximately two thirds the size of Phase 1 the quantum of each typology of GI has been assumed to be two thirds the size of that being proposed as part of Phase 1, apart from sports pitches where an area of land has been identified to the north of the proposed school for pitches and changing facilities in phase 2 amounting to 3.58 hectares.

17.65. A further area of land totalling 10.34 hectares was identified on the Concept Plan fronting the Tewkesbury Road and the corner of Hardwick Bank Road for GI to form part of Phase 2. This agricultural land is to be set aside for GI to preserve the setting and character of the area and to frame long and short-range views from the National Landscape. This parcel is likely to also be used for opportunities to achieve biodiversity net gain therefore rewilding is considered an appropriate strategy at this stage.

17.66. All of these elements combined result in an overall provision of GI across the entire site of 67%, again this is heavily influenced by a large area of GI falling within the flood plain and being undevelopable and the buffer to the west both of which fall within the red line boundary.

17.67. All GI provision is expected to be delivered on-site where landowners will be in ownership of the land and developers are likely to choose to implement the GI requirements rather than pay a contribution, although a contribution is likely to be sought for maintenance of the GI.

17.68. For the purposes of estimating costs associated with developing the onsite GI proposed in the Concept Plan the figures overleaf have been used (table 17.11).

17.69. The developer contributions toward GI where collected, for example via the commuted sums, would come forward in stages as the development progresses. The GI on site would be delivered as each phase of development comes forward.

17.70. For the Malvern Hills Mitigation Strategy relating to recreational pressures on the Malvern Hills SSSI, please see paragraphs 14.30-14.32.

Table 17.11: Indicative Mitton GI Typology assumptions and costs based on Masterplan

GI typologies	Hectares (Ha) Phase 1	Ha Phase 2 (estimates)	Costing information	Cost per Ha	Cost for Phase 1	Cost for Phase 2	Total
Amenity Space - Public open space (including some hedgerow margins)	3.1	2.05	Typical development cost - no abnormal cost				
Tree buffer planting areas	1.93	1.27	Rewilding cost based on Arup evidence[156]	£12,487	£24,100	£15,859	£39,959
Equipped play space	0.12	0.08	Typical development cost - no abnormal cost				
Orchard and allotments	1.33	0.88	Based on off-site costs for Allotments.	£268,080	£356,546	£235,910	£592,456
Carrant Valley Park - land free from development and managed for ecological and recreation benefit: semi-natural accessible space	15.59	10.29	Kept free from development and managed for ecological and recreation benefit: semi-natural accessible space (Natural green space cost)	£242,880	£3,786,499	£2,499,235	£6,285,734
Carrant Brook Wildlife Corridor	1.53	1.01	To leave in existing use no cost				
Attenuation Basins	2.46	1.62	Costed in abnormal drainage cost				
Highway landscaping at site entrances	0.05	0.03	Typical development cost - no abnormal cost				
Outdoor sport pitches	2.22	3.58[157]	Costed in Sport and Recreation Section				
GI buffer preserving setting/ delivering biodiversity net gain	0.00	10.34	Rewilding cost based on Arup evidence	£12,487	£0	£129,116	£129,116
Commuted sums/maintenance fees			Cost per dwelling based on 2018 Developer Contributions SPD	£1885.08 per dwelling	£942,540	£942,540	£1,885,080

[156] Source ARUP Worcestershire Parkway IDP 2022

[157] Land identified on masterplan to north of the school for pitches and changing room facilities

18. Infrastructure Schedules

Table A: Strategic Site Infrastructure Schedule - Throckmorton New settlement

Infrastructure Type	Infrastructure required	Detail	Lead/ delivery partner (e.g. WCC, Network Rail etc.)	Estimated Cost	Delivery Phasing / Forecast Completion (years)	Sources of funding (if these have been identified)	Gaps in Funding (if these have been identified)
Transport Throckmorton[158]							
Strategic Road	A46 mitigation	Assumed £10m based on former project on A46. Across Parkway, Throckmorton and 500 dwellings at Evesham cost of £645 per dwelling. Exact mitigation tbc	National Highways	£3,870,000	Estimated delivery by 2035.	S106 Developer Contributions, and potentially DfT funding.	Unknown
Strategic Road	M5 mitigation	Assumed £1250 per dwelling for 3 strategic sites (Throckmorton, Parkway and Rushwick) exact mitigation tbc	National Highways	£10,000,000	TBC	S106 developer contributions. Potential DfT funding	TBC
Road	South access road	South access road including bridge over Piddle Brook flood zone	Developers	£8,604,000	Estimated 2030 required for	Development Cost funded by developers	

[158] The proposed dates for infrastructure requirements are based on a trajectory supplied to WCC in October 2024 and are indicative only. The delivery dates are an officer recommendation and are not concluded from detailed design work for each scheme and therefore will be subject to change. The dates are also not related to when the funding for these projects will be required further information on this can be found within the viability work undertaken by Aspinall Verdi. Finally given the lifetime of this site the capital costs for each of these projects will be reviewed at application stage likely meaning further checks on the viability of the site will be required during the multiple delivery phases of the site.

Infrastructure Type	Infrastructure required	Detail	Lead/ delivery partner (e.g. WCC, Network Rail etc.)	Estimated Cost	Delivery Phasing / Forecast Completion (years)	Sources of funding (if these have been identified)	Gaps in Funding (if these have been identified)
					access onto site		
Road	Access Road Junction	Junction A44/B4083/South Access Road	Developers	£1,800,000	Estimated 2028/29 required for access onto site	Development Cost funded by developers	
Road	Internal Spine Roads	Onsite internal spine roads – subject to masterplanning	Developers	£7,380,000	TBC based on site delivery, but expected to be required later in Plan period and beyond 2041	Development Cost funded by developers	
Road	Highway improvement toward A44/B4084 Egdon Lane	Highway improvements S106 contribution toward A44/B4084 Egdon Lane, Egdon. Signalisation of the junction. Costed a 4-arm roundabout	Worcestershire County Council (WCC)	£151,777	Likely to need forward funding project estimated to be need 2029/30	S106 Developer Contributions S106 from other developments	
Road	Junction improvement A44/A4104 Terrace Road	A44/A4104 Terrace Road ‘Pinvin’ junction, Pershore	WCC	£2,900,000	Estimated project needed 2033/34	S106 Developer Contributions (£731,199) S106 from other developments	
Road	Pershore Lane/ B4636	Local widening of western arm to achieve 2 lanes for 40m	WCC	£375,000	TBC	S106 Developer Contributions	

Infrastructure Type	Infrastructure required	Detail	Lead/ delivery partner (e.g. WCC, Network Rail etc.)	Estimated Cost	Delivery Phasing / Forecast Completion (years)	Sources of funding (if these have been identified)	Gaps in Funding (if these have been identified)
Road	Highway improvement A44/A422 roundabout, Spetchley	Contribution toward A44/A422 roundabout, Spetchley.	WCC	£2,200,000	Estimated project needed by 2031/32	S106 Developer Contributions (£556,514) S106 from other developments	
Road	TBC Phase 2 local highway network mitigation	TBC Phase 2 estimated local highway network mitigation (Assumed same cost per dwelling as total highway network mitigation for Phase 1[159])	WCC	£15,238,922	Phase 2 post 2041	S106 Developer Contributions	
Bus	Bus Service	Service and connectivity improvements as part of the Bus Service Infrastructure Plan (BSIP). Up until 1000 dwelling	WCC	£1,000,000	Collected up until 1000th dwelling estimated 2031-2035	S106 Developer Contributions	
Active Travel	Active travel bridge across A44	Active travel bridge across A44 linking the site with Pershore station,	WCC	£4,260,000	Project estimated to be needed by 2030	S106 Developer Contributions	

[159] For post 2041 existing highway mitigation costs (i.e. beyond the Plan period), a robust, conservative and reasonable assumption has been made that the cost per dwelling will be the same as Phase 1. These assumptions are subject to further review.

Infrastructure Type	Infrastructure required	Detail	Lead/ delivery partner (e.g. WCC, Network Rail etc.)	Estimated Cost	Delivery Phasing / Forecast Completion (years)	Sources of funding (if these have been identified)	Gaps in Funding (if these have been identified)
Active Travel	Active travel bridge across A44	Active travel bridge across A44 linking at Lower Moor.	WCC	£4,260,000	Project estimated to be needed by 2040	S106 Developer Contributions	
Active Travel	Two active transport infrastructure schemes	Pershore to Pinvin Active Travel Corridors. Cycle path extension to Pinvin, potentially using reallocated road space if movements banned at junction	WCC	£7,495,816	Phased through development. Estimated timings TBC	S106 Developer Contributions (£5,454,702) S106 from other developments	
Active travel	Active travel routes through scheme	Core Active travel route through the site. Secondary Active Travel routes through the site. Active Travel Bridge across the flood zone.	Developers	£4,956,000	Developed in accordance with phases of delivery	Development Cost funded by developers	N/A
Utilities Throckmorton							
Wastewater	Network reinforcements	Sewerage network reinforcements will be required for early phases of the development	Severn Trent Water (STW)	Unknown	Required for first 600 dwellings to be delivered in time for early phases	STW using the Developer Infrastructure fixed charges per dwelling	N/A

Infrastructure Type	Infrastructure required	Detail	Lead/ delivery partner (e.g. WCC, Network Rail etc.)	Estimated Cost	Delivery Phasing / Forecast Completion (years)	Sources of funding (if these have been identified)	Gaps in Funding (if these have been identified)
					estimated 2031		
Wastewater	Upgrade to Pershore Wastewater Treatment Works	Options being explored. STW will promote a sewerage growth scheme to correspond with the proposed trajectories for the site.	STW	Unknown	Estimate late AMP8 or early AMP9	STW	AMP8/9 funding not yet applied for, but STW funded.
Wastewater	Network expansion and connections	Network expansion including local & strategic pumping stations and rising mains.	Developer	Unknown network expansion costs – masterplan dependent.	In tandem with development of plots.	Developer funded.	Unknown
Potable water	Network reinforcements	Water Supply network reinforcements will be required	STW	Unknown	TBC in early 2030s	STW	Unknown
Potable water	New distribution main	New distribution main(s) to supply properties within the development	Developer to install them through requisition or self-lay.	£1,281,584	In tandem with development of plots.	Developer funded	N/A
Electricity	Reinforcement of Pershore Substation	Voltage reinforcement to allow the full transformer capacity at Pershore to be utilised (24MVA) and can provide an additional 10MVA.	Western PD	£3m-4.5m £3m-4m Total costed: £8,400,000	2030-32. To be in place by 400 dwellings and school	Developer Funded	N/A

Infrastructure Type	Infrastructure required	Detail	Lead/ delivery partner (e.g. WCC, Network Rail etc.)	Estimated Cost	Delivery Phasing / Forecast Completion (years)	Sources of funding (if these have been identified)	Gaps in Funding (if these have been identified)
		Larger transformers at Pershore will be required beyond additional 10MVA, to provide a further 15MVA capacity.			is operational Estimated 2037-39		
Flood Risk Throckmorton							
Flood Risk	SuDS & associated surface water drainage network	Site-specific SuDS required to prevent increase in surface water flooding onsite and mitigate against increasing fluvial flood risks within the Piddle Brook and its tributaries within and downstream from the site	Developers	Site-specific – dependent on Surface Water Management Masterplan.	In tandem with development of plots.	Developer funded.	Unknown
Flood Risk	Flood mitigation	Requirements to meet exception test, including provision of safe access / egress, sequential layout on site, and considering space for green and blue infrastructure in masterplan layout.	Developers	Site-specific	On-site provision prior to commencem ent of development of units	On-site provision	Unlikely

Infrastructure Type	Infrastructure required	Detail	Lead/ delivery partner (e.g. WCC, Network Rail etc.)	Estimated Cost	Delivery Phasing / Forecast Completion (years)	Sources of funding (if these have been identified)	Gaps in Funding (if these have been identified)
Telecoms Throckmorton							
Broadband	Install FTTP as standard.	Installing FTTP for all new developments and ensuring market choice in providers	Developer. Market Providers	N/A	Throughout Development	Openreach/Development Cost	None
Mobile	Network coverage	5G coverage	Market/ Network Providers	N/A	Throughout Development	Market/ Network Providers	None
Education[160] Throckmorton							
Education	Primary Education/Nursery and Secondary Education	Phase 1: All-Through School on 8 ha site.	Developers in partnership with Worcester Children First/WCC	£40,680,350	School operational at occupation of 300th dwelling – estimated 2032. Delivered by May of that year to open September. Site provided 2 years prior estimated 2030	Developer Build or Contributions	

[160] The proposed dates for infrastructure requirements are based on a trajectory supplied to WCC and are indicative only. The delivery dates are an officer recommendation and are not concluded from detailed design work for each scheme and therefore will be subject to change. The dates are also not related to when the funding for these projects will be required further information on this can be found within the viability work undertaken by Aspinall Verdi. Finally given the lifetime of this site the capital costs for each of these projects will be reviewed at application stage likely meaning further checks on the viability of the site will be required during the multiple delivery phases of the site.

