

**SECTION 10**

**Implementation**



## 10.0 IMPLEMENTATION

### 10.1. INTRODUCTION

10.1.1. The Policies and Land Use Proposals as contained in this Written Statement are seen by the District Council as planning guidance for development in the Plan area up to 1991. However, it must be understood that whilst it is the District Council's intention to promote the implementation of these policies and proposals it will not commit them to the financial effects of the proposals outlined in a way which would prevent them from taking proper account of all the District Council's financial priorities and constraints.

10.1.2. The purpose of this section then, is to summarise all of the Plan's proposals and outline the bodies that could be expected to finance and implement them and the timescale in which they could reasonably be expected to be carried out.

10.1.3. Obviously many of the Plan's proposals will involve the provision of utility services. These services comprise the supply of electricity, water and gas, the collection of refuse and the provision of sewage facilities. In preparing this Local Plan, regular consultation has been established with statutory undertakers regarding future development. The District Council will ensure that such close liaison with undertakers regarding development proposals will continue. The summary contained in this section will therefore briefly outline service requirements for the major proposals and identify any known problems which could hinder their implementation.

### 10.2. PHASING AND IMPLEMENTATION

See following summary sheets.

### 10.3 FINANCE

10.3.1. The rate of implementation of proposals will depend upon:

i) market forces - the demand and supply factors, ii) central government making available to local authorities and private individuals sufficient resources (grant aid), iii) the local authority's ability and agreement to put into capital programmes such resources (i.e. money and manpower).

10.3.2. Most of the proposals made in this Plan, especially the major proposals, are reliant on private finance. The provision of housing and industry, the redevelopment of certain town centre areas for shopping or other commercial development all depend upon private finance to permit their implementation. Should the District Council's assessment of need be anywhere near correct as identified in the Report of Survey it is possible that most of the proposals requiring private finance can be expected to come to fruition during the Plan period.

10.3.3. With regard to proposals which fall within the remit of local authority spending, the District Council will seek to make available the finance required in capital programmes to ensure their implementation.

10.4 MONITORING

- 10.4.1. Careful monitoring of progress is necessary to see that the proposals contained in the Plan are being implemented satisfactorily and that the policies and proposals still satisfy the basic requirements of the Plan area. Over the period of the Plan there will therefore be a need to review some sections, and subsequently modify or amend certain policies and proposals to suit changing circumstances.
- 10.4.2. Various monitoring systems will need to be set up especially with regard to housing and employment. The relationship between the amount of housing land being released and the number of new jobs being created will be of paramount importance and will need to be carefully monitored.
- 10.4.3. If there is a marked lack of progress towards the achievement of the Plan's objectives then it will be necessary to first identify the reason behind the poor state of progress and then to look at what remedial measures are available. Alternatively, if the rate of development is very rapid then more restrictive policies might need to be applied if the changing circumstances are putting pressures on existing services or adversely affecting other proposals in the Local Plan area.
- 10.4.4. It will be the intention of the District Council to carry out on-going monitoring throughout the Plan period to ensure that progress is being made towards the achievement of objectives. Should it be found that certain policies/proposals are not satisfying objectives then it will be recommended that an immediate review of the Plan be carried out.