Infrastructure Type	Infrastructure required	Detail	Lead/ delivery partner (e.g. WCC, Network Rail etc.)	Estimated Cost	Delivery Phasing / Forecast Completion (years)	Sources of funding (if these have been identified)	Gaps in Funding (if these have been identified)
Education	Primary Education/Nursery	Phase 1: One Two-form entry Primary School and Nursery on 2.04ha site.	Developers in partnership with Worcester Children First/WCC	£13,874,576	In line with occupation of 1,200th dwelling estimated 2036 Site to be provided 2 years prior estimated 2034.	Developer Build or Contributions	
Education	Early Year Places	Cost of 116 EY places (Excludes 104 places provided at primary schools)	Developers in partnership with Worcester Children First/WCC	£2,681,108	TBC	Developer contributions	
Education	SEND provision	Phase 1: 25 SEND places needed	Developers in partnership with Worcester Children First/WCC	£3,721,732	Required by 1400 dwelling, estimated 2037	Developer Build or Contributions	
Education	Primary Education/Nursery	Phase 2: Two x 2-form entry primary school with nursery provision, Plus One Three-form entry primary school Total site area 7.03ha.	Developers in partnership with Worcester Children First/WCC	£ 39,781,393	Post 2041 TBC	Developer Build or Contributions	
Education	Secondary Education	Phase 2: Secondary school with no additional land (This is	Developers in partnership with Worcester	TBC No cost known but for viability	Post 2041 TBC	Developer Build or Contributions	

Infrastructure Type	Infrastructure required	Detail	Lead/ delivery partner (e.g. WCC, Network Rail etc.)	Estimated Cost	Delivery Phasing / Forecast Completion (years)	Sources of funding (if these have been identified)	Gaps in Funding (if these have been identified)
		conversion of the all through school to secondary only)	Children First/WCC	factored in £1,200,000			
Education	Post 16	Phase 2: Post 16 education provision to be determined	Worcester Children First/WCC	Unknown TBC	Post 2041	TBD	Unknown
Education	SEND provision	Phase 2: SEND places	Developers in partnership with Worcester Children First/WCC	£5,410,416	Post 2041 TBC	Developer Build or Contributions	
Healthcare Throckmorton							
Primary Healthcare	GP Practice	Phase 2: 300m–900m^2 new practice will be required post 2041. TBC subject to CCG strategy at time	Developers in partnership with Herefordshire & South Worcestershire ICB, NHS Providers, and SWC.	Circa. £1m-£4m For viability purposes, £3,720,000 has been factored in.	Post 2041	Developer Build or Contributions	Unknown
Secondary Healthcare	Contributions towards secondary healthcare related to plan growth	Contributions toward secondary hospital and mental healthcare hub. Calculation based on HUDU model £454per dwelling	Herefordshire and Worcestershire Health and Care NHS Trust (HWHCT)	£2,268,000 has been factored in for viability purposes.	Needed now so unclear whether this will be sought in 2030	Further justification required for S106 Contributions (to meet Regulation 122 tests)	Unclear whether this will be sought

Infrastructure Type	Infrastructure required	Detail	Lead/ delivery partner (e.g. WCC, Network Rail etc.)	Estimated Cost	Delivery Phasing / Forecast Completion (years)	Sources of funding (if these have been identified)	Gaps in Funding (if these have been identified)
Emergency Services Throckmorton							
Police		Phase 1 until 2041: Police equipment: £39,830 Police vehicles: £42,912 Police premises: £72,000 Total - £154,742 Phase 2 post 2041: Police equipment: £59,746 Police vehicles: £67,752 Police Premises: On-site Safer Neighbourhood Team Office (200sq.m) (no custody provision) £600,000 Total: £727,498	West Mercia Police	£882,240 for 5,000 dwellings	Collect as off-site contribution for Phase 1. Premises will be required Phase 2.	S106 Developer Contributions / Council Tax revenue West Mercia Police	Unknown dependent on viability and compliance with Regulation 122
Community Facilities Throckmorton							
Community space	Community space for 2,000 homes	Land and contribution toward community hall or provision of hall.	Developer/ Wychavon District Council (WDC)	£639,216	Estimated 2033 at approx. 500 dwellings	Developer cost or S106 Developer Contributions.	£46,000 potential gap. Local and national charitable trusts, the Lottery and

Infrastructure Type	Infrastructure required	Detail	Lead/ delivery partner (e.g. WCC, Network Rail etc.)	Estimated Cost	Delivery Phasing / Forecast Completion (years)	Sources of funding (if these have been identified)	Gaps in Funding (if these have been identified)
							local fundraising efforts may be needed to meet shortfall.
Community space	Additional community space for increase to 5,000 homes	Phase 2: Expansion of community Hall and land and contribution to provision of additional Hall (s)	Developer/ WDC	£903,240	Post 2041	Developer cost or S106 Developer Contributions.	Unknown
Sport and Recreation Facilities Throckmorton							
Playing Pitches	Sport Pitches	13 pitches for 5,000 dwellings Phase 1: 6 pitches – 1 adult football, 2 youth football, 1 mini football,1 rugby, 1 cricket. Phase 2: 7 pitches – 2 adult football, 2 youth football, 1 mini football, 1 rugby, 1 cricket.	Developer/ WDC	£864,000 for 2,000 dwellings £1,848,000 for 5,000 dwellings (Q2 2021 Sport England prices and adjusted for inflation)	Phase 1 pitches early in 2030s Phase 2 pitches TBD post 2041 subject to reassessment	S106 Developer Contributions (Estimated £1,818,919 using Sport England calculator) and/or development cost if delivered on site.	TBC requirement will need to be reassessed at the time.
Playing Pitches	Sport Pitches	1 AGPs (3G) pitch. shared use with secondary school TBC.	WCC / Developer / WDC	£1,158,000 (Q2 2021 Sport England prices and	2032 as part of school	S106 Developer Contributions (Estimated £690,502 using Sport England calculator) or developer provided.	

Infrastructure Type	Infrastructure required	Detail	Lead/ delivery partner (e.g. WCC, Network Rail etc.)	Estimated Cost	Delivery Phasing / Forecast Completion (years)	Sources of funding (if these have been identified)	Gaps in Funding (if these have been identified)
				adjusted for inflation)			
Playing Pitches	Life Cycle Costs commuted sum	Life cycle costs x 20 years £403,612 per annum lifecycle costs for 20 years according to PPOSFS 2021	WDC	£8,072,220 (PPOSFS 2021 and adjusted for inflation)	Phased throughout.	S106 Developer Contributions.	
Changing Facilities	Provision of team changing rooms	20 changing rooms for the full 5,000 dwellings. This equates to five 4-team changing rooms. Phase 1: two 4-team changing rooms. Phase 2: three 4-team changing rooms. Phase 2 is dependent on the how the needs of the first 2,000 dwellings are proposed to be met.	Developer / WDC	£828,000 each or £4,140,000. (Q2 2021 Sport England prices and adjusted for inflation)	Required as sports pitches are built	S106 Developer Contributions (Estimated £3,906,000 using Sport England calculator) or developer provided.	£234,000 but TBC requirement will need to be reassessed at the time.
Built Facilities	Sports Hall Contribution	Sports Halls and Courts off-site contribution to existing facilities enhancement/ or possible dual use of secondary school 4 court hall.	County Council/ Developer / WDC	£864,000 for 2,000 dwellings £2,160,000 for 5,000 dwellings	Phased throughout.	S106 Developer Contributions	None
Built Facilities	Swimming Contribution	Swimming - off site contribution to existing facilities enhancement	WDC	£924,000 for 2,000 dwellings	Phased throughout.	S106 Developer Contributions	None

Infrastructure Type	Infrastructure required	Detail	Lead/ delivery partner (e.g. WCC, Network Rail etc.)	Estimated Cost	Delivery Phasing / Forecast Completion (years)	Sources of funding (if these have been identified)	Gaps in Funding (if these have been identified)
		at Pershore Leisure Centre		£2,310,000 for 5,000 dwellings			
Built Facilities	Indoor Bowls Contribution	Indoor Bowls - off site contribution to existing facilities enhancement	WDC	£180,000 for 2,000 dwellings £450,000 for 5,000 dwellings	Phased throughout.	S106 Developer Contributions	None
Green Infrastructure and Open Space Throckmorton							
Green Infrastructure	Amenity Space	Approx. 105ha of amenity space within individual development parcels and across wider settlement	Developer	Typical development cost	Phased through development.	Development Cost funded by developers	None
Green Infrastructure	Equipped Play Space	Equipped Play Space on site to meet minimum standards and contribute to 40% GI	Developer	Typical development cost	Phased through development.	Development Cost funded by developers	None
Green Infrastructure	Biodiversity/ Natural Green Space	Retention of 23.8ha of identified BAP Sites within airfield site, 21.0ha existing features such as woodland, ponds and 21.4ha Reptile Translocation site	n/a	Existing GI assets- no cost	n/a	n/a	n/a

Infrastructure Type	Infrastructure required	Detail	Lead/ delivery partner (e.g. WCC, Network Rail etc.)	Estimated Cost	Delivery Phasing / Forecast Completion (years)	Sources of funding (if these have been identified)	Gaps in Funding (if these have been identified)
Green Infrastructure	Biodiversity/ Natural Green Space	22.2ha Biodiversity enhancement areas on landfill site post remediation 32.9ha New Extensions to Wildlife Sites throughout scheme	Delivery body in collaboration with Worcestershire GI Partnership and SWC	£5,391,936 £7,990,752	Post 2032 Phased with relevant delivery parcels	S106 Developer Contributions	Unknown
Green Infrastructure	Biodiversity/ Natural Green Space	56.5ha Wildlife Buffer within the SGA along brook - potential wet meadow enhancement	Delivery body in collaboration with Worcestershire GI Partnership and SWC	£705,553	Phased with relevant delivery parcels	S106 Developer Contributions	Unknown
Green Infrastructure	Natural Green Space	37.3ha Throckmorton Village Buffer - area with no change to the landscape 9.4ha Land adjacent to Hill Historic setting - pastoral land	n/a	Existing GI assets- no cost	n/a	n/a	n/a
Green Infrastructure	Orchard and Allotments	Orchard and Allotments on site to exceed minimum standards and contributing to 40% GI. Based on 7.2ha	Developer	£1,938,218	Phased through development .	Development Cost funded by developers or S106 Developer Contributions	None

Infrastructure Type	Infrastructure required	Detail	Lead/ delivery partner (e.g. WCC, Network Rail etc.)	Estimated Cost	Delivery Phasing / Forecast Completion (years)	Sources of funding (if these have been identified)	Gaps in Funding (if these have been identified)
Green Infrastructure	Parks and Recreation Grounds	Pocket parks and larger Park to exceed minimum standards and contributing to 40% GI. Based on 4.8ha	Developer	£5,353,344	Phased with relevant delivery parcels	Development Cost funded by developers or S106 Developer Contributions	Unknown
Green Infrastructure	Green corridors	Greening of 50% Runways 8.3ha (remainder for active travel)	Developer / Delivery body in collaboration with Worcestershire GI Partnership and SWC	£4,007,520	2030-2035	Development Cost funded by developers or S106 Developer Contributions	
Green Infrastructure	Outdoor sport pitches	See Sport and Rec	Developer/ WDC	See Sport and Rec	See Sport and Rec	S106 Developer Contributions and/or development cost if delivered on site.	n/a
Green Infrastructure	Green Infrastructure Maintenance Contributions	Commuted sum for ongoing maintenance of POS (£1570.90 / dwelling less 40% as only charge on market dwellings).	WDC (or Management Company)	Estimated £5,655,240	Phased through development. as phases of GI are developed and require maintenance.	S106 Developer Contributions	n/a
Green Infrastructure	GI provision including contributions towards Areas of	Contributions towards the provision of Areas of Informal Recreation	SWC in consultation with Natural England	£744,000	Phased through development	S106 Developer Contributions	

Infrastructure Type	Infrastructure required	Detail	Lead/ delivery partner (e.g. WCC, Network Rail etc.)	Estimated Cost	Delivery Phasing / Forecast Completion (years)	Sources of funding (if these have been identified)	Gaps in Funding (if these have been identified)
	Informal Recreation						
GI-Malvern Hills SSSI Mitigation Strategy	Mitigation measures identified as part of the Footprint Ecology Malvern Hills SSSI Impact Report	Malvern Hills SSSI Impact contribution (£269.72 per dwelling). Phase 1 total £539,440. Phase 1 and 2 =£1,348,600	National Landscape Partnership, Malvern Hills Trust, SWC in consultation with Natural England	Assumed cost of £269.72 per dwelling	Throughout Plan period	S106 Developer Contributions	Unknown

Table B: Strategic Site Infrastructure Schedule - Rushwick Expanded Settlement

Infrastructure Type	Infrastructure required	Detail	Lead/ delivery partner (e.g. WCC, Network Rail etc.)	Estimated Cost	Forecast Completion (years)	Sources of funding (if these have been identified)	Gaps in Funding (if these have been identified)
Transport Rushwick[161]							
Road	North Access Road (920 metres)	Needed for development and station	Developers / Worcestershire County Council (WCC)[162]	£3,480,000	2029/30	Development Cost funded by developers	Unknown
Road	Junction - A4103 / North Access Road	Proposed roundabout	Developers	£2,100,000	2029/30	Development Cost funded by developers	n/a
Road	South Access Road (1,600m)	Needed for development	Developers	£6,060,000	2030/31	Development Cost funded by developers	n/a
Road	Junction - Bransford Road / South Access Road	Proposed priority junction	Developers	£420,000	2029/30	Development Cost funded by developers	n/a
Bridge	South Access Road / AT bridge over flood zone	90 metre span tbc. Needed to ensure continuous access Cost depends on build / materials	Developers	£3,720,000	2041/42	Development Cost funded by developers	n/a

[161] The proposed dates for infrastructure requirements are based on a trajectory supplied to WCC in April 2024 and are indicative only. The delivery dates are an officer recommendation and are not concluded from detailed design work for each scheme and therefore will be subject to change. The dates are also not related to when the funding for these projects will be required further information on this can be found within the viability work undertaken by Aspinall Verdi. Finally given the lifetime of this site the capital costs for each of these projects will be reviewed at application stage likely meaning further checks on the viability of the site will be required during the multiple delivery phases of the site.

[162] Worcestershire County Council (WCC) are the transport authority with a regulatory role in delivery of transport infrastructure, this does not mean that WCC are expected to fund schemes unless specifically stated.

Infrastructure Type	Infrastructure required	Detail	Lead/ delivery partner (e.g. WCC, Network Rail etc.)	Estimated Cost	Forecast Completion (years)	Sources of funding (if these have been identified)	Gaps in Funding (if these have been identified)
Bridge	PROW bridge No. 1	PROW bridge No. 1 over north water course, short span	Developers	£60,000	2030/31	Development Cost funded by developers	n/a
Bridge	PROW bridge No. 2	PROW bridge No. 2 over north water course, short span. Address potential future flooding	Developers	£60,000	2030/31	Development Cost funded by developers	n/a
Active Travel	New secondary AT routes on north side	Various new routes. 720m approx. Enhanced network	Developers	£300,000	2035/36	Development Cost funded by developers	n/a
Active Travel	Improvement for Walking and Cycling	Upgrade (resurfacing) of existing Public Rights of Way (PROW) on south side of Bransford Road	WCC	£48,000	2037/38	S106 developer contributions	Unknown
Active Travel Bridge	Improvement for Walking and Cycling	Active Travel Bridge over A4440 Hams Way	WCC	£5,000,000	2039/40	TBC	Unknown
Active Travel	Improvement for Walking and Cycling	New high quality Active Travel routes - linking the rail station to employment Various new routes. 2,000m approx. Wide, segregated & surfaced	WCC	£960,000	2038/39	S106 developer contributions	Unknown
Active Travel	Improvement for Walking and Cycling	New HQ AT routes on south side. Assume east section is part of south link road 650m approx.	WCC	£312,000	2039/40	S106 developer contributions	Unknown

Infrastructure Type	Infrastructure required	Detail	Lead/ delivery partner (e.g. WCC, Network Rail etc.)	Estimated Cost	Forecast Completion (years)	Sources of funding (if these have been identified)	Gaps in Funding (if these have been identified)
Active Travel	Improvement for Walking and Cycling	Upgrade PROWs on north side of Bransford Road Various new routes. 1,300m approx.	WCC	£240,000	2039/40	S106 developer contributions	Unknown
Active Travel	Improvement for Walking and Cycling	Upgrade PROWs on south side of Bransford Road Various. 1,000m approx.	WCC	£180,000	2041/42	S106 developer contributions	Unknown
Active Travel	Improvement for Walking and Cycling	New high quality secondary Active Travel routes on south side of Bransford Road Various. 900m approx.	WCC	£384,000	2041/42	S106 developer contributions	Unknown
Active Travel	Improvement for Walking and Cycling	Bransford Road/A4440 ramp at underpass	WCC	£900,000	2035/36	S106 developer contributions	Unknown
Active Travel	Improvement for Walking and Cycling	Upgrade PROWs south side Christine Ave links Over bridge to Bransford Rd. 550m approx.	WCC	£168,000	2041/42	S106 developer contributions	Unknown
Traffic Management	Introduction of Traffic Calming measures	Bransford Road 20mph installation	WCC	£120,000	2035/36	S106 developer contributions	Unknown
Public Transport	Bus service support	Additional funding for school transport, public bus services and community transport	WCC	£1,690,000	2033/34	S106 developer contributions	Unknown

Infrastructure Type	Infrastructure required	Detail	Lead/ delivery partner (e.g. WCC, Network Rail etc.)	Estimated Cost	Forecast Completion (years)	Sources of funding (if these have been identified)	Gaps in Funding (if these have been identified)
Rail	New rail station	New Rail Station at Rushwick including car parking and active travel access	WCC	£16,000,000[163]	TBC once signals upgrade has taken place	£3,360,000 S106 developer contributions. Remainder to be third party funded	£12,640,000
Rail/Bus	Transport hub in advance of railway station	Includes shelter for those waiting for enhanced bus service and further services tbc	Developers	£500,000	2029/30	Developers	n/a
Strategic Network	Contribution toward mitigation on M5.	Assumed £2,000 per dwelling for 3 strategic sites (Throckmorton, Parkway and Rushwick) exact mitigation tbc	National Highways	£2,000,000	2038/39	S106 developer contributions. Potential funding bid through DfT	TBC
Utilities Rushwick							
Electricity	Upgrade cable circuits and cabling	Upgrade cable circuits and cabling from Worcester BSP to Rushwick. Considered an abnormal developer cost	Western PD	£2,040,000	2035/36	Developers	n/a
Water (supply)	Severn Trent Water (STW) Worcester - Bromwich Road improvements	Capacity upgrades are due in 2020-2025 to account for existing planned growth to the Worcester Catchment. STW have confirmed the need to reinforce the network to	STW	Unknown funded by STW	When required	STW have a statutory duty to serve new developments.	Unknown funded by STW

[163] The estimated build cost for the station does not include the price of the land but includes a 40% contingency.

Infrastructure Type	Infrastructure required	Detail	Lead/ delivery partner (e.g. WCC, Network Rail etc.)	Estimated Cost	Forecast Completion (years)	Sources of funding (if these have been identified)	Gaps in Funding (if these have been identified)
		supply the development. Including upsizing 2 x 3” existing Mains and 1 x 4” existing Main					
Water (supply)	Distribution Mains	New distribution main(s) will be required to supply the properties within the new development	Developer/ STW	£650,422	Phased throughout development (when required)	Development Cost funded by developers	n/a
Wastewater	Small sewer pumping station.	Small sewer pumping station likely to be required on site CFS1213a	Developer/ STW	Unknown funded by developer	2027/28	Development Cost funded by developers	n/a
Telecoms Rushwick							
Broadband	Install FTTP as standard.	Installing FTTP for all new developments and ensuring market choice in providers	Developer. Market Providers	N/A	Throughout Development	Openreach/Development Cost	None
Mobile	Network coverage	5G coverage	Market/ Network Providers	N/A	Throughout Development	Market/ Network Providers	None

Infrastructure Type	Infrastructure required	Detail	Lead/ delivery partner (e.g. WCC, Network Rail etc.)	Estimated Cost	Forecast Completion (years)	Sources of funding (if these have been identified)	Gaps in Funding (if these have been identified)
Education Rushwick[164]							
Early years (2-4)	Early Years	Cost of 58 EY places (excludes 52 places provided at primary school)	WCC	£1,340,554	Throughout Development	S106 Developer contributions	n/a
Early years (2-4) and Primary (4-11)	New Primary School	One two-form entry Primary School (420 places) and Nursery (52 places)	WCC	£13,874,576	2033/34	S106 Developer contributions £10,405,932	£3,468,644
Secondary (11-16)	Secondary school expansion	Secondary school expansion - timing to be determined - required by occupation of the 500th dwelling	WCC	£5,722,200	2037/38	S106 Developer contributions	n/a
SEND	SEND places	SEND places needed - timing to be determined	WCC	£1,907,092	Phased throughout. Exact timing tbc	S106 Developer contributions	n/a
Healthcare Rushwick							
Primary Healthcare	GP	Contribution to 2 GP consulting rooms max 165m2	South Worcestershire CCG	£693,000	2032/33	S106 Developer contributions	n/a

[164] The proposed dates for infrastructure requirements are based on a trajectory supplied to WCC in July 2021 and are indicative only. The delivery dates are an officer recommendation and are not concluded from detailed design work for each scheme and therefore will be subject to change. The dates are also not related to when the funding for these projects will be required further information on this can be found within the viability work undertaken by Aspinall Verdi. Finally given the lifetime of this site the capital costs for each of these projects will be reviewed at application stage likely meaning further checks on the viability of the site will be required during the multiple delivery phases of the site.

Infrastructure Type	Infrastructure required	Detail	Lead/ delivery partner (e.g. WCC, Network Rail etc.)	Estimated Cost	Forecast Completion (years)	Sources of funding (if these have been identified)	Gaps in Funding (if these have been identified)
Secondary Healthcare	Replacement hospital and mental health facility at Evesham	Contributions toward Evesham hospital and mental healthcare hub. Calculation based on HUDU model £453.60 per dwelling	Herefordshire and Worcestershire Health and Care NHS Trust (HWHCT)	£453,600	Phased throughout. Exact timing tbc	S106 Developer contributions	n/a
Emergency Services Rushwick							
Police	Contribution toward expansion of existing offsite premises	Police equipment - £19,915 Police vehicles - £21,456 Police premises – Contribution to off-site premises project - £120,000 Total - £161,371	West Mercia Police	£161,371	Phased throughout.	S106 Developer Contributions / Council Tax revenue. West Mercia Police	
Fire	No additional facility required	n/a	HWFS	n/a	n/a	n/a	n/a
Ambulance	No additional facility required	n/a	WMAS	n/a	n/a	n/a	n/a
Community Facilities Rushwick							
Community Facilities	Contribution to New/Expanded Community Hall	Contribution to expand existing Community Hall to accommodate growth	Malvern Hills District Council (MHDC)	£319,608	2036/37	S106 Developer Contributions	Unknown

Infrastructure Type	Infrastructure required	Detail	Lead/ delivery partner (e.g. WCC, Network Rail etc.)	Estimated Cost	Forecast Completion (years)	Sources of funding (if these have been identified)	Gaps in Funding (if these have been identified)
Sport and Recreation Facilities Rushwick							
Changing Rooms	4-team changing room and club room	4-team changing room and club room on site CFS 0398. This could be through expansion of existing pavilion or new pavilion tbc	MHDC, Rushwick Cricket Club	£828,000	2036/37	S106 Developer Contributions already secured in Malvern Hills	Unknown
Pitches	2 football/ rugby pitches	2 football/ rugby pitches. If existing football pitch lost due to development, then replacement must be operational before loss	MHDC	336,000	2035/36	S106 Developer Contributions Rushwick	Unknown S106 Developer Contributions from surrounding settlements
Pitches	4 tennis courts	4 tennis courts	MHDC	£456,000	2036/37	S106 Developer Contributions Rushwick and surrounding settlements or developer provided	Unknown
Pitches	New cricket pitch	Additional Rushwick cricket pitch	MHDC, Rushwick Cricket Club	£354,000	2032/33	S106 Developer Contributions already secured in Malvern Hills (amount tbc) S106 Developer Contributions Rushwick development £130,543	Unknown
Pitches	Life cycle maintenance	Life cycle maintenance 20 years at £62,073.60 per annum (from PPOSFS)	MHDC	£1,241,472	Phased throughout.	S106 Developer Contributions Rushwick additional sums likely to be sought from	Unknown