PHASING AND IMPLEMENTATION

| Proposal Ref. No. | Proposal  | TIMESCALE |    |    |    |    |    |    |    |    |    | Body responsible for implementing Proposal | Finance | Comments etc. |    |  |  |  |
|-------------------|---|-----------|----|----|----|----|----|----|----|----|----|--|---------|---------------|----|--|--|--|
|                   |   | 81        | 82 | 83 | 84 | 85 | 86 | 87 | 88 | 89 | 90 |  |         |               | 91 |  |  |  |
| HOUSING<br>HSG. 9 | Redevelop:  |           |    |    |    |    |    |    |    |    |    |  |         |               |    |  |  |  |
|                   | i) The former Alton Court Brewery in Station Street           |           |    |    |    |    |    |    |    |    |    |  |         |               |    |  |  | Redevelopment of this site for residential use is preferred, however some shopping or office development could also be acceptable. A notional sketch scheme has been included in the Written Statement to show how this Town Centre area could be redeveloped.   |
|                   | ii) The car park in Kyrle Street                              |           |    |    |    |    |    |    |    |    |    |  |         |               |    |  |  | Land owned by District Council. Site could be developed for public or private housing.   |
| HSG. 11           | iii) Part of the Crofts Lane area                             |           |    |    |    |    |    |    |    |    |    |  |         |               |    |  |  | The District Council currently own six terraced properties in Crofts Lane. In conjunction with a private developer or individual purchasers it is the District Council's intention to improve these properties for continued residential use. The remainder of the Crofts Lane area is also suggested for redevelopment (see later proposal TCS 3). It is possible that some 'flatlet' type development could also be established over any new shops. (A notional sketch scheme is included to show how this area could be redeveloped). |
|                   | Allocate the following areas of land for Housing Development: |           |    |    |    |    |    |    |    |    |    |  |         |               |    |  |  |  |
|                   | i) Off Falaise Close  |           |    |    |    |    |    |    |    |    |    |  |         |               |    |  |  | Full planning permission granted in October, 1982 for nine dwellings. Work not yet commenced.  |
|                   | ii) In Fernbank Road  |           |    |    |    |    |    |    |    |    |    |  |         |               |    |  |  | Highway Authority have stated that development of this site should include the improvement of Fernbank Road - an unclassified highway.   |



| Proposal Ref. No. | Proposal   | TIMESCALE |    |    |    |    |    |    |    |    |    | Body responsible for implementing Proposal | Finance   | Comments etc.  |   |
|-------------------|--|-----------|----|----|----|----|----|----|----|----|----|--|---|--|---|
|                   |  | 81        | 82 | 83 | 84 | 85 | 86 | 87 | 88 | 89 | 90 |  |   |  | 91  |
| HSG. 11           | HOUSING (Cont'd.)<br>iii) The site of the present Cattle Market in Greytree Road                               |           |    |    |    |    |    |    |    |    |    |  | District Council/<br>Private Sector   | District Council/<br>Private Sector  | Site owned by District Council. Could be developed for public or private housing. The lessees of the market are currently considering a larger site outside the built up area of the Town. It is however most unlikely that the present Cattle Market site will be available for redevelopment until the later years of this Plan period. The Welsh Water Authority have confirmed that the front portion of the site floods. |
| HSG. 13           | That approx. 18 acres of land at Overross be developed for residential purposes.                               |           |    |    |    |    |    |    |    |    |    |  | Private Sector<br>(District Council will provide Development Brief to Guide developers) | Private Sector   | Access will be from the Ledbury Road A.4149.<br>Sewage/Land Drainage improvement of Hope & Anchor pumping station required. It is hoped that the W.W.A will now make this a priority and include improvement in capital programme.<br>Water Supply considerable off site mains work required. Costs to be met by developer.<br>Electricity extension of high voltage cable network.<br>Gas low pressure mains vicinity.       |
| EMP. 3            | EMPLOYMENT<br>Allocate up to 15 acres for industrial development on land north of Ashburton Industrial Estate. |           |    |    |    |    |    |    |    |    |    |  | Private Sector/<br>District Council<br>(District Council to provide Development Brief)  | District Council/<br>County Council/<br>and possibly Central Government sources/<br>Private Sector | Access by continuation of existing Estate Road.<br>Sewage/Land Drainage remedial works required to overcome flooding.<br>Sewage problems as above.<br>Water Supply from Gloucester Road.<br>Electricity reinforcement to high voltage system required.<br>Gas low and medium pressure mains on Ashburton Industrial Estate.<br>Some small areas of industrial land are available for development in the immediate future.     |