Infrastructure Type	Infrastructure required	Detail	Lead/ delivery partner (e.g. WCC, Network Rail etc.)	Estimated Cost	Forecast Completion (years)	Sources of funding (if these have been identified)	Gaps in Funding (if these have been identified)
						surrounding development	
Built Facilities	Sports Hall	Contribution toward sports hall (off-site)	MHDC	£418,980	Phased throughout.	S106 Developer Contributions	None
Built Facilities	Swimming	Contribution toward swimming (off-site)	MHDC	£450,496	Phased throughout.	S106 Developer Contributions	None
Built Facilities	Indoor Bowls	Contribution toward Indoor Bowls (off-site)	MHDC	£92,986	Phased throughout.	S106 Developer Contributions	None
Green Infrastructure Rushwick							
Green Infrastructure	Amenity Space	Approx. 7.6 ha of amenity space - including 5.1 ha village green	Developer	Typical development cost	Phased through development.	Development Cost funded by developers	None
Green Infrastructure	Equipped Play Space	Equipped Play Space on site to meet minimum standards and contribute to 40% GI Concept Plan identifies 3 LEAPS and 7 NEAPS	Developer	Typical development cost	Phased through development.	Development Cost funded by developers	None
Green Infrastructure	Tree lined active travel green corridors	1.4ha corridor to east of GI corridor on CFS1213b connecting to station 0.5ha corridor South of Christine Avenue between Park and Upper Wick Lane. 1.4ha corridor between station and western	Developer	£41,209	Phased when relevant parcels being developed to provide connections	Development Cost funded by developers	None

Infrastructure Type	**Infrastructure required**	**Detail**	**Lead/ delivery partner (e.g. WCC, Network Rail etc.)**	**Estimated Cost**	**Forecast Completion (years)**	**Sources of funding (if these have been identified)**	**Gaps in Funding (if these have been identified)**
		employment site on CFS1213a					
Green Infrastructure	Tree buffers	0.7ha Tree buffer between Upper Wick and new development	Developer	£8,741	Prior to development commencing at this location	Development Cost funded by developers	None
Green Infrastructure	Existing Trees	0.7ha existing trees on CFS1213b to be retained	n/a	Existing GI asset - no cost	n/a	n/a	n/a
Green Infrastructure	Orchard and Allotments	Orchard and Allotments on site to exceed minimum standards and contributing to 40% GI. Based on 1.2ha	Developer	£321,696	Phased through development.	Development Cost funded by developers or S106 developer contributions	None
Green Infrastructure	Parks and Recreation Grounds	1.6ha park south of Christine Avenue on CFS1213b Existing recreation ground retained - no cost	Developer / MHDC	£1,784,448	Phased when relevant parcels being developed	S106 or developer delivered	Unknown
Green Infrastructure	Natural Space	GI biodiversity corridor (9.1 ha) and land on parcel CFS0582 (4.1 ha)	Developer	£3,206,016	Phased through development.	Development Cost funded by developers when on development parcels, when outside a contribution may be sought	None
Green Infrastructure	Attenuation Pond	Attenuation pond as part of station and carpark development	Network Rail/ WCC	Unknown	TBC	Development Cost funded by developers	None

Infrastructure Type	Infrastructure required	Detail	Lead/ delivery partner (e.g. WCC, Network Rail etc.)	Estimated Cost	Forecast Completion (years)	Sources of funding (if these have been identified)	Gaps in Funding (if these have been identified)
Green Infrastructure	Outdoor sport pitches	See Sport and Rec	Developer/ MHDC	See Sport and Rec	See Sport and Rec	S106 Developer Contributions and/or development cost if delivered on site.	n/a
Green Infrastructure	Green Infrastructure Maintenance Contributions	Commuted sum for ongoing maintenance of POS (£1,885.08 / dwelling less 40% as only charge on market dwellings)	MHDC (or Management Company)	£1,131,048	Phased through development. as phases of GI are developed and require maintenance.	S106 Developer Contributions	n/a
GI – AIRS	Green Infrastructure contribution to AIRS	Green Infrastructure contribution to AIRS	MHDC	£372,000	Throughout Plan period	S106 Contributions	Unknown
GI- Malvern Hills SSSI Mitigation	Mitigation measures identified as part of the Footprint Ecology Malvern Hills SSSI Mitigation Impact Report	£269.72 per dwelling	AONB Partnership, Malvern Hills Trust, SWC in consultation with Natural England	£269,720	Throughout Plan period	S106 Contributions	Unknown
Travelling Showpeople Rushwick							
Travelling Showpeople sites	10 pitches	Contributions toward provision of 10 serviced pitches £110,000 per pitch	WCC / MHDC	£1,320,000	2028/2029	S106 Developer Contributions	Unknown

Table C: Strategic Site Infrastructure Schedule – Mitton Strategic Allocation

Infrastructure Type	Infrastructure required	Detail	Lead/ delivery partner (e.g. WCC, Network Rail etc.)	Estimated Cost	Estimated Delivery Phasing/ Forecast Completion(yrs)	Sources of funding (if these have been identified)	Gaps in Funding (if these have been identified)
Transport Mitton							
Public transport	15-minute bus service from Mitton to Tewkesbury town centre		Gloucestershire County Council (GCC) and Stagecoach	£540,000	2024/25	S106 over 6 years	n/a
Road	Junction improvements to the A438/Shannon Way.	Junction improvement prior to occupation.	National Highways/ GCC	£60,148	2023/24	S106	n/a
Road	Highway improvement works in Bredon village.	Require junction improvement prior to occupation.	Worcestershire County Council (WCC)	£420,000	2023/24	S106	n/a
Road	Provision of roundabout access to site.	Provision of roundabout access for phase 1. Required prior to occupation of dwellings	Developers	£1,300,000	2023/24	Estate cost funded by developers	n/a
Road	TBC highway mitigation to local highway network for Phase 2.	TBC (Assumed same cost as Phase 1, 60,148 and 420,000) for viability testing.	GCC/ WCC	£480,148	2029-2033	S106	n/a

Infrastructure Type	Infrastructure required	Detail	Lead/ delivery partner (e.g. WCC, Network Rail etc.)	Estimated Cost	Estimated Delivery Phasing/ Forecast Completion(yrs)	Sources of funding (if these have been identified)	Gaps in Funding (if these have been identified)
		Detail to be provided in update.					
Active Travel	Connectivity throughout and beyond site for cyclists and pedestrians.	Phase 1 application) £100,000. Assumed same for Phase 2. Phase 2 to provide safe cycle and pedestrian route to Tewkesbury town centre.	Developers/ GCC	£200,000	2023/24 and 2028 (phase 2)	S106	n/a
Active Travel	Active travel bridge	Active travel bridge over the Carrant Brook to connect towards the Newtown and Northway employment areas, Tewkesbury School and Ashchurch Railway Station	GCC/ WCC	£12,000,000	Early Phase 2	Developer Contributions	Unknown
Strategic Network	Mitigation work on M5 (J9) A46(T).	Detail and final costs TBC. Assumed 15% developer contribution of £8000 per dwelling for viability testing.	National Highways	£4,000,000	2030	TBC have assumed following: £4,000,000 developer contribution (Mitton) £71,000,000 developer contribution (Ashchurch) and remainder from National Highways LLMF Or 100% National Highways Road	TBC once funding stream confirmed

Infrastructure Type	Infrastructure required	Detail	Lead/ delivery partner (e.g. WCC, Network Rail etc.)	Estimated Cost	Estimated Delivery Phasing/ Forecast Completion(yrs)	Sources of funding (if these have been identified)	Gaps in Funding (if these have been identified)
						Investment Strategy (RIS)	
Utilities Mitton							
Electricity	Connection for Phase 1.	Connection to a new substation and removal of overhead cable to underground ducts along same path	Developers/ Western PD	£928,800	2023-2025	Development cost funded by developers	None
Electricity	Connection for Phase 2.	Phase 2 connection in case there is insufficient capacity in the adjacent 11kV circuits. Cost estimated at £1500 - £2000 per plot (this does not include costs for 132kV/EHV reinforcement).	Developers/ Western PD	£1,200,000	2028-2030	Development cost funded by developers	None
Water	Permanent connection to Mythe Water Treatment Works – requires reinforcement	After 75 dwellings require permanent connection to the existing 300mm ductile iron main at STW's Mythe Water Treatment Works 1.85km from site, this reinforcement work will be funded by STW.	Severn Trent Water (STW)	Unknown funded by STW	2024/25	STW	None

Infrastructure Type	Infrastructure required	Detail	Lead/ delivery partner (e.g. WCC, Network Rail etc.)	Estimated Cost	Estimated Delivery Phasing/ Forecast Completion(yrs)	Sources of funding (if these have been identified)	Gaps in Funding (if these have been identified)
Water	New water mains – Open Cut	New water mains throughout site. This will be phased throughout the development.	STW	£811,075	2023-2032	Development Cost funded by developers	None
Flood Risk Mitton							
Surface Water Drainage	Phase 1 surface water drainage	4x attenuation ponds Barratt in Phase 1 application	Developer	£1,250,000	2023-2028	Development Cost funded by developers	None
Surface Water Drainage	Phase 2 surface water drainage	Barratt in Phase 1 application Masterplan for phase 2 suggests 3 ponds	Developer	£1,375,000	2028-2032	Development Cost funded by developers	None
Telecoms Mitton							
Broadband	Install FTTP as standard.	Installing FTTP for all new developments and ensuring market choice in providers	Developer. Market Providers	N/A	Throughout Development	Openreach/Development Cost	None
Education Mitton[165]							
Education	Early Years provision	Cost of 29 places (excludes 26 places provided at primary school)	WCC	£670,277	Throughout delivery	S106 Developer contributions	

[165] The proposed dates for infrastructure requirements are based on a trajectory supplied to WCC in July 2021 and are indicative only. The delivery dates are an officer recommendation and are not concluded from detailed design work for each scheme and therefore will be subject to change. The dates are also not related to when the funding for these projects will be required further information on this can be found within the viability work undertaken by Aspinall Verdi. Finally given the lifetime of this site the capital costs for each of these projects will be reviewed at application stage likely meaning further checks on the viability of the site will be required during the multiple delivery phases of the site.

Infrastructure Type	Infrastructure required	Detail	Lead/ delivery partner (e.g. WCC, Network Rail etc.)	Estimated Cost	Estimated Delivery Phasing/ Forecast Completion(yrs)	Sources of funding (if these have been identified)	Gaps in Funding (if these have been identified)
Early years (2-4) and Primary (4-11)	New primary School and Nursery on site	Primary school and nursery, land being provided at nominal fee. Primary school delivered by occupation of the 300th dwelling. Phase 2: Primary school expansion to 2FE in line with site delivery expected year 9 (600 dwellings)	WCC	£8,095,465	By occupation of 300th dwelling 2026/27. Expansion by 600th dwelling 2029/30	S106 Developer contributions £5,925,683. £3,316,325 Phase 1 contribution. Shortfall local government finances and by applying for basic need funding.	£3,950,456
SEND Provision	SEND provision - timing to be determined	SEND places needed	WCC	£ 970,900	2033	S106 Developer contributions	N/A
Healthcare Mitton							
Primary Healthcare	Retrospective contribution toward The Devereux Medical Centre (completed 2017) for Phase 1	The Devereux Medical Centre was built having regard to phase 1 Mitton development and was forward funded on the basis that contributions would be received retrospectively.	Tewkesbury Borough Council/ NHS Gloucestershire CCG	£374,184	2023	S106 Developer contributions	N/A
Primary Healthcare	Contribution toward GP provision for Phase 2	The Devereux Medical Centre has confirmed they are at capacity therefore will	Tewkesbury Borough Council/ NHS	£374,184	2028	S106 Developer contributions	N/A

Infrastructure Type	Infrastructure required	Detail	Lead/ delivery partner (e.g. WCC, Network Rail etc.)	Estimated Cost	Estimated Delivery Phasing/ Forecast Completion(yrs)	Sources of funding (if these have been identified)	Gaps in Funding (if these have been identified)
		require a contribution toward additional GP provision/ floorspace	Gloucestershire CCG				
Secondary Healthcare	Replacement hospital and mental health facility at Evesham	Contributions toward Evesham hospital and mental healthcare hub. Calculation based on HUDU model £378 per dwelling	Herefordshire and Worcestershire Health and Care NHS Trust (HWHCT)	£453,600	Unclear whether this will be sought	Further justification required for S106 Contributions (to meet Regulation 122 tests)	Unknown
Emergency Services Mitton							
Police	Police premises expansion Phase 2 only	•Police equipment - £13,276 •Police vehicles - £10,728 •Police premises – Contribution to off-site premises project - £66,955 •Total - £75,800	West Mercia Police	£90,960	2030	S106 Developer Contributions / Council Tax revenue West Mercia Police	Unknown
Fire	No additional facility required	n/a	HWFS	n/a	n/a	n/a	n/a
Ambulance	No additional facility required	n/a	WMAS	n/a	n/a	n/a	n/a
Community Services Mitton							
Community Hall	Offsite contribution to library and community space for Phase 1	Contribution toward generation of 32 sq m of library space at £124,260 (based on Arts Council	GCC and Tewkesbury BC	£465,485	2025	S106 Developer Contributions	Unknown