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|-----------------------------------|---|-----------|----|----|----|----|----|----|----|----|----|--|---------|---------------|---|--|
|                                   |   | 81        | 82 | 83 | 84 | 85 | 86 | 87 | 88 | 89 | 90 |  |         |               | 91  |  |
| EMP.4                             | That a Development Brief be prepared for the proposed new industrial area   |           |    |    |    |    |    |    |    |    |    |  |         |               | -   | -  |
| EMP.5                             | An additional 5 acres of land be reserved for warehousing and transport firms   |           |    |    |    |    |    |    |    |    |    |  |         |               | Private Sector  | Land in private ownership west of Ashburton Industrial Estate is likely to be available for development in the next two years. Access from Industrial Estate distributor road. |
| EMP.6                             | Approximately 5 acres of land to be allocated for water storage   |           |    |    |    |    |    |    |    |    |    |  |         |               | District Council/<br>Welsh Water<br>Authority/County<br>Council/Private<br>Sector | Required to alleviate surface water drainage problems.   |
| <u>TRAFFIC AND TRANSPORTATION</u> |   |           |    |    |    |    |    |    |    |    |    |  |         |               |   |  |
| TRA.2                             | A relief road for A.40 traffic to be constructed on a route east of the Town  |           |    |    |    |    |    |    |    |    |    |  |         |               | Department of Transport   | Land being purchased. Specifications for tenders being prepared. Start programmed for late 1983.   |
| TRA.5                             | Establish additional car parking facilities on land adjoining car park off Old Maids Walk                                       |           |    |    |    |    |    |    |    |    |    |  |         |               | District Council  | Land currently owned by the Bowling Club, may be available to provide additional car parking spaces.   |
| TRA.8                             | Extend the present pedestrian area fronting to the Market Hall  |           |    |    |    |    |    |    |    |    |    |  |         |               | District Council/<br>County Council/<br>Town Council                              | Any pedestrianisation will involve traffic management schemes.   |
| TRA.10                            | That adequate shelter with seating be provided in Cantilupe Road for bus passengers   |           |    |    |    |    |    |    |    |    |    |  |         |               | County Council/<br>District Council/<br>Town Council                              |  |
| TRA.11                            | That land along the former railway line from Walford Road to Gloucester Road be improved to accommodate a recreational footpath |           |    |    |    |    |    |    |    |    |    |  |         |               | District Council/<br>County Council/<br>Manpower Services<br>Commission           | Grant aid may be possible. It may also be possible to provide the facility through M.S.C. scheme.  |



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|-------------------|---|-----------|----|----|----|----|----|----|----|----|----|--|-------------------------------------|---|---|--|--|
|                   |   | 81        | 82 | 83 | 84 | 85 | 86 | 87 | 88 | 89 | 90 |  |                                     |   | 91  |  |  |
|                   | <u>RECREATION AND LEISURE</u>   |           |    |    |    |    |    |    |    |    |    |  |                                     |   |   |  |  |
| RL.2              | Allocate land at Merrivale Lane, Old Gloucester Road and in the Overross area for additional play/amenity areas   |           |    |    |    |    |    |    |    |    |    |  | District Council                    | District Council/Town Council to investigate purchase.  |   |  |  |
|                   | <u>TOURISM</u>  |           |    |    |    |    |    |    |    |    |    |  |                                     |   |   |  |  |
| FOR.7             | That sites be reserved on the Wilton Road Car Park to accommodate toilet facilities and a cafe  |           |    |    |    |    |    |    |    |    |    |  | District Council/<br>Private Sector | The car park is in the ownership of the District Council. It is envisaged that the toilet facilities will be provided by the District Council.  | District Council/<br>Town Council/<br>Private Sector<br>(possible Grant Aid from Tourist Board) |  |  |
|                   | <u>CONSERVATION</u>   |           |    |    |    |    |    |    |    |    |    |  |                                     |   |   |  |  |
| CON.8             | Improvement and enhancement schemes (i - vii as listed)   |           |    |    |    |    |    |    |    |    |    |  | District Council/<br>Private Sector | Some of these schemes would be mainly the responsibility of the District Council and would be carried out in conjunction with the County Council/D.O.E. under the Town Scheme. Other schemes would have to be implemented by individual owners possibly with Grant Aid. In view of the financial constraints it is recognised that not all of these schemes will be implemented during the Plan period. However a rolling programme is envisaged. A number of sketch schemes have been included in Appendix 1 to give an indication of the type of improvements possible. | District Council/<br>County Council/<br>Department of the Environment/<br>Private Sector        |  |  |
|                   | <u>TOWN CENTRE AND SHOPPING</u>   |           |    |    |    |    |    |    |    |    |    |  |                                     |   |   |  |  |
| ICS.3             | The District Council will encourage the redevelopment of the following sites in the interests of improving the Town Centre environment:<br>i) Former Alton Court Brewery off Station Street |           |    |    |    |    |    |    |    |    |    |  | Private Sector                      | See comments for HSG.9.   | Private Sector with possible Grant Aid  |  |  |