Infrastructure Type	Infrastructure required	Detail	Lead/ delivery partner (e.g. WCC, Network Rail etc.)	Estimated Cost	Estimated Delivery Phasing/ Forecast Completion(yrs)	Sources of funding (if these have been identified)	Gaps in Funding (if these have been identified)
		standards) and demand for 176 sq m of community space at a cost of £263,644					
Community Hall	Community Hall on site Phase 2	Community hall on site	Developer	£694,800	2030	Development Cost funded by developers.	n/a
Sport and Recreation Facilities Mitton							
Playing Pitches	Sport Pitches	Sports pitches based on Sport England calculator. On site provision of 2 9v9 football pitches in phase 1 and 1 adult pitch Phase 2. Other contributions will go to enhancements of existing facilities e.g. at Bredon, Beckford and Overbury	Developer/ Wychavon District Council (WDC)	£501,904	2026 Phase 1 and by 2030 for Phase 2 and remaining contributions by end of development	S106 Developer Contributions and/or development cost if delivered on site.	n/a
Playing Pitches	Life Cycle Costs commuted sum	Life cycle costs x 20 years £67,269 per annum lifecycle costs for 20 years according to PPOSFS 2021	WDC	£1,614,456	Throughout Development by 2033	S106 Developer Contributions	n/a
Changing Facilities	Provision of 4 team changing rooms	Provision of 4 team changing rooms based on Sport England Facilities Costs Q2 2021	Developer / WDC	£828,000		S106 Developer Contributions	n/a

Infrastructure Type	Infrastructure required	Detail	Lead/ delivery partner (e.g. WCC, Network Rail etc.)	Estimated Cost	Estimated Delivery Phasing/ Forecast Completion(yrs)	Sources of funding (if these have been identified)	Gaps in Funding (if these have been identified)
Built Facilities	Sports Hall Contribution	Contribution toward sports hall (off-site) Subject to Tewkesbury requiring a contribution based on Sport England / BFS	Tewkesbury BC	£430,171	Throughout Development by 2033	S106 Developer Contributions	n/a
Built Facilities	Swimming Contribution	Contribution toward swimming (off-site) Subject to Tewkesbury requiring a contribution based on Sport England / BFS	Tewkesbury BC	£461,593	Throughout Development by 2033	S106 Developer Contributions	n/a
Built Facilities	Indoor Bowls Contribution	Contribution toward Indoor Bowls (off-site) Subject to Tewkesbury requiring a contribution based on Sport England / BFS	Tewkesbury BC	£86,832	Throughout Development by 2033	S106 Developer Contributions	n/a
Green Infrastructure and Open Space Mitton							
Green Infrastructure	Amenity Space and highway landscaping	Amenity space throughout scheme to meet minimum standards and contribute to 40% GI	Developer	Typical development cost	Phased through development. 2033	Development Cost funded by developers	None
Green Infrastructure	Equipped Play Space	Equipped Play Space on site to meet minimum standards	Developer	Typical development cost	Phased through development. 2033	Development Cost funded by developers	None

Infrastructure Type	Infrastructure required	Detail	Lead/ delivery partner (e.g. WCC, Network Rail etc.)	Estimated Cost	Estimated Delivery Phasing/ Forecast Completion(yrs)	Sources of funding (if these have been identified)	Gaps in Funding (if these have been identified)
		and contribute to 40% GI					
Green Infrastructure	Tree buffers	Planting of tree buffers to edges of scheme. Based on 3.20ha.	Developer	£40,008	Phased through development. 2033	Development Cost funded by developers	None
Green Infrastructure	Orchard and Allotments	Orchard and Allotments on site to exceed minimum standards and contributing to 40% GI. Based on 2.21ha.	Developer	£591,868	Phased through development. 2033	Development Cost funded by developers	None
Green Infrastructure	Parks and Natural Green Space	Carrant Valley Park - land free from development and managed for ecological and recreation benefit: semi-natural accessible space. Based on estimated 25.88 ha	Developer	£6,285,589	Phased through development. 2033	Development Cost funded by developers	None
Green Infrastructure	Natural Space	Carrant Brook Wildlife Corridor	Developer	Existing use - no cost	n/a	n/a	n/a
Green Infrastructure	Attenuation Basins	7 attenuation ponds accounted for within flood risk but form part of GI	Developer	See Flood Risk (£2,625,000)?	Phase 1 2023-2028 Phase 2 2028-2032	Development Cost funded by developers	None
Green Infrastructure	Outdoor sport pitches	See Sport and Rec	Developer/ WDC	See Sport and Rec	Phase 1 2026 Phase 2 by 2030	S106 Developer Contributions and/or	n/a

Infrastructure Type	Infrastructure required	Detail	Lead/ delivery partner (e.g. WCC, Network Rail etc.)	Estimated Cost	Estimated Delivery Phasing/ Forecast Completion(yrs)	Sources of funding (if these have been identified)	Gaps in Funding (if these have been identified)
					for and remaining contributions by end of development	development cost if delivered on site.	
Green Infrastructure	GI Buffer	GI buffer for preserving setting/ delivering biodiversity net gain (10.58ha)	Developer	£129,122	Phase 2 2028-2033	Development Cost funded by developers	None
Green Infrastructure	Green infrastructure contributions including AIRs	£372 per dwelling on greenfield typologies	Developer, SWC	£372,000	Throughout plan period	S106 Developer Contributions	
Green Infrastructure	Green Infrastructure Maintenance Contributions	Commuted sum for ongoing maintenance of POS (£1570.90 / dwelling less 40% as only charge on market dwellings).	WDC (or Management Company)	Estimated £1,131,048	Phased through development. as phases of GI are developed and require maintenance.	S106 Developer Contributions	n/a
GI-Malvern Hills SSSI Impact Mitigation	Mitigation measures identified as part of the Footprint Ecology Malvern Hills Malvern Hills SSSI Impact Report	TBC	National Landscape Partnership, Malvern Hills Trust, SWC in consultation with Natural England	TBC Assumed holding figure of £250 per dwelling £269,720	Throughout Plan period	S106 Contributions	Unknown

Table D: Transport Infrastructure Requirements

Infrastructure Type	Infrastructure required	Detail	Lead/ delivery partner (e.g. WCC, etc)	Estimated Cost £	Delivery Phasing / Forecast Completion (years)	Sources of funding (if these have been identified)	Gaps in Funding (if these have been identified)
Rail							
Rail	Improvements to Pershore Railway Station	Part of North Cotswold Line Upgrade. Provision of second platform, new passenger access bridge, additional parking and enhanced passenger facilities at Pershore station	WCC, WDC	Full cost TBC estimate £20,000,000		S106 £372,860 S106 £1,627,139 (Throckmorton)	
Road network							
Strategic Network	M5 Junction 6 mitigation	Provision of traffic signals on the A4440 approach Additional lane on A449 approach and increased circulatory capacity	National Highways, WCC	TBC		S106 developer contributions. Rooftax applied to Strategic Sites	
Strategic Network	M5 Junction 7 mitigation	Provision of traffic signals on B4084 approach Provision of traffic signals on development roundabout	National Highways, WCC	TBC		S106 developer contributions. Rooftax applied to Strategic Sites	
Strategic Network	A46 mitigation	A46/Millenium Way Roundabout	National Highways, WCC	TBC		S106 developer contributions.	

Infrastructure Type	Infrastructure required	Detail	Lead/ delivery partner (e.g. WCC, etc)	Estimated Cost £	Delivery Phasing / Forecast Completion (years)	Sources of funding (if these have been identified)	Gaps in Funding (if these have been identified)
		A46/Broadway Road Junction A44/The Squires (See A46 Evesham Bypass Modelling Report)				Rooftax applied to Strategic Sites	
Gloucestershire Local Highway Network	Junction Improvement	Signalisation of Sun Street/High Street and Oldbury Road/ B4080 junctions Increase junction capacity to provide 2 lanes WB at the A438/A38 Junction Traffic Management Measures on Northway Lane. Increased green time to SB approach at Shannon Way/Northway Lane (See M5 J9 – Forecasting Assessment Report)	GCC	TBC		S106 developer contributions. Rooftax applied to Mitton.	
Worcestershire Local Highway Network Highways	Junction Improvement	A4440/Berkeley Way Roundabout Added slip lane for East approach arm for left turn	WCC	TBC		S106 developer contributions. Rooftax applied to Strategic Sites	

Infrastructure Type	Infrastructure required	Detail	Lead/ delivery partner (e.g. WCC, etc)	Estimated Cost £	Delivery Phasing / Forecast Completion (years)	Sources of funding (if these have been identified)	Gaps in Funding (if these have been identified)
Highways	Junction Improvement (89)	A4440/Plantation Drive Roundabout Added Flare on NB approach	WCC	TBC		S106 developer contributions. Rooftax applied to Strategic Sites	
Highways	Junction Improvement	A4440/B4636 Roundabout Signalisation of North and Southbound approaches	WCC	TBC		S106 developer contributions. Rooftax applied to Strategic Sites	
Highways	Junction Improvement	A4440 Broomhall Way/ St Peter's Road/ Norton Road Roundabout Added lane NB approach	WCC	TBC		S106 developer contributions. Rooftax applied to Strategic Sites	
Highways	Junction Improvement	Pershore Lane/ B4636/ Plough Road Junction Widening	WCC	£750,000		S106 developer contributions	
Highways	Junction Improvement	Evesham Roundabout/ A44/ Pershore Lane (Spetchley Roundabout) Widening of carriageway on approaches	WCC	£2,200,000		S106 developer contributions	
Highways	Evesham Junction Upgrade	Signal Junctions Improvements. ITS improvements – Automatic Vehicle Location (AVL)/Real Time	WCC	£480,000.00		S106 developer contributions	

Infrastructure Type	**Infrastructure required**	**Detail**	**Lead/ delivery partner (e.g. WCC, etc)**	**Estimated Cost £**	**Delivery Phasing / Forecast Completion (years)**	**Sources of funding (if these have been identified)**	**Gaps in Funding (if these have been identified)**
		Information system on bus routes and signal junctions within the study area.					
Highways	Junction Improvement in Evesham	Abbey Bridge junction	WCC	£20,000,000		S106 £5,000,000 Potential Central Government Funding	£15,000,000
Highways	Junction Improvement	Powick Roundabout Signal Optimisation	WCC	£50,000		S106 developer contributions	
Highways	Junction Improvement	A44 London Road/Spetchley Road/A44 Whittington Road (Redhill Island) Signalisation and optimisation	WCC	£5,920,000		S106 Developer Contributions	
Highways	Junction Improvement	Tolladine Rd / Sherrif St Extend eastern approach by 35m	WCC	£100,000		S106 developer contributions	
Highways	Junction Improvement	Optimisation of signals at the following junctions within Worcester – Tybridge Street/ New Road A38/Shaw Street	WCC	£300,000		S106 developer contributions	

Infrastructure Type	Infrastructure required	Detail	Lead/ delivery partner (e.g. WCC, etc)	Estimated Cost £	Delivery Phasing / Forecast Completion (years)	Sources of funding (if these have been identified)	Gaps in Funding (if these have been identified)
		All Saint's Road/ Deansway Road London Road/ Sebright Avenue/ Wyld's Lane N Quay/ Dolday Greenway drive/ Bath Road Ombersley Road/ Little London A44/ Hylton Road					
Highways	Junction Improvement	Blackpole Road/ B4639 Optimisation of Signals and provision of active travel crossings	WCC	£1,000,000		S106 Developer Contributions	
Highways	Junction Improvement	A4103/ A44/ Bromyard Road/ A4440 3-lane approach extended to 60m	WCC	£220,000			
Highways	Junction Improvement	Tolladine Road/ B4205 Provision of addition lanes	WCC	£100,000		S106 developer contributions	
Highways	Junction Improvement	B4204/ Fern Road Signalise junction	WCC	£450,000		S106 developer contributions	
Highways	Junction Improvement	Tolladine Road/ Middle Hollow Drive	WCC	£250,000		S106 developer contributions	

Infrastructure Type	Infrastructure required	Detail	Lead/ delivery partner (e.g. WCC, etc)	Estimated Cost £	Delivery Phasing / Forecast Completion (years)	Sources of funding (if these have been identified)	Gaps in Funding (if these have been identified)
		Lane widening on Middle Hollow Drive					
Buses							
Buses	Worcester Bus Service Infrastructure Plan (BSIP)	Service and connectivity improvements for Worcester as part of the BSIP.	WCC Bus Operators	£5,000,000		S106 developer contributions	
Buses	Evesham BSIP	Service and connectivity improvements as part of the BSIP	WCC Bus Operators	£400,000		S106 developer contributions	
Buses	Malvern BSIP	Service and connectivity improvements as part of the BSIP	WCC Bus Operators	£1,000,000			
Buses	Pershore BSIP	Service and connectivity improvements as part of the BSIP	WCC Bus Operators	£500,000		S106 Developer Contributions	
Active Travel							
Active Travel	Evesham Town Centre Walking and Cycling Improvements	Package of upgrades in Evesham to improve walking and cycling	WCC	£600,000			
Active Travel	Improved Walking and Cycling in Evesham	Hazel Avenue & bridge over A46 adjacent to Bengeworth Brook, link to existing footways in residential area and over A46 to new employment	WCC	£13,000,000		S106 Developer Contributions	