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|---|---|-----------|----|----|----|----|----|----|----|----|----|--|--|---|--|
|   |   | 81        | 82 | 83 | 84 | 85 | 86 | 87 | 88 | 89 | 90 |  |  |   | 91   |
| <u>TOWN CENTRE AND SHOPPING (Cont'd.)</u> |   |           |    |    |    |    |    |    |    |    |    |  |  |   |  |
| TCS.3                                     | ii) Land to the rear of Brookend Street/ Kyrle Street               |           |    |    |    |    |    |    |    |    |    |  | District Council/<br>Private Sector                    | Private Sector                          | Although in private ownership the District Council are anxious that redevelopment of this large central area site proceeds as early as possible. A District Council Member/Officer Working Party has been set up to discuss proposals recently submitted.  |
|   | iii) An area of land at the western area of Crofts Lane             |           |    |    |    |    |    |    |    |    |    |  | District Council/<br>Private Sector                    | Private Sector                          | The District Council have approved the improvement of the Council owned terraced properties (see comments for HS6.9 iii). The remainder of the land at the western end of Crofts Lane is in private ownership. Encouragement is being given to these owners to redevelop. A notional sketch scheme in Appendix 1 indicates how development of this site could proceed. |
|   | iv) Car Park site in Cantilupe Road                                 |           |    |    |    |    |    |    |    |    |    |  | District Council/<br>County Council/<br>Private Sector | County Council/<br>Private Sector       | Land currently owned by County Council who propose to build a library on part of the site. The major part of the site could be redeveloped with additional shopping, housing, community or recreational facilities where appropriate - by a private developer.   |
|   | v) Site of Kyrle Street car park                                    |           |    |    |    |    |    |    |    |    |    |  | District Council/<br>Private Sector                    | District Council/<br>Private Sector     | Land owned by District Council, could be developed with public or private housing.   |
| <u>COMMUNITY FACILITIES</u>               |   |           |    |    |    |    |    |    |    |    |    |  |  |   |  |
| CF.2                                      | Site at Overross for additional school playing fields               |           |    |    |    |    |    |    |    |    |    |  | County Council   | County Council                          | Education Committee have budgeted for purchase of land and provision of infrastructure.  |
| CF.4                                      | Land at Woodside be reserved to accommodate a new Ambulance Station |           |    |    |    |    |    |    |    |    |    |  | Worcester and District Health Authority                | Worcester and District Health Authority | Health Authority have included provision of Station in their 5 year forward plan.  |



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|--------------------------------|---|-----------|----|----|----|----|----|----|----|----|----|--|---------|----------------|------------------|---|
|                                |   | 81        | 82 | 83 | 84 | 85 | 86 | 87 | 88 | 89 | 90 |  |         |                | 91               |   |
| COMMUNITY FACILITIES (Cont'd.) |   |           |    |    |    |    |    |    |    |    |    |  |         |                |                  |   |
| CF.5                           | Site in Cantilupe Road be reserved for a County Library   |           |    |    |    |    |    |    |    |    |    |  |         | County Council | County Council   | Provision of the library is now top priority of Library and Recreation Committee and has been included on Design List of 1984/85 Capital Programme. |
| CF.8                           | The District Council will impose conditions on the grant of outline planning permissions requiring access for the disabled.                           |           |    |    |    |    |    |    |    |    |    |  |         | -              | District Council | This to be in accordance with the Code of Practice for access for the disabled to buildings (BS.5810:1979).   |
| CF.9                           | Detailed proposals for new buildings which do not include adequate access for the disabled, but could reasonably do so, will not be granted consents. |           |    |    |    |    |    |    |    |    |    |  |         | -              | District Council | This to be in accordance with the Code of Practice for access for the disabled to buildings (BS.5810:1979).   |