Infrastructure Type	Infrastructure required	Detail	Lead/ delivery partner (e.g. WCC, etc)	Estimated Cost £	Delivery Phasing / Forecast Completion (years)	Sources of funding (if these have been identified)	Gaps in Funding (if these have been identified)
		site (potential bridge over the A46).					
Active Travel	Improved Walking and Cycling in Evesham	A4184 Greenhill/Cheltenham Road. Two options for active travel infrastructure: east side of A4184, north of Evesham from railway bridge to new employment site or East side A4184, south of Evesham from river bridge linking to new housing site.	WCC	£7,200,000		S106 Developer Contributions	
Active Travel and Parking	Walking and Cycling link to rail station in Pershore	Active travel infrastructure linking railway station, to proposed additional car parking and to the existing ATC on A4104 (includes bridge over the railway).	WCC	£1,200,000		S106 Developer Contributions	
Active Travel	Walking and Cycling improvements in the centre of Pershore	Improvement options for pedestrians and cyclists along Pershore High Street	WCC	£1,440,000		S106 Developer Contributions	
Active Travel	Walking and Cycling connection between	Two active transport infrastructure schemes: Pershore to Pinvin Active Travel Corridors, Cycle	WCC	£7,440,000		S106 Developer Contributions92	

Infrastructure Type	Infrastructure required	Detail	Lead/ delivery partner (e.g. WCC, etc)	Estimated Cost £	Delivery Phasing / Forecast Completion (years)	Sources of funding (if these have been identified)	Gaps in Funding (if these have been identified)
	Pershore and Pinvin	path extension from Pershore to Pinvin.					
Active Travel	Improved crossing in Pershore	A4104/B4083 Pershore Improve pedestrian crossing at junction (toucan)	WCC	£192,000		S106 Developer Contributions	
Active Travel	Active Travel route corridor	Worcester-Parkway-Pershore Active Travel Corridor, including potential link to Stoulton including Drakes Broughton.	WCC	£14,000,000		S106 Developer Contributions	
Active Travel	Upgrade to walking and cycling route in Worcester	Trotshill Lane to B4636. Upgrade of existing pedestrian bridge to active travel bridge	WCC	£1,200,000		S106 Developer Contributions	
Active Travel	Package of upgrades in Worcester to improve walking and cycling	Delivery of active travel corridors.	WCC	£20,000,000		S106 Developer Contributions	

Table E: Utilities Infrastructure Planned Improvements and Requirements

Scheme	Detail	Source	Lead Delivery Body	2024 Estimated Cost	Funding Secured	Phasing/ Timescales	Partnership Funding Required	Funding Gap
Electricity								
New Primary Substation for Worcestershire Parkway	See separate WP IDP							
Pershore Primary Substation reinforcement and upgrade	Voltage reinforcement at 66kV, plus installation of two new 40MVA transformers will be required to meet growth. Total cumulative new demand for Pershore is ~19.25MVA. The load on Pershore will likely exceed 35MVA. Wider network proposals require further investigation. (This requirement includes growth at Throckmorton)	Consultation with Western PD	Western PD	Estimated £4,800,000.00	No	Later in Plan period	Asset connection Development cost. Reinforcement apportionment between Western Power and Developer	N/A
Timberdine Primary Substation reinforcement and upgrade	Total cumulative new demand for Timberdine is ~18.34MVA. Total load will exceed 39MVA rating of the site. Establishment of a third 132/11kV transformer will be likely to increase firm capacity plus 11kV switchboard extension.	Consultation with Western PD	Western PD	Estimated £2,400,000.00	No	TBC	Asset connection Development cost. Reinforcement apportionment between Western Power and Developer	N/A

Malvern Primary Substation reinforcement and upgrade	Total cumulative new demand for Malvern is ~12.89MVA. Total load will exceed 39MVA rating of the site. Installation of a third 132/1kV transformer, plus 11kV switchboard extension will be required.	Consultation with Western PD	Western PD	Estimated £2,400,000.00	No	TBC	Asset connection Development cost. Reinforcement apportionment between Western Power and Developer	N/A
Brotheridge Green Primary Substation reinforcement and upgrade	Total cumulative new demand for Brotheridge Green is ~14.05MVA. Total load will exceed 15MVA rating of the site. Reinforcement will be required at both Brotheridge Green PSS to change transformers, and also to the wider network. Voltage reinforcement at 66kV, plus installation of two new 40MVA transformers. Wider network proposals require further investigation.	Consultation with Western PD	Western PD	Estimated £4,800,000.00	No	TBC	Asset connection Development cost. Reinforcement apportionment between Western Power and Developer	N/A
Evesham Primary Substation reinforcement and upgrade	Total cumulative new demand for Evesham is ~17.97MVA. Total load will exceed 39MVA rating of the site. Establishment of a third 66/11kV transformer will be likely, to increase firm capacity.	Consultation with Western PD	Western PD	Estimated £1,800,000.00	No	TBC	Asset connection Development cost. Reinforcement apportionment between Western Power and Developer	N/A

Worcester Grid new substation	Total cumulative new demand for Worcester Grid is ~39MVA. Total load is unlikely to exceed 78MVA rating of the site. Should capacity be exceeded establishment of a new 132/11kV substation may be required later in the plan period depending on delivery across Worcester, in a strategic location to be confirmed.	Consultation with Western PD	Western PD	Estimated £9,600,000.00	No	TBC	Asset connection Development cost. Reinforcement apportionment between Western Power and Developer	N/A
Long Marston reinforcement and upgrade	Total cumulative new demand for Long Marston is ~12.51MVA. The existing rating is 9.4MVA, works are underway to increase this to ~15MVA, however the total load of new connections will exceed future 15MVA rating of the site. Installation of 40MVA transformers, with a FC of 40MVA, could be a likely solution. Wider network reinforcement may also be required.	Consultation with Western PD	Western PD	Estimated £7,200,000.00	No	TBC	Asset connection Development cost. Reinforcement apportionment between Western Power and Developer	N/A

Water								
Upgrades to Wastewater Treatment Works	Investment in place for STW funded quality and where required capacity schemes at the listed Wastewater Treatment Works (WwTW): Broadway, Blackminster, Bidford-on-Avon, Church Lench, Hallow, Inkberrow, Lower Moor, Malvern, Martley Ductons Coppice, Ombersley, Powick, Welland, Worcester Bromwich Road	AMP7 (2020-2025) delivery schemes	Severn Trent Water	STW Funded	Yes - STW Funded	TBC	No	N/A
Preferred Options identified in Severn Trent Water Resource Management Plan	There are a range of preferred options identified for the Severn Trent Strategic Grid Water Resource Zone (WRZ) which will be carried out by STW[1]. These include improvements at reservoirs and works outside south Worcestershire, but throughout the resource zone work will be undertaken to reduce leakages by 15%, reduce sewer flooding by 8%, reduce river pollution and	AMP7 (2020-2025) delivery schemes. Severn Trent Water Resource Manageme nt Plan 2019	Severn Trent Water	STW Funded	Yes - STW Funded	TBC	No	N/A

	improve metering and water efficiency checks[166].							
Sewerage Growth Schemes	The following schemes are in place to address growth risks during AMP7 (2020-2025). West Worcester, South Worcester, Drakes Broughton, Broadway, Malvern, Astley Cross	AMP7 (2020-2025) delivery schemes	Severn Trent Water	STW Funded through Developer Infrastructure Charges	Yes - STW Funded	TBC	No	
Sewerage network improvements for strategic growth sites	Ongoing work to establish further investment associated with growth risks to the Sewerage network for Worcester Rushwick, Worcestershire Parkway, Pershore (Throckmorton) and Tewkesbury (Mitton). High-level assessment flags all 4 as high risk and will be highly likely to require a growth scheme to accommodate planned growth. See individual chapters.	Consultation with STW. Likely to be AMP8 schemes	Severn Trent Water	STW funded through Developer Infrastructure Charges	No	TBC	No	N/A

[166] Preferred Options are listed in the Strategic Grid Data Tables Tab named 'Preferred (Scenario Yr)' - https://www.severntrent.com/content/dam/stw-plc/water-resource-zones/2019/FWRMP18-Tables-Strategic-Grid.xlsx Further explanation of the plan can be found here - https://www.severntrent.com/about-us/our-plans/.

STW to determine further investment associated with growth risks to the Sewerage network at Blackminster, Evesham, Inkberrow and Welland.	Further investigation and assessment required as planning progresses for the following catchments Blackminster, Evesham, Inkberrow, Welland. Through consultation on the SWDPR STW has provided a high-level assessment of each site. The listed catchments have been identified as having high risk sites within them and may require a growth scheme to accommodate planned growth. This will be dependent on further assessment and timing. This is not an exhaustive list and STW monitor sites and prioritise schemes according to risk, therefore other catchments may require investment.	Consultation with STW. Likely to be AMP8 schemes – or later depending on priority	Severn Trent Water	STW funded through Developer Infrastructure Charges	No	TBC	No	N/A

Table F: Flood Risk Planned Project Schedule

For planned Flood Risk projects see Table 6.2 in Flood Risk chapter 6– these are not directly related to proposed development.

For potential mitigation and alleviation measures resulting from proposed allocations see Table 6.4 in Flood Risk Chapter 6. N.B Final requirements for these sites will be subject to the outcome of more detailed site-specific flood risk assessments.

Table G: Telecoms Infrastructure Requirements

Scheme	Detail	Infrastructure Lead	Estimated Cost £	Funding Secured	Phasing / Forecast Completion	Potential Funding Sources	Funding Gap
Installing FTTP for all new developments and ensuring market choice in providers	Install FTTP as standard to new developments across the SWC area.	Developer. Market Providers	For developments over 20 dwellings this will be provided for free by Openreach. For all developments under 20 dwellings this will be provided for free where the cost does not exceed copper installation otherwise an indicative charge of £747 per dwelling will be requested by the FTTP provider.	N/A	Throughout Plan	Openreach and where necessary Developer	None

Table H: Education Infrastructure Requirements

See Table 8.5-8.10 in Education Chapter 8

Table I: Healthcare Infrastructure Projects[167] and Requirements

Scheme	Source	Detail	Lead Delivery Body	2024 Estimated Cost	Funding Secured	Timetable/ Phasing	Partnership Funding Required	Funding Gap
Car park at Alexandra Hospital	Local initiative	Land Sale	WAHT	N/A revision of scope underway	Unknown	TBC following revision of scope	Unknown	Unknown
Expansion to UTC Worcestershire Royal Acute Hospital	Letter from WAHT	Future expansion to proposed UTC to meet need from future growth. Scale and cost yet to be defined	WAHT	National model of care delivery has moved from UTC to Same Day Emergency Care units	Unknown capital cost. WAHT seeking £751 per dwelling.	Unclear as to when this will be required at this stage	Potentially S106 Contributions supported by NHS capital funding (replacement to ETTF).	Unknown
Expansion of facilities at Worcestershire Royal Hospital	Letter from WAHT	Detail unknown at this stage. Expansion or new site may be required during the plan period.	WAHT	Future provision to cater for additional demand from housing development, so not 2024	No	Unknown post 2030	Unknown	Unknown

[167] Note that not all projects listed are required as a result of growth in the SWDPR.

Evesham Community Hospital replacement	HWHCT Estate Strategy / ECH Capital bid to NHS Improvement	Replacement with a like-for-like 50 bed facility including the county-wide stroke rehab unit. This should be supported by additional community facilities which improve out of hospital care. Release of the previous site would create £5m worth of surplus land capable of delivering 81 housing units. Required to meet current demand unclear if this is to meet growth.	ICS		No – bid made to UK Governments major hospital re-building programme in 2021 – outcome tbc		Seeking funding from NHS England / NHS Improvement. Sale of surplus land and potentially seeking S106/ developer contributions	Yes, but unknown
Worcester Parkway / South Worcester Urban Extension	ICS Infrastructure Plan 2024	New primary care services on one/both strategic allocations - identified scheme through consultation with SWC	ICS	£5,000,000 minimum	No	Unable to predict. Scheme would only commence if capital funding was made available.	Provision of building by developer or developer contributions	Unknown
Replacement of Thorneloe Lodge	ICS Infrastructure Plan 2024	Proposed replacement of Thornloe Lodge surgery with improved access and increased capacity/ extended hours.	ICS	£6,000,000	Part	Unable to predict. Scheme would only commence if capital funding was made available.	Unknown	N/A

Corbett Surgery extension	ICS Infrastructure Plan 2024	Renewal of existing lease, which currently expires in 2027, reconfiguration of Corbett Surgery.	ICS	£300,000	No	Unable to predict. Scheme would only commence if capital funding was made available.	Unknown	Unknown
Ombersley Reconfiguration	ICS Infrastructure Plan 2024	Reconfiguration to create additional clinical rooms.	ICS	£300,000	No	Unable to predict. Scheme would only commence if capital funding was made available.	Unknown	Unknown
Evesham Town	ICS Infrastructure Plan 2024	Town facilities will need replacement or expansion as deterioration of current estate and significant local population growth. No fixed plans/ could link in with hospital redevelopment	ICS/ HWHCT	£10,000,000	No	Unable to predict. Scheme would only commence if capital funding was made available.	Unknown	Unknown

Table J: Emergency Services Infrastructure Projects and Requirements

Scheme	Source	Detail	Lead Delivery Body	2024 Estimated Cost	Funding Secured	Timetable/ Phasing	Partnership Funding Required	Funding Gap
Additional police equipment, vehicles and expanded/ improved premises	WMP	Additional police equipment, vehicles and improvements/ expansions to premises – dependent on local need.	Police	TBC	Revenue generated through Council Tax and seeking developer contributions for circa £1m	TBC	Developer contributions of approx. £1m -between £107 and £175/dwelling depending on location	N/A
Potential Pershore Fire Station redevelopment / relocation.	HWFRS Asset Management Strategy	This is not required as the fire station does not need to be replaced but replacement or change of location would be considered if and when there was a financial case for it.	Fire Services	Unknown	N/A	N/A	N/A	N/A
Relocation/ redevelopment of Worcester Ambulance Station Hub	Consultation with WMAS	Relocation and delivery of new ambulance Hub for South Worcestershire. Details and location tbc. Options being explored (June 2021)	Ambulance	TBC	No. Will combine leasing/selling existing site and capital funds	TBC	Yes – NHS capital funds	Unknown

Table K: Community Facilities Infrastructure Requirements

Scheme	Source	Detail	Lead Delivery Body	2024 Estimated Cost	Funding Secured	Timetable/ Phasing	Partnership Funding Required	Funding Gap
Community space Worcester South Urban Extension	SWDPR 60B/ SWDP 45/1	Multi-purpose community space located in local centre.	Developer	TBC	Developer	TBC	N/A	N/A
Community space at Worcester West Urban Extension	SWDPR 60C/ SWDP 45/2	The community space will lie within the sports pavilion where there will be 2 multi-functional rooms for sport and community provision.	Developer	Accounted for in Sports and Recreation (Table L)	Developer	Prior to the completion of the 650th dwelling (approx 2026/7)	N/A	N/A
Community Buildings at Strategic site allocations	See individual site schedules for breakdown of Community Building requirements for Throckmorton, Rushwick and Mitton and for Worcestershire Parkway see separate IDP.							
Community Buildings in existing towns and villages	To identify projects developer contributions could be directed toward in existing towns and settlements reference should be made in the first instance to Table 7a) of the May 2019 Community Buildings and Halls report[168] and where appropriate updated through discussion with the relevant Parish Councils or ward Councillors via the relevant planning authority to understand the latest requirements.							

[168] Community buildings and halls in South Worcestershire (swdevelopmentplan.org)

Table L: Sport and Recreation Infrastructure Projects[169] and Requirements

Scheme	Detail	Source	2024 Estimated Cost	Funding Secured	Lead Delivery Body	Timetable/ Phasing	Partnership Funding Required	Funding Gap
Strategic Sites								
Sports Pavilion at Worcester South Urban Extension	New sports pavilion and outdoor grass pitches. To be transferred to management company.	SWDPR 60 B	£8,400,000.00	Developer	Developer	Prior to occupation of 1000th dwelling	N/A	None
Sports and Community Facilities at Worcester West Urban Extension	New sports and community facilities. To be transferred to Malvern Hills District Council once complete or to a management company.	SWDPR 60 C	£10,200,000.00	Developer	Developer	Prior to the occupation of 650th dwelling approx. 2026/27	N/A	None
Sports pitches at Strategic site allocations	See individual site schedules for breakdown of Sports pitch requirements for Throckmorton, Rushwick and Mitton and for Worcestershire Parkway see separate IDP							
Built Sports Facilities at Strategic site allocations	See individual site schedules for breakdown of Built Sports facility requirements for Throckmorton, Rushwick and Mitton and for Worcestershire Parkway see separate IDP.							
Malvern Hills								

[169] Note that not all projects listed are required as a result of growth in the SWDPR. Where appropriate S106 developer contributions will be directed toward requirements identified in the SWC Playing Pitch Strategy (2021) and the Build Facilities Strategy (2021).

Playing fields and MUGA at Newland Development	Secured through outline planning application Jan 2019 Ref 15/01625/OUT.	2015 Playing Pitch Strategy / Application 15/01625/OUT	£540,000+	Yes	Developer	Transfer prior to 500th occupation	None	N/A
Modernisation of Malvern RFC	Develop facilities at current site to include a 3G AGP and new changing facilities	2021 Playing Pitch Strategy	£1,800,000.00	Possible S106 off site contribution from North East Malvern development.	Malvern RFC and MHDC	Unknown	TBC	Unknown
Palmers Meadow changing facilities	Development of changing facilities to serve the football and rugby pitches on Palmers Meadow.	2021 Playing Pitch Strategy	£1,020,000.00	No	Tenbury Town Council	TBC	Unknown	Unknown
Martley pavilion	Development of new combined pavilion and village hall	Parish Council masterplan /2021 Playing Pitch Strategy	Unknown	No	Martley Parish Council	TBC	Unknown	Unknown
Other schemes	To identify projects developer contributions could be directed toward in existing towns and settlements in Malvern Hills reference should be made to the Action Plan in the Playing Pitch & Outdoor Sports Strategy (PPOSS) for Malvern Hills (2020-2041) (December 2021, updated July 2022) and the Malvern Hills District Council Indoor and Built Facilities Strategy (December 2021). Requirements should where appropriate be updated through discussions with the Local Authority and providers to understand the latest requirements.							

Worcester City								
Perdiswell Football Facility Project	Full sized outdoor artificial grass pitch	Worcester City LFFP published 2020 2021 Playing Pitch Strategy	£960,000.00	£200,000 from City Council	Worcester City Council (City Council)	The new facility was installed during the spring/summer of 2024. The facility opened on the 15th July 2024 with a formal opening ceremony on 26th September. The PPOSS (2022) identified a shortfall in provision of 3 pitches. One has been installed at Worcester University, Peridwell Leisure Centre is the second and the Football Foundation will now review current demand in 12-18 months to assess the location for the third pitch.	The City Council are preparing a bid to the Football Foundation	£600,000

Indoor Cricket Centre	New Inclusive cricket training and education facility at Severn Campus, Hylton Road	Planning approved 2021	£18,000,000.00	England Cricket Board/ Lord Taverners indicate £4.5m. University has indicated they will match fund these amounts	University of Worcester	The University of Worcester in collaboration with the English and Wales Cricket Board have modified the plans for a new inclusive Cricket and Education Centre at Severn Campus, Hylton Road. A revised scheme will be submitted to the planning authority in the first half of 2025. The intention is that the facility will be used by the community through the Worcestershire County Cricket Board, the National Centre for Disability Cricket (all four forms of disability), Worcester County Cricket Club and University of Worcester students.	Yes – from WCB, UoW and ECB, Lord Taverners Applications to Sport England and other funders will be required.	£6,000,000

Other schemes	To identify projects developer contributions could be directed toward in Worcester City reference should be made to the Action Plan in the Playing Pitch & Outdoor Sports Strategy (PPOSS) for Worcester City (2020-2041) (December 2021, updated July 2022) and the Worcester City Council Indoor and Built Facilities Strategy (December 2021). Requirements should where appropriate be updated through discussions with the Local Authority and providers to understand the latest requirements							
Wychavon								
Relocation of Evesham Cricket Club	Planning approved in August 2016 for new ground at Cheltenham Road, Land now required for the planned replacement football pitches for the cycling centre. New site required or move back to their 'old' site. Relocation required due to constant flooding of existing ground	2015/2021 Playing Pitch Strategy	£1,440,000.00	No	Evesham Cricket Club	TBC	Unknown	Unknown
Modernisation of Droitwich Cricket Club Pavilion	Application 17/02213/FUL approved for extension to existing cricket/football pavilion (single storey) in Jan 2018.	2015 Playing Pitch Strategy	£1,200,000.00	No	Droitwich Cricket Club	TBC	Unknown	Unknown
Droitwich Leisure Centre	Identified need for replacement or significant refurbishment of the leisure centre within the next 3-5 years.	2015/2021 Built Facilities Strategy	£14,400,000.00	No	Wychavon District Council (WDC)	TBC	Unknown	£12,000,000
Anchor Lane (Harvington CC)	Potential to increase role for football, with capacity for additional pitches. Currently under a ground	2015/201 Playing Pitch Strategy	£48,000.00	No	Harvington Cricket Club	TBC	£40,000	£40,000

	share with Evesham cricket club (have left their site due to flooding issues)							
Badsey Recreation Club	Large sports club accommodating cricket and football. Changing facilities / pavilion require additional 2 rooms. The club is currently working on plans to refurbish the club house and changing rooms.	2015/2021 Playing Pitch Strategy	£300,000.00	£200K S106 contributions	Badsey Sports Club	TBC	£50,000	Unknown
Bredon Playing Field	Large sports club accommodating rugby and football. Playing pitch improvements required. Clubhouse extension needed to facilitate growth. Rugby have undertaken some work on their clubhouse and changing rooms.	2015/2021 Playing Pitch Strategy	£300,000.00	No	Football Club	TBC	Unknown	Unknown
Chawson Community First School (Football)	Important site for community use, poor quality pitches require improvements.	2015 Playing Pitch Strategy	£48,000.00	No	School	TBC	Unknown	Unknown
Chawson Valley, Droitwich Spa	Important football overspill facility (Droitwich Spa BG's), both pitches require drainage improvements and changing rooms	2015/2021 Playing Pitch Strategy	£1,200,000.00	No	WDC	TBC	Unknown	Unknown

Cherry Orchard Meadow, Pershore	Important football overspill facility for Pershore requires. Sustain quality with appropriate maintenance considering the site is located on a flood zone.	2021 Playing Pitch Strategy	£-	Unknown	WDC	TBC	Unknown	Unknown
Cutnall Green Cricket Club	May require improvement to accommodate league play - outfield requires levelling	2015/2021 Playing Pitch Strategy	£48,000.00	No	Cricket Club	TBC	Unknown	Unknown
The De Montford School (Football/ Hockey)	£40K Grass Pitches £200K for resurfacing sand filled AGP. Minor improvements required to grass pitches and changing. Longer term sand based AGP will require resurfacing. Club had approached the FA for resurfacing sandfill AGP with 4G but Evesham Utd the priority	2015/2021 Playing Pitch Strategy	£288,000.00	No	School	TBC	Unknown	Unknown
Drakes Broughton Playing Field (Football)	£25K for pitch improvements and £1million for pavilion. Requires decompaction and improvements to pitch drainage and pavilion/changing rooms within village hall.	2015/2021 Playing Pitch Strategy	£1,230,000.00	£100k S106 contributions	Parish Council	TBC	Unknown	Unknown

Droitwich Rugby Club	£950K for rugby compliant 3G pitch. Additional pitch required. Floodlighting has been installed. Additional pitch capacity is required involving a land purchase or alternatively rugby compliant 3G pitch. Football not currently played on-site.	2021 Playing Pitch Strategy	£1,140,000.00	No	Rugby Club	TBC	Unknown	Unknown
Droitwich Spa High School	£40k for improvement to Pitches. £500K for hall refurbishment and changing rooms. Site used for community football. Limited quality football pitches require improvements. Sports Hall and Changing rooms inadequate for community usage	2015 Playing Pitch Strategy and 2015 Built Facilities Strategy	£648,000.00	No	High School	TBC	Unknown	Unknown
Eckington Recreation Centre	Pitch £100,000 Pavilion £1m. Eckington Football Club at capacity and require additional pitches in Eckington. New Land has been purchased (7 acres)	2015 Playing Pitch Strategy	£1,320,000.00	No	Parish Council	TBC	Unknown	Unknown
Elmley Castle Playing Field	£40k for artificial wicket and nets. Improve square quality with enhanced levels of maintenance. Ensure the	2021 Playing Pitch Strategy	£48,000.00	No	Cricket Club	TBC	Unknown	Unknown

	lease is renewed in due course							
Evesham United Football Club Site (cycling)	New Cycling Centre with 1km road circuit with cyclo-cross routes, pump track and learn to ride area. Provide 'like for like' replacement football pitches on adjacent land.	Plans, design, etc completed	£1,800,000.00	£500k Sport England S106 contributions	WDC	TBC	WDC	Unknown
Evesham Rugby Club	£1.5million for clubhouse and £200K for Pitches. Minor pitch improvements and additional floodlighting. Evesham Cricket Club vacated the site in 2020, need to convert cricket wickets to Rugby Pitches and a new club house (with changing rooms out of the floodplain)	2015/21 Playing Pitch Strategy	£2,040,000.00	No	Evesham Rugby Club	TBC	Unknown	Unknown
Five Acres (Littleton FC)	£70K for Stadia improvements. Requires infrastructure enhancement to the small football stadium.	2015 Playing Pitch Strategy	£84,000.00	No	Football Club	TBC	Unknown	Unknown
Fladbury Recreation Ground (Cricket/Football)	Requires improved pavilion.	2015 Playing Pitch Strategy	£300,000.00	No	Cricket Club	TBC	Unknown	Unknown
Hanbury Playing Fields	£500k for pavilion (prefab) £40k for pitch improvements. Lacks	2015 Playing	£648,000.00	No	Parish Council	TBC	Unknown	Unknown

(Cricket/Football)	cricket training facilities and artificial wicket and requires improvement.	Pitch Strategy						
Hill Close Ground (Bredon CC)	£30k for drainage installation. Site used as second facility for Bredon Star RFC. Requires maintenance improvements and drainage installation.	2015/2021 Playing Pitch Strategy	£36,000.00	No	Cricket Club	TBC	Unknown	Unknown
Jubilee Field (Crowle)	Used by Crowle Searchers FC. Club seeking additional land to accommodate growing club needs. Extension required (1 - 2 pitches). The Parish Council are developing plans for changing rooms and working on securing additional land.	2015/2021 Playing Pitch Strategy	Unknown	No	Parish Council	TBC	Unknown	Unknown
King George V Playing Field (Pershore)	£725k for AGP £1.4m for changing room and pavilion refurbishment. 3G FTP Planning Permission granted and funding application submitted to the Football Foundation. Sand Filled AGP resurfaced. Refurbishment planned for existing changing rooms and Pavilion and new changing rooms	2015 Playing Pitch Strategy. Football Foundation -Football Facility Plan.	£2,790,000.00	Football Foundation grant decision 22 April 2021	WDC / Wychavon Leisure	TBC	Football Foundation grant and S106 Developer Contributions	Unknown

	required for the proposed Stadium Pitch.							
Milesone Ground, Broadway	£1m for clubhouse, £750K for 3G AGP and £200K for grass pitches. Proposals underway to relocate Broadway FC to facilitate the development of the area (for none sporting reasons). The existing site to be replaced/replicated. Potential for the smaller pitches to be replaced with a small sized AGP. Appropriate ancillary provision will also be required. Negotiations ongoing with the club.	2015/2021 Playing Pitch Strategy	£2,340,000.00	No	WDC	TBC	Unknown	Unknown
Neight Hill (Himbleton CC)	£40k for artificial wicket and nets. Requires improved training facilities (replacement nets). Currently used by Pershore Cricket Club.	2015 Playing Pitch Strategy	£48,000.00	No	Cricket Club	TBC	Unknown	Unknown
Nevill Arms (Cookhill CC)	Issues with site security of tenure. Club require improved training facilities. Pavilion	2015/2021 Playing Pitch Strategy	£1,200,000.00	No	Cricket Club	TBC	Unknown	Unknown

	requires replacement with improved social facilities & changing rooms.							
Norton Parish Hall Playing Field	£40k for pitch improvements. Site quality limits capacity, football pitch improvements required.	2015/2021 Playing Pitch Strategy	£48,000.00	No	Parish Council	TBC	Unknown	Unknown
Offenham Recreation Ground (football/cricket)	£20K for artificial wicket. Training facilities (non turf wicket) needed.	2015/2021 Playing Pitch Strategy	£24,000.00	No	Sports Club	TBC	Unknown	Unknown
Peopleton Playing Fields	£40k for pitch improvements. Cricket requires outfield improvements. Football pitch also of limited quality.	2015/2021 Playing Pitch Strategy	£48,000.00	No	Village Hall Committee	TBC	Unknown	Unknown
Pershore & District Sports Club	£1million for new changing and refurbishment. Requires modernisation of changing facilities and pavilion	2015/2021 Playing Pitch Strategy	£1,200,000.00	No	Sports Club	TBC	Unknown	Unknown
Pershore College	£140K for rugby pitch provision. Site used to support needs at Pershore RFC. Important venue until relocation of Pershore RFC can be secured. College provides a potential	2015/2021 Playing Pitch Strategy	£168,000.00	No	Pershore College	TBC	Unknown	Unknown

	option for the relocation of the rugby club.							
Pershore High School	Pitch improvements required to maintain quality. Potential new AGP. Potential for reconfiguration of site to create additional pitches to add further capacity (potentially for football or Pershore RFC).	2021 Playing Pitch Strategy	Unknown	Unknown	Pershore High	TBC	Unknown	Unknown
Pershore RFC	Site suffers from extensive flooding, impacting upon club viability. Relocation unlikely due to viability. Changing rooms refurbished in 2019. Alternative provision for flooding events at Pershore college or High School. Club require suitable training provision	2015/2021 Playing Pitch Strategy	Unknown	Unknown	Rugby Club	TBC	Unknown	Unknown
Prince Henrys High School AGP	£850K for Rugby compliant 3G pitch. £500K for hall and changing room refurbishment. Important venue for Pershore Hockey club who wish to relocate to site in Pershore. Facility at	2015/2021 Playing Pitch Strategy	£1,560,000.00	Unknown	School	TBC	Unknown	Unknown

	Prince Henrys School is essential unless new pitch is provided in Pershore for hockey club. Other facilities at school site are not available. Potential for 3G AGP at the school (possibly rugby compliant to address flooding issues of Evesham Rugby Club). Hall and Changing facilities require upgrade for Community use.							
RGS The Grange AGP	£80k for floodlighting. Lack of floodlights restricts use of the AGP for community use.	2015/2021 Playing Pitch Strategy	£96,000.00	Unknown	School	TBC	Unknown	Unknow n
Sands Road, Inkberrow	£400K for small sided 3G AGP and floodlighting. Capacity issues potentially to be solved through small AGP and floodlighting	2021 Playing Pitch Strategy	£480,000.0 0	No	Inkberrow FC	TBC	Unknown	Unknow n
Sheppey Fields (Cropthorne Village Hall)	£20K for drainage and decompaction. Capacity to accommodate additional football although would benefit from improved maintenance.	2021 Playing Pitch Strategy	£24,000.00	No	Parish Council	TBC	Unknown	Unknow n

St Peter's Playing Field	£1million for new pavilion. Important site in Droitwich for football and cricket. Requires new pavilion.	2015/2021 Playing Pitch Strategy	£1,200,000.00	No	Cricket Club	TBC	Unknown	Unknown
Gordon Jones Memorial Ground (Worcester Norton CC)	£1.5million (£300K for refurbishment and £1.2m for new changing and Sport Hall). Poor quality football pitches require improvements Cricket facility of good quality. Planning Permission granted for new changing provision and 1 court Hall in addition to the refurbishment of the social facilities.	2015 Playing Pitch Strategy	£1,800,000.00	£1million S106	WDC	TBC	Unknown	£500,000
The Playing Field (Ashton Under Hill CC)	Ancillary facilities require upgrade.	2015/2021 Playing Pitch Strategy	£48,000.00	No	Cricket Club	TBC	Unknown	Unknown
King George V Stadium - Pershore Town FC	Youth pitch overused and quality compromised as a result. Plans in place as part of the wider improvements to KGV football Facilities	2015 Playing Pitch Strategy	£360,000.00	No	WDC	TBC	Unknown	Unknown
Pershore White Water Centre	Proposed White Water facility on the River Avon at Wyre Mill - Survey work being undertaken	Built Facilities Strategy	£1,020,000.00	£300K Avon Navigation Trust and £300K S106	WDC	TBC	Unknown	£250,000

Pershore High School	£650K for sand filled 3G £300K for 3G upgrade and £2.5million for hall and changing rooms and 60K for grass pitch improvements. Provision of Sand filled AGP. Upgrade the existing 3G pitch for Rugby compliance upgrade of Sports Hall and Changing for Community use. Drainage on existing green space for pitch provision.	Built Facilities Strategy	£4,212,000.00	£2million S106	WDC	TBC	Unknown	£1,500,000
Evesham Rowing Club	Sports facilities improvements. Squash Courts suffer from repeated flooding damage coupled with lack of space for indoor rowing. Plan to raise the squash court and create flood damage proof training space below to meet demand.	Built Facilities Strategy	£1,200,000.00	None	Rowing Club	TBC	Unknown	Unknown
Worcester Norton Shooting Club	Sports facilities improvements Indoor range provision to meet demand.	Built Facilities Strategy	£300,000.00	None	Shooting Club	TBC	Unknown	Unknown
Fladbury Canoe Club	Sports facilities improvements. New dry training facilities to help meet demand	Built Facilities Strategy	£600,000.00	None	Canoe Club	TBC	Unknown	Unknown

Table M: Green Infrastructure Requirements

Scheme	Detail	Source	2024 Estimated Cost	Funding Secured	Lead Delivery Body	Timetable/ Phasing	Partnership Funding Required	Funding Gap
Green Infrastructure Policy Compliance	Compliance with SWDPR7 for GI requirements. Considered on a site-by-site basis.	Developers	TBC	N/A	Developers and SWC	Throughout plan period	None	None
Open Space Standard and Playing Fields Policy Compliance	Compliance with SWDPR45 and SWDPR46 for open space standards and playing fields, either on or off site; delivery calculated on a site-by-site basis.	S106 Developer Contributions or delivered onsite by developers	TBC	N/A	Developers and SWC	Throughout plan period	None	None
Strategic Site Allocations Green Infrastructure	See individual site schedules for breakdown of GI requirements			N/A		Throughout plan period	None	

GI Malvern Hills National Landscape Mitigation	Mitigation measures identified as part of the Footprint Ecology Malvern Hills AONB Impact Report and Mitigation Strategy. The final figure in the MHMS report was £269.72 per dwelling, based on 10,214 qualifying dwellings against a total mitigation strategy requirement of £2,754,950. The 10,214 dwellings total is a discounted plan-supply figure and (along with some other slight variations) excluded committed SWDPR sites in the 25km buffer and any proposed SWDPR sites on brownfield land. Small component of windfall is also factored in. Affordable housing included in 10,214 dwellings. A brownfield % of 30% for windfall sites (equating to 615 dwellings) and a 5% failsafe was also factored into the calculations	S106 Developer Contributions. £269.72 per dwelling against 10,214 dwellings in the 25 km ZOI.	£2,754,950.00	No	National Landscape Partnership, Malvern Hills Trust, SWC in consultation with Natural England	Throughout plan period	Unknown	Unknown

AIR03 Land north-east of Blenheim Farm, Honeybourne	Creation of new woodland and associated habitats with new and enhanced access trails around the site and maintenance costs for the plan period. Provision of small-scale car parking facilities accessed off Buckle Street. This sum includes a 20 year management cost in addition to the establishment of the AIR itself. Please see the Footprint Ecology Report (2024) for full costs. There may be commercial elements to the AIRs that increase their self-sufficiency to manage themselves as time progresses. Brownfield typologies and WP excluded from dwellings. A % buffer to brownfield windfall sites of 30% was also applied.	Developer contributions Grant Funding	£3,454,783.00	No	Landowner in conjunction with Natural England, WCC and Malvern Hills District Council (MHDC)	2025-2030	Potential	Unknown

AIR02 Land south of Jennet Tree Lane, Deblin's Green	Retention and enhancement of pastoral and arable landscape with woodland and veteran trees, with increased and enhanced public access routes within the site and to the adjacent Old Hills. Provision of small-scale car parking facilities. This sum includes a 20 year management cost in addition to the establishment of the AIR itself. Please see the Footprint Ecology Report (2024) for full costs. There may be commercial elements to the AIRs that increase their self-sufficiency as time progresses. Brownfield typologies and WP excluded from dwellings. A % buffer to brownfield windfall sites of 30% was also applied.	Developer contributions Grant Funding	£2,318,680.00	No	Landowner in conjunction with Natural England, WCC and Malvern Hills District Council (MHDC)	Later in the plan period	Potential	Unknown